



CITY COUNCIL AGENDA

Tuesday, December 2, 2025, 6:00 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

6:00 PM STUDY SESSION

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION

The Draper City Council may temporarily recess the meeting and convene in a closed meeting as provided by UCA § 52-4-205.

Discussion: Special Event Arena Committee - Kellie

Report: Major Road CIP - Scott

Report: Mowing Contract Update - Rhett

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Oaths of Office: Master Officers**
4. **Recognition: Captain Pat Evans by Chief Reyes and Chief Simmons**

5. **Public Comments**

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

6. **Consent Items**

6.a Approve the November 18, 2025 City Council Meeting Minutes

6.b Approve Resolution #25-68

A resolution appointing Laura Fidler as an alternate member of the Draper City Planning Commission. Staff: Kellie Challburg

6.c Approve Resolution #25-69

A resolution of the Draper City Council supporting America250 Utah and recognizing and approving the Draper Utah 250 Community Committee. Staff: Kellie Challburg.

6.d Approve Resolution #25-70

A resolution of the Draper City Council disposing of personal property held by the police department as lost or mislaid property in accordance with Utah Code Section 77-11d-101. Staff: Chief Ferguson.

6.e Approve Resolution #25-71

A resolution of the Draper City Council approving the updated technical specifications and standard drawings for public infrastructure. Staff: Brien Maxfield.

6.f Approve Resolution #25-73

A resolution of the Draper City Council amending previously issued deeds to land that have not yet been recorded for the Warhorse Ranch Development Agreement. Staff: Spencer DuShane.

7. Items for Council Consideration

7.a Public Hearing: Ordinance #1692

An ordinance of Draper City amending the text of the Draper City General Plan to amend the Draper Frontrunner, Kimballs Lane, and Crescent View Station Area Plans. Known as the Amendment to the Draper Frontrunner, Kimballs Lane, and Crescent View Station Area Plans General Plan Amendment. Staff report by Todd Taylor.

7.b Public Hearing: Ordinance #1693

An ordinance of Draper City amending the text of the Land Use and Development Code (Title 9) and the Land Development Code (Title 17) of the Draper City Municipal Code relating to boundary adjustments. Known as the City Initiated Boundary Adjustment Text Amendment. Staff report by Todd Taylor.

7.c Public Hearing: Ordinance #1694

An ordinance of Draper City amending the Draper City General Plan to add the Water Use and Preservation Element as Chapter 7. Known as the Water Use and Preservation Element General Plan Amendment. Staff report by Todd Taylor.

7.d Public Hearing: Resolution #25-72

A resolution of the Draper City Council adopting a water conservation plan update for Draper City. Staff report by Brien Maxfield.

7.e Public Hearing: Ordinance #1686 and Ordinance #1687

An ordinance amending the Official Land Use Map and and Ordinance amending the official Zoning Map of Draper City for approximately 1.38 acres of property located at 11730 S. 700 West. Known as the Huber Land Use Map and Zoning Map Amendments. Staff report by Maryann Pickering

7.f Public Hearing: Ordinances #1688 and #1689

An ordinance amending the Official Land Use Map and and ordinance amending the official Zoning Map of Draper City for approximately 17.88 acres of property located at approximately 13782 S. 300 E. Known as the Bangerter Crossroads Land Use Map and Zoning Map Amendments. Staff report by Todd Draper.

This Item has been continued to a date uncertain.

7.g Public Hearing: Ordinances #1690 and #1691

An ordinance amending the Official Land Use Map and and ordinance amending the official Zoning Map of Draper City for approximately 1.44 acres of property located at approximately 231 E. 13800 S. Known as the Openshaw Draper 138 Land Use Map and Zoning Map Amendments. Staff report by Todd Draper.

This Item has been continued to a date uncertain.

8. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **December 2, 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 that reads "Nicole Smedley".

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

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

MEMO



To: City Council

From:

Date: 2025-12-02

Re: Approve the November 18, 2025 City Council Meeting Minutes

Comments:

ATTACHMENTS:

[11-18-25 Draft Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, NOVEMBER 18, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

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

EXCUSED:

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Spencer DuShane, Assistant City Attorney; Pat Evans, Captain; Jennifer Jastremsky, Community Development Director; Robert Markle, Deputy Public Works Director and Engineer; Rhett Ogden, Parks and Recreation Director; Derek Orth, Human Resource Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; Travis DeJong, Business License Official; and John Vuyk, Finance Director

Study Session

Discussion: Comprehensive Emergency Management Plan

Emergency Management Coordinator Nick Roble presented an update to the Draper City Comprehensive Emergency Management Plan (CEMP), and answered questions from the Council. Mr. Roble said he was working to rebuild the CERT program. City Manager Mike Barker said he would email the CEMP to the City Council for review, with adoption anticipated in January.

Discussion: Boundary Line Adjustment with Bluffdale Regarding The Point

Mr. Barker explained the proposal to adjust the common boundary between Draper and Bluffdale at a specific intersection in The Point so that the entirety of the road was within Bluffdale, for ease of jurisdiction and maintenance responsibility. The intersection was currently within the Draper boundary.

Mr. Barker pointed out a portion of the Porter Rockwell Trail currently within the Bluffdale boundary, and said an adjustment may be proposed to put all of the trail in Draper for ease of maintenance responsibility. He said staff would work with Bluffdale and bring potential adjustments to a future meeting.

Closed Meeting

Councilmember Green moved to recess to a closed meeting to discuss pending or reasonably imminent litigation, purchase, exchange, or lease of real property, and the character, professional competence, or physical or mental health of an individual with the intent to return to open meeting. Councilmember T. Lowery seconded the motion.

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

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

Report: Parks Capital Improvement Projects

Parks and Recreation Director Rhett Ogden reported on completed parks capital improvement projects, and provided an update on current projects: Jenson Farms Park Phase 3, Carpe Diem Bike Trail, Porter Rockwell Trail, North Cranberry Hills Access, and Phebe Brown Trail Phase 2. The Council and staff discussed a particular portion of the Phoebe Brown trail, and a majority of the Council appeared to support an 8-foot paved trail along the entire corridor, with direction that residents encroaching on the trail should pay the City fair value for the encroachment.

Mr. Ogden described trail projects recommended by the Parks, Trails, and Recreation Committee. He said all the projects would be eligible to apply for Trail Foundation funding.

Council/Manager Reports

Moved to the end of the Business Session

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance
3. Oaths of Office

Chief Smith introduced recently promoted Engineer Boyd Hammond, and Firefighters Parker Hansen, Josh Myers, and Wes Rasch. Chief Smith supervised the badge pinning, and City Recorder Nicole Smedley administered the Oath of Office.

4. Public Comments

Grant Howarth, Herriman City resident, spoke about difficulties experienced by the early colonies, and commented that January 16 was recognized as Freedom of Religion Day by the State of Utah. He asked the Council to consider establishing a Religious Freedom Day for the Draper community.

Branson Brinton, Draper resident, commented that Draper City did not have an indoor tennis facility. He asked the Council to consider approving use of currently unutilized City land for a temporary indoor tennis facility, with the intent that over time a permanent facility would be built.

5. Consent Items

- 5.a Approve the October 21, 2025 City Council Meeting Minutes
- 5.b Approve Resolution #25-60 appointing Jason Wiggins as a member of the Draper City Parks, Trails and Recreation Committee
- 5.c Approve Resolution #25-61 appointing Gentry White as a member of the Draper City Tree Committee
- 5.d Approve Resolution #25-62 appointing Mayor Troy Walker as Draper City's designated representative to the Board of Trustees of the Jordan Basin Improvement District
- 5.e Approve Resolution #25-63 accepting a quit claim deed from Triple S Investment Co., LLC
- 5.f Approve Resolution #25-64 adopting the official Draper City Brand and Style Guide

Councilmember Vawdrey moved to approve the Consent Agenda. Councilmember Johnson seconded the motion.

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

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

6. Items for Council Consideration

6.a Public Hearing: South Salt Lake Valley Mosquito Abatement District Proposed Tax Increase

Brad Gilson, representing the South Salt Lake Valley Mosquito Abatement District (SSLVMAD), introduced District Manager Dan McBride. Mr. McBride reported the intent of the SSLVMAD to hold a Truth in Taxation hearing on December 8, 2025. He said the proposed property tax increase would equal \$0.77 per year for a \$600,000 residence, and \$1.40 per year for a \$600,000 business. The proposed increase in revenue would provide cost stabilization of essential services, operational enhancements, and replenish capital budget reserves.

Responding to a question from Councilmember T. Lowery, Mr. McBride said there had been an increase in the incidence of West Nile Virus nationwide and statewide.

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

Mayor Walker thanked Mr. McBride for the presentation.

6.b Public Hearing: Providing Local Consent for a Limited-Service Restaurant License for Little Thai Kitchen LLC

Business License Official Travis DeJong presented a request for Local Consent for a Limited-Service Restaurant License for Little Thai Kitchen LLC. He said the application met all distance requirements, and explained there was no limit to the number of limited-service restaurant licenses the City could grant.

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

Councilmember F. Lowry moved to approve Local Consent. Councilmember Green seconded the motion.

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

Yes No Absent

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

6.c Public Hearing: Resolution #25-66 amending the adopted budget of Draper City for Fiscal Year 2025-2026

Finance Director John Vuyk presented a proposed amendment to the FY2026 Budget. He reported grant funding received for the Fire Department, and explained the need to add another \$30,000 to the budget amendment for fire engine equipment.

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

Councilmember T. Lowrey moved to approve Resolution #25-66, with addition of another \$30,000 from General Fund balance for Fire Engine Equipment. Councilmember Mike Green seconded the motion.

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

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

6.d Public Hearing: Ordinance #1683 amending the Official Zoning Map of Draper City for approximately 1.31 acres of property located at 1360 E. 13200 S. and 0.97 acres of property located at 13239 S. 1300 E., known as the Plummer Zoning Map Amendment

Nick Whittaker, MCMP, showed the subject properties on a vicinity map, and explained the request to amend the Zoning Map from RA1 (Residential Agricultural, 40,000 square foot minimum lot size) to RA2 (Single-Family Residential, 20,000 square foot minimum lot size). He said it was his understanding the property owner desired to subdivide the land into three lots. Mr. Whittaker stated RA1 and RA2 were compatible zones, and said the

Planning Commission reviewed the request and forwarded a positive recommendation.

Councilmember Johnson asked how the three proposed lots would be configured. Mr. Whittaker responded an application for subdivision had not yet been submitted.

Burke Plummer, applicant, said he wanted to make three lots out of two, with two half-acre lots and one larger L-shaped lot. Councilmember Green asked why the current zoning would not work for the applicant. Mr. Plummer said he would not be able to build his home in the way he desired without combining the two properties in the RA2 Zone, and subdividing into three properties.

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

Councilmember Vawdrey moved to approve Ordinance #1683. Councilmember T. Lowrey seconded the motion.

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

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

6.e Public Hearing: Ordinance #1684 and Ordinance #1685 amending the Official Land User Map and an Ordinance amending the Official Zoning Map of Draper City for approximately 0.89 acres of property located at 1394 E. 12900 S., known as the Fetzer Land Use Map and Zoning Map Amendments

Mr. Whittaker presented the request to amend the Land Use Map from Low-Medium Density to Medium Density designation for the subject property, and the request to change the Zoning Map from RA2 (Residential Agricultural, 20,000 square foot minimum lot size) to R3 (Single-Family Residential, 13,000 square foot minimum lot size). Mr. Whittaker said the R3 Zone would allow for creation of one additional lot, and said the purpose of the request was to allow the applicant to age in place. He said the Planning

Commission reviewed the request and forwarded a positive recommendation.

Councilmember F. Lowry asked if subdivision of the property into three lots would be possible with the R3 Zone. Mr. Whittaker responded subdivision into three lots would not be possible without the purchase of additional land from neighboring properties.

Robert Fetzer, applicant, said he owned the subject property and home. He said he and his wife loved their home and neighborhood, and wanted to remain in their home as long as possible to age in place. He said he was seeking the change in zone to allow himself the option to subdivide before the maintenance of his home and property became too difficult for him.

Councilmember Green asked why the existing zoning was not proper. Mr. Fetzer said his family had discussed the possibility of his daughter purchasing the subdivided lot and providing needed property maintenance, as well as looking after his personal needs.

Mayor Walker opened a public hearing.

Ryan Swapp, Draper resident, said he lived on a property adjacent to the subject property. He expressed concern that the subject property was only a couple hundred square feet short of being eligible for subdivision into three lots, if zoned R3. Mr. Swapp said subdivision into three lots would change and destroy the nature and character of the lane, and said the single-direction lane was not capable of supporting more than the existing homes. He said he viewed the requested rezone as spot zoning, inconsistent with the General Plan.

Shawn Steinman, Draper resident, said he typically loved projects like the one under consideration. However, he said the subject property was on a private lane that currently serviced two homes. Mr. Steinman said subdivision of the subject property into three lots would add constraints on the existing private lane agreement. He said he believed density had its place, and did not believe adding density to a private lane was the place. Mr. Steinman expressed concern for safety, and spoke of a precedent that would be set. He said he believed the applicant could accomplish what was desired with the current ADU clause.

Mayor Walker closed the public hearing.

Councilmember F. Lowry asked if the applicant would be opposed to a development agreement limiting the development possibility to two lots. Councilmember T. Lowery explained that although the applicant did not have quite enough land to request the R2 Zone for two lots, a similar result could be achieved with a development agreement.

Mr. Fetzer said it had not ever been his intent to create more than a two-lot situation. Mr. Whittaker expressed the opinion that rezoning to R3 would be the most straightforward way of creating a two-lot subdivision based upon zoning designations available. He said one of the two lots would be able to access 12900 East, and would not need access to the private lane.

Community Development Director Jen Jastremsky said the Zoning Code did not allow a private lane to count toward the lot size calculation, and stated there would be no way to get three lots out of the subject property with the R3 Zone. Responding to a question about the possibility of acquiring more property, Ms. Jastremsky pointed out that homes on adjacent properties were fairly close to the property lines, and the properties did not have much land to give. Responding to a question from Councilmember T. Lowery, Ms. Jastremsky confirmed there would be no possibility of the subject property splitting into three lots if the Council approved the rezone to R3.

Councilmember Vawdrey said access to 12900 East for the potential second lot resolved the concern expressed regarding the private lane.

**Councilmember Green moved to approve Ordinances #1684 and #1685.
Councilmember Vawdrey seconded the motion.**

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

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

7. Action Items

7.a Resolution #25-66 accepting the City of Draper Audit and Annual Comprehensive Financial Report (ACFR) for Fiscal Year ending June 30, 2025

Finance Director John Vuyk introduced Rob Wood, who presented the Audit and ACFR for FY2025. Mr. Wood reported Draper was found to be in compliance with generally accepted accounting principles and noticing requirements.

Councilmember T. Lowery moved to approve Resolution #25-66. Councilmember Green seconded the motion.

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

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

7.b Resolution #25-67 of the Draper City Council acting as the Municipal Board of Canvassers declaring the results of the November 4, 2025 General Municipal Election

City Recorder Nicole Smedley presented a statement of votes cast in the 2025 General Election, with Troy K. Walker receiving a majority of votes (72.35%) for Mayor, and Kathryn Dahlin receiving a majority of votes (55.61%) for the Draper City Council At-Large (2-year term) seat.

Councilmember F. Lowry moved to approve Resolution #25-67. Councilmember T. Lowrey seconded the motion.

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

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

7.c Ordinance #1682 amending Titles 7 and 10 of the Draper City Municipal Code regarding the requirement for fire sprinklers under the Draper City Fire and Construction Codes

Assistant City Attorney Spencer DuShane said a member of staff had noticed that City Code was deficient regarding requirement for fire sprinklers. Mr. DuShane said State Code adopted the International Fire Code, but left some elements out, allowing individual jurisdictions to decide whether to add them back in. He said adoption of the proposed ordinance would adopt the International Fire Code requirement for fire sprinklers, and correct various grammatical errors.

Councilmember Green moved to approve Ordinance #1682. Councilmember Vawdrey seconded the motion.

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

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

Council/Manager Reports (continued from Study Session)

- Councilmember F. Lowry reported that a specific road work sign was in a hazardous location on 13800 South. Robert Markle, Deputy Public Works Director stated he would look into it.
- Chief Smith reported the City's new fire engine would be put into service on November 20, 2025. He invited the Council and public to attend the scheduled push-in ceremony.

8. Adjournment

Councilmember Green moved to adjourn the meeting. Councilmember F. Lowry seconded the motion, which passed by unanimous voice vote.

The meeting adjourned at 8:24 p.m.

MEMO

To: City Council

From:

Date: 2025-12-02

Re: Approve Resolution #25-68



Comments:

ATTACHMENTS:

[R-25-68 Planning Commission Alt Member Appointment.pdf](#)

RESOLUTION NO. 25-68

A RESOLUTION APPOINTING LAURA FIDLER AS AN
ALTERNATE MEMBER OF THE DRAPER CITY PLANNING
COMMISSION

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

WHEREAS, members of the Planning Commission have been appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, the Mayor has previously appointed Laura Fidler to serve as an alternate member of the Draper City Planning Commission; and

WHEREAS, the term of service for the alternate position has expired and requires renewal; and

WHEREAS, Laura Fidler has expressed a willingness to continue serving as an alternate member of the Draper City Planning Commission and to participate in its deliberations;

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

Section 1. Appointment. Laura Fidler is hereby appointed to serve as an alternate member of the Draper City Planning Commission, in accordance with the laws, ordinances, and regulations governing the Planning Commission and its members, for a term beginning December 2, 2025, and ending December 31, 2026.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS THE 2ND DAY OF DECEMBER 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

MEMO

To: City Council
From:
Date: 2025-12-02
Re: Approve Resolution #25-69



Comments:

ATTACHMENTS:

[R-25-69 America250Utah.pdf](#)

RESOLUTION NO. 25-69

**A RESOLUTION OF THE DRAPER CITY COUNCIL SUPPORTING
AMERICA250 UTAH AND RECOGNIZING AND APPROVING THE
DRAPER UTAH 250 COMMUNITY COMMITTEE**

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state;

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission;

WHEREAS, this partnership will be formed by creating a local committee called the Draper Utah 250 Community Committee.

WHEREAS, the Draper Utah 250 Community Committee will focus on important events, people, and places within Salt Lake County to commemorate and celebrate Salt Lake County's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

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

Section 1. Hereby recognized the Draper Utah250 Community Committee as its official committee.

Section 2. Will partner with America250 Utah.

Section 3. Will support signature programs of the America250 Utah Commission; and

Section 4. Will support the Draper Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in Salt Lake County.

Section 5. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS 2ND DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

MEMO

To: City Council

From:

Date: 2025-12-02

Re: Approve Resolution #25-70



Comments:

ATTACHMENTS:

[R-25-70 Disposal of Lost or Mislaid Property.pdf](#)

RESOLUTION NO. 25-70

A RESOLUTION OF THE DRAPER CITY COUNCIL DISPOSING OF PERSONAL PROPERTY HELD BY THE POLICE DEPARTMENT AS LOST OR MISLAID PROPERTY IN ACCORDANCE WITH UTAH CODE SECTION 77-11d-101

WHEREAS, the Police Department possesses unclaimed property in the form of bikes and scooters that are lost or mislaid property; and

WHEREAS, Utah Code Sections 77-11d-104 and 105 outlines the procedure for disposing of lost or mislaid personal property; and

WHEREAS, the Police Department has followed the process outlined in Utah Code Sections 77-11d-104 and 105 to locate the rightful owner of the lost or mislaid personal property in that (1) the Police Department has taken reasonable steps to identify and notify the rightful owners of the lost or mislaid personal property; (2) the rightful owner has not been identified or notified; or the rightful owner has been identified and notified but has failed to appear and claim the property after three months of being notified; (3) the Police Department has published and posted notice as per the statute; (4) the Police Department has waited at least eight days after publishing and posting notice; and (5) the Police Department has notified the person who turned the unclaimed property over to the Police Department, if known, and that person has been given the opportunity to claim the lost or mislaid property; and

WHEREAS, the Police Department wishes to apply the property described herein to a public interest use; and

WHEREAS, the Police Department has identified the WARD Foundation as a public interest use; and

WHEREAS, the WARD Foundation is a 501(c)(3) charity that provides aid, relief and development opportunities for refugees living in Draper and along the Wasatch Front.

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

Section 1. Disposition of Lost or Mislaid Property. The Draper City Council hereby authorizes the Police Department to dispose of lost or mislaid personal property listed in Exhibit A attached hereto by:

- i. applying the property to a public interest use;
- ii. selling the property at public auction and applying the proceeds of the sale to a public interest use; or
- iii. destroying the property if it is unfit for a public use or resale.

Section 2. Public Interest Use. A “public interest use” is use by a government agency as determined by the Draper City Council; or donation of the property to a nonprofit charity registered with the state. The Draper City Council finds the WARD Foundation is a public interest use.

Section 3. Effective Date. This Resolution shall become effective immediately upon passage by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 2ND DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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



Richard Ferguson
Chief of Police

Exhibit A

DRAPER POLICE DEPARTMENT

1020 E Pioneer Rd. Draper, UT 84020



Troy Walker
Mayor

Date: 10/28/2025

Bicycle Donation

To: The Ward Foundation

All items are Safekeep/Found and will be donated after 12/01/2025 to fulfill retention timeframes

Case Number	Item Number	Item
2024-20535	DR14300-1	Bicycle
2024-20653	DR14307-2	Bicycle
2024-23754	DR14490-1	Bicycle
2024-23981	DR14801-1	Scooter
2024-26954	DR14670-1	Bicycle
2024-26954	DR14670-2	Bicycle
2024-27688	DR14713-1	Bicycle
2024-29609	DR14816-1	Bicycle
2024-38026	DR15362-1	Bicycle
2025-1458	DR15641-1	Bicycle
2025-1458	DR15641-2	Bicycle
2025-2163	DR15681-1	Scooter
2025-4339	DR15819-1	Bicycle
2025-6147	DR15911-1	Bicycle
2025-9839	DR16159-1	Bicycle
2025-10171	DR16158-1	Bicycle
2025-10507	DR16182-1	Bicycle
2025-16514	DR16615-1	Bicycle
2025-17051	DR16633-1	Bicycle
2025-17303	DR16656-1	Scooter
2025-17888	DR16688-1	Bicycle
2025-18405	DR16805-1	Bicycle
2025-19387	DR16879-1	Push Cart
2025-20041	DR17044-1	Longboard

Transporter Signature: _____ Date: _____

Receiver Signature: _____ Date: _____

801-576-6300

draperutah.gov

MEMO



To: City Council
From: Brien Maxfield
Date: 2025-12-02
Re: Approve Resolution #25-71

Comments:

ATTACHMENTS:

[Staff_Report_-_2025_Standards_Update.pdf](#)

ATTACHMENTS:

[R-25-71 Engineering Standards.pdf](#)



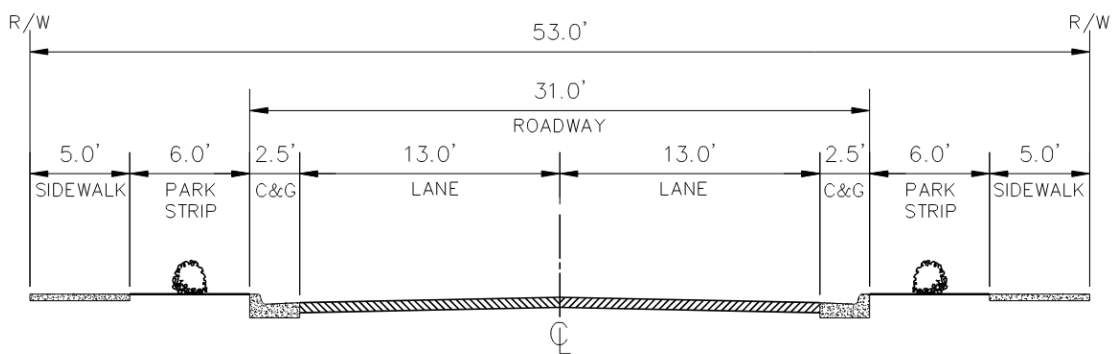
DRAPER CITY PUBLIC WORKS - ENGINEERING

1020 E. Pioneer Rd. Draper, UT 84020

2025 Standard Details Update – Resolution # 25-71

Periodically, Draper City needs to update its technical specifications and standard drawings due to improvements in construction methodology, materials improvements, availability of products, or other modifications to improve long-term maintenance and operation of city’s capital improvements. Public Works is presenting updated standard details, including updated specifications by reference on many of the standard details. Updates for these standards were received by Parks & Recreation and Public Works. The city’s standard details are for use for any city project and any improvement of public infrastructure through the development process. The updates are found in irrigation systems, landscaping or planting standards, street lights and address signs, storm drainage improvements, water system improvements, and street improvements.

To begin, the first required change to a standard detail is the city’s local street standard. The updated standard widens the asphalt drivable surface to explicitly comply with the fire code for 26-foot drivable surface. As a result, the required park strips will be reduced to six feet.



NOT TO SCALE

Updated Local Valley Street Standard Section

For reference, below is the previous local street standard with the updates being in the park strip width and asphalt surface width.

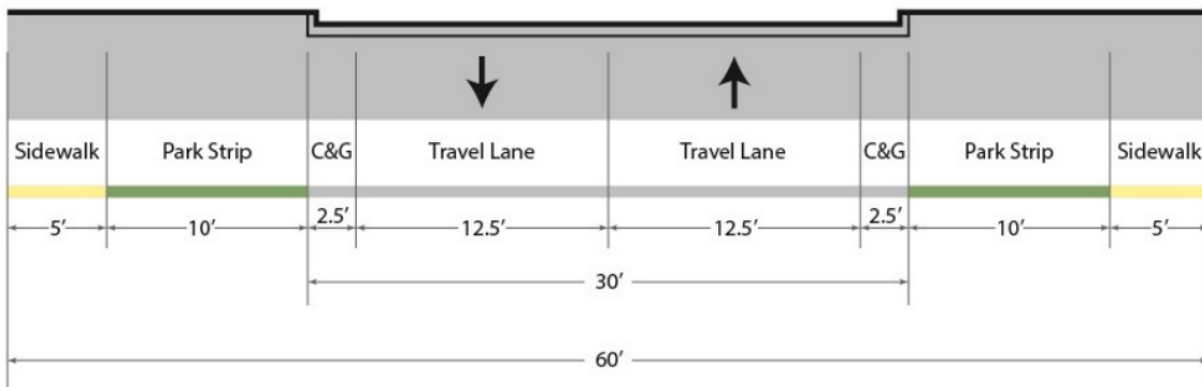


Figure 4-1. Cross Section, Valley Local Street

As stated, there are updates that are necessary due to changes in available products. These changes would be in the water system, street lights, and irrigation products. For example, we have update all of the standard street lights to be LED, comply with improvement base and foundation requirements, supplier changes, and finally the city's current logo. In irrigation systems the changes are made towards efficiency standards, long term operation, and ongoing maintenance improvements. And finally, in the water system, Public Works has found certain fixtures and components function better within the city's system, have better availability, and are within the city's budget for maintenance parts.

Construction standards necessitated updates in our storm water standard details, water standards, and street standards. One change is to use the APWA standard details, with city modifications, where APWA is a construction standard generally. These include changes to installation standards for products used in the trench, backfill, and placement of material improvements. Another change is to remove elements of the old standard details that were unique just to the city. We have updated the standards to use a more typical trench zone detail for storm drain pipe that is consistent with other municipalities.

In summary, these changes improve the requirements for city capital projects and for the construction methodology that contractors will use thereby facilitating long-term operation and maintenance of the city's public improvements.

RESOLUTION NO. 25-71

A RESOLUTION OF THE DRAPER CITY COUNCIL APPROVING THE UPDATED
TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS FOR PUBLIC
INFRASTRUCTURE

WHEREAS, pursuant to Draper City Municipal Code 11-2-030, the Draper City Council shall amend by resolution the Draper City development standards, technical specifications, and standard drawings for capital improvements within the city; and

WHEREAS, over time, the standard construction practices, materials, and products available have changed and require updating the city's standards; and

WHEREAS, the development standards, technical specifications, and standard drawings establish the required standards, materials, and methodologies to meet the city's long-term maintenance and operational objectives for operation and performance; and

WHEREAS, ongoing maintenance requirements and long-term evaluation of materials and practices provide experience and in order to implement the knowledge gained it requires updating the development standards, technical specifications, and standard drawings to improve the city operations while still meeting the city's objective in constructing maintainable and operationally efficient capital improvements; and

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

Section 1. Approval. The City Council hereby approves Resolution 25-71, adopting the amendment, change, and modifications to the development standards, technical specifications, and standard drawings identified in "EXHIBIT A" as attached hereto.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 2ND DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

STREET IMPROVEMENT STANDARD DETAILS

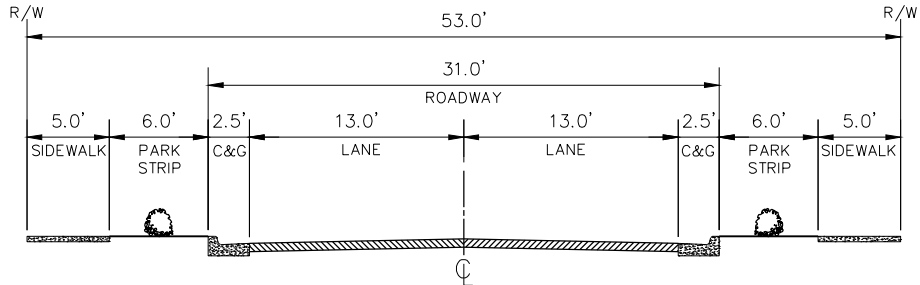
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1	APPROVED		SEPT. 06		<p>STANDARD STREET IMPROVEMENT DETAILS</p>	<h2 style="margin: 0;">ST-00</h2>
NO.	AUTHORIZED BY	REVISIONS	DATE			

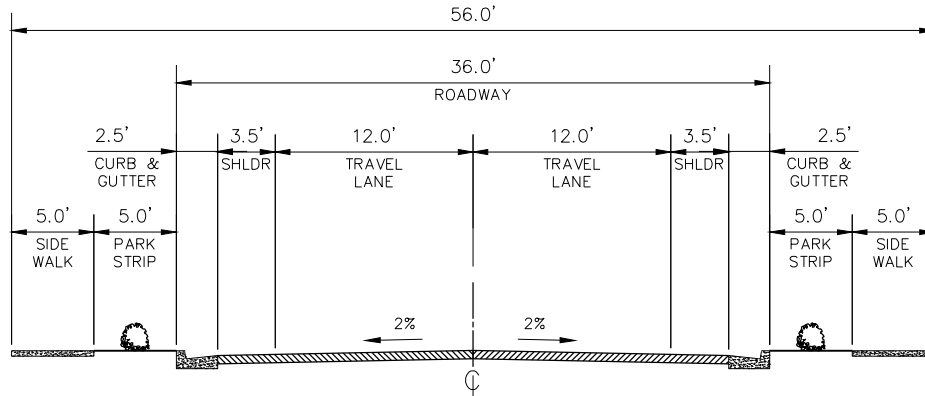
DRAPER CITY TYPICAL STREET SECTIONS

VALLEY LOCAL ROAD

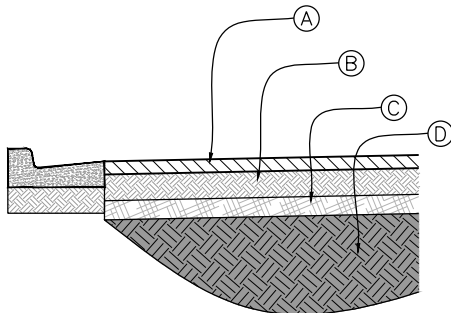


NOT TO SCALE

MOUNTAIN LOCAL STREET



NOT TO SCALE



TYPICAL CROSS-SECTION

TYPICAL CROSS-SECTION

- (A) HOT MIX ASPHALT, PLACED AND COMPACTED TO CITY SPECIFICATIONS.
- (B) UNTREATED BASE COURSE: UDOT 2721 PLACED AND COMPACTED TO CITY SPECIFICATIONS.
- (C) GRANULAR BORROW SUB-BASE, IF NEEDED. PLACED AND COMPACTED TO CITY SPECIFICATIONS.
- (D) PREPARED NATIVE SUBGRADE OR COMPACTED SITE GRADING FILL MATERIAL, IF NEEDED.

NOTES:

1. SEE DWG. ST-05 FOR MINIMUM ROADWAY STRUCTURAL SECTION THICKNESSES

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE

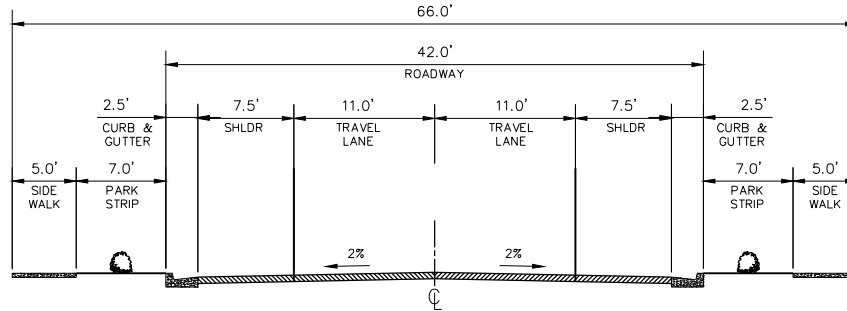


**TYPICAL
LOCAL ROAD
CROSS
SECTIONS**

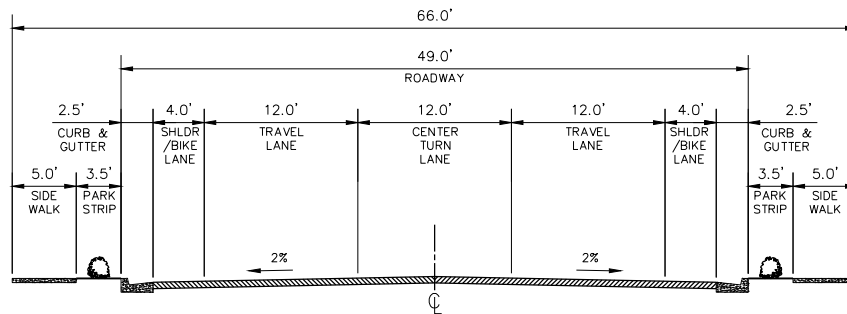
ST-01

DRAPER CITY TYPICAL STREET SECTIONS

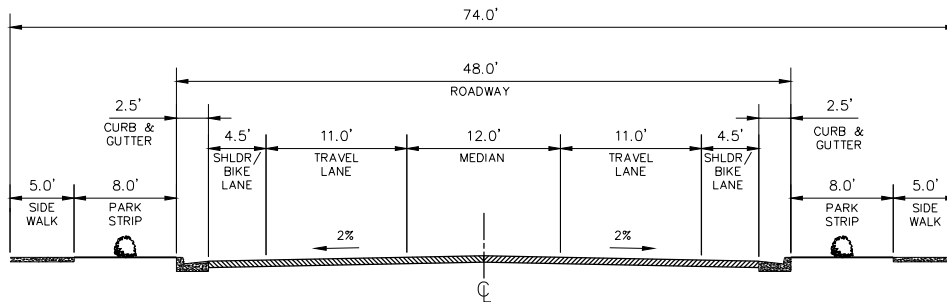
RESIDENTIAL MINOR COLLECTOR



COMMERCIAL MINOR COLLECTOR



MAJOR COLLECTOR



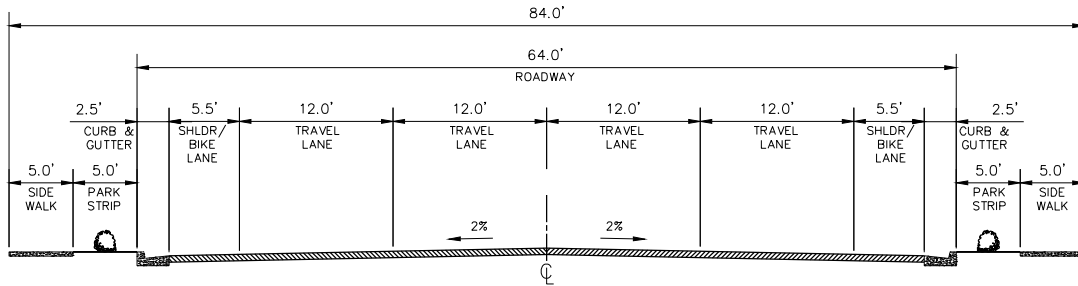
NOTES:

1. SEE DWG. ST-01 FOR TYPICAL ROADWAY CROSS SECTION.
2. SEE DWG. ST-05 FOR MINIMUM ROADWAY STRUCTURAL SECTION THICKNESSES.

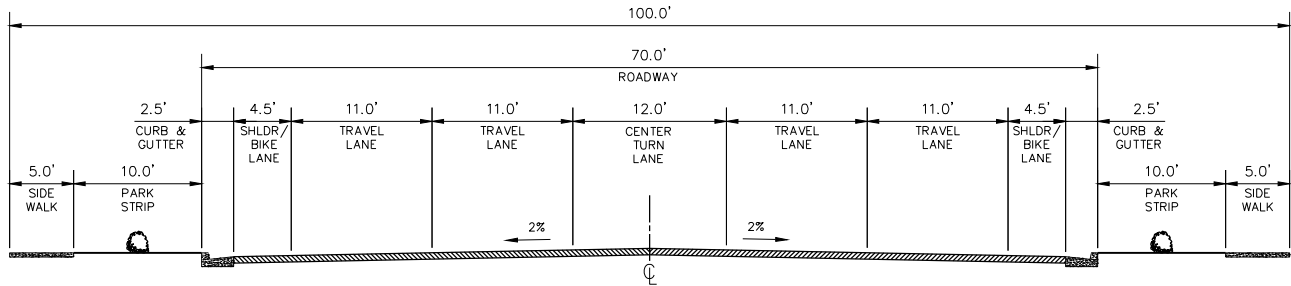
1	APPROVED		SEPT. 06		<p style="text-align: center;">TYPICAL COLLECTOR ROAD CROSS SECTIONS</p>	ST-02
NO.	AUTHORIZED BY	REVISIONS	DATE			

DRAPER CITY TYPICAL STREET SECTIONS

MINOR ARTERIAL (FOUR LANE)



MINOR ARTERIAL (FIVE LANE)



NOTES:

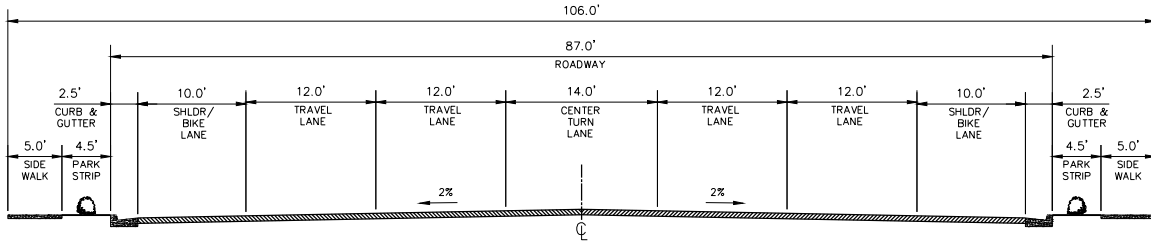
1. SEE DWG. ST-01 FOR TYPICAL ROADWAY CROSS SECTION.
2. SEE DWG. ST-05 FOR MINIMUM ROADWAY STRUCTURAL SECTION THICKNESSES.

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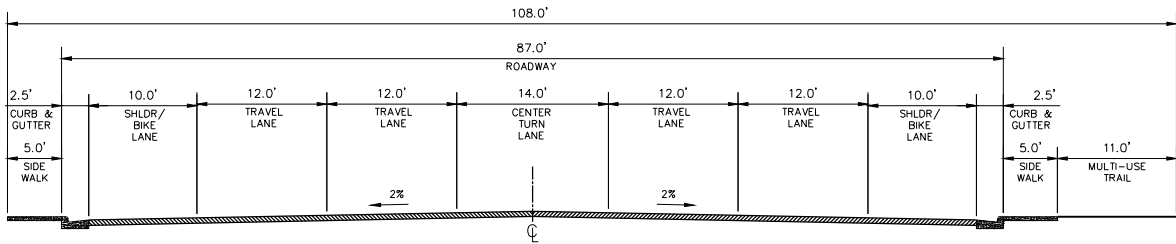
1	APPROVED		SEPT. 06		<p>TYPICAL MINOR ARTERIAL CROSS SECTIONS</p>	<h1 style="font-size: 2em;">ST-03</h1>
NO.	AUTHORIZED BY	REVISIONS	DATE			

DRAPER CITY TYPICAL STREET SECTIONS

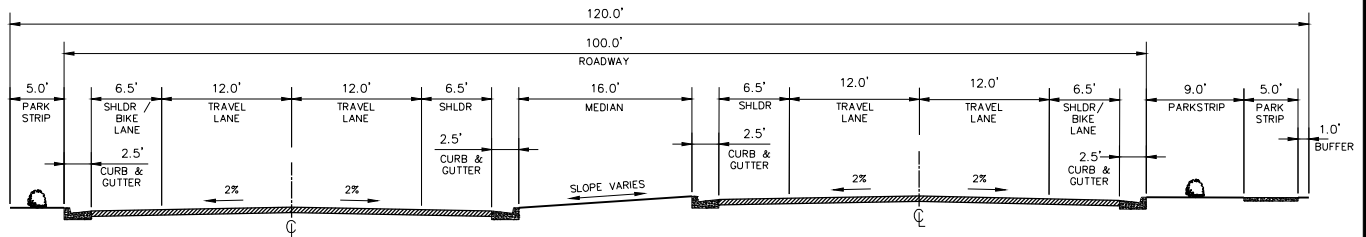
ARTERIAL



HIGHLAND DRIVE ARTERIAL A



HIGHLAND DRIVE ARTERIAL B



NOTES:

1. SEE DWG. ST-01 FOR TYPICAL ROADWAY CROSS SECTION.
2. SEE DWG. ST-05 FOR MINIMUM ROADWAY STRUCTURAL SECTION THICKNESSES.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



**TYPICAL
ARTERIAL
CROSS
SECTIONS**

ST-04

A. Traffic Classifications. The following traffic classification shall be used to determine minimum roadway structural sections.

TRAFFIC CLASSIFICATIONS			
Traffic Class	Maximum EAL (a)	Type of Street	Total Heavy Trucks During Design Period
I	10,000	Valley Local Mountain Local	7,000 - 15,000
II	100,000	Residential Minor Collector Commercial Minor Collector	70,000 - 150,000
III	1,000,000	Major Collector Minor Arterial (4 and 5 Lane) Arterial	700,000 - 1,500,000

(a) Equivalent axle load for 20 year design period.
 (b) Roadway serving as access for construction vehicles may require additional structural design prior to approval.

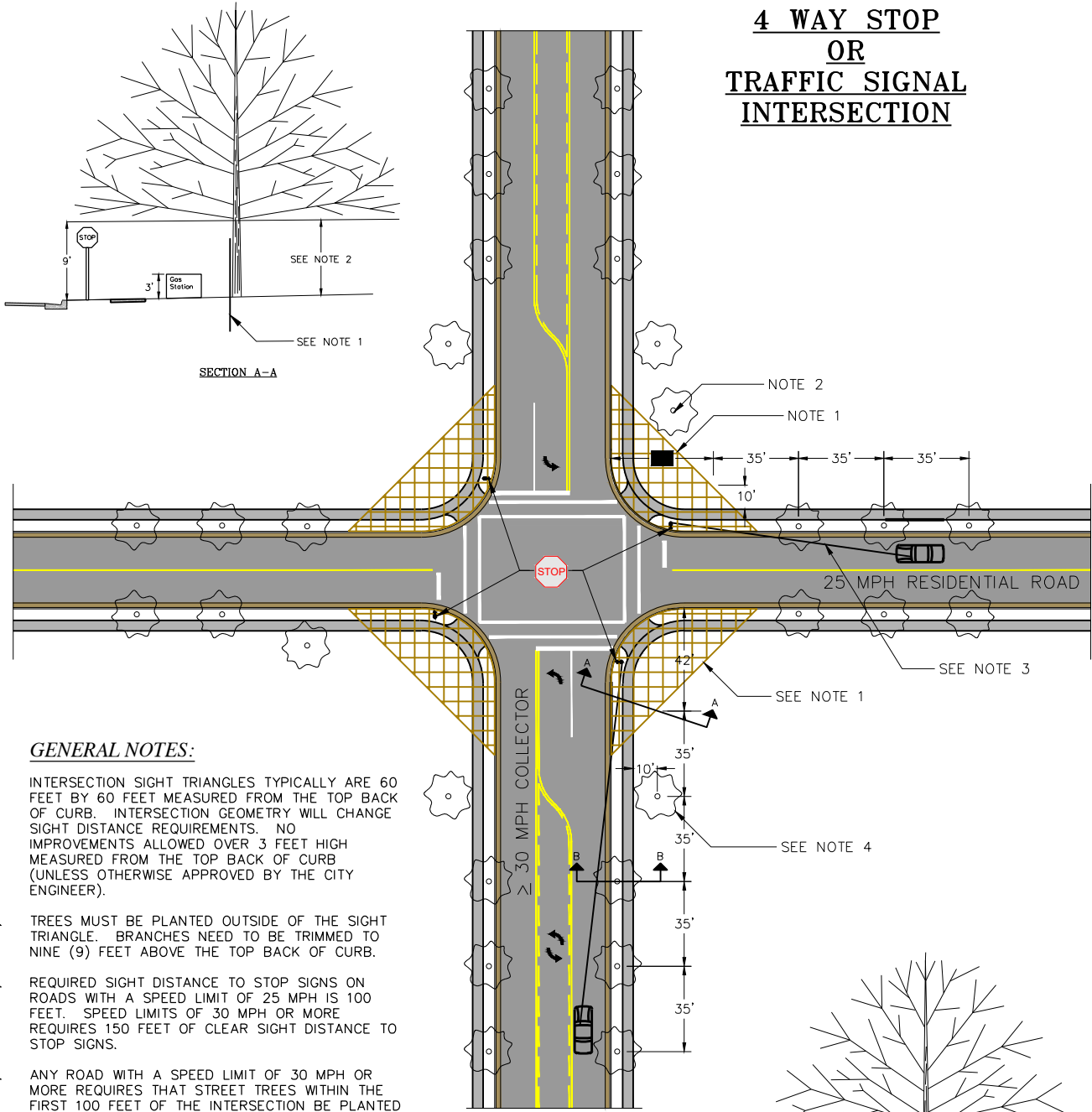
ASPHALTIC CONCRETE PAVEMENT STRUCTURAL SECTION				
Subgrade Class	Pavement Section	Traffic Classification		
		I	II	III
Very Poor CBR <3	Asphalt concrete surface	4"	4"	6"
	Untreated aggregate base	12"	8"	12"
	Aggregate subbase	--	12"	16"
Poor CBR 3 - 8	Asphalt concrete surface	4"	4"	6"
	Untreated aggregate base	8"	8"	8"
	Aggregate subbase	--	6"	12"
Medium CBR 9 -17	Asphalt concrete surface	4"	4"	6"
	Untreated aggregate base	8"	8"	6"
	Aggregate subbase	--	4"	6"
Good to Excellent CBR > 17	Asphalt concrete surface	4"	4"	6"
	Untreated aggregate base	8"	8"	8"
	Aggregate subbase	--	--	--

(a) Subbase must be of sufficient depth for stabilization of road structural section. Minimum compaction of 96% is required

D. Untreated Base and Subbase Material. All untreated aggregate base and subbase material shall meet or exceed the requirements in ASTM D 2940.

1	APPROVED		PENDING		<u>MINIMUM ROADWAY STRUCTURAL SECTION</u>	ST-05
NO.	AUTHORIZED BY	REVISIONS	DATE			

4 WAY STOP OR TRAFFIC SIGNAL INTERSECTION



SECTION A-A

SECTION B-B

GENERAL NOTES:

1. INTERSECTION SIGHT TRIANGLES TYPICALLY ARE 60 FEET BY 60 FEET MEASURED FROM THE TOP BACK OF CURB. INTERSECTION GEOMETRY WILL CHANGE SIGHT DISTANCE REQUIREMENTS. NO IMPROVEMENTS ALLOWED OVER 3 FEET HIGH MEASURED FROM THE TOP BACK OF CURB (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER).
2. TREES MUST BE PLANTED OUTSIDE OF THE SIGHT TRIANGLE. BRANCHES NEED TO BE TRIMMED TO NINE (9) FEET ABOVE THE TOP BACK OF CURB.
3. REQUIRED SIGHT DISTANCE TO STOP SIGNS ON ROADS WITH A SPEED LIMIT OF 25 MPH IS 100 FEET. SPEED LIMITS OF 30 MPH OR MORE REQUIRES 150 FEET OF CLEAR SIGHT DISTANCE TO STOP SIGNS.
4. ANY ROAD WITH A SPEED LIMIT OF 30 MPH OR MORE REQUIRES THAT STREET TREES WITHIN THE FIRST 100 FEET OF THE INTERSECTION BE PLANTED TEN (10) FEET BEHIND THE TOP BACK OF THE SIDEWALK.
5. STREET TREES PLANTED WITHIN THE PARKSTRIP SHALL BE TRIMMED TO 14 FEET ABOVE THE TOP BACK OF CURB WHEN THE CANOPY CROSSES INTO THE ROADWAY AREA (BEYOND THE TOP BACK OF CURB).
6. FOR T-INTERSECTIONS USE A 60 FEET BY 20 FEET SIGHT TRIANGLE MEASURED FROM THE TOP BACK OF CURB (60 FEET BEING ON THE THROUGH STREET).

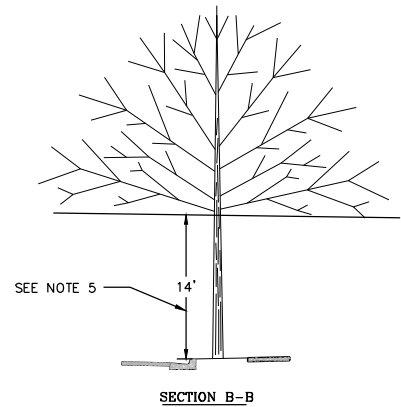
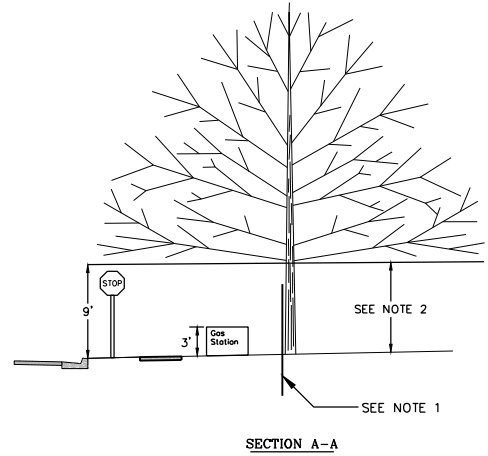
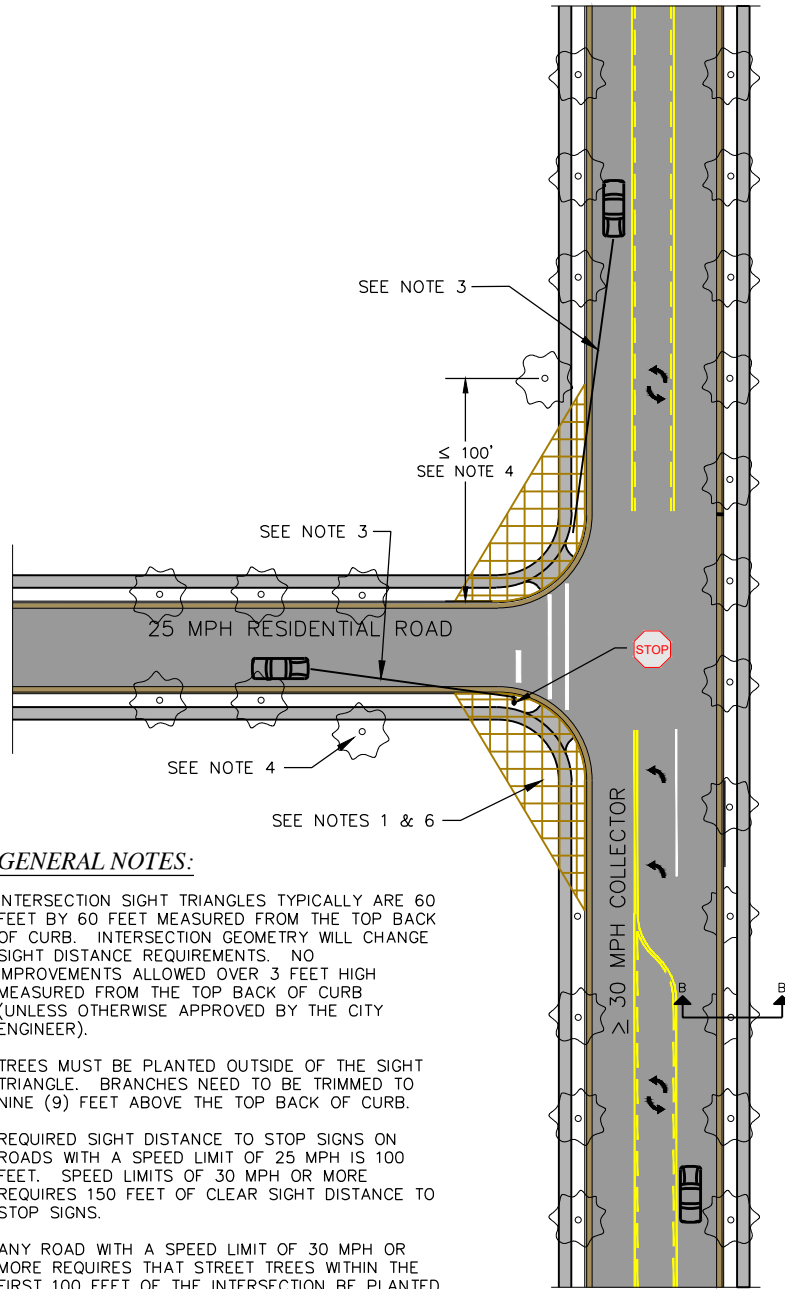
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<p>INTERSECTION SIGHT DISTANCE DETAIL</p>	<p>ST-06 1 of 3</p>
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"T" INTERSECTION



GENERAL NOTES:

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6. FOR T-INTERSECTIONS USE A 60 FEET BY 20 FEET SIGHT TRIANGLE MEASURED FROM THE TOP BACK OF CURB (60 FEET BEING ON THE THROUGH STREET).

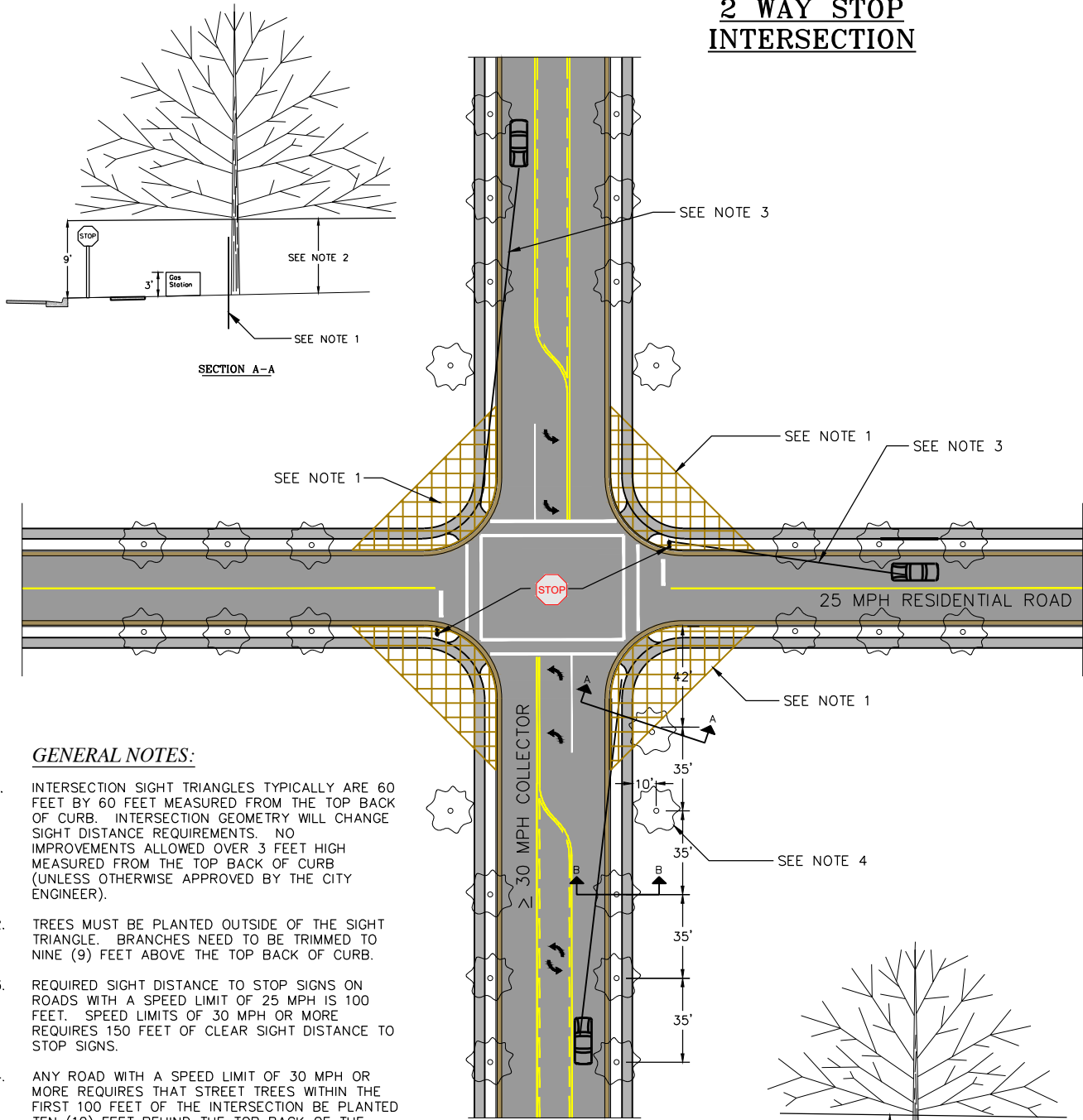
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**INTERSECTION
SIGHT DISTANCE
DETAIL**

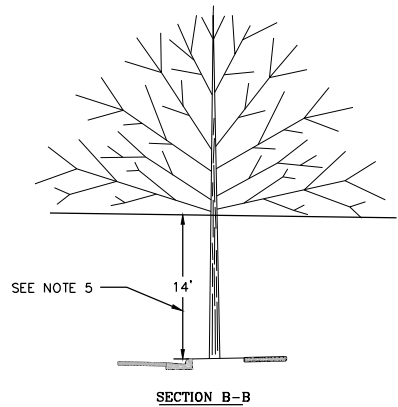
**ST-06
2 of 3**

2 WAY STOP INTERSECTION



GENERAL NOTES:

1. INTERSECTION SIGHT TRIANGLES TYPICALLY ARE 60 FEET BY 60 FEET MEASURED FROM THE TOP BACK OF CURB. INTERSECTION GEOMETRY WILL CHANGE SIGHT DISTANCE REQUIREMENTS. NO IMPROVEMENTS ALLOWED OVER 3 FEET HIGH MEASURED FROM THE TOP BACK OF CURB (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER).
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5. STREET TREES PLANTED WITHIN THE PARKSTRIP SHALL BE TRIMMED TO 14 FEET ABOVE THE TOP BACK OF CURB WHEN THE CANOPY CROSSES INTO THE ROADWAY AREA (BEYOND THE TOP BACK OF CURB).
6. FOR T-INTERSECTIONS USE A 60 FEET BY 20 FEET SIGHT TRIANGLE MEASURED FROM THE TOP BACK OF CURB (60 FEET BEING ON THE THROUGH STREET).



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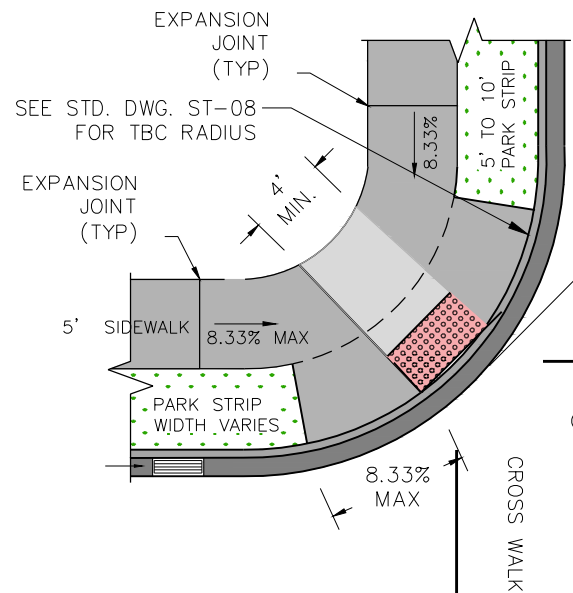
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**INTERSECTION
SIGHT DISTANCE
DETAIL**

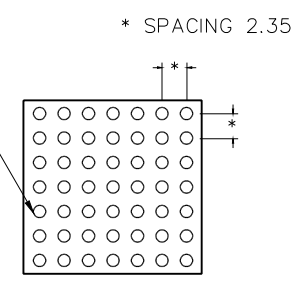
ST-06
3 of 3

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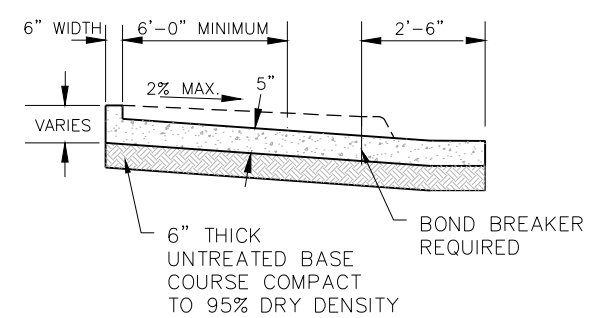


TYPE D CURB RAMP

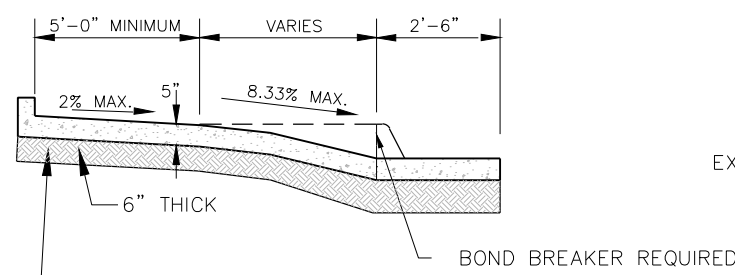
WARNING PANEL SHALL BE 24" X 24" EAST JORDAN IRON WORKS DETECTABLE WARNING PLATE, PRODUCT# 00700571 (UNDIPPED) (OR EQUAL)



WARNING PANEL



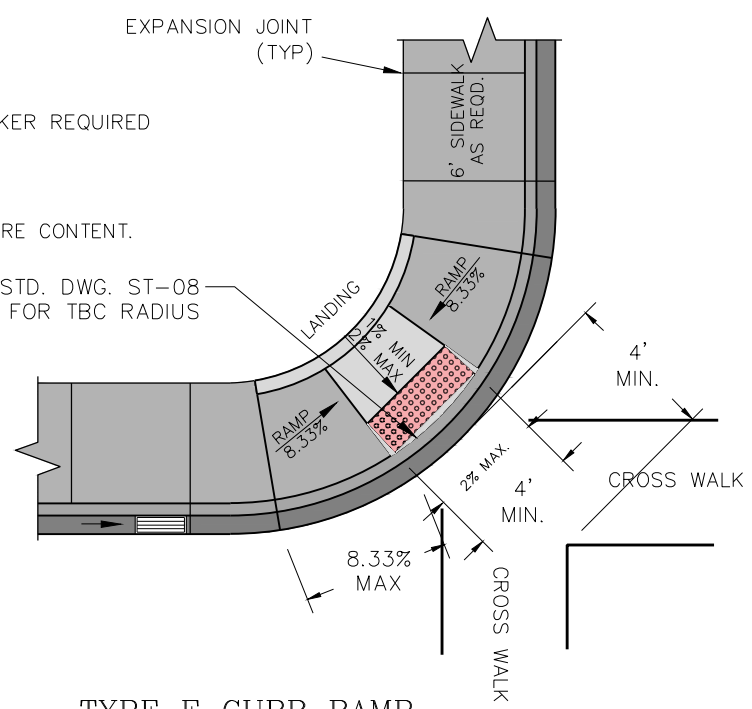
SECTION "TYPE E"



SECTION "TYPE D"

UNTREATED BASE COURSE COMPACT TO 95% DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS AT +\ - 2% OF OPTIMUM MOISTURE CONTENT.

SEE STD. DWG. ST-08 FOR TBC RADIUS



TYPE E CURB RAMP

NOTES:

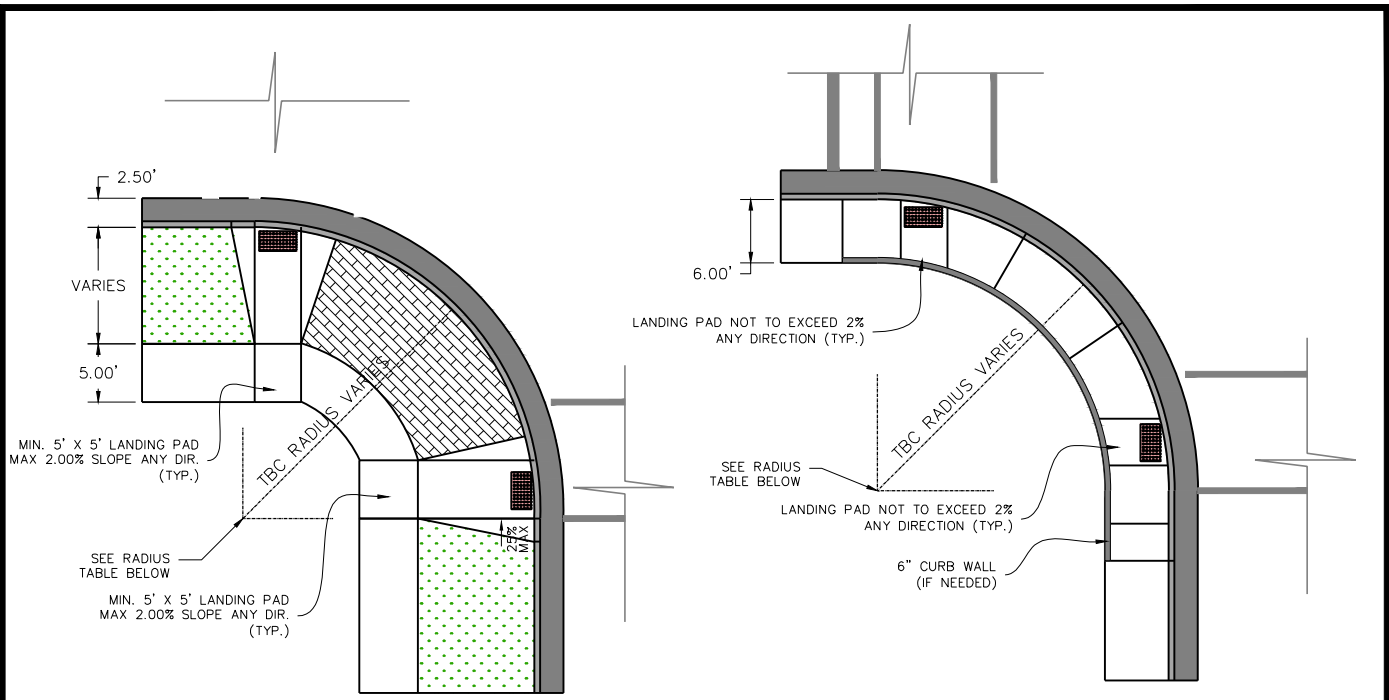
1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
2. SEE DWG. ST-13 FOR SIDEWALK JOINT PATTERN AND EXPANSION JOINT DETAIL.
3. LOCATE INLET GRATES 2' MIN. AWAY FROM PEDESTRIAN CROSSWALK AREA WITH ALL DRAINAGE INTERCEPTED BEFORE REACHING THE CROSSWALK AREA.
4. CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
5. SEE APWA STADARDS FOR CONCRETE SURFACE FINISH.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



**INTERSECTION
CORNER
&
ADA RAMP
DETAIL**

ST-07



CORNER RAMP WITH PARKSTRIP

CORNER RAMP W/O PARKSTRIP

NOTES:

1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
2. SEE DWG. ST-13 FOR EXPANSION JOINT DETAILS AND SIDEWALK JOINT DETAILS.
3. USE 6" MIN. UNTREATED BASE COURSE MATERIAL. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
4. CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
5. LOCATE INLET GRATES 2' MIN. AWAY FROM PEDESTRIAN CROSSWALK AREA WITH ALL DRAINAGE INTERCEPTED BEFORE REACHING THE CROSSWALK AREA.
6. SLOPES SHOWN ARE MAXIMUM AND ARE TO COMPLY WITH A.D.A. AND A.N.S.I. STANDARDS.
7. 24" X 24" DETECTABLE WARNING IN ACCORDANCE WITH ADAAG GUIDELINE (TRUNCATED DOMES). PLACE SO PANEL CORNERS ARE 4"-6" FROM TBC. SEE SHT ST-07 FOR DETECTABLE PANEL DETAILS. CONCRETE STAMPS/FORMS ARE NOT TO BE USED.

ROADWAY TYPE	ARTERIAL 106' ROW	MINOR ARTERIAL 84' & 100' ROW	MAJOR COLLECTOR 74' ROW	MINOR COLLECTOR 66' ROW	LOCAL 60' ROW
ARTERIAL 106' ROW	TBC=40' TBW=31'	TBC=40' TBW=31'	TBC=35' TBW=26'	TBC=35' TBW=26'	TBC=30' TBW=21'
MINOR ARTERIAL 84' & 100' ROW	TBC=40' TBW=31'	TBC=40' TBW=31'	TBC=35' TBW=26'	TBC=35' TBW=26'	TBC=30' TBW=21'
MAJOR COLLECTOR 74' ROW	TBC=35' TBW=26'	TBC=35' TBW=26'	TBC=35' TBW=26'	TBC=30' TBW=21'	TBC=30' TBW=21'
MINOR COLLECTOR 66' ROW	TBC=35' TBW=26'	TBC=35' TBW=26'	TBC=30' TBW=21'	TBC=30' TBW=21'	TBC=25' TBW=16'
LOCAL 60' ROW	TBC=30' TBW=21'	TBC=30' TBW=21'	TBC=30' TBW=21'	TBC=25' TBW=16'	TBC=25' TBW=16'

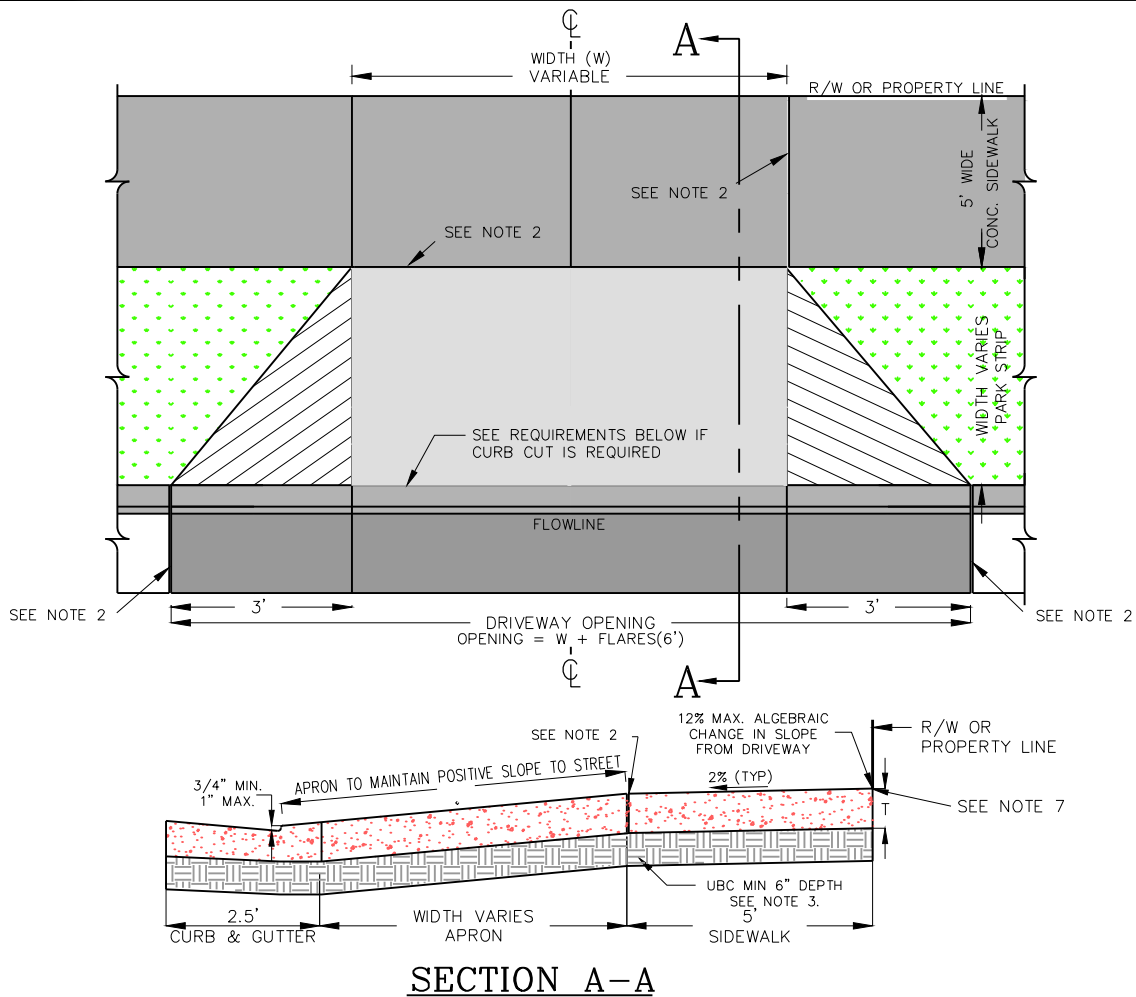
TBC = TOP BACK OF CURB
TBW = TOP BACK OF SIDEWALK

1	APPROVED		SEPT. 06
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**CORNER RADIUS
&
DIRECTIONAL
ADA RAMPS
DETAIL**

ST-08



SECTION A-A

CURB CUT REQUIREMENTS

- A. HORIZONTAL CUT TO BE WIDTH OF DRIVEWAY.
- B. SAWCUT MUST BE SLOPED TOWARD THE GUTTER TO MATCH SLOPE OF APRON.
- C. NO OVERCUTTING WHERE CUTS MERGE.
- D. GRIND FRONT EDGES TO AN APPROXIMATE 1-1/2" RADIUS AND SAWED SURFACE SO THAT NO BLADE MARKS APPEAR.
- E. PATCH ALL HOLES 1/2" OR LARGER IN EXPOSED SURFACE WITH UDOT APPROVED PATCHING COMPOUND.
- F. REMOVE AND REPLACE ALL DETERIORATED, WEAK OR UNSOUND CONCRETE.

TABLE OF DRIVEWAY DIMENSIONS	
DIMENSION	ZONE
T	0'-6" RESIDENTIAL ZONES 0'-8" COMMERCIAL & INDUSTRIAL ZONES
W	25'-0" MIN. INDUSTRIAL & COMMERCIAL USE 36'-0" MAX. INDUSTRIAL & COMMERCIAL USE 16'-0" MIN. MAJOR & COLLECTOR STREET RESIDENTIAL USE 12'-0" MIN. LOCAL STREET RESIDENTIAL USE 30'-0" MAX. ALL RESIDENTIAL USE

GENERAL NOTES

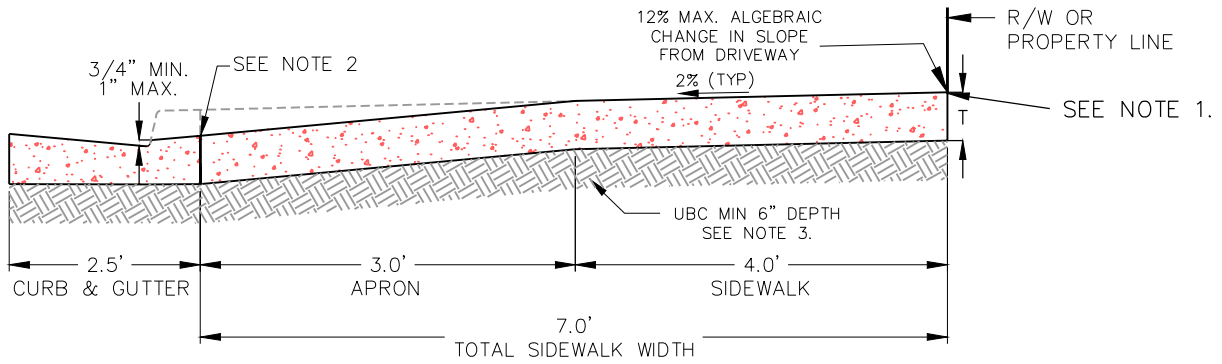
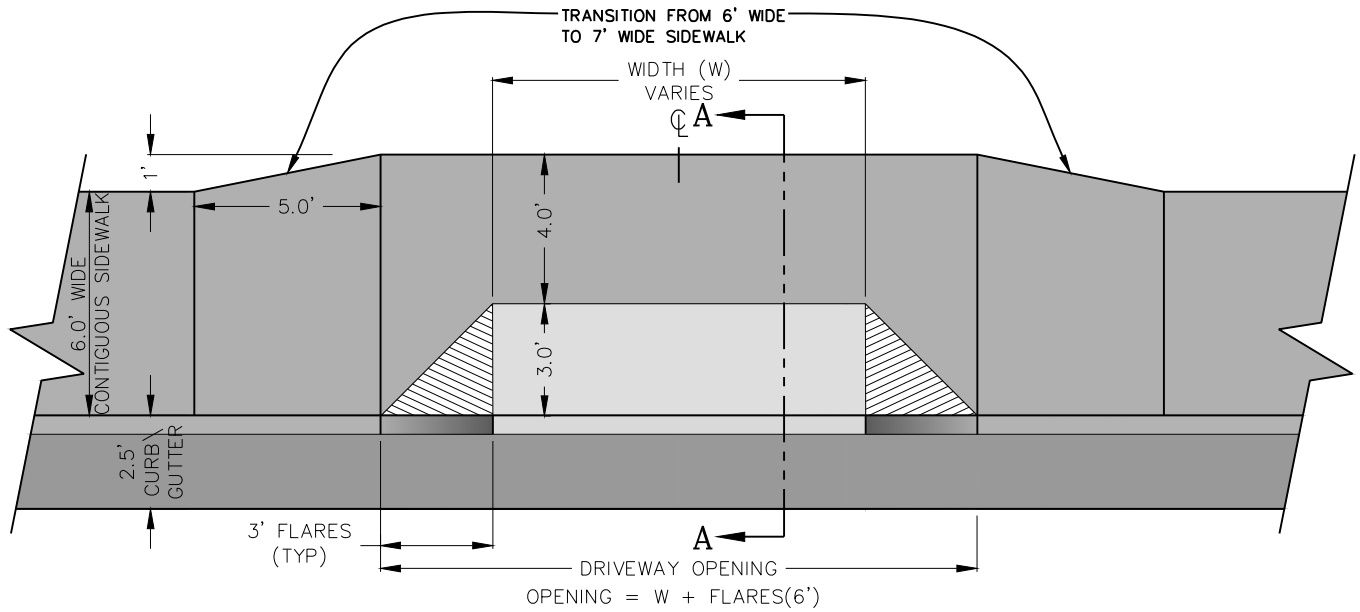
- 1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
- 2. PLACE 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT WHERE NOTED AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. EXPANSION JOINT SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE. BOND BREAKER SHALL BE REQUIRED AT THE LINE BETWEEN TBC AND APRON.
- 3. USE 6" MIN. UNTREATED BASE COURSE MATERIAL, COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
- 4. SEE DWG. ST-13 FOR SIDEWALK JOINT PATTERN.
- 5. CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
- 6. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO MAINTAIN A 2:1 RATIO MAX.
- 7. ALL DRIVEWAYS MUST MAINTAIN A NEGATIVE SLOPE AWAY FROM THE HOME. NO DOWN SLOPING DRIVEWAYS WILL BE ALLOWED UNLESS APPROVED BY ENGINEER.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



**FLARED
DRIVE
APPROACH**

ST-09



SECTION A-A

GENERAL NOTES

1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
2. PLACE 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT WHERE NOTED AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. EXPANSION JOINT SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE. BOND BREAKER SHALL BE REQUIRED AT THE LINE BETWEEN TBC AND APRON.
3. USE 6" MIN. UNTREATED BASE COURSE MATERIAL, COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
4. SEE STD. DWG. ST-13 FOR SIDEWALK JOINT PATTERN.
5. CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
6. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO MAINTAIN A 2:1 RATIO MAX.
7. ALL DRIVEWAYS MUST MAINTAIN A NEGATIVE SLOPE AWAY FROM THE HOME. NO DOWN SLOPING DRIVEWAYS WILL BE ALLOWED UNLESS APPROVED BY ENGINEER.

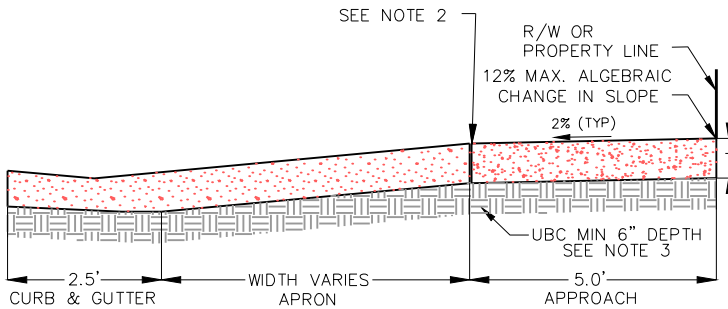
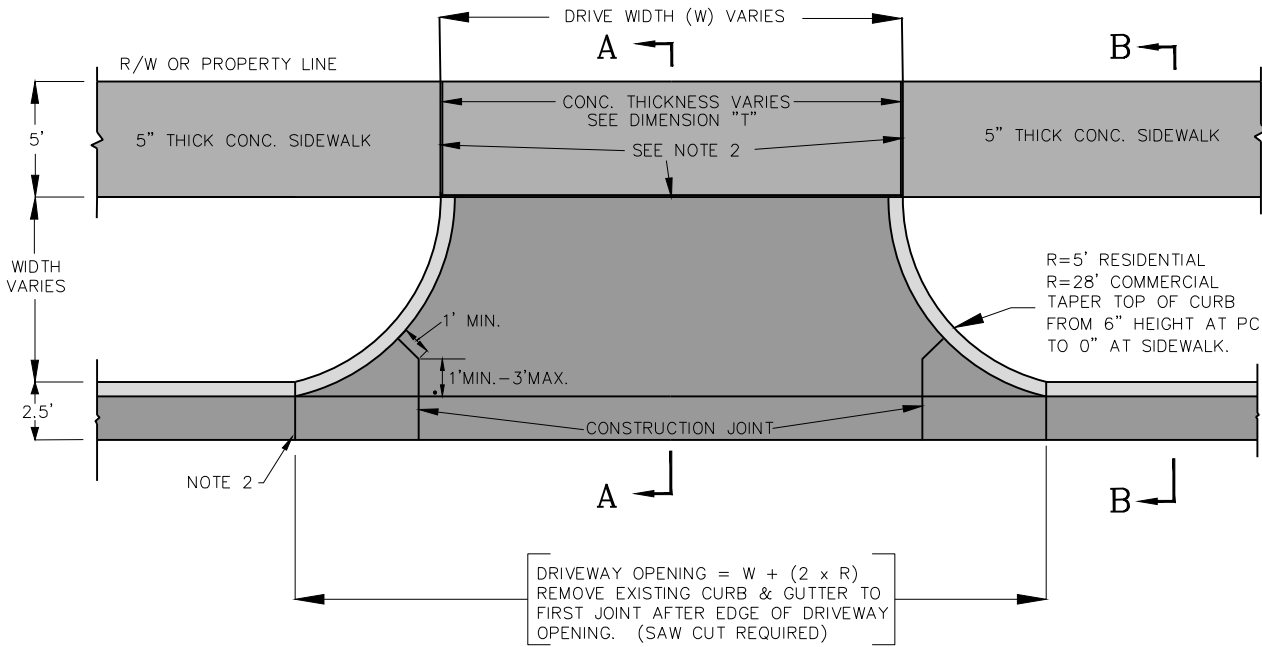
TABLE OF DRIVEWAY DIMENSIONS	
DIMENSION	ZONE
T	0'-6" RESIDENTIAL ZONES 0'-8" COMMERCIAL & INDUSTRIAL ZONES
W	25'-0" MIN. INDUSTRIAL & COMMERCIAL USE 36'-0" MAX. INDUSTRIAL & COMMERCIAL USE 16'-0" MIN. MAJOR & COLLECTOR STREET RESIDENTIAL USE 12'-0" MIN. LOCAL STREET RESIDENTIAL USE 30'-0" MAX. ALL RESIDENTIAL USE

1	APPROVED		pending
NO.	AUTHORIZED BY	REVISIONS	DATE

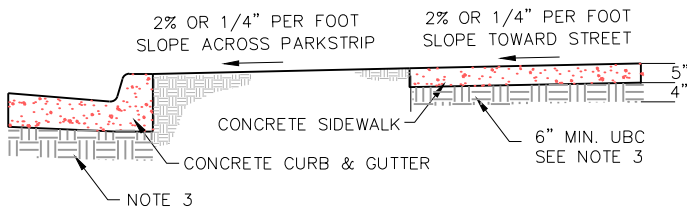


**CONTIGUOUS
SIDEWALK
DRIVEWAY
APPROACH**

ST-10



SECTION A-A



SECTION B-B

TABLE OF DRIVEWAY DIMENSIONS	
DIMENSION	ZONE
W	25' MIN. INDUSTRIAL & COMMERCIAL USE 36' MAX. INDUSTRIAL & COMMERCIAL USE 16' MIN. MAJOR & COLLECTOR STREET
T	8" MIN. ALL COMMERCIAL USE

GENERAL NOTES

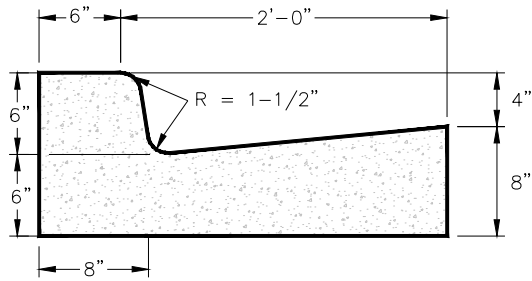
- EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
- PLACE 1/2" AC IMPREGNATED EXPANSION JOINT BETWEEN THE APRON AND THE APPROACH, AND IN THE DRIVEWAY CENTERLINE IF 'W' IS GREATER THAN 20'. EXPANSION JOINT SHALL BE FULL DEPTH OF CONCRETE PLUS 1" WITH TOP SET FLUSH WITH TOP OF CONCRETE.
- USE 6" MIN. UNTREATED BASE COURSE MATERIAL. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
- SEE ST-13 FOR SIDEWALK JOINT PATTERN.
- CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
- ALL CONCRETE SLABS WITH A LENGTH TO WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO MAINTAIN A 2:1 MAX. RATIO.
- DRIVEWAY MUST MAINTAIN A NEGATIVE SLOPE TOWARD APRON. NO DOWNSLOPING DRIVEWAYS WILL BE PERMITTED UNLESS APPROVED BY ENGINEER.

1	APPROVED		SEPT. 06
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**COMMERCIAL
RADIUS
DRIVE
APPROACH**

ST-11



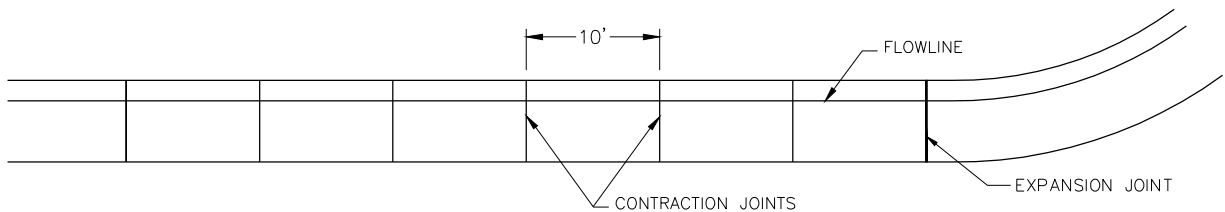
CONCRETE AREA = 1.69 SQ. FT.

30" CONCRETE STANDARD
CURB & GUTTER

SCALE: NONE

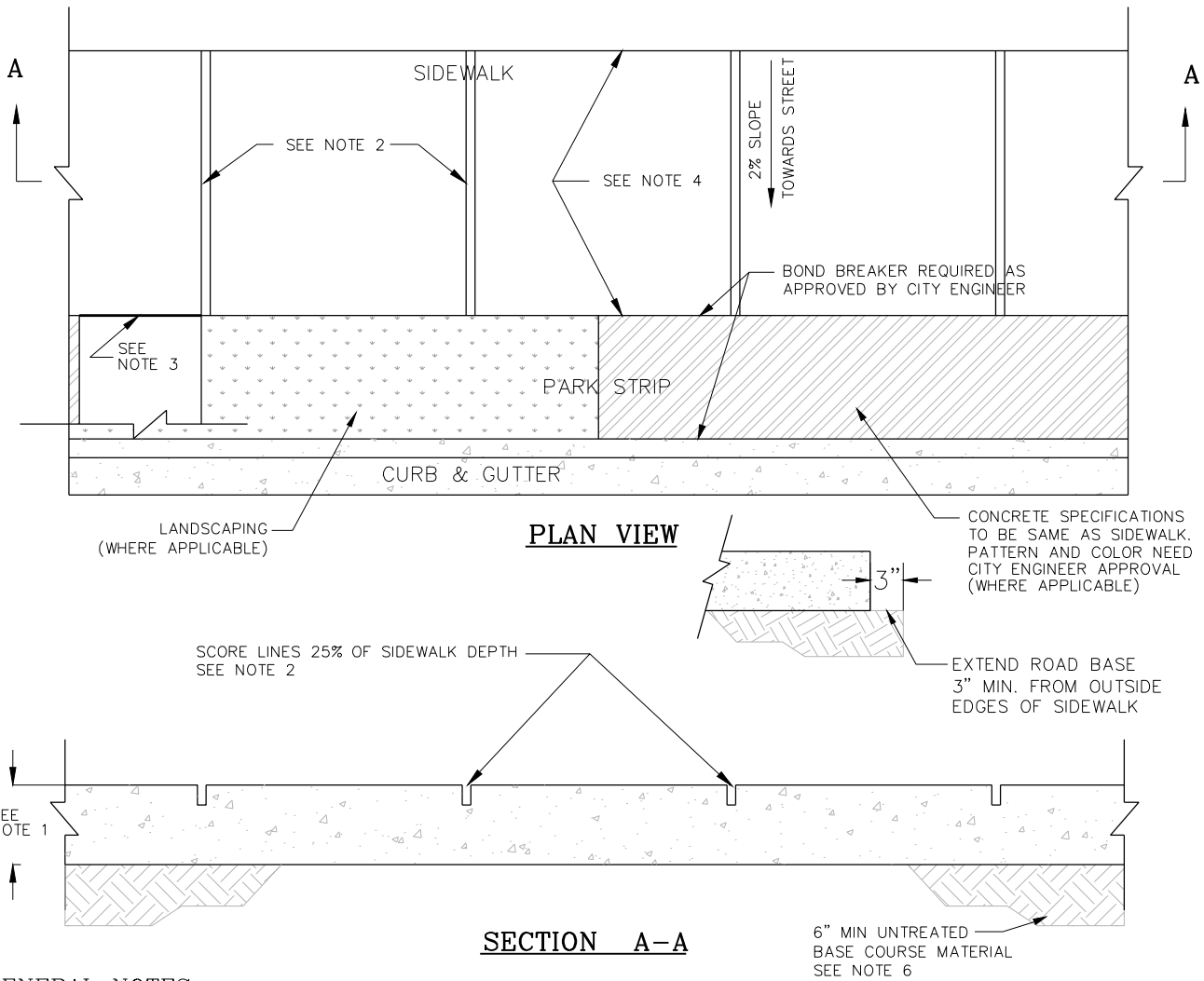
NOTES:

1. CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
2. PLACE EXPANSION-CONTRACTION JOINTS, (JOINT FILLER MATERIAL FULL DEPTH OF CONCRETE PLUS 1 INCH, FLUSH WITH TOP OF CONCRETE) EVERY 50 FEET FOR HAND SET FORMING AND FOR SLIP FORMING AND AT THE PC. AND PT. OF EACH RADIUS AND START AND FINISH OF EACH POUR.
3. ROLLED AND OUTFALL GUTTER SHALL NOT BE USED FOR NEW CONSTRUCTION UNLESS AUTHORIZED BY THE CITY ENGINEER.
4. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
5. USE 6" MIN. UNTREATED BASE COURSE MATERIAL, COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
6. STAGGER LAP SPLICES WITH A MINIMUM OF 15 INCHES.



CURB AND GUTTER JOINT DETAIL

1	APPROVED		SEPT. 06		<u>STANDARD</u> <u>CURB</u> & <u>GUTTER</u>	ST-12
NO.	AUTHORIZED BY	REVISIONS	DATE			

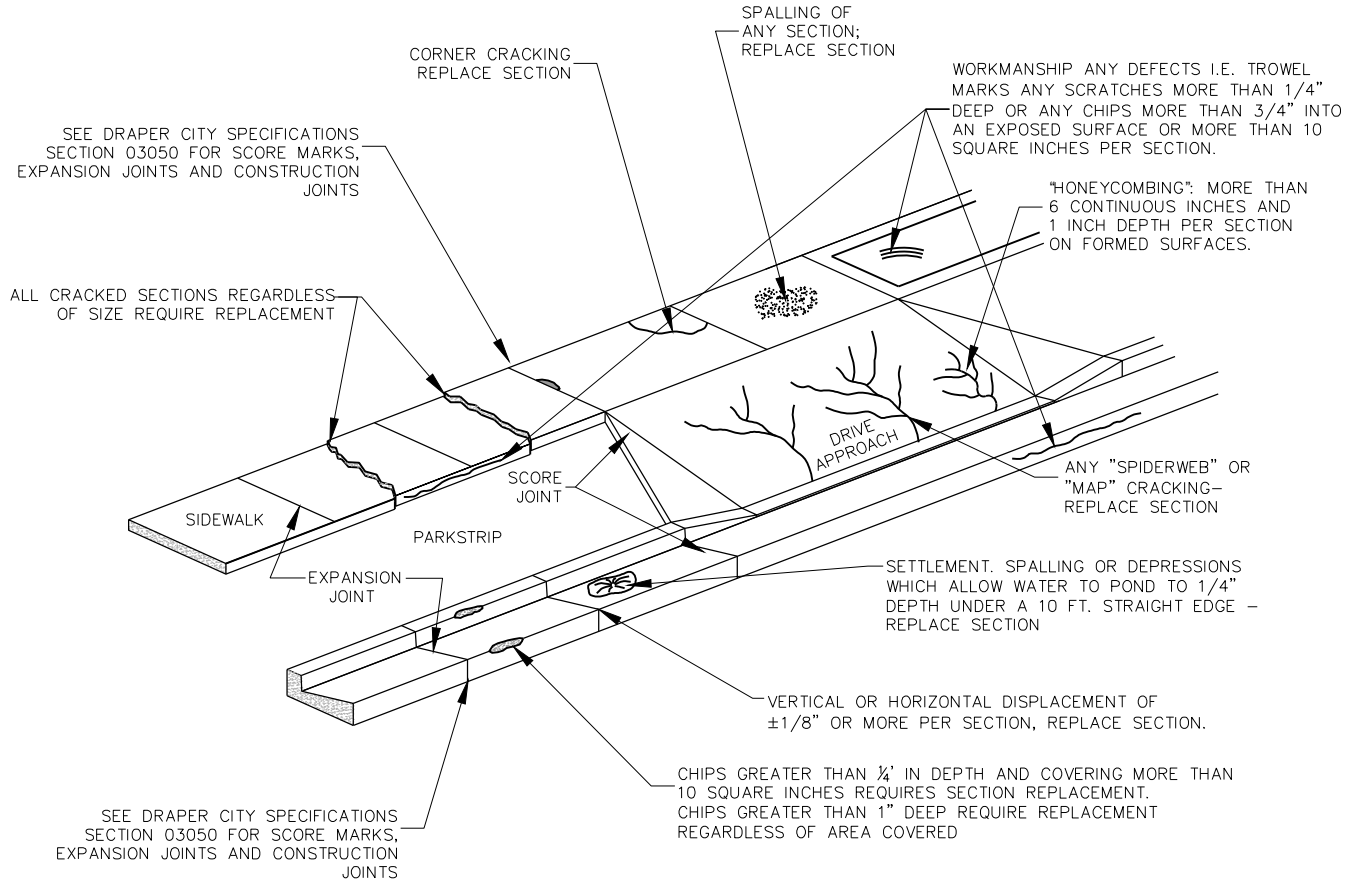


GENERAL NOTES

1. USE MONOLITHIC CONSTRUCTION FOR SIDEWALK 5" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IN RESIDENTIAL ZONE AREAS AND 8" IN COMMERCIAL AND INDUSTRIAL ZONE AREAS IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK. INSTALL EXPANSION JOINTS EVERY 50' ALONG ENTIRE LENGTH OF SIDEWALK.
3. USE 1/2" F1 BITUMINOUS IMPREGNATED EXPANSION JOINT (ASTM D994) FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS OR DRIVEWAYS. SEE ST-07 OR ST-08 FOR ADA RAMP DETAILS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. WALKS SHALL BE FINISHED AS PER SECTION 03050.
6. USE 6" THICK MIN. UNTREATED BASE COURSE MATERIAL. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
7. UNLESS OTHERWISE SPECIFIED, CONSTRUCT WIDTH OF SIDEWALK AS FOLLOWS: A) 5 FEET IF SIDEWALK IS ADJACENT TO A PARK STRIP OVER 1 FOOT WIDE, OR B) 6 FEET IF SIDEWALK IS ADJACENT TO CURB AND GUTTER OR PARKING STRIPS LESS THAN 1 FOOT IN WIDTH, OR C) SIDEWALK SHALL BE 7' WIDE THRU DRIVEWAYS IF ADJACENT TO CURB & GUTTER, OR D) MATCH TO EXISTING SIDEWALK EXTENSION WIDTHS.
8. THE CLASS OF CONCRETE FOR SIDEWALK AND STAMPED CONCRETE PARK STRIP SHALL BE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
9. EXPANSION JOINTS TO BE PLACED NOT TO EXCEED 50'. ON GRADES GREATER THAN 10% PLACE JOINTS AT 30'.

1	APPROVED		SEPT. 06		<p>STANDARD SIDEWALK DETAIL</p>	<p>ST-13</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

TRUE LINE AND GRADE:
 IF SIDEWALK AND/OR CURB & GUTTER
 DEVIATES MORE THAN THE FOLLOWING,
 CONTRACTOR SHALL REPLACE:
 LINE 1/2" IN 10 FEET
 GRADE 1/4" IN 10 FEET

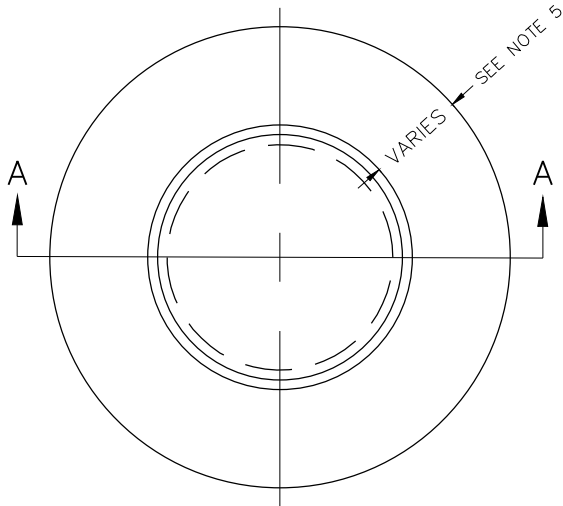


NOTES:

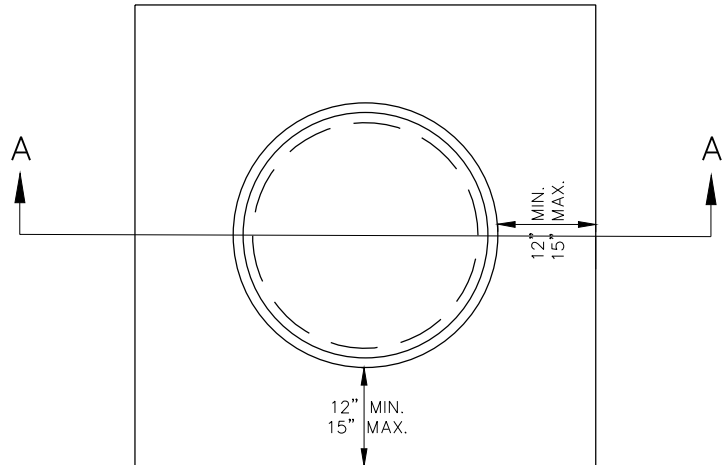
1. REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS NOTED ABOVE. OTHERWISE REPAIR SECTION UNDER THE DIRECTION OF THE CITY OR ENGINEER.
2. ALL CRACKS WITHIN SIDEWALK SECTIONS REQUIRE REPLACEMENT.
3. REPLACEMENT CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
4. MINIMUM REPLACEMENT LENGTH SHALL BE PER SECTION. TYPICALLY 5' PER SECTION SIDEWALK & 10' PER SECTION CURB & GUTTER.

1	APPROVED		SEPT. 06		DEFECTIVE CONCRETE REPLACEMENT CRITERIA DETAIL	ST-14
NO.	AUTHORIZED BY	REVISIONS	DATE			

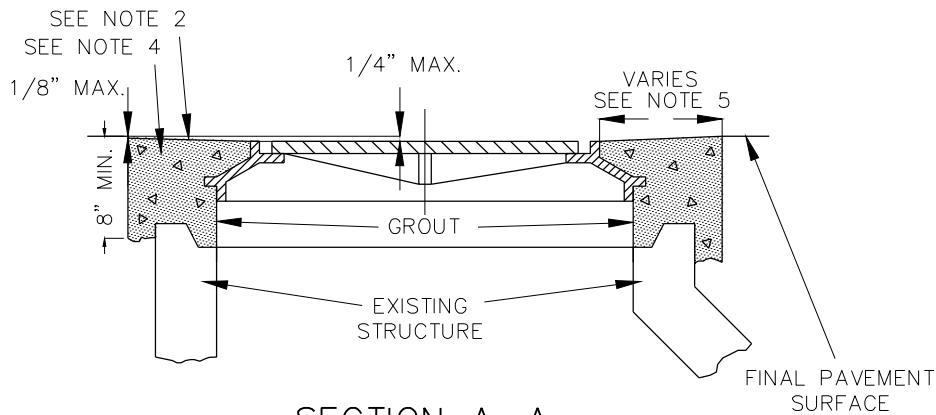
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SANITARY SEWER,
SURVEY MONUMENT BOXES
& WATER VALVE BOXES



STORM DRAIN MANHOLES



SECTION A-A

GENERAL NOTES

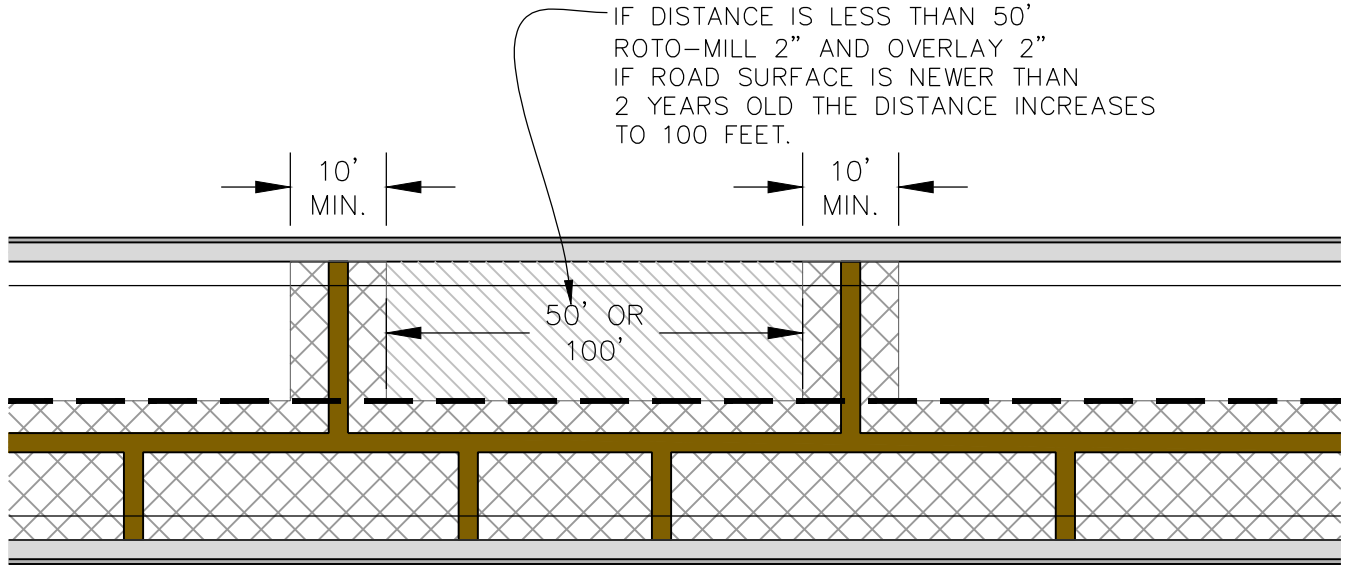
1. ALL MATERIALS REFER TO DRAPER CITY SPECIFICATIONS SECTION 02438 – STRUCTURES TO FINISH GRADE.
2. FINISH GRADE OF FRAME AND LID TO BE A MAXIMUM OF 1/4" BELOW NEW STREET PAVING SURFACE AND SHALL MATCH THE NEW TRANSVERSE SLOPE. THE 1/4" MAXIMUM ELEVATION DIFFERENCE SHALL BE DISTRIBUTED GRADUALLY WITHIN THE WIDTH OF THE CONCRETE COLLAR.
3. ANY PART OF THE COLLAR OR STRUCTURE HIGHER THAN THE SURROUNDING SURFACE COURSE AS MEASURED WITH A STRAIGHT EDGE SPANNING THE STRUCTURE WILL BE CAUSE FOR REJECTION REQUIRING COMPLETE REMOVAL AND REPLACEMENT.
4. CONCRETE SHALL BE TYPE AA(AE) IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS.
5. CONSTRUCT CONCRETE COLLARS AS FOLLOWS:
 STORM DRAIN MANHOLES – SQUARE – 12" WIDTH
 SANITARY SEWER MANHOLES – ROUND – 12" WIDTH
 WATER VALVE BOXES – ROUND – 8" WIDTH
 SURVEY MONUMENT BOXES – ROUND – 8" WIDTH
 OTHER UTILITY MANHOLES OR VAULTS – CONTACT CITY ENGINEER.
6. FLUSH RINGS REQUIRE CITY ENGINEER'S APPROVAL.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



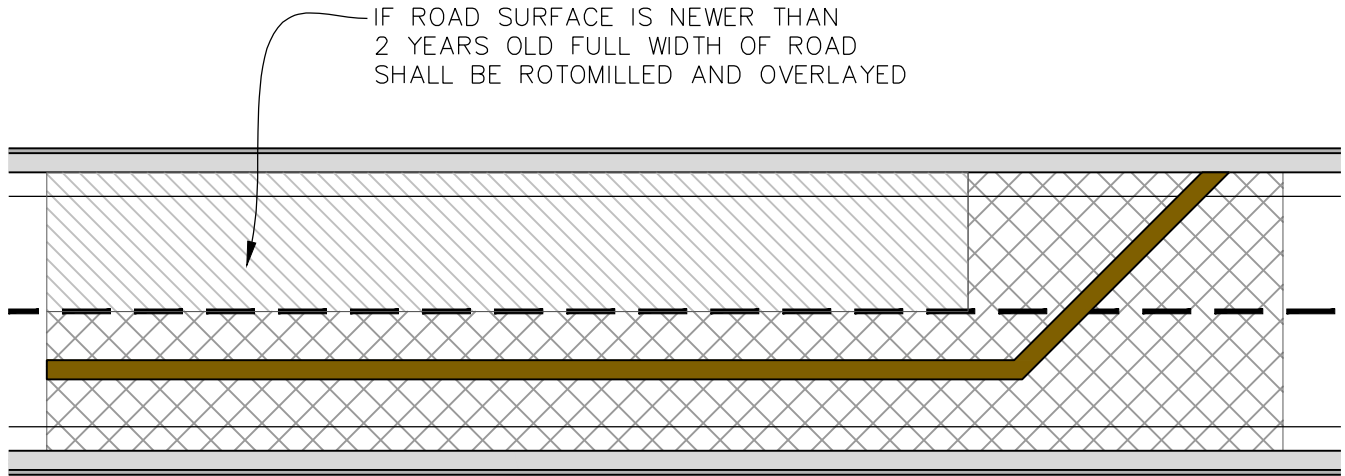
**STRUCTURES
TO FINISH
GRADE**

ST-15



MULTIPLE EXCAVATIONS AND RESTORATION IN ASPHALT

NOTE:
RESTORATION MUST BE A MINIMUM OF 10' CURB LENGTH BY THE WIDTH OF EACH LANE EXCAVATED



LOGITUDINAL EXCAVATION AND RESTORATION IN ASPHALT

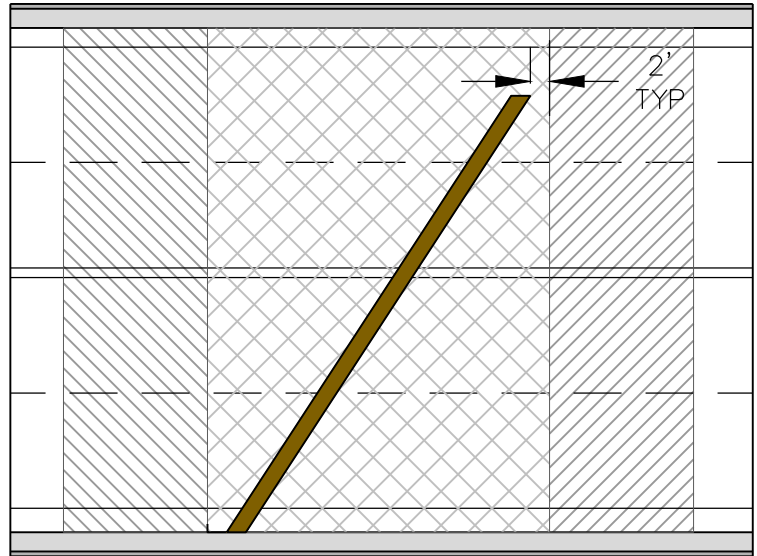
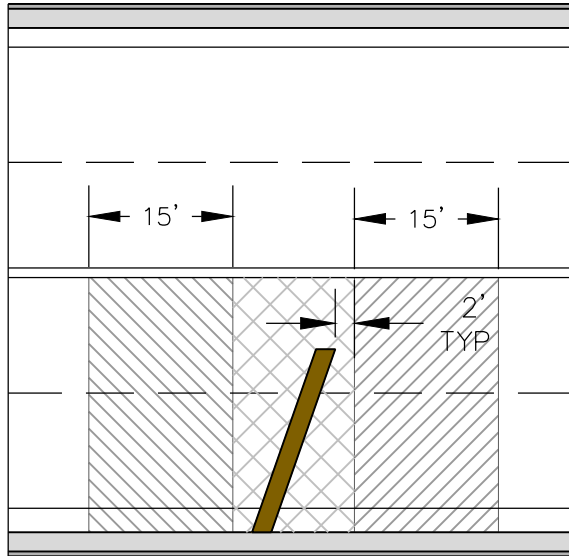
- AREA OF EXCAVATION
- LIMITS OF RESTORATION OF EQUIVALENT ROAD SURFACE (ROAD SURFACE OLDER THAN 2 YEARS)
- LIMITS OF RESTORATION OF EQUIVALENT ROAD SURFACE (ROAD SURFACE NEWER THAN 2 YEARS)

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



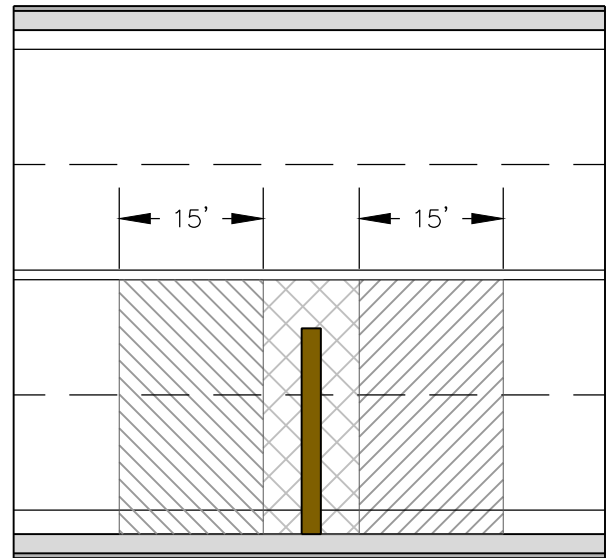
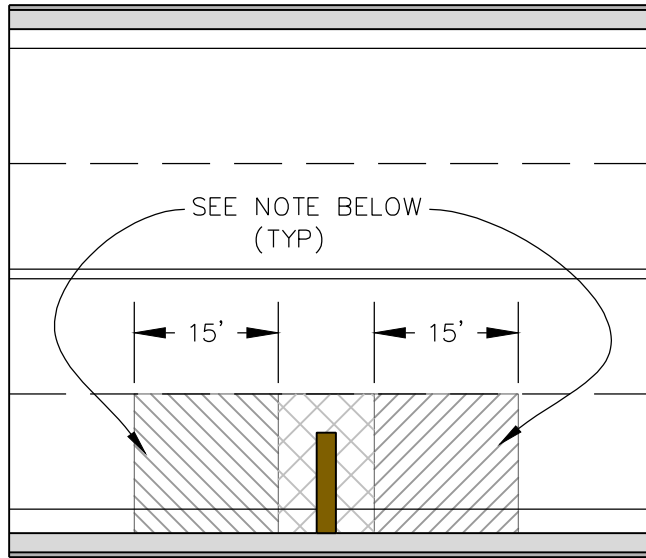
STREET REPAIR REQUIREMENTS

**ST-16
1 of 2**



10' MIN. 15' 15' 2' TYP

TRANSVERSE EXCAVATION AND RESTORATION



10' MIN.

SINGLE LANE EXCAVATION AND RESTORATION

10' MIN.

DOUBLE LANE EXCAVATION AND RESTORATION

- AREA OF EXCAVATION
- LIMITS OF RESTORATION
- LIMITS OF OVERLAY AREA (2 YEARS OR NEWER)

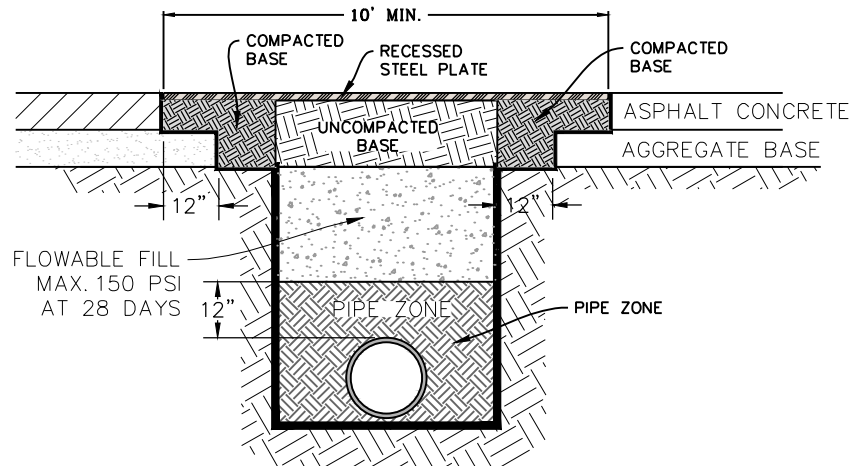
NOTE:
 IF ROAD SURFACE IS 2 YRS. OR NEWER,
 CONTRACTOR SHALL ROTO-MILL EXISTING
 ROADWAY DOWN 2" & DO A 2" OVERLAY
 ON SAID AREA

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE

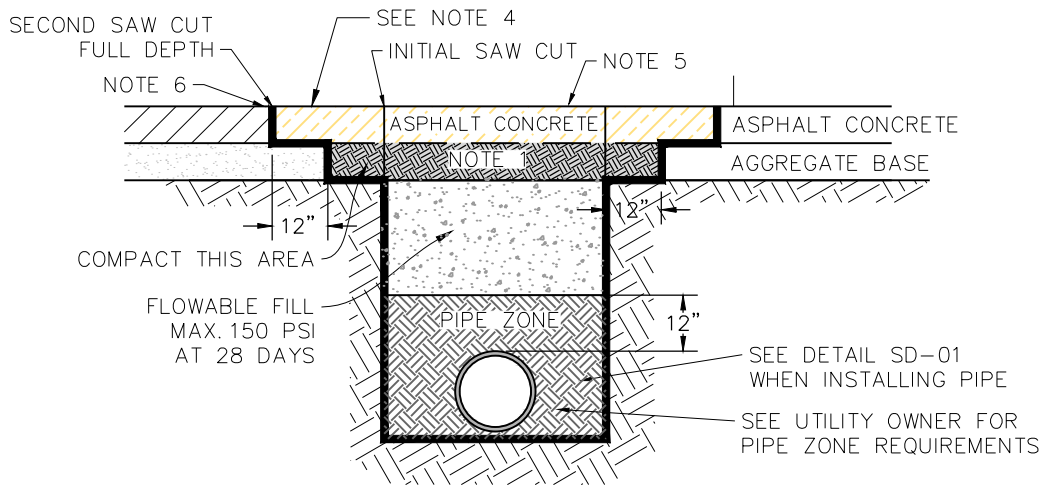


**STREET REPAIR
 REQUIREMENTS**

**ST-16
 2 of 2**



RECESSED STEEL PLATE DETAIL

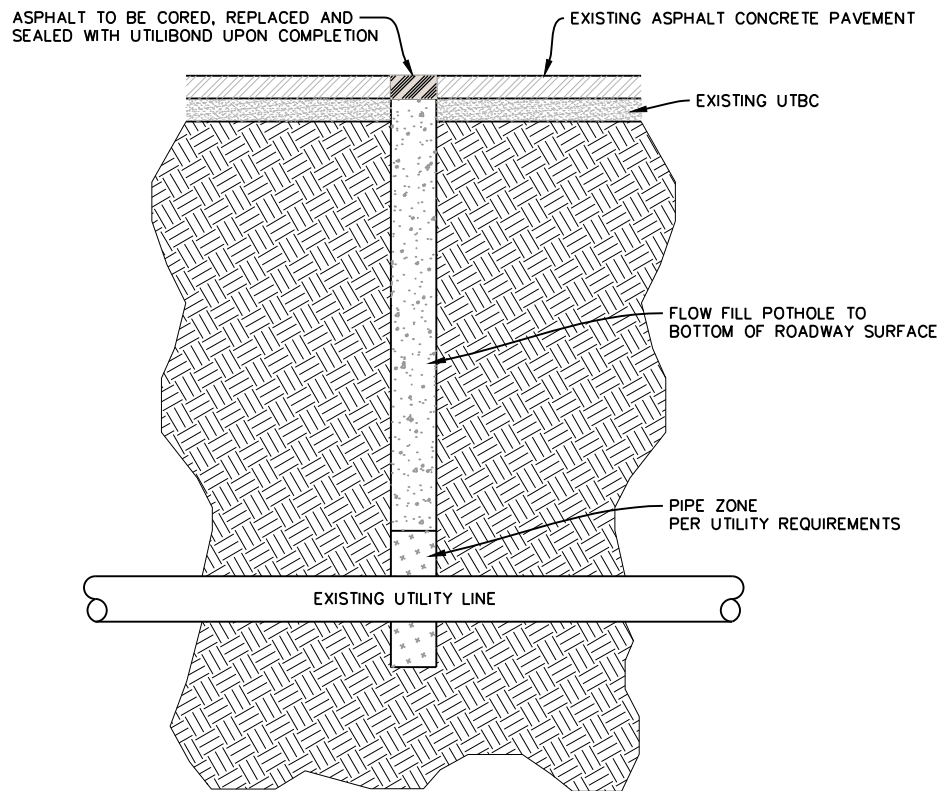


FINAL ASPHALT REPLACEMENT

EXCAVATION GENERAL NOTES

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN SECTION 02230. PLACE AND COMPACT PER SECTION 02240 AND SECTION 02575. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
2. SHORING: SHORE IN CONFORMANCE WITH SECTION 02214.
3. TACK COAT: FULL TACK COAT COVERAGE ON ALL VERTICAL SURFACES.
4. ASPHALT PAVEMENT: USE ASPHALT CONCRETE SPECIFIED IN SECTION 02513.
 - A. COMPACT EACH LIFT IN CONFORMANCE WITH SECTION 02503
 - B. PLANE OFF SURFACE DISTORTIONS THAT EXCEED 1/4 INCH DEVIATION IN 10 FEET. COAT PLANED SURFACES WITH A CATIONIC OR ANIONIC EMULSION AS APPROVED BY CITY ENGINEER.
 - C. ASPHALT PAVEMENT THICKNESS DEPTH SHALL EQUAL EXISTING PLUS 1-INCH, 4" MINIMUM, 6" MAXIMUM
 - D. MATCH EXISTING ASPHALT GRADATION 1/2 OR 3/4.
5. JOINT REPAIR: IF A CRACK OCCURS AT THE "T" PATCH CONNECTION TO EXISTING PAVEMENT OR AT ANY STREET FIXTURE, SEAL THE CRACK PER SECTION 02511.
6. EQUIPMENT: ALL ASPHALT PAVEMENT SHALL BE INSTALLED WITH MECHANICAL PAVING EQUIPMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
7. COMPLY WITH ALL REQUIREMENTS OF SECTION 02575.
8. PLANT MIX SEAL COAT: FOR PLANT MIX SEAL COAT COMPLY WITH UDOT SPECIFICATION, SECTION 02786. MILL AND REPLACE EXISTING PLANT MIX SEAL COAT 10 FEET FROM EDGE OF SECOND CUT IN ALL DIRECTIONS.

1	APPROVED		SEPT. 06		<p>TRENCH REPAIR DETAIL</p>	<p>ST-17</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



1	APPROVED		SEPT. 06		<u>POTHOLE</u> <u>REPAIR</u> <u>DETAIL</u>	ST-18
NO.	AUTHORIZED BY	REVISIONS	DATE			

CULINARY STANDARD DETAILS

INDEX:

TYPICAL WATERLINE PIPE ZONE..... WT-01

WATER MAIN CONNECTIONS AT INTERSECTIONS..... WT-02

TYPICAL WATERLINE LOOP..... WT-03

VALVE BOX INSTALLATION..... WT-04

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FIRE HYDRANT DETAIL..... WT-06

TEMPORARY 2" & BLOW-OFF..... WT-07

COMBINATION AIR RELEASE & VACUUM VALVE..... WT-08

METER SETTER & METER BOX 1-INCH SERVICE..... WT-09 1 OF 2

METER SETTER & METER BOX 1-INCH SERVICE..... WT-09 2 OF 2

METER SETTER & METER BOX 1-1/2 INCH & 2-INCH SERVICE..... WT-10

3" TO 8" METER VAULT WITH BYPASS..... WT-11 1 OF 2

3" TO 8" METER VAULT WITH BYPASS..... WT-11 2 OF 2

TIE-DOWN & CONCRETE THRUST RESTRAINTS..... WT-12 1 OF 3

TIE-DOWN & CONCRETE THRUST RESTRAINTS..... WT-12 2 OF 3

TIE-DOWN & CONCRETE THRUST RESTRAINTS..... WT-12 3 OF 3

1	APPROVED		PENDING		<u>CULINARY STANDARD DETAILS</u>	WT-00
NO.	AUTHORIZED BY	REVISIONS	DATE			

FOR SURFACE RESTORATION ,
SEE DRAPER CITY DWG. ST-17

4' MIN. PIPE BURY DEPTH
5' MAX. PIPE BURY DEPTH
(SEE NOTE 1)

12"
PIPE SIZE
6" MIN.
VARIES

12" MIN. PIPE SIZE 12" MIN.

BACKFILL AND COMPACT
PER DRAPER CITY STANDARDS
(SEE SPECIFICATION SECTION 2240)

INSTALL BLUE 6" WIDE DETECTABLE
MARKING TAPE (CHRISTY'S OR
APPROVED EQUAL) 24" BELOW
GRADE ABOVE ALL WATERLINES

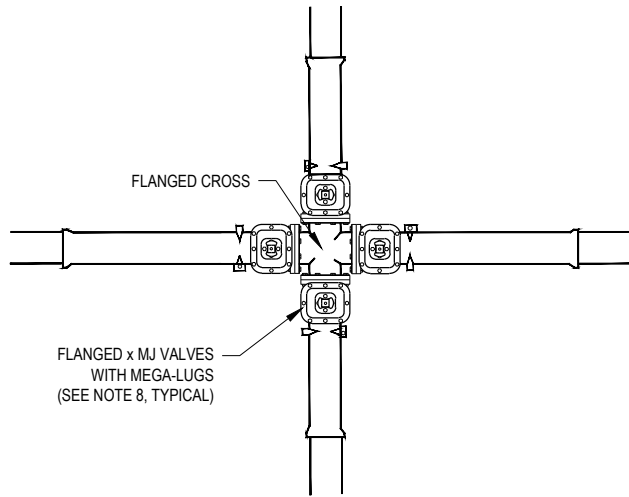
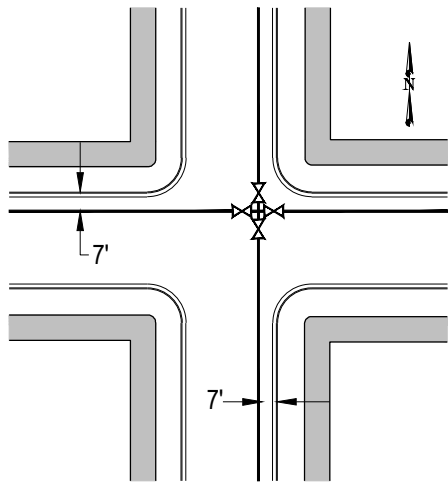
INSTALL THHN JACKETED 12 GAUGE
STRANDED COPPER TRACING WIRE
(SOUTHWIRE OR APPROVED EQUAL)
ON ALL NON-METAL PIPE

COMPACTED PIPE BEDDING
(SEE NOTES 4 & 5 BELOW)

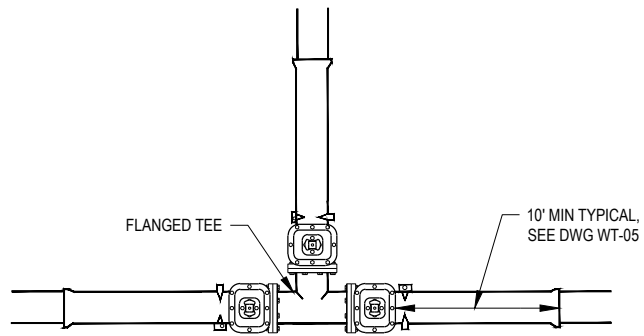
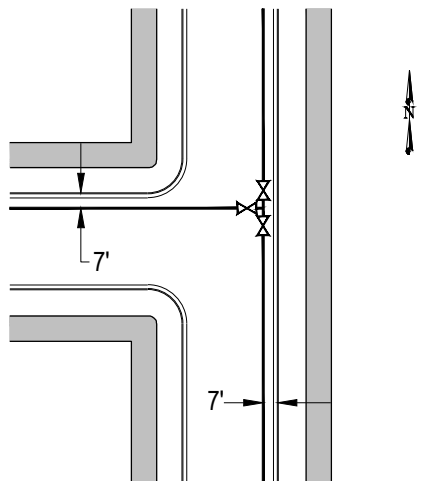
FOUNDATION STABILIZATION:
2" MINUS SEWER ROCK OR APPROVED
EQUAL (AS REQUIRED; SEE NOTE 6 BELOW)

1. AVOID HIGH POINTS ALONG MAINLINE PIPE INSTALLATIONS. WHERE HIGH POINTS ARE UNAVOIDABLE, COORDINATE WITH CITY ENGINEER TO DETERMINE IF AN AIR VALVE INSTALLATION IS NECESSARY.
2. STANDARD MAINLINE PIPE MATERIALS
DIA. ≤ 12" AWWA C900 PVC PIPE
DIA. > 12" AWWA C151 D.I. PIPE
D.I. = CLASS 52 DUCTILE IRON PIPE
C900 = CLASS 305 C900 PVC PIPE (DR-14)
3. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE INSTALLED PER MANUFACTURES RECOMMENDATIONS.
4. PIPE BEDDING SHALL BE: SAND PER SPECIFICATION SECTION 2230-2.02
5. CONTRACTOR SHALL COMPACT BEDDING MATERIAL TO A MIN. 95% OF THE MAXIMUM DRY DENSITY PER CURRENT ASTM D-1557. IF NATIVE SOILS DO NOT PROVIDE A FIRM, STABLE FOUNDATION, AS DETERMINED BY ENGINEER, OVER EXCAVATE BELOW BOTTOM OF TRENCH AND BACKFILL WITH TRENCH STABILIZATION MATERIAL AS SHOWN
6. SEE SECTION 2220-3.02 FOR TRENCH EXCAVATION AND STABILIZATION SPECIFICATIONS.

1	APPROVED		XXX 08		<p>TYPICAL WATERLINE PIPE ZONE</p>	<p>WT-01</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



CROSS-TYPICAL CONNECTIONS



TEE-TYPICAL CONNECTIONS

NOTES:

1. VALVES SHALL GENERALLY BE LOCATED ON EACH BRANCH OF WATER MAIN INTERSECTIONS. WHERE RELATIVELY SHORT LINES LESS THAN 500 FEET IN LENGTH ARE INVOLVED, ONE OF THE TWO VALVES BETWEEN INTERSECTIONS MAY BE OMITTED AT THE DIRECTION OF THE CITY ENGINEER.
2. SEE DWG WT-12 FOR ANCHOR BLOCK AND THRUST BLOCK DETAILS.
3. SEE DWG WT-04 FOR VALVE BOX DETAILS.
4. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8-MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL WATER LINES SHALL BE INSTALLED ON NORTH AND EAST SIDES OF THE STREET AND SHALL BE LOCATED 7' OFFSET FROM TBC.
6. ALL VALVES SHALL BE FLANGED WHEN CONNECTED TO TEES AND CROSSES. OTHERWISE ALL TEES AND CROSSES SHALL BE MJ WITH THRUST RESTRAINT. (MEGA-LUGS AND THRUST BLOCKS).
7. ALL BUTTERFLY GEAR/OPERATOR ASSEMBLY TO BE ON NORTH OR EAST SIDE OF WATER LINE.
8. ALL VALVES SHALL BE NSF 61 CERTIFIED AND COATED INSIDE AND OUT WITH FUSION BONDED EPOXY:
VALVES ≤ 12" SHALL BE AWWA C509 CAST IRON BODIED RESILIENT WEDGE GATE VALVES (VALVE MANUFACTURER SHALL BE CLOW OR AMERICAN).
VALVES > 12" SHALL BE AWWA C504 DOUBLE OFFSET BUTTERFLY VALVES (VALVE MANUFACTURER SHALL BE AV-TEK).

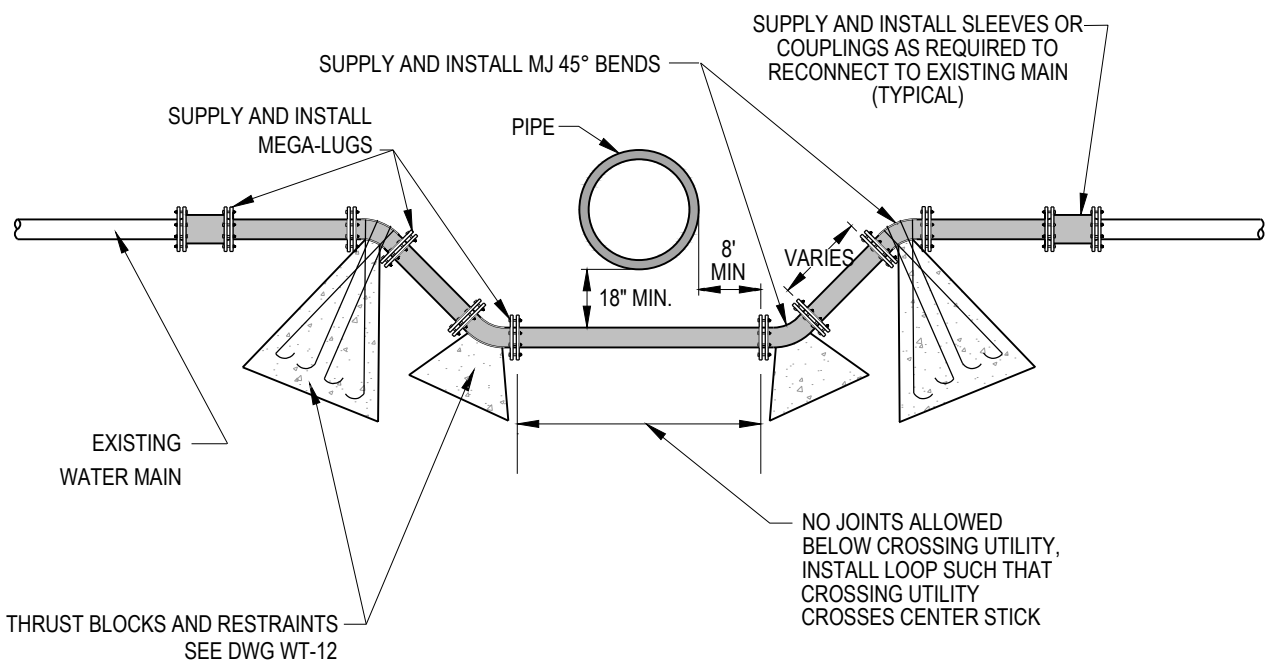
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**WATER MAIN
CONNECTIONS
AT
INTERSECTIONS**

WT-02

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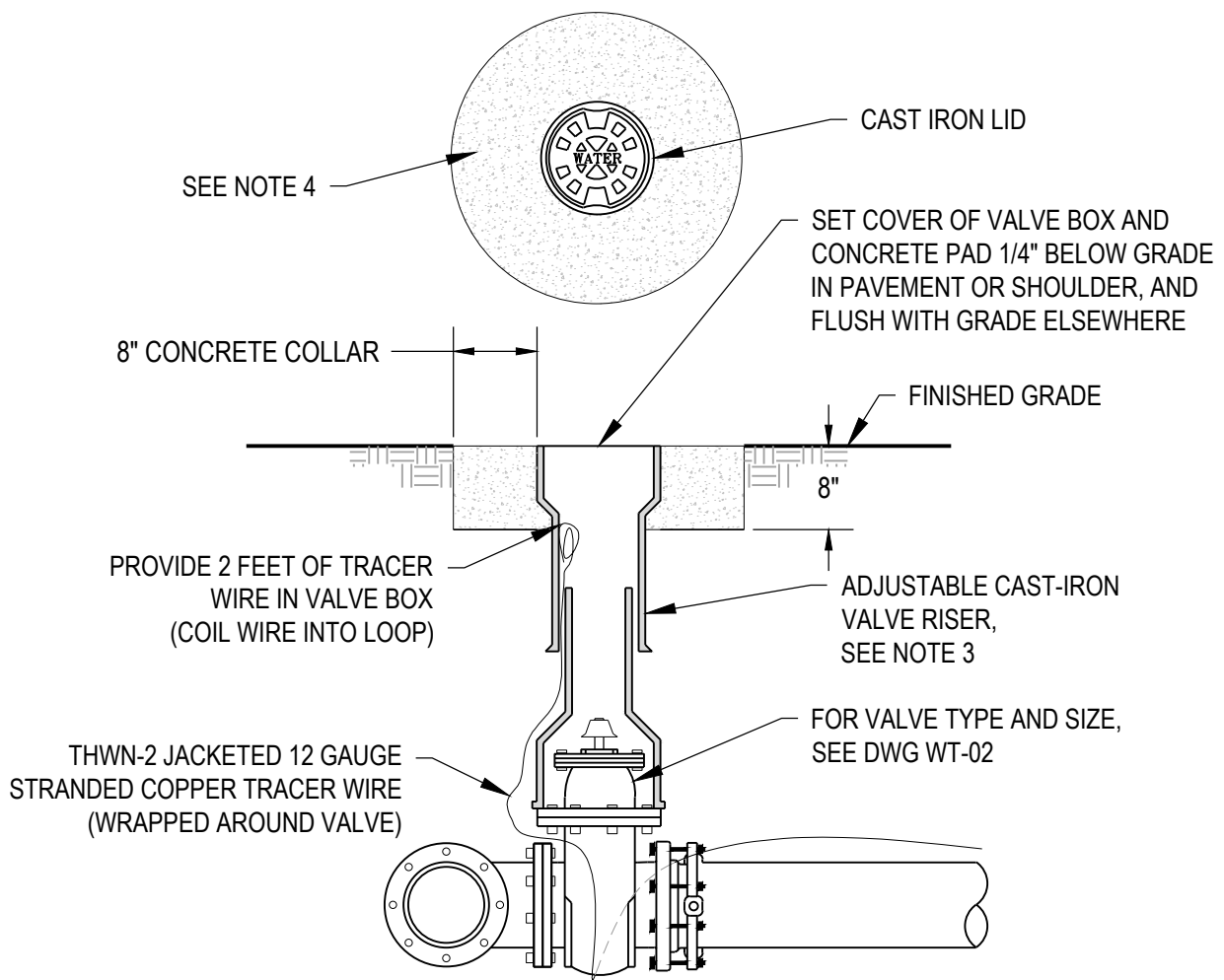


NOTES

1. INSPECTION: INSPECTION OF INSTALLATION BY ENGINEER REQUIRED BEFORE BACKFILLING TRENCH.
2. BACK FILL: INSTALL BACK FILL IN LIFTS NOT EXCEEDING 8" BEFORE COMPACTION. COMPACT EACH LIFT TO A MIN. DRY DENSITY OF 95% MODIFIED PROCTOR ASTM D-1557.
3. PROVIDE DUCTILE IRON PIPE AND FITTINGS WITH MEGA LUGS ACCORDING TO AWWA M-41 SPECIFICATIONS.
4. SEE DWG WT-08 FOR AIRVAC REQUIREMENTS.
5. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8-MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. ISOLATION VALVES AND/OR AIR VALVES SHALL BE INSTALLED AT WATERWAY AND RAILROAD CROSSINGS AT DIRECTION OF CITY ENGINEER.

1	APPROVED		XXXX. 08		<p>TYPICAL WATERLINE LOOP</p>	<p>WT-03</p>
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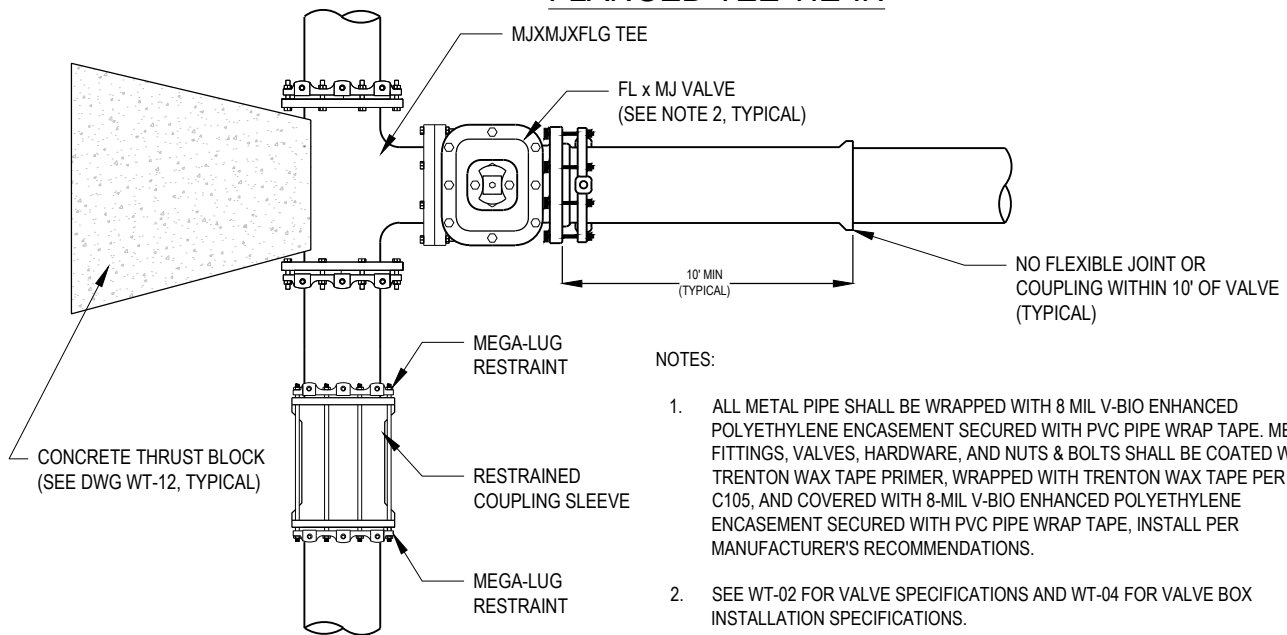
NOTES:

1. INSPECTION OF INSTALLATION BY ENGINEER REQUIRED PRIOR TO BACKFILLING.
2. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8-MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. VALVE BOX SHALL BE D&L M-8040 THRU M-8064 ADJUSTABLE CAST IRON RISER OR APPROVED EQUAL.
4. FURNISH AND INSTALL 8" CONCRETE COLLAR. SEE DWG ST-15 FOR CONCRETE COLLAR DETAILS.

1	APPROVED		XXXX. 08		<u>VALVE BOX</u> <u>INSTALLATION</u>	WT-04
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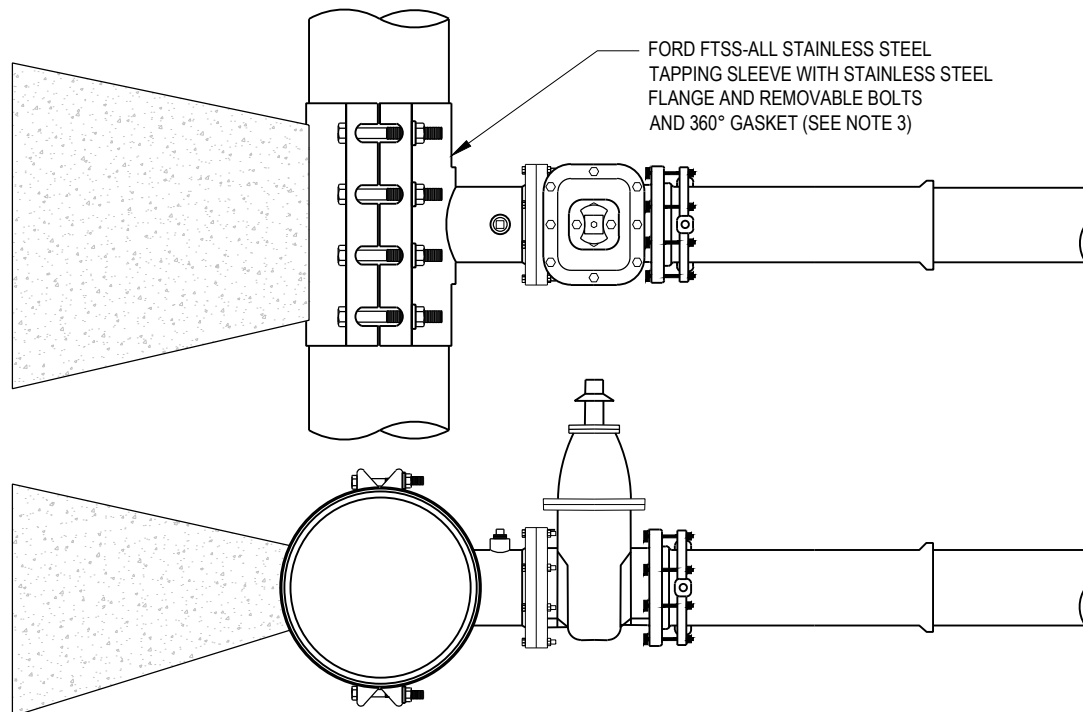
FLANGED TEE TIE-IN



NOTES:

1. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASUREMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8-MIL V-BIO ENHANCED POLYETHYLENE ENCASUREMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. SEE WT-02 FOR VALVE SPECIFICATIONS AND WT-04 FOR VALVE BOX INSTALLATION SPECIFICATIONS.
3. NO SIZE ON SIZE TAPS SHALL BE ALLOWED.

TAPPING SLEEVE TIE-IN



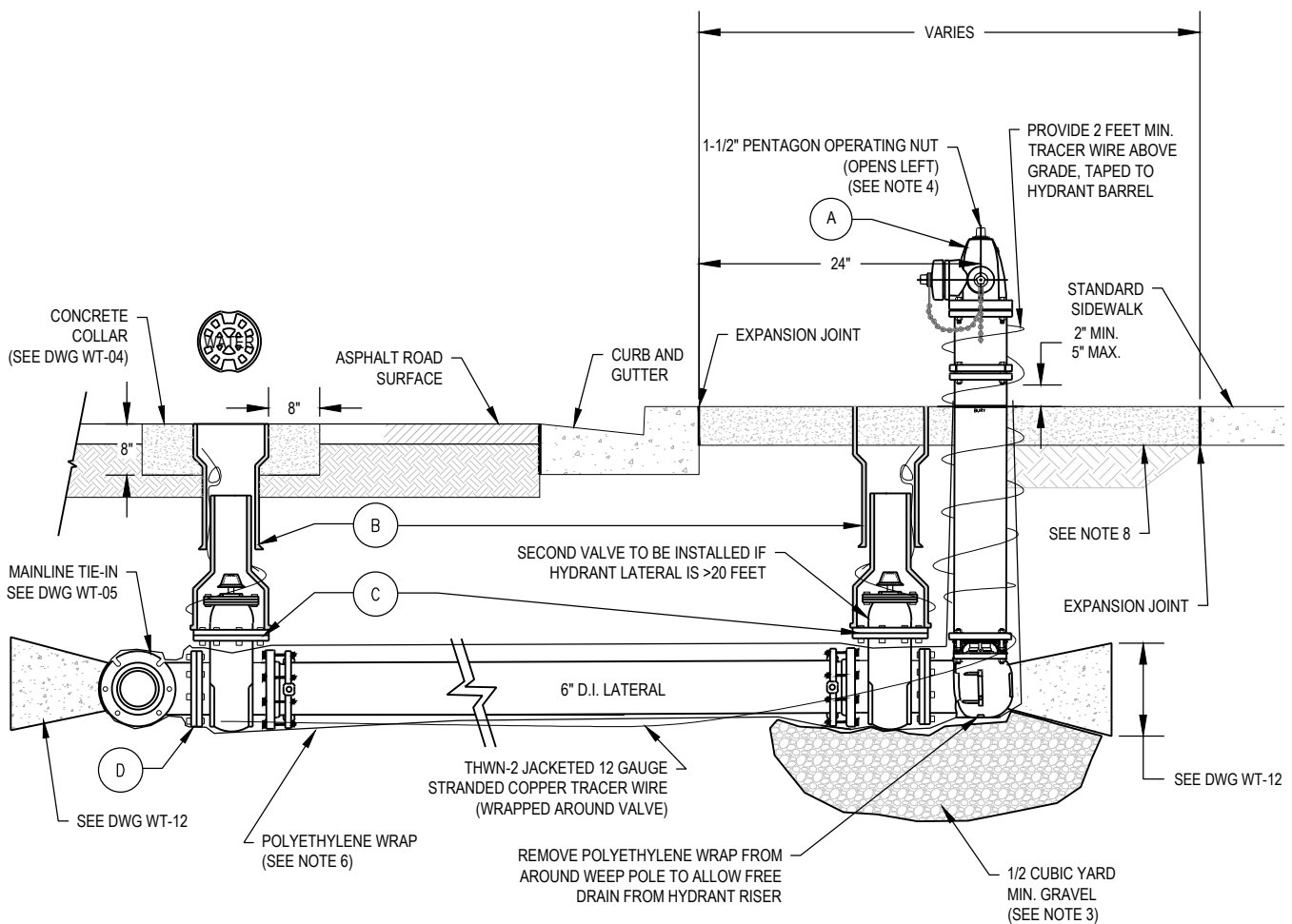
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MAIN LINE
TIE-IN

WT-05

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NOTES:

1. INSPECTION AND APPROVAL OF INSTALLATION BY ENGINEER REQUIRED BEFORE BACKFILLING TRENCH.
2. IF NOT IN SERVICE, HYDRANT MUST BE TAGGED, "NOT IN SERVICE".
3. PROVIDE 1/2 CUBIC YARD MIN. OF 3/4" CLEAN CRUSHED ROCK AROUND DRAIN HOLE AT BASE OF HYDRANT. PLACE MIRAFI FABRIC UNDER ROCK TO MINIMIZE SILTING.
4. POINT THE 4-1/2" STEAMER NOZZLE TOWARDS THE STREET.
5. PLACE FIRE HYDRANTS SO SIDEWALK FLANGE IS 2" MIN. OR 5" MAX. ABOVE GRADE.
6. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8-MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE A FLAT (2% SLOPE MAX.) 4 FOOT DIAMETER CLEAR WORKING SPACE AROUND HYDRANT.
8. PROVIDE A 5'x5'x5" MIN. THICK CONCRETE PAD WITH 6" COMPACTED ROAD BASE; OR AS PER CITY ENGINEER. (SEE SPECIFICATION SECTION 3000).
9. VALVE CANNOT BE LOCATED WITHIN CURB & GUTTER.
10. NO WATER SERVICE CONNECTIONS SHALL BE ALLOWED ON FIRE LINES.
11. HYDRANT SHALL BE NEW.
12. ALL PERMANENT END OF WATERLINE TERMINATIONS SHALL BE A FIRE HYDRANT.

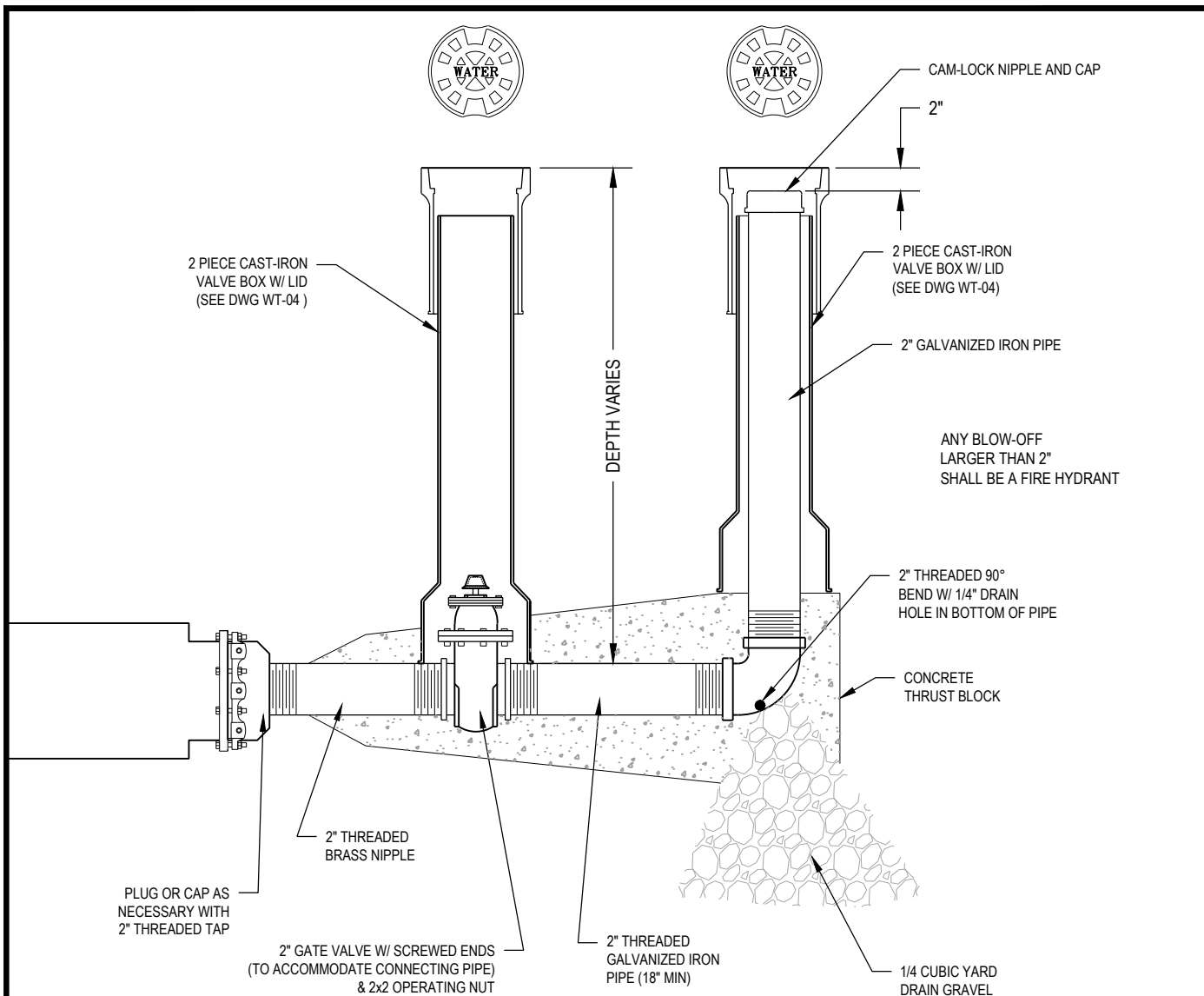
LEGEND		
No.	ITEM	DESCRIPTION
(A)	FIRE HYDRANT	RED IN COLOR, FLANGED WITH BREAK-AWAY BOLTS, WATEROUS PACER PER AWWA C502
(B)	2 PC CAST IRON VALVE BOX	SEE DWG WT-04
(C)	GATE VALVE WITH 2" X 2" OPERATING NUT	SEE DWG WT-04
(D)	MAINLINE CONNECTION MJ x MJ x FLG TEE	WITH MEGA-LUGS RESTRAINTS, SEE DWG WT-05

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**FIRE HYDRANT
DETAIL** **WT-06**

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NOTES:

1. USE IN TEMPORARY CONDITIONS BY APPROVAL ONLY. IF INSTALLED WITHOUT APPROVAL, TEMPORARY CONNECTION TO BE REMOVED AT CONTRACTOR'S EXPENSE.
2. ALL PERMANENT END OF WATERLINE TERMINATIONS SHALL BE A FIRE HYDRANT.
3. CONCRETE: 2000 P.S.I. SEE DWG WT-12 FOR DETAILS. POUR CONCRETE AGAINST UNDISTURBED SOIL. CONCRETE THRUST BOCKS SHALL NOT TOUCH PIPELINE END PLUG OR CAP.
4. APPLY PVC PIPE WRAP TAPE TO THE EXTERIOR OF ALL GALVANIZED PIPE PER AWWA C209.
5. DRAINAGE: AFTER INSTALLATION OF WASHOUT ASSEMBLY, VERIFY VALVE RISER DRAINS TO GRAVEL.
6. INSPECTION AND APPROVAL OF INSTALLATION BY ENGINEER IS REQUIRED BEFORE BACKFILLING TRENCH.
7. BACKFILL: SEE SPECIFICATION SECTION 2240 FOR REQUIREMENTS.

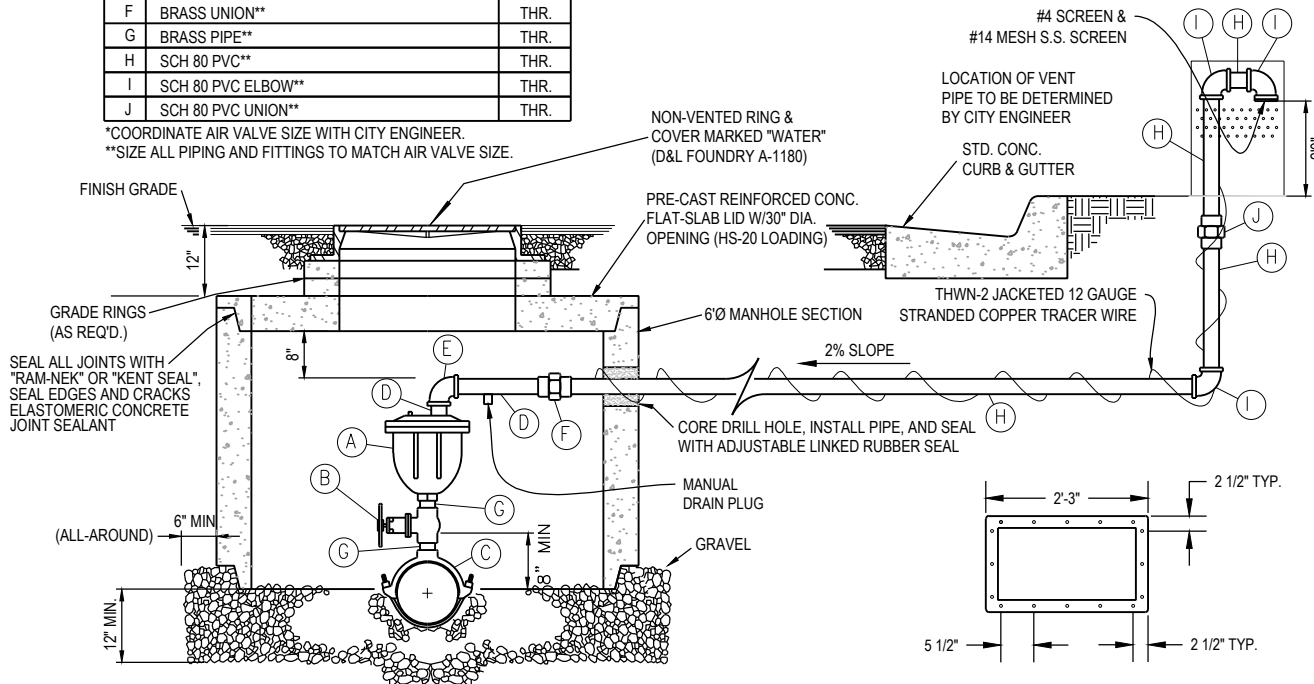
1	APPROVED		xxxx. 08		<p style="text-align: center;">TEMPORARY 2" BLOW-OFF BY APPROVAL ONLY</p>	<p style="font-size: 2em; font-weight: bold;">WT-07</p>
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PIPE & FITTING SCHEDULE

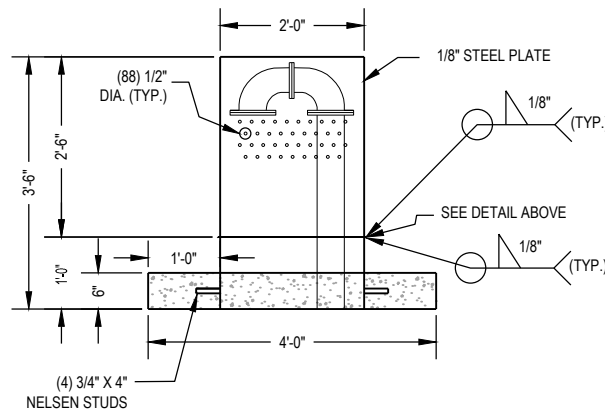
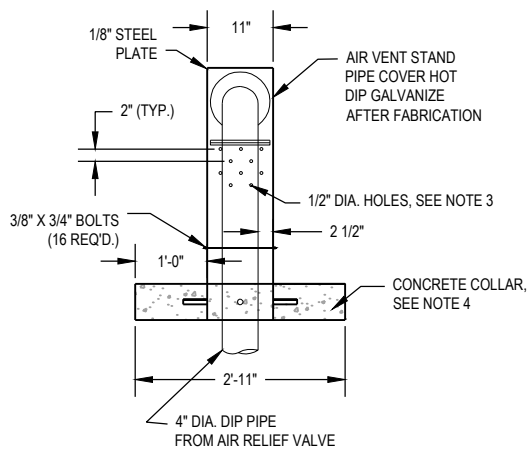
NO.	DESCRIPTION	FITTING
A	2" MIN HEAVY-DUTY COMBINATION AIR/VACUUM RELIEF VALVE DeZURIK "APCO" CAV MODEL S-145C OR APPROVED EQUAL*	THR.
B	BALL VALVE**	THR.
C	BRASS SERVICE SADDLE** FORD 202B (DIP) OR FORD 202BSD (C900)	-
D	BRASS PIPE**	THR.
E	BRASS 90° ELBOW**	THR.
F	BRASS UNION**	THR.
G	BRASS PIPE**	THR.
H	SCH 80 PVC**	THR.
I	SCH 80 PVC ELBOW**	THR.
J	SCH 80 PVC UNION**	THR.

*COORDINATE AIR VALVE SIZE WITH CITY ENGINEER.
**SIZE ALL PIPING AND FITTINGS TO MATCH AIR VALVE SIZE.



AIR/VACUUM RELIEF STATION

AIR VENT STAND PIPE



NOTES:

1. ALL COMPONENTS SHALL BE NSF 61 CERTIFIED FOR DRINKING WATER USE, WHERE CONNECTED TO POTABLE WATERMAIN.
2. ALL BRASS COMPONENTS SHALL BE RATED FOR OUTDOOR USE.
3. ALL HOLES SHALL BE AT OR ABOVE TOP OF CONCRETE COLLAR.
4. CONCRETE SHALL BE CONTINUOUS THROUGH ENCLOSED AIR VENT STAND PIPE.

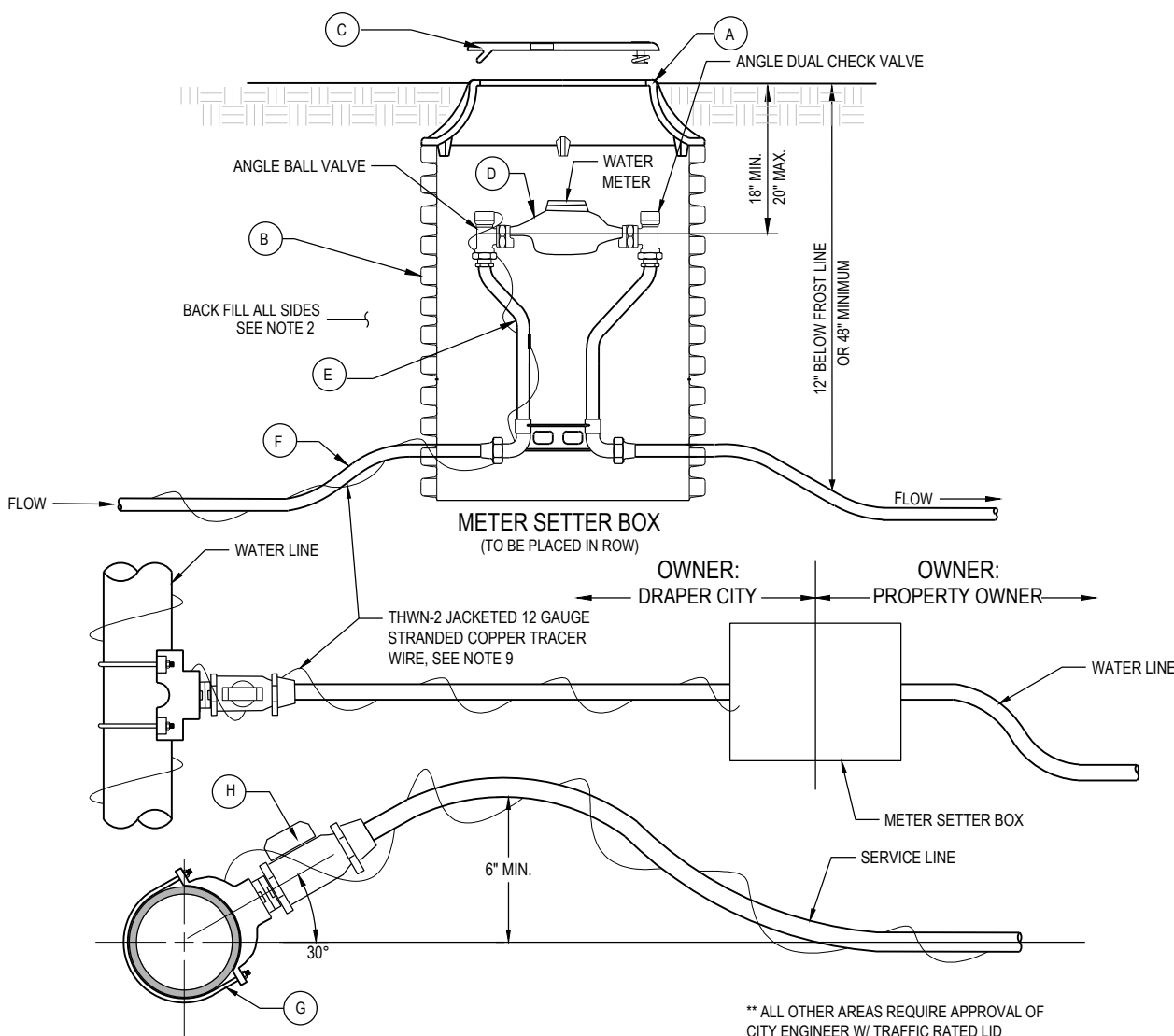
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**COMBINATION
AIR RELEASE
& VACUUM
VALVE**

WT-08

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** ALL OTHER AREAS REQUIRE APPROVAL OF CITY ENGINEER W/ TRAFFIC RATED LID

LEGEND		
No.	ITEM	DESCRIPTION
(A)	CAST IRON RING	D & L L-2244 OR APPROVED EQUAL (SEE NOTE 8 FOR TRAFFIC RATED RING)
(B)	METER BOX (21" X 36")	A2000 METER BOX WHITE IN COLOR OR APPROVED EQUAL IN IMPERVIOUS AND/OR DRIVABLE AREAS CORRUGATED HDPE METER BOX OR APPROVED EQUAL IN PARKSTRIP
(C)	2" TAP IN LID FOR RADIO READ SENSOR OF METER	D & L L-2242 OR APPROVED EQUAL (SEE NOTE 8 FOR TRAFFIC RATED LID)
(D)	METER	PROVIDED BY CITY
(E)	1" METER YOKE W/ DUAL CHECK IN SETTER	FORD VBHC74-21W-11-44-NL
(F)	COPPER PIPE (TYPE K - SOFT) OR 1" POLY PIPE (CTS)	INSTALL WITH THWN-2 JACKETED 12 GAUGE STRANDED COPPER TRACER WIRE
(G)	BRASS SERVICE SADDLE	FORD 202B (DIP) OR FORD 202BSD (C900)
(H)	CORP STOP COMPRESSION FITTING OR EQUAL	FORD FB1100-4-Q-NL OR APPROVED EQUAL

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**METER SETTER
& METER BOX
1-INCH
SERVICE**

**WT-09
1 OF 2**

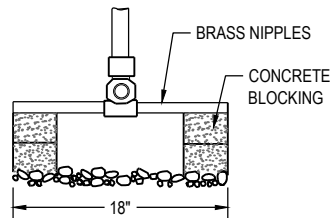
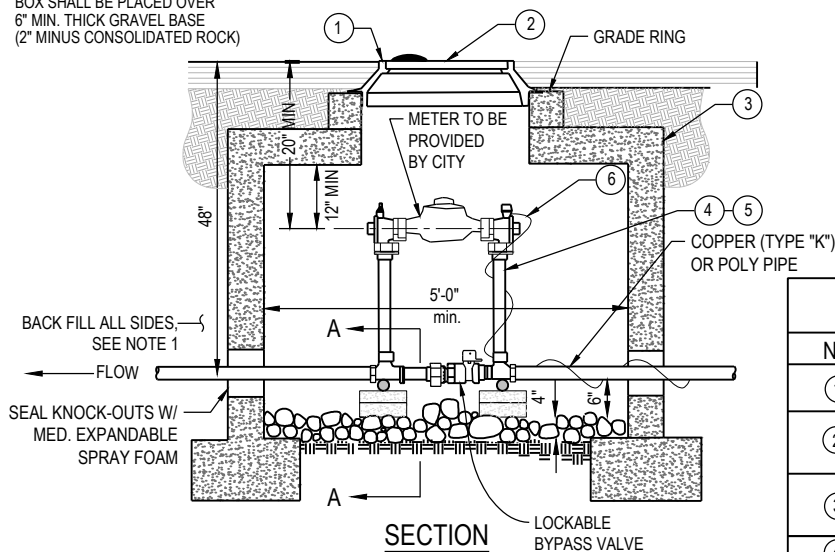
NOTES

1. INSPECTION: PRIOR TO BACK FILLING AROUND METER BOX AND TAPS, SECURE INSPECTION AND APPROVAL OF CITY ENGINEER.
2. BACK FILL: BACK FILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO DRY DENSITY OF 95% PER ASTM D-1557 (SEE SPECIFICATION SECTION 2240).
3. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP (PUBLIC ROW) AND MUST BE PLACED WITHIN 2 FEET OF PROPERTY LINE WITH 2 BOXES ADJACENT TO COMMON PROPERTY LINE (WITH 3-4 FEET MINIMUM SEPARATION BETWEEN METER CANS).
4. ALL METER SETTERS MUST HAVE BACK FLOW PREVENTERS.
5. METER BOX MUST BE FREE OF DEBRIS AND WATER, AND BE FREE OF ALL DEFECTS. METER BOXES THAT ARE CRACKED, CHIPPED, BROKEN, OR DEFORMED WILL NOT BE ACCEPTED.
6. METER SETTER MUST BE 18"-20" BELOW LID.
7. COMPRESSION FITTINGS FOR POLY PIPE REQUIRE STAINLESS STEEL INSERTS.
8. TRAFFIC RATED RING AND LID SHALL BE D&L SUPPLY MODEL #B-5021 WITH 2" KNOCK OUT FOR RADIO READ SENSOR OR APPROVED EQUAL.
9. TRACER WIRE TO BE INSTALLED WITH WATER SERVICE LINE AND TERMINATE AT ANGLE STOP VALVE IN METER BOX. PROVIDE 2 FEET MINIMUM EXTRA WIRE. COIL EXCESS AROUND VALVE.

1	APPROVED		SEPT. 04		METER SETTER & METER BOX 1-INCH SERVICE	WT-09 2 OF 2
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1-1/2" & 2" SERVICE LINE AND METER

BOX SHALL BE PLACED OVER
6" MIN. THICK GRAVEL BASE
(2" MINUS CONSOLIDATED ROCK)



LEGEND: SERVICE METER

No.	ITEM	DESCRIPTION
①	CAST IRON RING	D&L A-1180 OR APPROVED EQUAL
②	2" TAP IN LID FOR RADIO READ SENSOR OF METER	D&L A-1180 OR APPROVED EQUAL
③	CONCRETE BOX, 5' X 5' INSIDE DIM. WITH KNOCK-OUTS AND FOOTINGS	H-20 TRAFFIC RATED
④	1 1/2" SETTER	FORD VBHC76-21B-11-66-NL
⑤	2" SETTER	FORD VBHC77-21B-11-77-NL
⑥	TRACER WIRE	THWN-2 JACKETED 12 GAUGE STRANDED COPPER TRACER WIRE, SEE NOTE 6

NOTES FOR SERVICE LINE AND METER

- INSPECTION:** PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION AND APPROVAL OF CITY ENGINEER.
- BACKFILL:** INSTALL AND COMPACT ALL BACKFILL MATERIAL IN 8" COMPACTED LIFTS. COMPACT LIFTS TO A MINIMUM 95% DENSITY (SEE SPECIFICATION SECTION 2240).
METER: DRAPER CITY WILL PROVIDE AND INSTALL METER.
- METER:** DRAPER CITY WILL PROVIDE AND INSTALL METER.
- PIPE:** INSTALL CTS PIPE OR COPPER (TYPE "K") TO PROPERTY LINE.
- PLACEMENT:** DO NOT INSTALL METER BOX UNDER DRIVEWAY APPROACHES, SIDEWALKS, OR CURB & GUTTER. IN NEW CONSTRUCTION, INSTALL METER NEAR CENTER OF LOT IN PARKSTRIP.
- TRACER WIRE:** PROVIDE 2 FEET MINIMUM EXTRA WIRE IN METER BOX. COIL EXCESS AROUND ANGLE CONTROL VALVE.

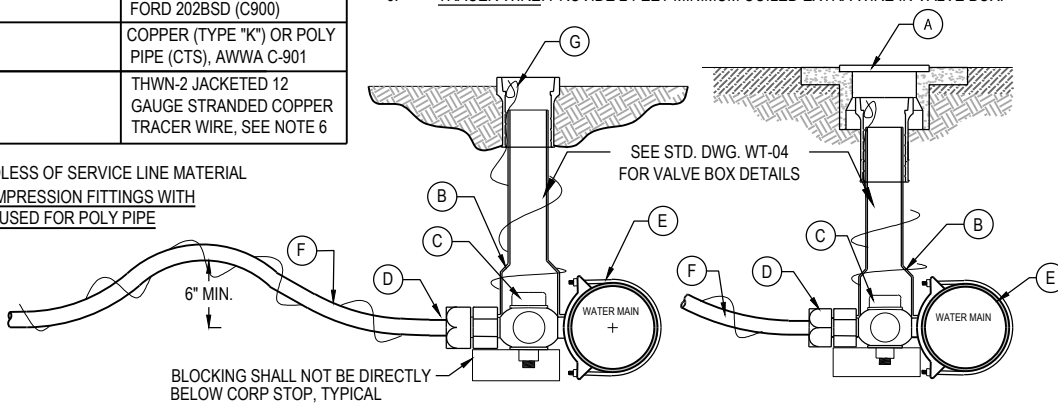
SERVICE TAP

LEGEND: SERVICE TAP

No.	ITEM	DESCRIPTION
(A)	CONCRETE TRAFFIC BOX	
(B)	2-PC. CAST IRON VALVE BOX WITH LID	SEE DWG WT-04
(C)	CORPORATION STOP	FORD FB1100-6-Q-NL OR FORD FB1100-7-Q-NL
(D)	COMPRESSION FITTING	
(E)	BRASS SERVICE SADDLE	FORD 202B (DIP) OR FORD 202BSD (C900)
(F)	SERVICE LINE	COPPER (TYPE "K") OR POLY PIPE (CTS, AWWA C-901)
(G)	TRACER WIRE*	THWN-2 JACKETED 12 GAUGE STRANDED COPPER TRACER WIRE, SEE NOTE 6

NOTES FOR SERVICE TAPS

- INSPECTION:** PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION AND APPROVAL OF CITY ENGINEER.
- BACKFILL:** INSTALL AND COMPACT ALL BACKFILL MATERIAL PER DRAPER CITY SPECIFICATION SECTION 2240.
- TAPPING:** PLACE TAPS A MINIMUM OF 36" APART. USE A TAPPING TOOL SIZED TO THE SIZE OF THE SERVICE LINE TO BE INSTALLED. NO TAPS WITHIN 36" OF PIPE JOINT.
SERVICE SADDLE CLAMP: REQUIRED ON ALL PIPES.
- TEFLON TAPE:** REQUIRED ON ALL TAPS.
- TRACER WIRE:** PROVIDE 2 FEET MINIMUM COILED EXTRA WIRE IN VALVE BOX.



*TRACER WIRE REQUIRED REGARDLESS OF SERVICE LINE MATERIAL
NOTE: ALL FITTINGS SHALL BE COMPRESSION FITTINGS WITH STAINLESS STEEL INSERTS USED FOR POLY PIPE

CITY ENGINEER APPROVAL
REQUIRED WHEN
INSTALLATION IS PLACED
IN HIGH GROUND WATER AREA

BLOCKING SHALL NOT BE DIRECTLY
BELOW CORP STOP, TYPICAL

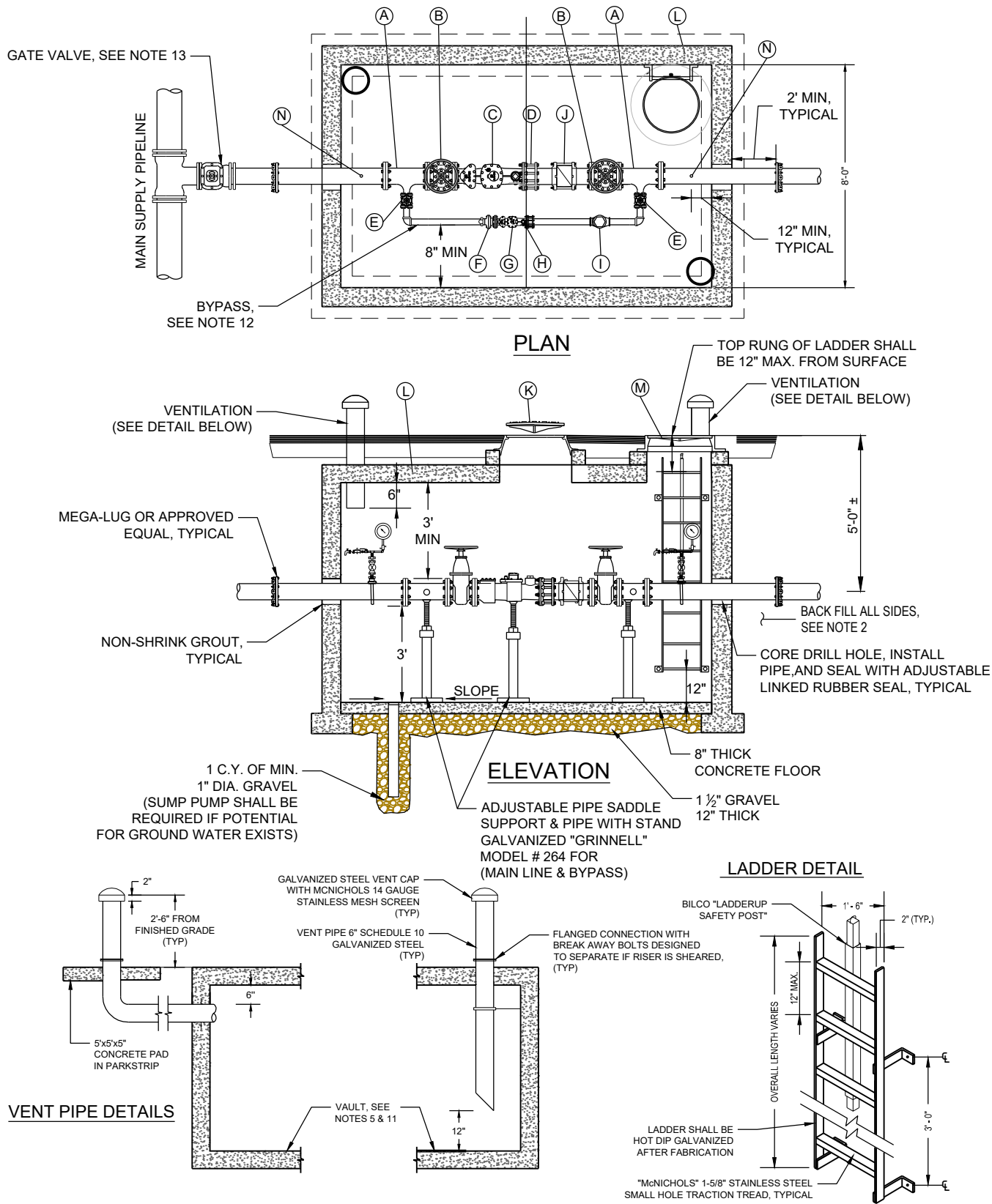
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**METER SETTER
AND METER
BOX
1-1/2-INCH &
2-INCH
SERVICE**

WT-10

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**3" TO 8"
METER VAULT
WITH BYPASS**

**WT-11
1 OF 2**

NOTES:

1. PRIOR TO BACK FILLING AROUND CONCRETE BOX, SECURE INSPECTION AND APPROVAL OF INSTALLATION BY ENGINEER.
2. INSTALL BACK FILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO DRY DENSITY OF 96% ± 2% OPTIMUM MOISTURE. SEE SPECIFICATION SECTION 2240.
3. PROVIDE BRASS FITTINGS AND NIPPLES IF NOT SPECIFIED OTHERWISE. DO NOT USE GALVANIZED MATERIALS, EXCEPT WHERE INDICATED.
4. ALL PIPING SHALL BE DUCTILE IRON CLASS 55 AND SHALL BE EPOXY COATED PER AWWA STANDARD C116-09.
5. PRECAST CONCRETE METER VAULT SHALL BE HS-20 TRAFFIC LOADING RATED. FOR METERS LESS THAN OR EQUAL TO 4", VAULT SIZE TO BE 12'X8'. FOR METERS LARGER THAN 4", VAULT SIZE TO BE 14'X8'.
6. ALLOW 1" CLEARANCE AROUND WATERLINE WHERE LINE PASSES CONCRETE WALLS. SEAL OPENING WITH ADJUSTABLE LINKED RUBBER SEAL.
7. INSTALL VALVE WITH VALVE BOX ADJACENT TO MAIN.
8. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
9. 10" AND LARGER METERS SHALL BE ENGINEERED AND SUBMITTED TO CITY FOR APPROVAL BY CITY ENGINEER.
10. ALL COMPONENTS SHALL BE NSF 61 CERTIFIED FOR DRINKING WATER USE, WHERE CONNECTED TO POTABLE WATERMAIN. ALL BRONZE/BRASS COMPONENTS SHALL BE RATED FOR OUTDOOR USE.
11. FLUID-APPLIED WATERPROOFING SHALL BE APPLIED TO ALL EXTERIOR BURIED CONCRETE VAULT SURFACES.
12. BYPASS SHALL BE HALF THE SIZE OF THE MAIN IN DIAMETER, 2" MINIMUM.
13. SEE WT-02 FOR VALVE SPECIFICATIONS, WT-04 FOR VALVE BOX INSTALLATION SPECIFICATIONS, AND WT-05 FOR TIE-IN SPECIFICATIONS.

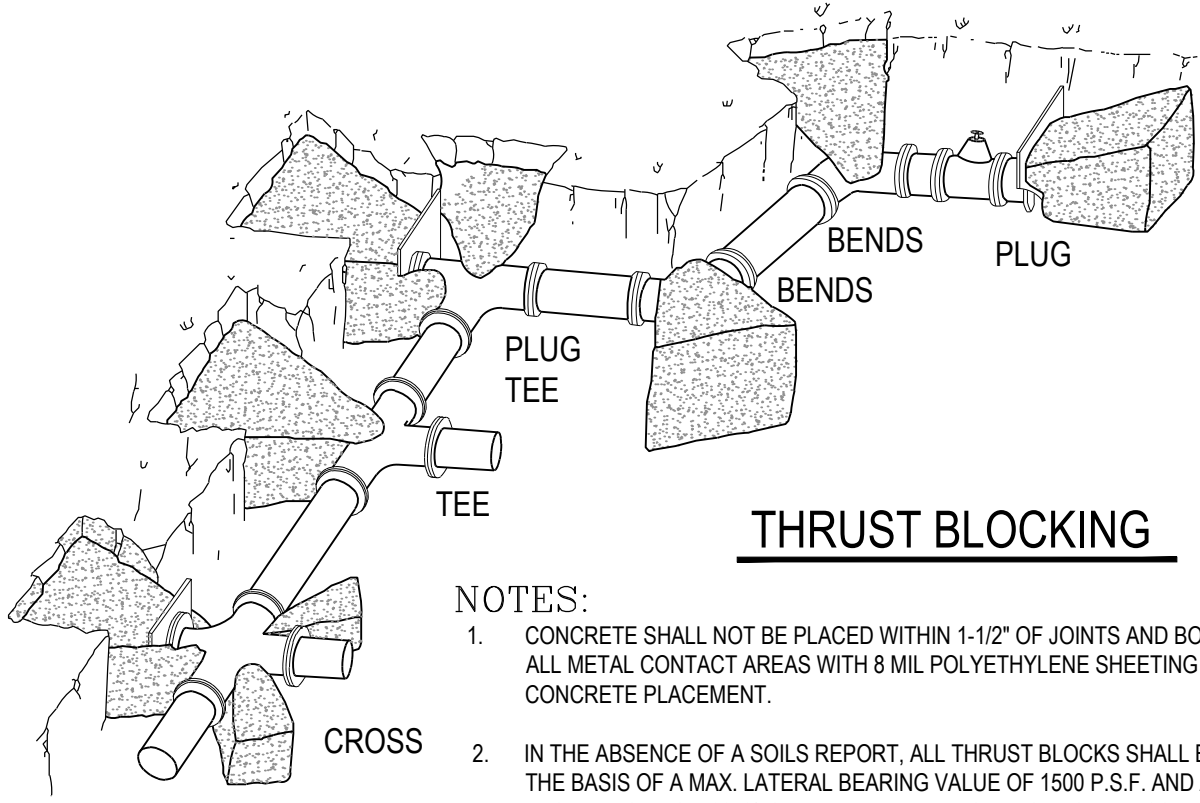
LEGEND

ITEM	DESCRIPTION	REQUIREMENTS
(A)	FLANGED TEE	
(B)	GATE VALVE W/ HANDWHEEL	AWWA C515 RESILIENT WEDGE GATE VALVES (CLOW OR AMERICAN, NSF 61 CERTIFIED, AND FUSION BONDED EPOXY COATED INSIDE AND OUT)
(C)	SENSUS METER	SENSUS OMNI C2 W/ RADIO READ FOR MASTER METER APPLICATIONS SENSUS OMNI F2 W/ RADIO READ FOR FIRE APPLICATIONS
(D)	FLANGED COUPLING ADAPTER	
(E)	GATE VALVE	COMPOSED OF ASTM B62 BRONZE
(F)	LOK-PAK TYPE OF METER FLANGE	
(G)	SENSUS METER	SENSUS OMNI C2 W/ RADIO READ
(H)	FLANGED COUPLING ADAPTER	
(I)	CHECK VALVE	COMPOSED OF ASTM B62 BRONZE
(J)	VAL-MATIC TILTED DISC CHECK VALVE	SEE MANUFACTURER'S REQUIREMENTS FOR REQUIRED VALVE SPACING FROM METER
(K)	36" MANHOLE RING AND COVER	
(L)	PRECAST CONCRETE METER VAULT, SEE NOTE 5	TO BE SIZED PER APPLICATION AND PIPE SIZE
(M)	24" MANHOLE RING AND COVER	
(N)	SMOOTH SAMPLE TAP AND PRESSURE GAUGE ASSEMBLY	PRESSURE GAUGE ASSEMBLY SHALL HAVE TYPE 316 STAINLESS STEEL BUSHINGS, VALVES, NIPPLES, PIPE, AND OTHER FITTINGS. SMOOTH SAMPLE TAP SHALL HAVE VAC BREAKER AND BE ACCOMPANIED BY SHUT-OFF VALVE WITH SCH 80 STEEL NIPPLE AND DIELECTRIC UNION, ASSEMBLY CONNECTED TO PIPE WITH FORD 202B (DIP) OR FORD 202BSD (C900) SADDLE.

1	APPROVED		SEPT. 04		<p>3" TO 8" METER VAULT WITH BYPASS</p>	<p>WT-11 2 OF 2</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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THRUST BLOCKING

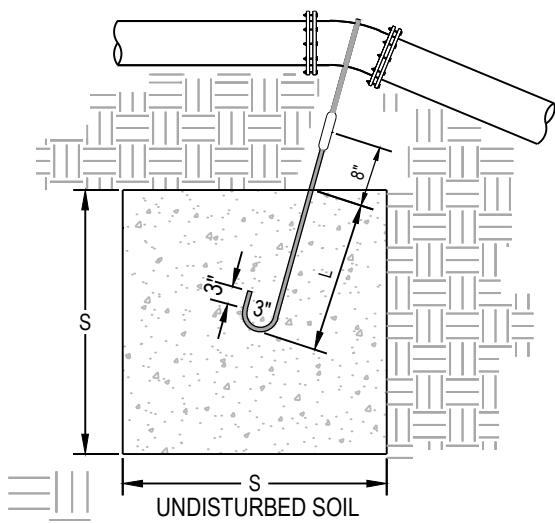
NOTES:

1. CONCRETE SHALL NOT BE PLACED WITHIN 1-1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH 8 MIL POLYETHYLENE SHEETING PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAX. LATERAL BEARING VALUE OF 1500 P.S.F. AND A THRUST RESULTING FROM 200% OF THE WATERLINE STATIC TEST PRESSURE.
3. THRUST BLOCKS ARE REQ'D. AT ALL BENDS OF 22-1/2° OR MORE.

		SIZE OF PIPE								
		4"	6"	8"	12"	14"	16"	20"	24"	30"
MINIMUM BEARING AREA IN SQ. FT.	TEES, VALVES DEAD ENDS	4	8	13	28	37	48	74	105	161
	90° BENDS	6	11	19	39	52	68	104	148	228
	45° BENDS	3	6	10	22	29	37	56	80	124
	22 1/2° BENDS	2	4	6	11	15	19	29	41	63
	11 1/4° BENDS	1	2	3	6	8	10	15	21	32

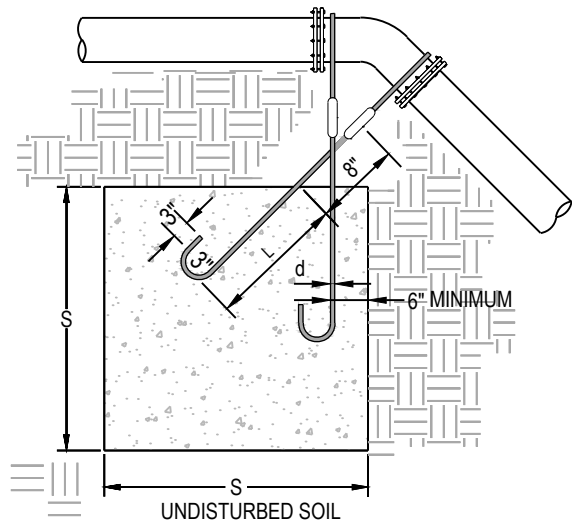
SEE SHEET 3 FOR ADDITIONAL NOTES

1	APPROVED		SEPT. 04		<p style="text-align: center;"><u>TIE-DOWN</u> & <u>CONCRETE</u> <u>THRUST</u> <u>RESTRAINTS</u></p>	<p style="font-size: 2em; margin: 0;">WT-12</p> <p style="font-size: 2em; margin: 0;">1 OF 3</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



TYPE A BLOCKING

FOR 11 1/4° - 22 1/2° VERTICAL BENDS



TYPE B BLOCKING

FOR 45° VERTICAL BENDS

TYPE A BLOCKING FOR 11 1/4° - 22 1/2° VERT. BENDS					
PIPE SIZE NOMIN. DIAMETER - INCH	VERTICAL BEND DEGREES	NO. OF CU. FT. OF CONC. BLOCKING	S SIDE OF CUBE FEET	d DIAMETER OF SHACK OR REBAR RODS - INCH	L DEPTH OF RODS IN CONCRETE (FEET)
4"	11 1/4°	9	2.09	#4	1.5
	22 1/2°	16	2.52	#4	2.0
6"	11 1/4°	16	2.52	#4	2.0
	22 1/2°	32	3.18	#4	
8"	11 1/4°	28	3.04	#4	2.0
	22 1/2°	53	3.76	#4	
12"	11 1/4°	57	3.85	#4	2.0
	22 1/2°	111	4.81	#4	
16"	11 1/4°	98	4.62	#5	3.0
	22 1/2°	193	5.78	#5	
20"	11 1/4°	149	5.31	#5	3.5
	22 1/2°	297	6.68	#5	
24"	11 1/4°	211	5.96	#5	4.0
	22 1/2°	422	7.51	#5	
30"	11 1/4°	327	6.89	#5	4.0
	22 1/2°	649	8.66	#5	

TYPE B BLOCKING FOR 45° VERTICAL BENDS					
PIPE SIZE NOMIN. DIAMETER - INCH	NO. OF CU. FT. OF CONC. BLOCKING	S SIDE OF CUBE FEET	d DIAMETER OF SHACK OR REBAR RODS - INCH	L DEPTH OF RODS IN CONCRETE FEET.	
4"	29	3.08	#4	2.0	
6"	60	3.92	#4	2.5	
8"	102	4.68	#4	3.0	
12"	217	6.01	#4	4.0	
16"	377	7.23	#5	4.0	
20"	581	8.35	#5	4.0	
24"	827	9.39	#5	4.0	
30"	1273	10.84	#5	4.0	

SEE NOTES ON SHEET 3

1	APPROVED		SEPT. 04
NO.	AUTHORIZED BY	REVISIONS	DATE



**TIE-DOWN
& CONCRETE
THRUST
RESTRAINTS**

**WT-12
2 OF 3**

NOTES:

1. ALL WORK MUST BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO BACK FILLING.
2. THRUST BLOCKS OR RESTRAINTS MUST BE POURED AGAINST UNDISTURBED SOIL.
3. CONCRETE MUST HAVE A MINIMUM OF 2,000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.
4. CONCRETE MUST BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES OR HAVE ADDITIONAL APPROVED THRUST RESTRAINTS INSTALLED PRIOR TO PRESSURIZATION OF THE WATER LINE.
5. ALL PIPE JOINTS TO BE LEFT ACCESSIBLE.
6. REINFORCING STEEL BARS TO BE EPOXY COATED A MINIMUM OF 15 MIL THICK.
7. ALL METAL PIPE SHALL BE WRAPPED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE. METAL FITTINGS, VALVES, HARDWARE, AND NUTS & BOLTS SHALL BE COATED WITH TRENTON WAX TAPE PRIMER, WRAPPED WITH TRENTON WAX TAPE PER AWWA C105, AND COVERED WITH 8 MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT SECURED WITH PVC PIPE WRAP TAPE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
8. THRUST DESIGN FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
9. BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING OR RESTRAINING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
10. RESTRAINT SIZING ASSUMES A MAXIMUM OPERATING PRESSURE OF 150 PSI TEST PRESSURES OF 200 P.S.I., AND A MINIMUM 2,000 POUND SOIL BEARING STRESS. OPERATING PRESSURES IN EXCESS OF 150 PSI. OR SOILS WITH LESS THAN 2,000 POUNDS BEARING STRESS WILL REQUIRE A SPECIAL DESIGN.
11. MINIMUM YIELD STRENGTH OF STEEL TIE DOWNS TO BE 70,000 PSI.
12. INSTALL APPROPRIATE SIZED THRUST BLOCKING ON ALL BLIND FLANGES, MJ PLUGS, AND CAPS.
13. LOCKING RESTRAINT DEVICES SHALL BE USED IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.

1	APPROVED		SEPT. 04		<u>TIE-DOWN</u> <u>& CONCRETE</u> <u>THRUST</u> <u>RESTRAINTS</u>	WT-12 3 OF 3
NO.	AUTHORIZED BY	REVISIONS	DATE			

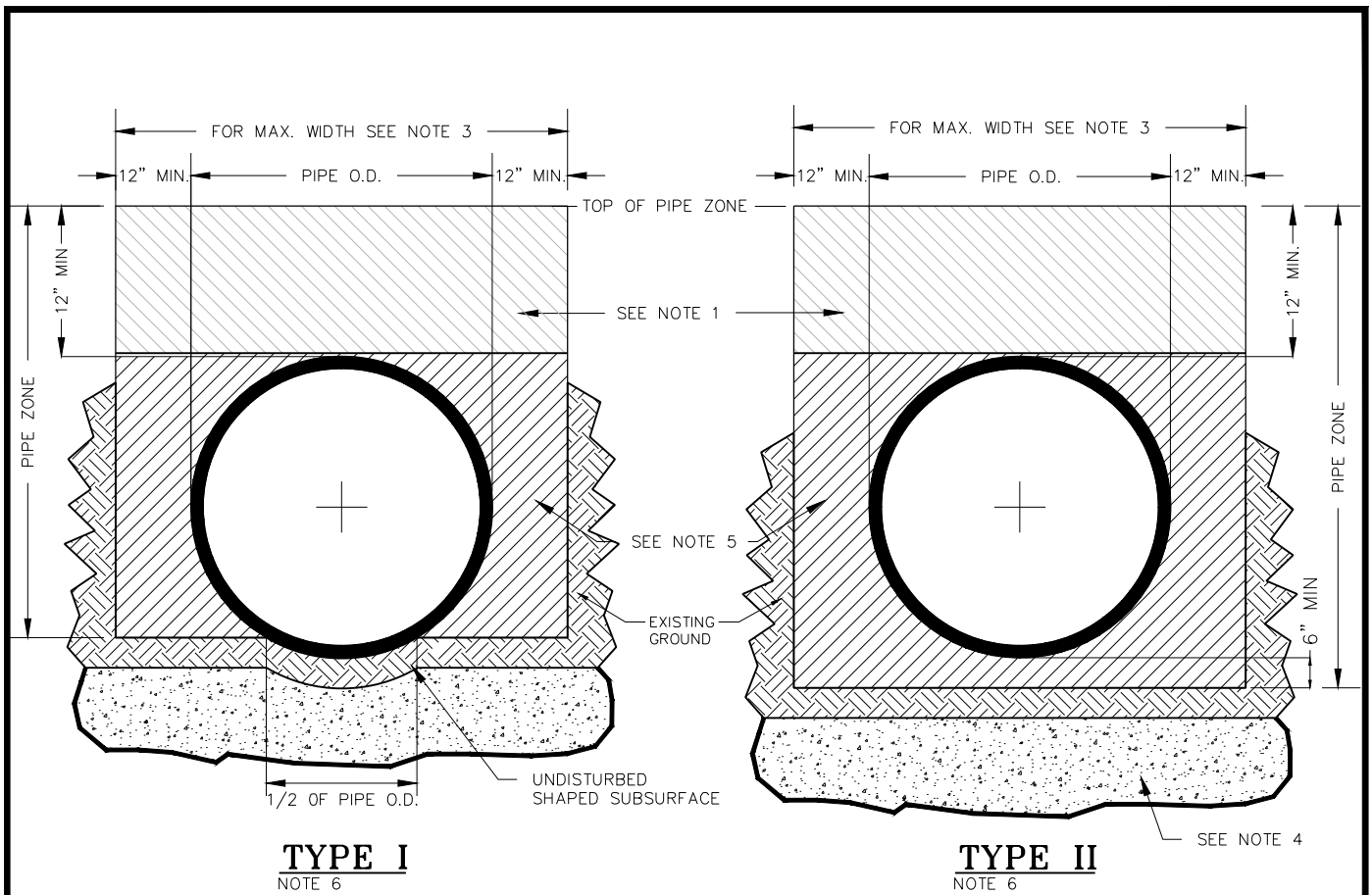
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STORM DRAINAGE SYSTEM STANDARD DETAILS

INDEX:

PIPE ZONE/TRENCH DETAIL.....SD-01
SINGLE GRATE HOODED INLET.....SD-02
DOUBLE GRATE HOODED INLET.....SD-03
SINGLE GRATE COMBO BOX.....SD-04
STANDARD CLEANOUT BOX.....SD-05
DETENTION STRUCTURE W/CANAL GATE ORIFICE.....SD-06 1OF2
DETENTION STRUCTURE W/CANAL GATE ORIFICE.....SD-06 2OF2
STORM DRAIN BOX DETAILS.....SD-07

1	APPROVED		PENDING		<p><u>STORM DRAINAGE SYSTEM STANDARDS</u></p>	<p>SD-00</p>
NO.	AUTHORIZED BY	REVISIONS	DATE	ENGINEERING		

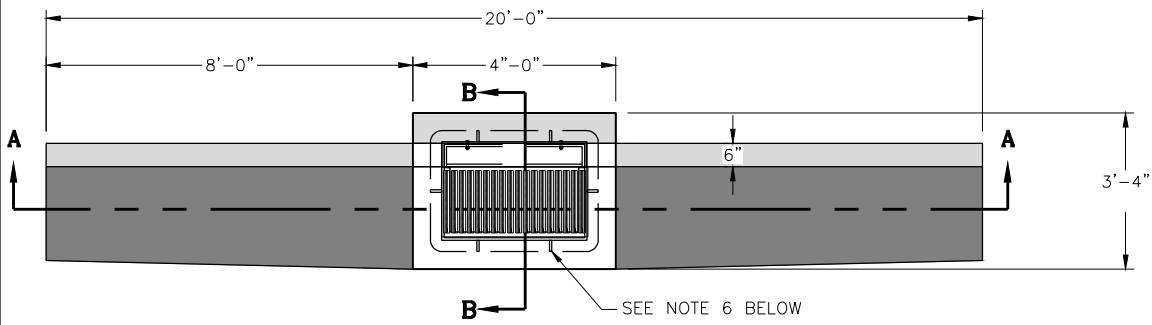


GENERAL NOTES

1. USE UNTREATED BASE COURSE MATERIAL. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T 180 SPECIFICATIONS; AT +/- 2% OF OPTIMUM MOISTURE CONTENT.
2. "O.D." MEANS OUTSIDE DIAMETER OF PIPE BARREL.
"I.D." MEANS INSIDE DIAMETER OF PIPE BARREL.
3. MAXIMUM WIDTH OF TRENCH MEASURED AT THE TOP OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING IS AS FOLLOWS:

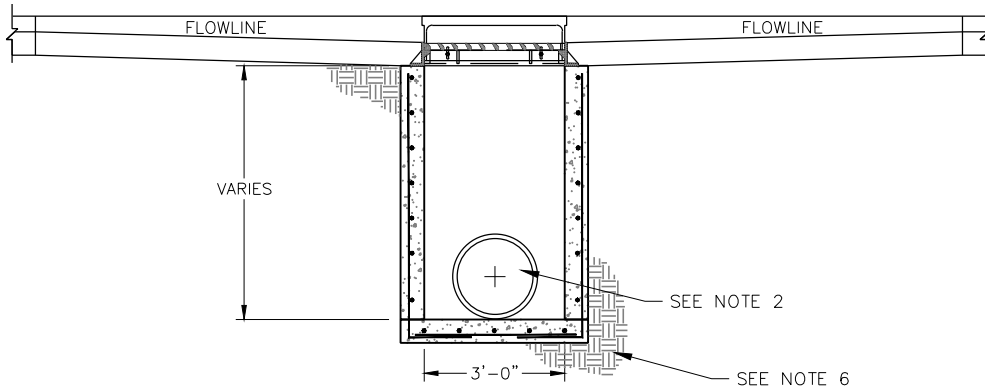
PIPE I.D.	MAX. TRENCH WIDTH
LESS THAN 33"	O.D. + 24"
GREATER THAN 33"	O.D. + 30"
4. FOR FOUNDATION STABILIZATION, (IF NEEDED) USE AGGREGATE CONFORMING TO DRAPER CITY SPECIFICATIONS, SECTION 02230, 2.07.
5. USE GRANULAR BORROW MEETING A-1 OR A-2 CLASSIFICATION FILL FOR BACKFILL/PIPE BEDDING TO TOP OF PIPE.
6. TYPE I: RIGID NON-PRESSURE PIPE
TYPE II: FLEXIBLE NON-PRESSURE PIPE

1	APPROVED		SEPT. 06		<p style="margin: 0;">PIPE ZONE/TRENCH DETAIL</p>	SD-01
NO.	AUTHORIZED BY	REVISIONS	DATE			

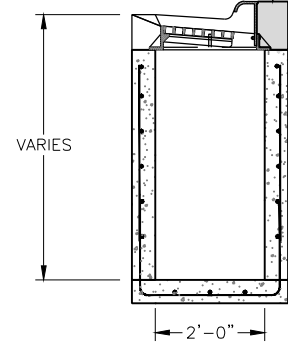


PLAN VIEW: CURB INLET BOX
N.T.S.

CONSTRUCT CURB WALL THE WIDTH OF BOX TO SUPPORT INLET HOOD




SECTION A-A
N.T.S.



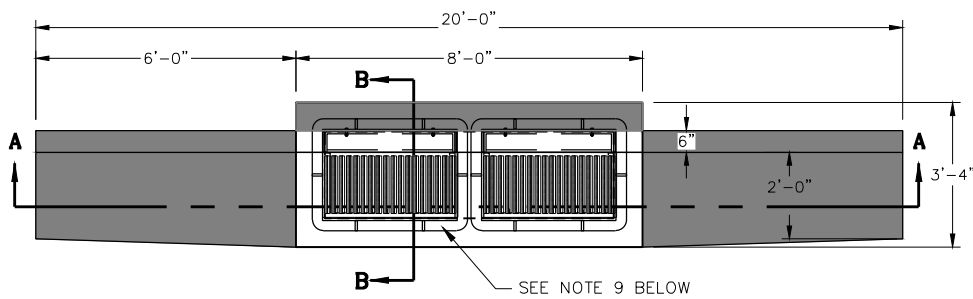
SECTION B-B
N.T.S.

NOTES:

1. ALL INLET BOXES SHALL BE HS-20 LOAD RATED AND HAVE NO KNOCK-OUT PANELS
2. BOX SIZES, DEPTHS, LOCATIONS, AND PIPE SIZES WILL BE SHOWN ON OTHER DRAWINGS
3. PRECAST CONCRETE LEVELING COLLAR AVAILABLE IN 4, 6 OR 8 INCH THICKNESS. GROUT UNDER MANHOLE COVER FRAME AS REQUIRED TO LEVEL.
4. THE FRAME AND GRATING SHALL BE CAST DUCTILE IRON, CONFORMING TO THE AASHTO STANDARD SPECIFICATIONS FOR DUCTILE IRON CASTINGS A.S.T.M. DESIGNATION A-256, GRADE 60-45-10.
5. SEE DRAWING SD-07 FOR GRATE, FRAME, AND LADDER STEPS SPECIFICATIONS.
6.  BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T-180 SPECIFICATIONS; AT ± 2% OF OPTIMUM MOISTURE CONTENT.

1	APPROVED		PENDING		<p align="center">STANDARD SINGLE GRATE HOODED INLET BOX</p>	<p align="center">SD-02</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

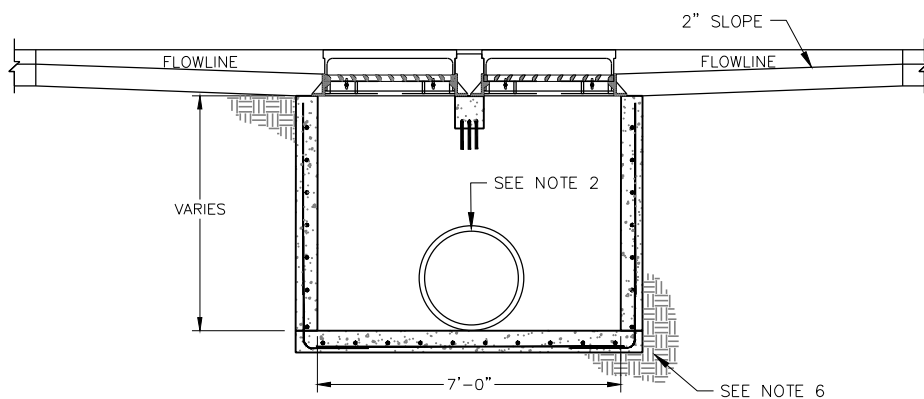
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PLAN VIEW: CURB INLET BOX

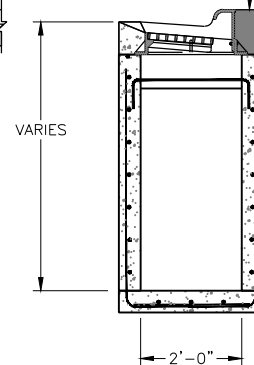
N.T.S.

CONSTRUCT CURB WALL THE WIDTH OF BOX TO SUPPORT INLET HOOD



SECTION A-A

N.T.S.



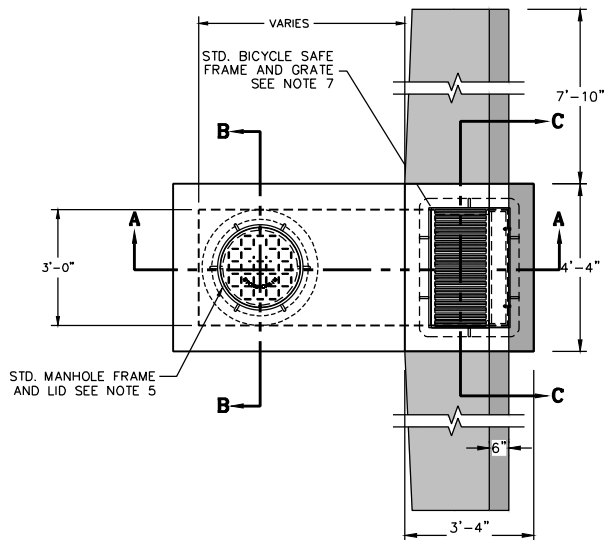
SECTION B-B

N.T.S.

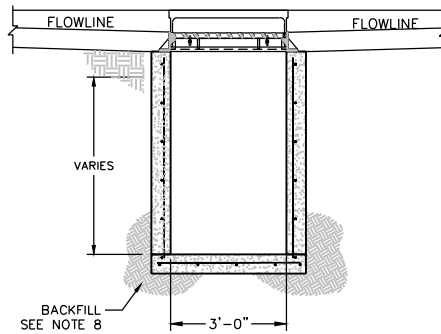
NOTES:

1. ALL INLET BOXES SHALL BE HS-20 LOAD RATED AND HAVE NO KNOCK-OUT PANELS.
2. BOX SIZES, DEPTHS, LOCATIONS, AND PIPE SIZES WILL BE SHOWN ON OTHER DRAWINGS.
3. PRECAST CONCRETE LEVELING COLLAR AVAILABLE IN 4, 6 OR 8 INCH THICKNESS. GROUT UNDER MANHOLE COVER FRAME AS REQUIRED TO LEVEL.
4. THE FRAME AND GRATING SHALL BE CAST DUCTILE IRON, CONFORMING TO THE A.A.S.H.T.O. STANDARD SPECIFICATIONS FOR DUCTILE IRON CASTINGS A.S.T.M. DESIGNATION A-256, GRADE 60-45-10.
5. SEE DRAWING SD-07 FOR GRATE, FRAME, AND LADDER STEPS,
6. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T-180 SPECIFICATIONS; AT ± 2% OF OPTIMUM MOISTURE CONTENT.

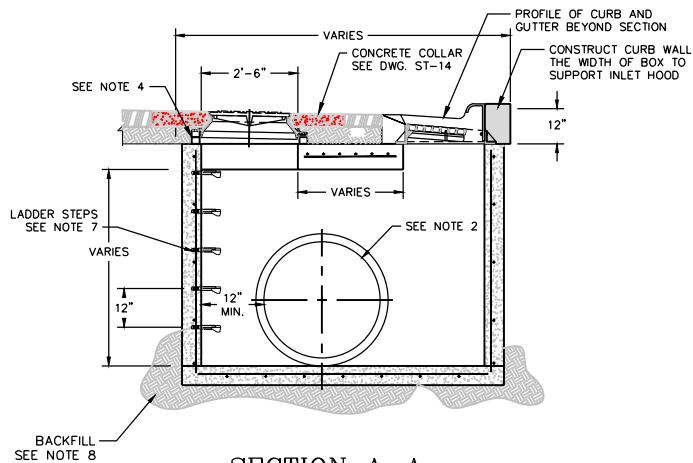
1	APPROVED		PENDING		<p>STANDARD DOUBLE GRATE HOODED INLET BOX</p>	<p>SD-03</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



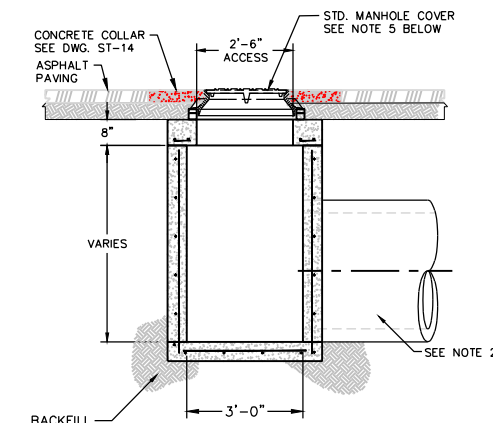
PLAN VIEW COMBINATION BOX
N.T.S.



SECTION C-C
N.T.S.



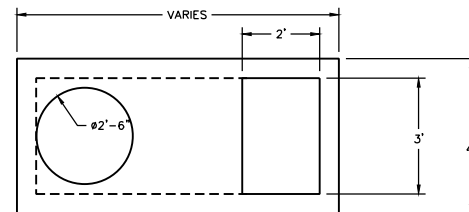
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

NOTES:

1. ALL STORM DRAIN BOXES SHALL BE HS-20 LOAD RATED AND HAVE NO KNOCK-OUT PANELS.
2. BOX SIZES, FLOWLINE ELEVATIONS, PIPE SIZES AND LOCATIONS WILL BE SHOWN ON OTHER DRAWINGS.
3. ALL CONCRETE SHALL BE CLASS AA(AE), 4000 P.S.I. PORTLAND CEMENT.
4. PRECAST CONCRETE LEVELING COLLAR AVAILABLE IN 4, 6 OR 8 INCH THICKNESS. GROUT UNDER MANHOLE COVER FRAME AS REQUIRED TO LEVEL.
5. FOR STANDARD MANHOLE, USE D&L SUPPLY MODEL A-1180 OR EQUIVALENT.
6. THE FRAME AND GRATING SHALL BE CAST DUCTILE IRON, CONFORMING TO THE AASHTO STANDARD SPECIFICATIONS FOR DUCTILE IRON CASTINGS A.S.T.M. DESIGNATION A-256, GRADE 60-45-10.
7. SEE DRAWING SD-07 FOR GRATE, FRAME, AND LADDER STEPS SPECIFICATIONS.
8. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T-180 SPECIFICATIONS; AT ± 2% OF OPTIMUM MOISTURE CONTENT.



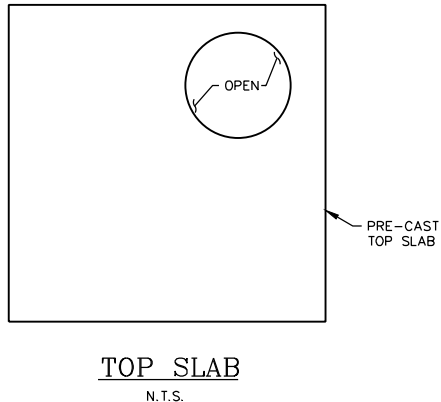
TOP SLAB
N.T.S.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE

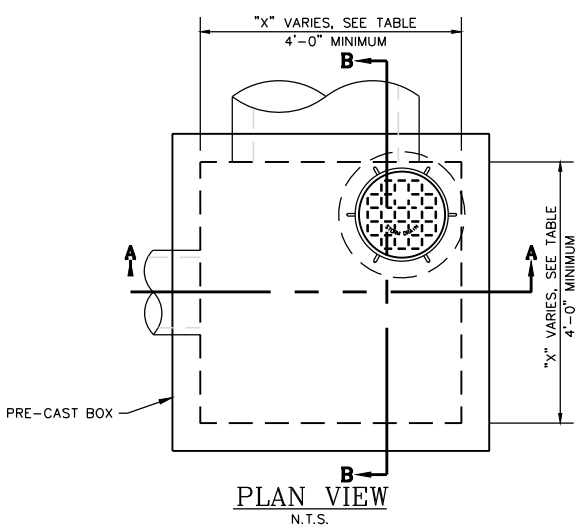


**SINGLE GRATE
COMBINATION
BOX**

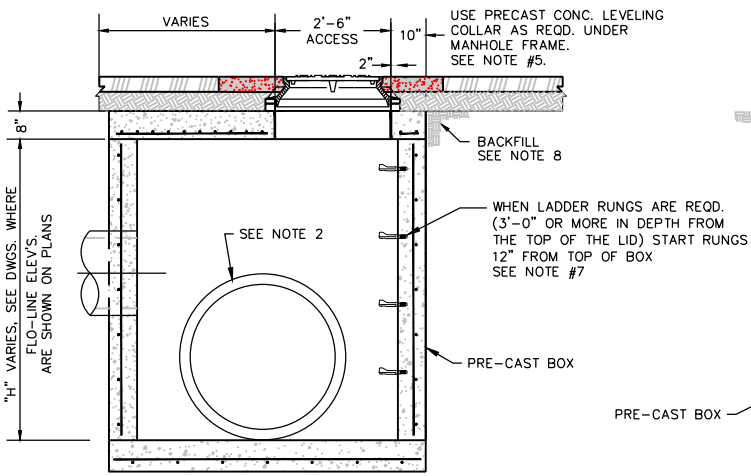
SD-04



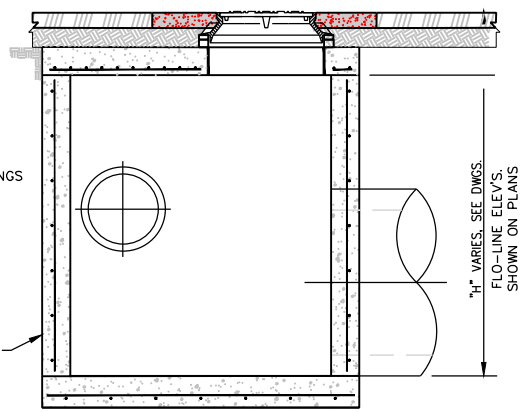
TOP SLAB
N.T.S.



PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

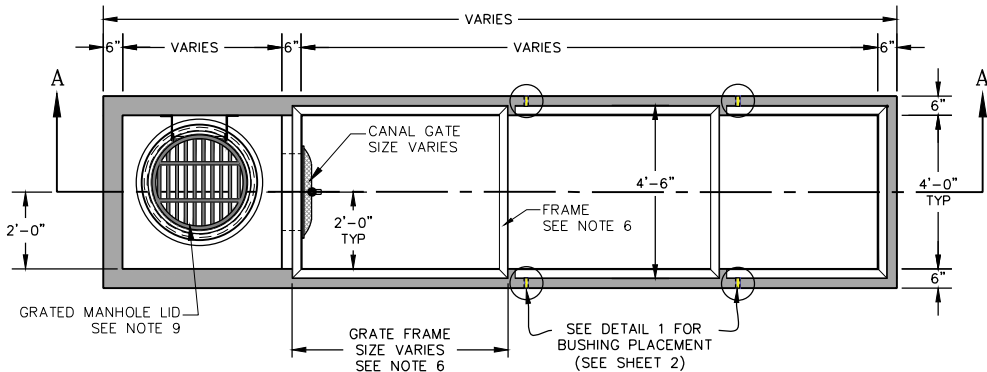
NOTES:

1. ALL STORM DRAIN BOXES SHALL BE HS-20 LOAD RATED AND HAVE NO KNOCK-OUT PANELS
2. BOX SIZES, FLOWLINE ELEVATIONS, PIPE SIZES AND LOCATIONS WILL BE SHOWN ON OTHER DRAWINGS.
3. 450' MAX BETWEEN CLEANOUT BOXES
4. ALL CONCRETE SHALL BE CLASS AA(AE), 4000 P.S.I. PORTLAND CEMENT.
5. PRECAST CONCRETE LEVELING COLLAR AVAILABLE IN 4, 6 OR 8 INCH THICKNESS. GROUT UNDER MANHOLE COVER FRAME AS REQUIRED TO LEVEL.
6. FOR STANDARD MANHOLE, USE D&L SUPPLY MODEL A-1180 OR EQUIVALENT.
7. SEE DRAWING SD-07 FOR GRATE, FRAME, AND LADDER STEPS SPECIFICATIONS.
8. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T-180 SPECIFICATIONS; AT ± 2% OF OPTIMUM MOISTURE CONTENT.

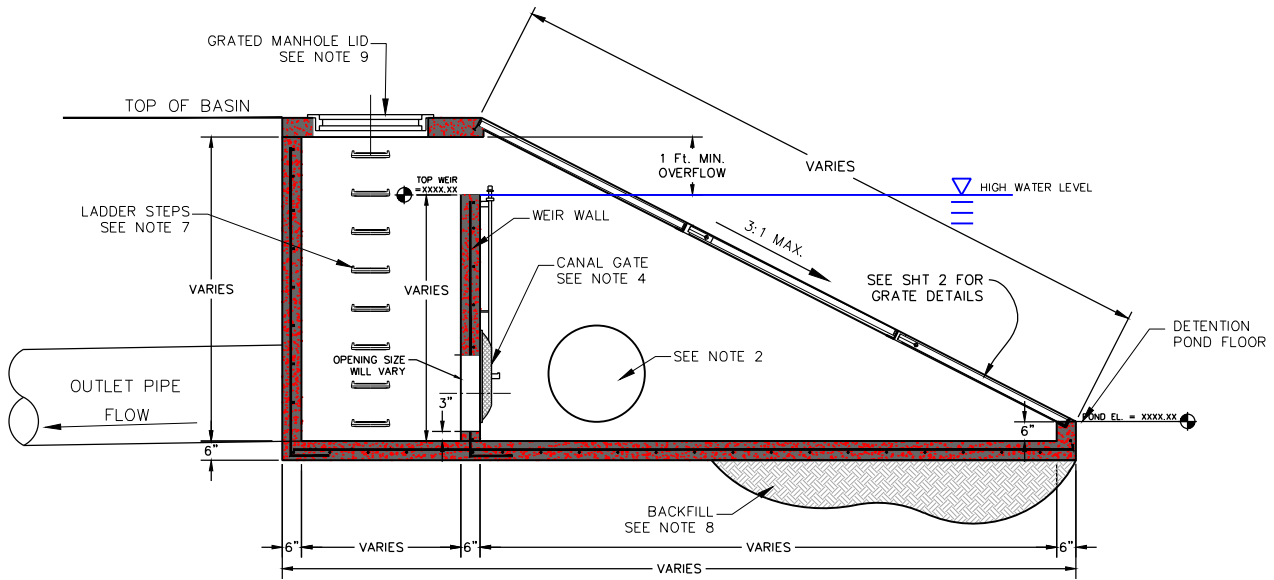
PIPE SIZE	DIMENSION "x"
15"	4'-0"
18"	4'-0"
21"	4'-0"
24"	4'-0"
27"	5'-0"
30"	5'-0"
33"	5'-0"
36"	5'-0"
42"	6'-0"
48"	6'-0"

FOR LARGER PIPE SIZE, CHECK WITH CITY ENGINEER.

1	APPROVED		SEPT. 06		STANDARD CLEANOUT BOX	SD-05
NO.	AUTHORIZED BY	REVISIONS	DATE			




PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

NOTES:

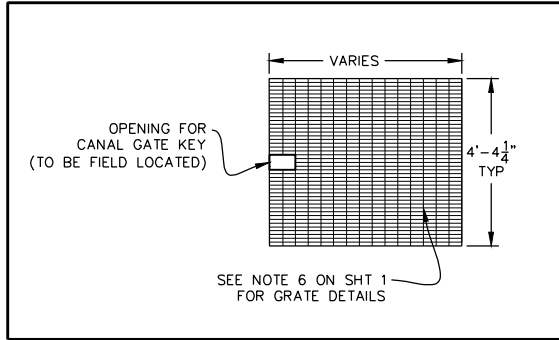
1. ALL STORM DRAIN BOXES SHALL BE HS-20 LOAD RATED AND HAVE NO KNOCK-OUT PANELS.
2. BOX SIZES, FLOWLINE ELEVATIONS, PIPE SIZES AND LOCATIONS WILL BE SHOWN ON OTHER DRAWINGS.
3. ALL CONCRETE SHALL BE CLASS AA(AE), 4000 P.S.I. PORTLAND CEMENT.
4. FURNISH AND INSTALL WATERMAN MODEL C-10 FLAT BACK, (SIZE WILL VARY) W/ TRUE NON-RISING STEM CANAL GATE, WITH 2" NUT FOR REMOVABLE OPERATOR OR EQUAL AS APPROVED BY ENGINEER.
5. FOR STANDARD MANHOLE, USE D&L SUPPLY MODEL A-1180 OR EQUIVALENT.
6. FRAMES SHALL BE 2½" X 2½" X ¼" "L" CHANNEL W/NELSON STUD ANCHORS AT 12" O.C. GRATES SHALL BE "BROWN-CAMPBELL CO. PRODUCT BG2316 2" X ¾" FLAT BAR STOCK GRATING" OR EQUAL, HOT DIP GALVANIZED POST CONSTRUCTION, 4" CENTER TO CENTER SPACING TO RUN PERPENDICULAR TO THE SLOPE OF THE CONTROL STRUCTURE.
7. SEE DRAWING SD-07 FOR LADDER STEPS SPECIFICATIONS.
8.  BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR AS PER CURRENT ASTM D 1557 OR AASHTO T-180 SPECIFICATIONS; AT ± 2% OF OPTIMUM MOISTURE CONTENT.
9. PROVIDE 36"Ø OPENING IN TOP OF BOX AS SHOWN IN PLAN VIEW. FURNISH AND INSTALL D&L MANHOLE RING AND GRATE MODEL NO. D-6120 OR APPROVED EQUAL.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE

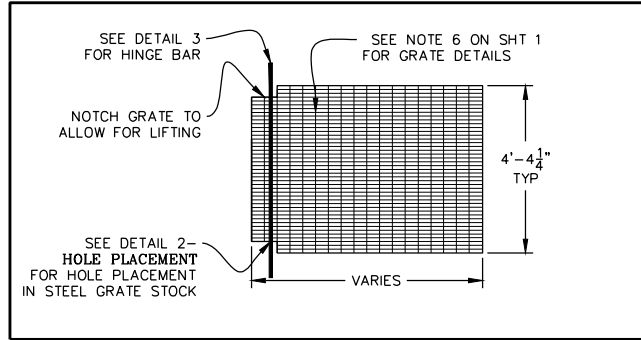


**DETEN. POND
INLET/OUTLET
STRUCTURE
W/ CANAL GATE**

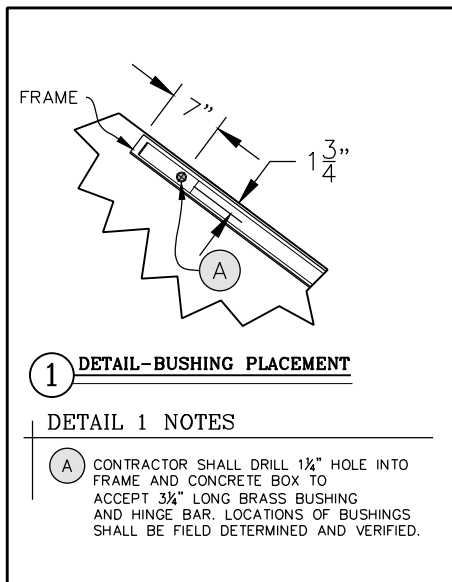
**SD-06
1 of 2**



A DETAIL-TOP GRATE



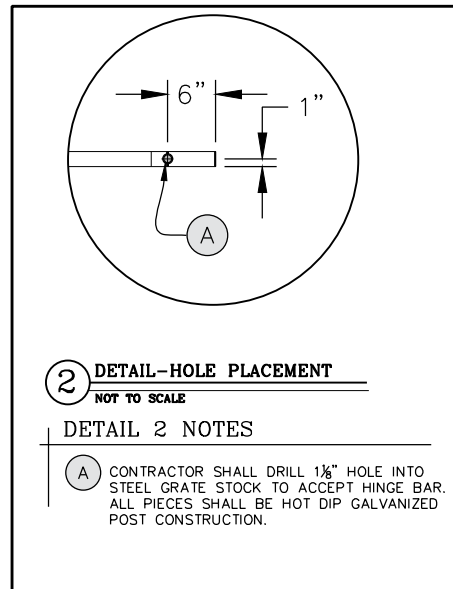
B DETAIL-HINGED GRATES



1 DETAIL-BUSHING PLACEMENT

DETAIL 1 NOTES

- A** CONTRACTOR SHALL DRILL 1 1/4\"

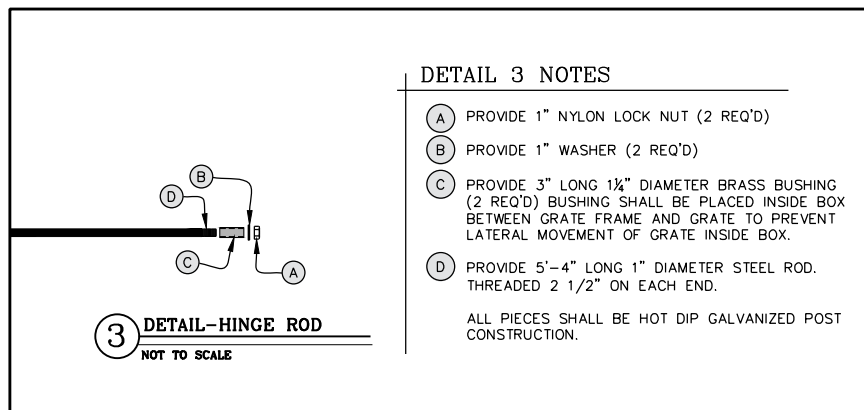


2 DETAIL-HOLE PLACEMENT

NOT TO SCALE

DETAIL 2 NOTES

- A** CONTRACTOR SHALL DRILL 1 1/8\"



3 DETAIL-HINGE ROD
NOT TO SCALE

DETAIL 3 NOTES

- A** PROVIDE 1\"
 - B** PROVIDE 1\"
 - C** PROVIDE 3\"
 - D** PROVIDE 5'-4\"
- ALL PIECES SHALL BE HOT DIP GALVANIZED POST CONSTRUCTION.

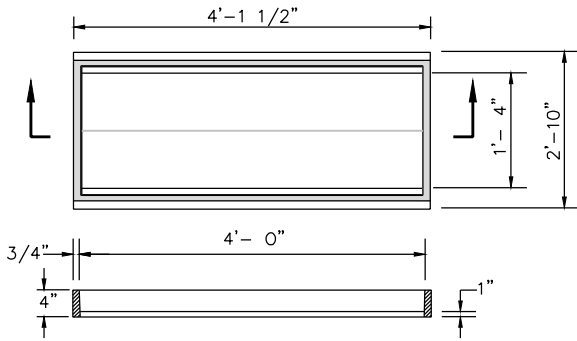
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1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE

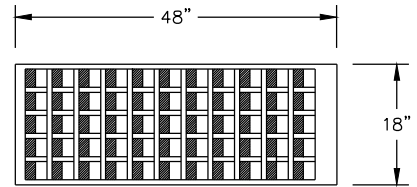


**DETEN. POND
INLET/OUTLET
STRUCTURE
W/ CANAL GATE**

**SD-06
2 of 2**



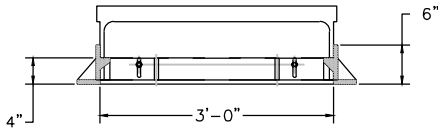
FRAME DETAIL
N.T.S.



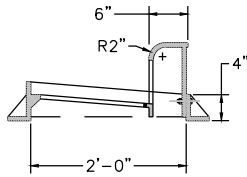
GRATE DETAIL
N.T.S.

- * D&L I-1803 OR EQUAL
- * CAST IRON OR STEEL
- * BICYCLE PROOF
- * DESIGN FOR H-20 LOADING

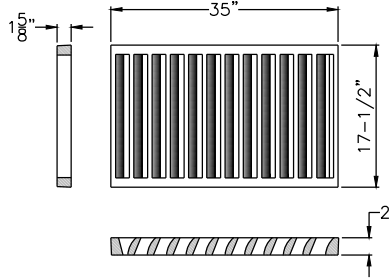
D & L SUPPLY
MODEL I-1803 (OR APPROVED EQUAL)
OR AS DIRECTED BY CITY ENGINEER



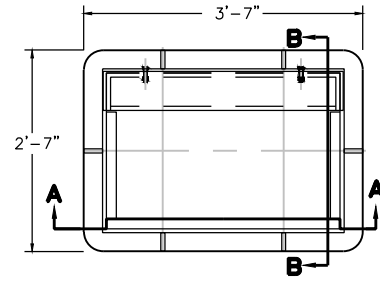
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

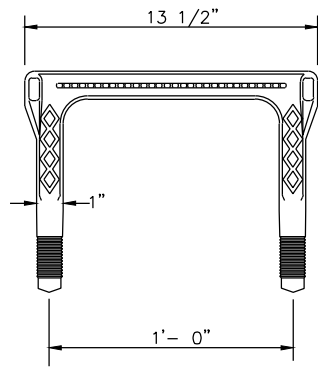


GRATE DETAIL
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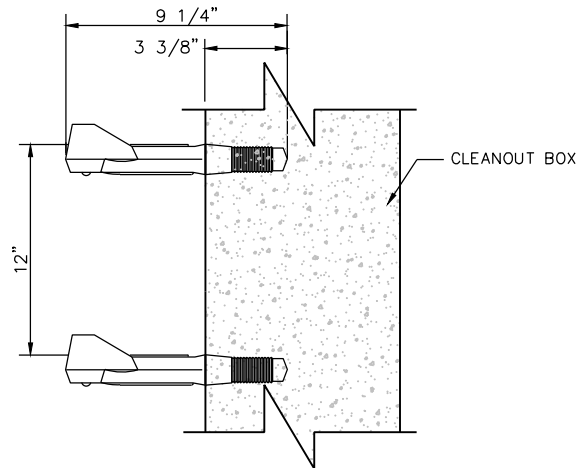


CURB HOOD INLET
N.T.S.

D & L SUPPLY
MODEL I-3516 (OR APPROVED EQUAL)
OR AS DIRECTED BY CITY ENGINEER



LADDER RUNG DETAIL
N.T.S.



INSTALLATION DETAIL
N.T.S.

M. A. INDUSTRIES INC.
COPOLYMER POLYPROPYLENE STEPS
(OR APPROVED EQUAL)

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NO.	AUTHORIZED BY	REVISIONS	DATE



**STORM DRAIN
BOX DETAILS**

SD-07

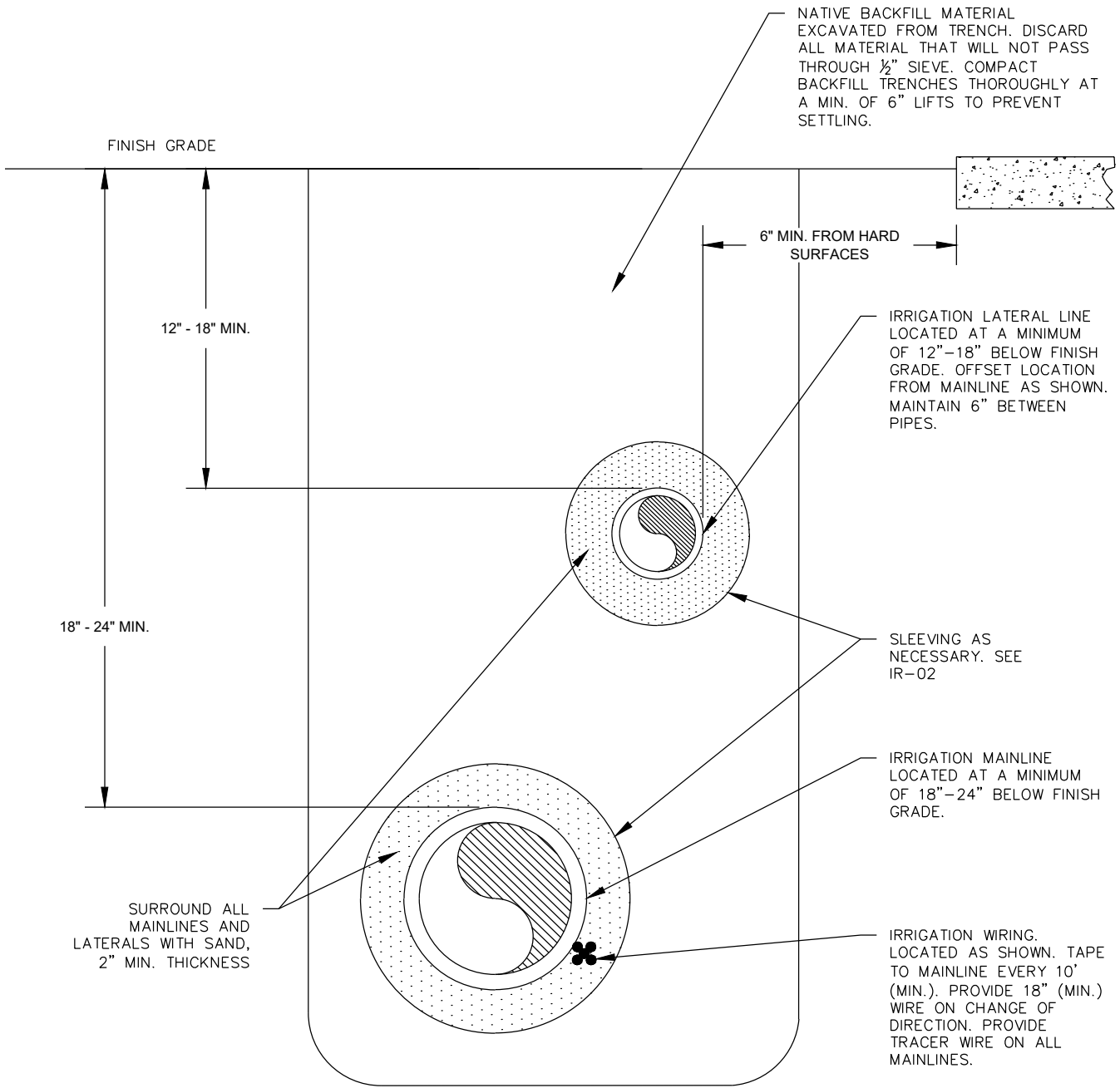
IRRIGATION SYSTEMS STANDARD DETAILS

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TYPICAL TRENCH DETAIL.....IR-01
PIPE SLEEVING DETAIL.....IR-02
TYPICAL CONNECTION ASSEMBLY DIAGRAM.....IR-03
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EMITTER INTO POLY-TUBE.....IR-16
WALL MOUNT CONTROLLER.....IR-17
PEDESTAL MOUNT CONTROLLER.....IR-18
CONTROLLER METER ENCLOSURE.....IR-19
WIRE SPLICE DETAIL.....IR-20

1	APPROVED		PENDING		<u>IRRIGATION SYSTEMS STANDARD DETAILS</u>	IR-00
NO.	AUTHORIZED BY	REVISIONS	DATE			

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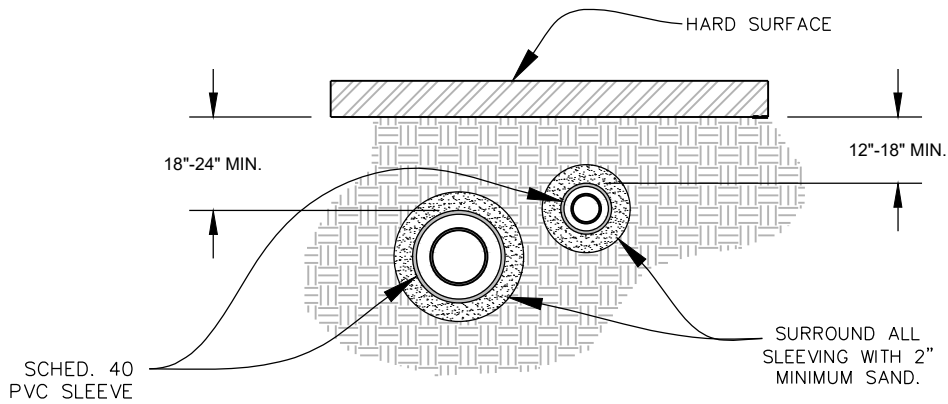
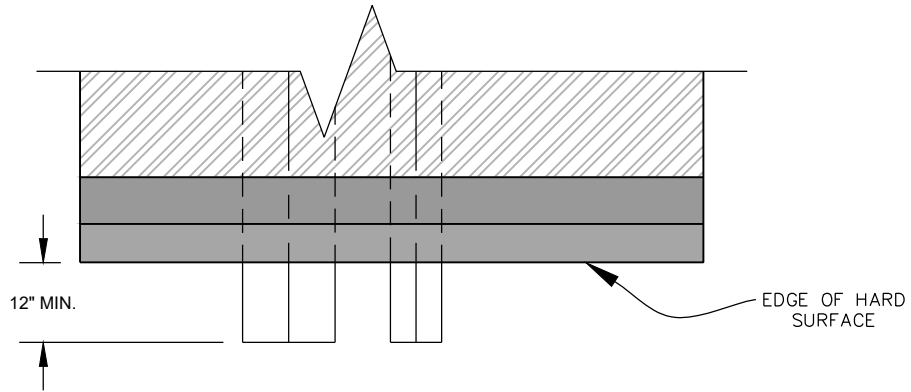


NOTE:

ALL IRRIGATION LINES 2 1/2" AND GREATER SHALL BE INSTALLED WITH THRUST BLOCKS OR MECHANICAL JOINT RESTRAINT FITTINGS WHEREVER A CHANGE OF DIRECTION OCCURS.

1	APPROVED		XXXX. 08		<p>TYPICAL TRENCH DETAIL</p>	<p>IR-01</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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WIRE CONDUIT SIZES – 14 GAUGE

NUMBER OF WIRES	MIN. CONDUIT SIZE
1-4	3/4"
5-7	1"
8-11	1 1/2"
12-22	2"
23-31	2 1/2"
32-36	3"

*WIRES SHALL BE IN SEPARATE CONDUIT FROM PIPE.
SIZE PER CHART ABOVE.

SLEEVE SIZE CHART

PIPE SIZE	MIN. SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	2 1/2"
2"	3"
2 1/2"	4"
3"	4"
4"	6"
6"	8"

*WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, ADD REQUIRED SLEEVE SIZES TOGETHER FOR 1 SLEEVE SIZE

NOTES

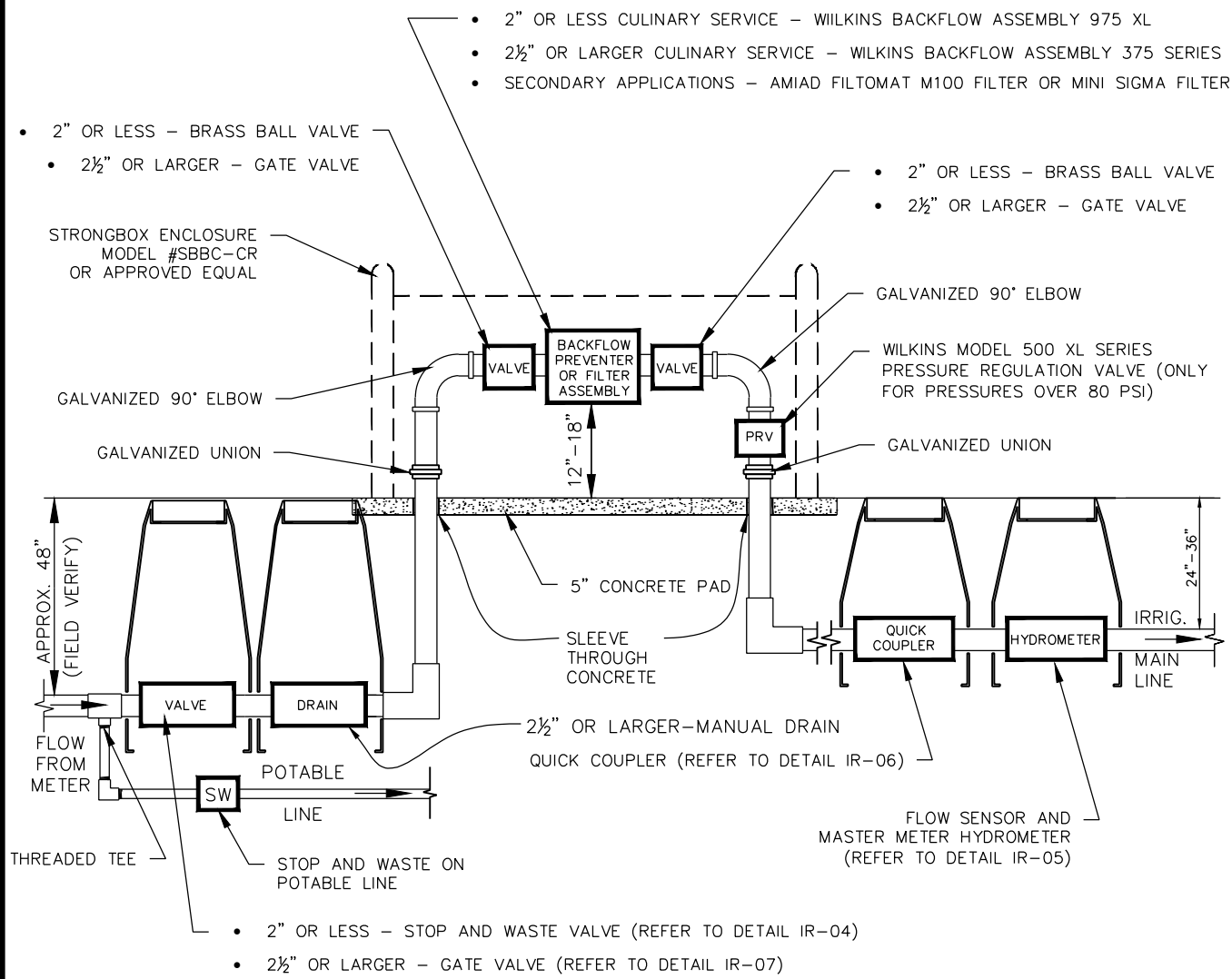
1. NO TEES OR ELBOWS SHALL BE PLACED IN SLEEVES.
2. TRACER WIRE REQUIRED UNDER ALL MAINS.
3. SLEEVE LOCATIONS SHALL BE MARKED WITH 36" REBAR OR PERMANENT MARKING ON CONCRETE.

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**PIPE
SLEEVING
DETAIL**

IR-02



NOTES:

1. PIPE AND FITTINGS PER CITY SPECIFICATIONS
2. BACKFLOW PREVENTER SHALL BE TESTED BY CERTIFIED TESTER PRIOR TO APPROVAL
3. METER BOX TO BE INSTALLED PER WATER PROVIDER'S STANDARDS AND SPECIFICATIONS

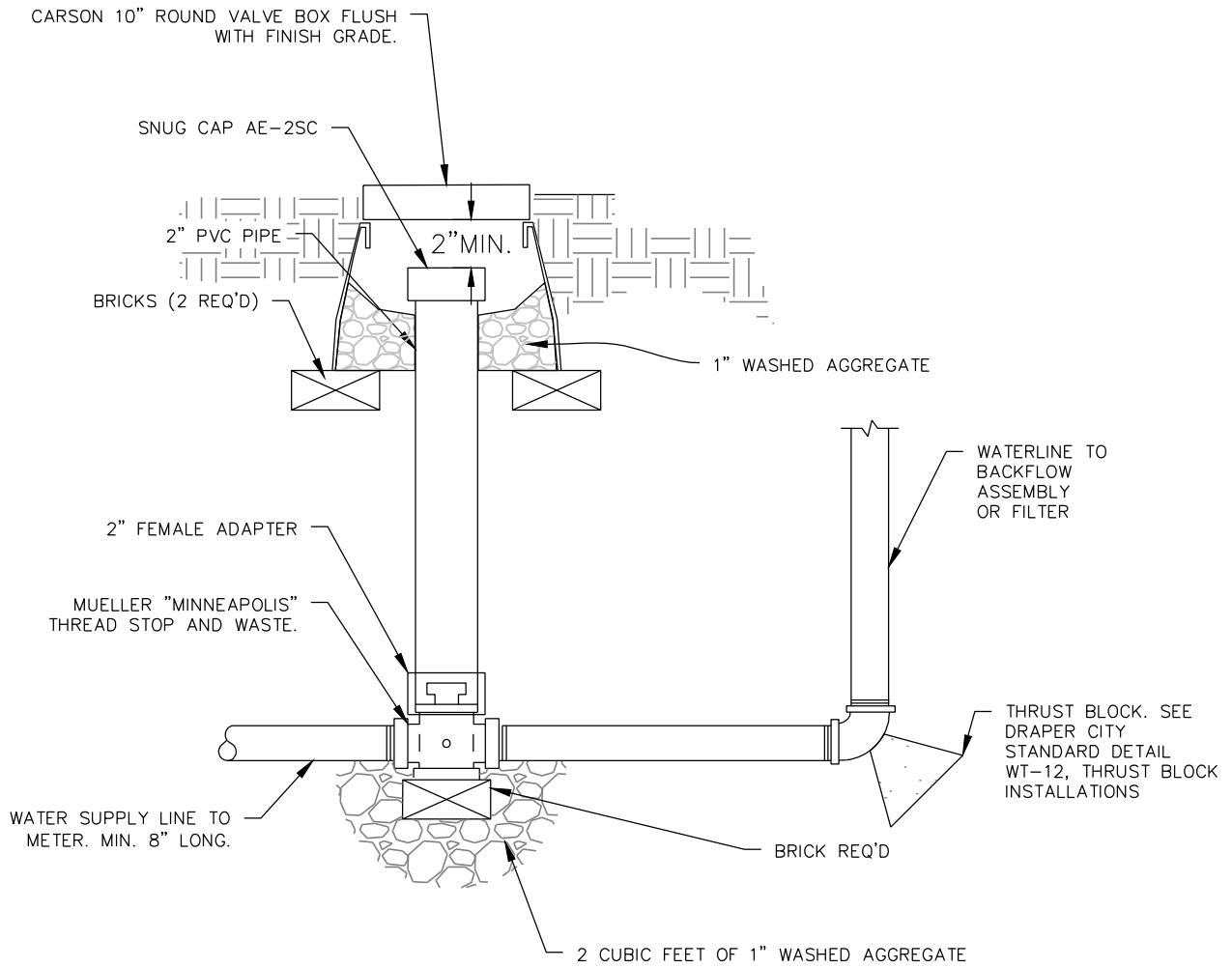
1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



**TYPICAL
CONNECTION
ASSEMBLY
DIAGRAM**

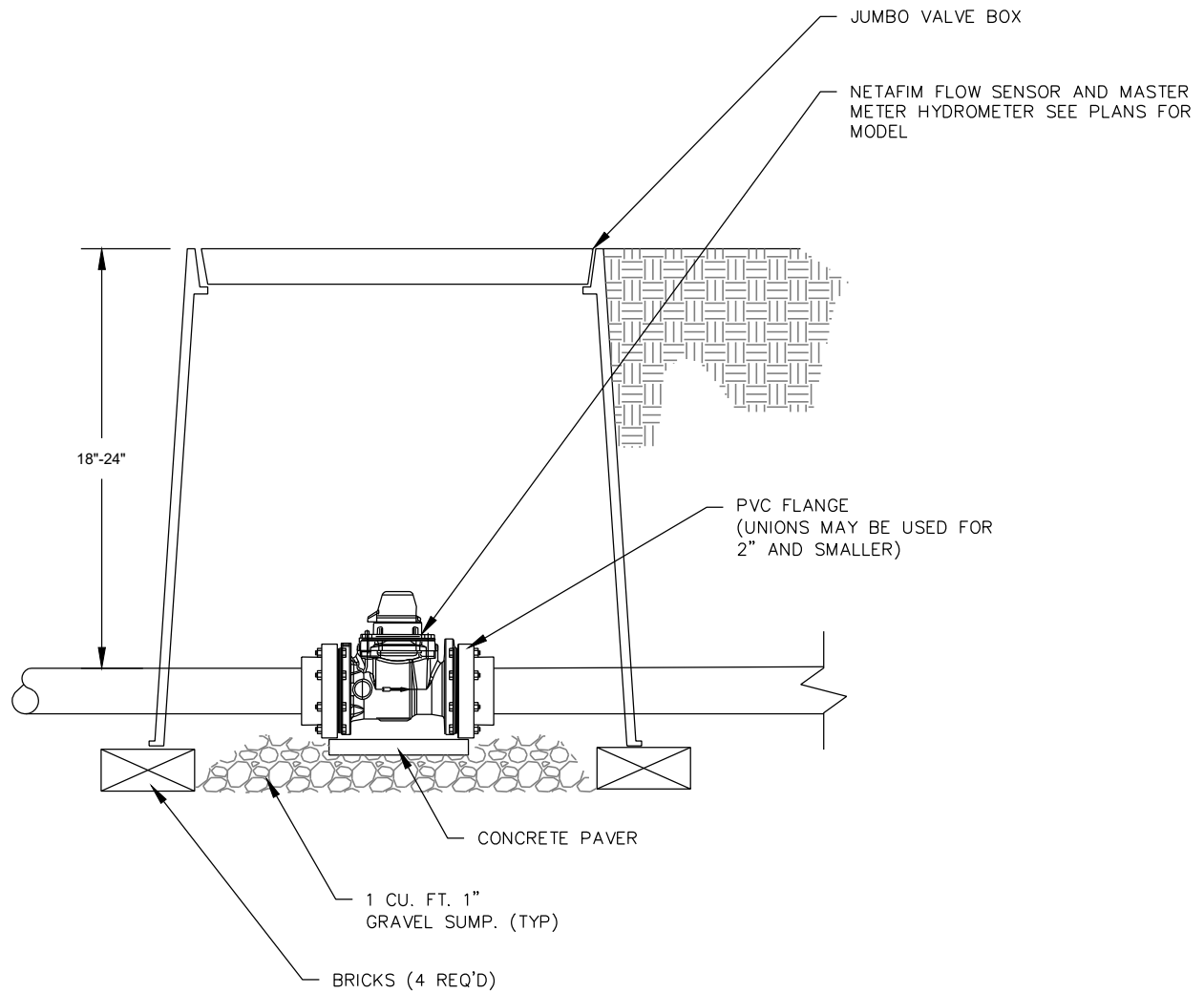
IR-03

N:\Engineering\2014 Archive\Draper City Standard Specifications & Details(2007-08)\2022 Standards Update\IRRIGATION DETAILS\IR-04 STOP & WASTE VALVE.dwg, 4/24/2025 4:31:41 PM



NOTE:
 ALL PIPE & FITTINGS TO BE BRASS UP TO MASTER VALVE

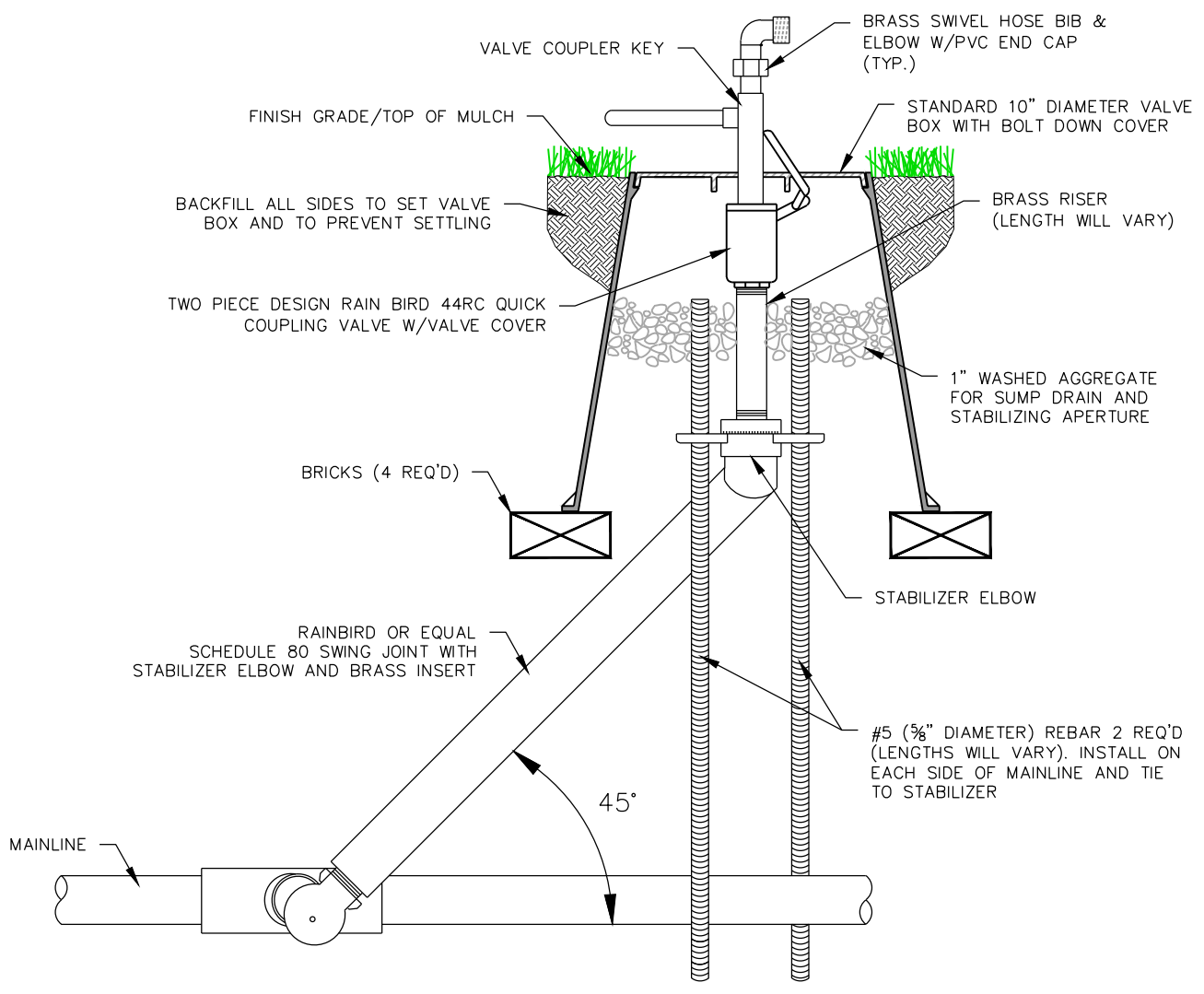
1	APPROVED		XXXX. 08		<u>STOP & WASTE VALVE</u>	IR-04
NO.	AUTHORIZED BY	REVISIONS	DATE			



NOTE:
ALL VALVE BOXES TO BE FLUSH WITH FINISH GRADE

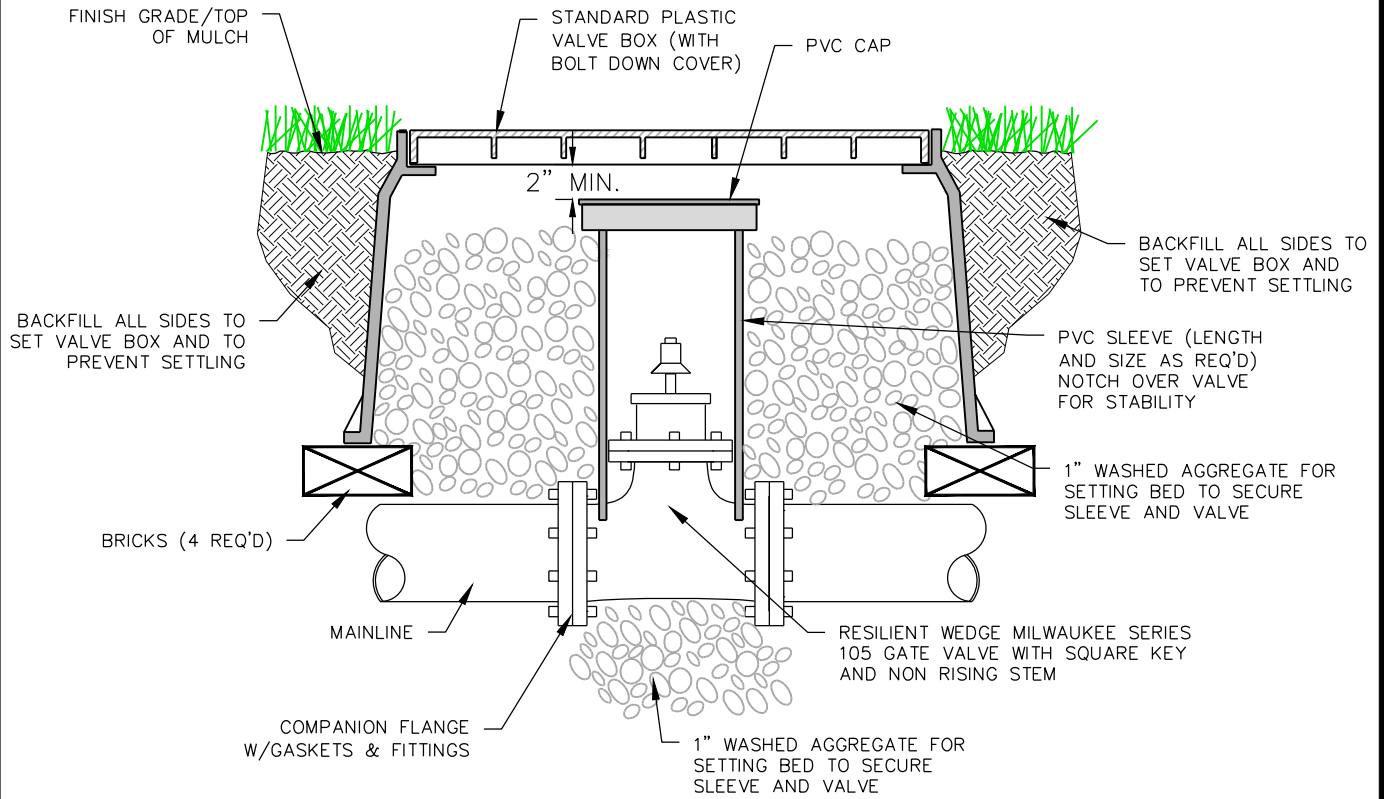
1	APPROVED		XXXX. 08		HYDROMETER	IR-05
NO.	AUTHORIZED BY	REVISIONS	DATE			

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1	APPROVED		SEPT. 06		<p style="text-align: center;">QUICK COUPLING VALVE</p>	<p style="text-align: center;">IR-06</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

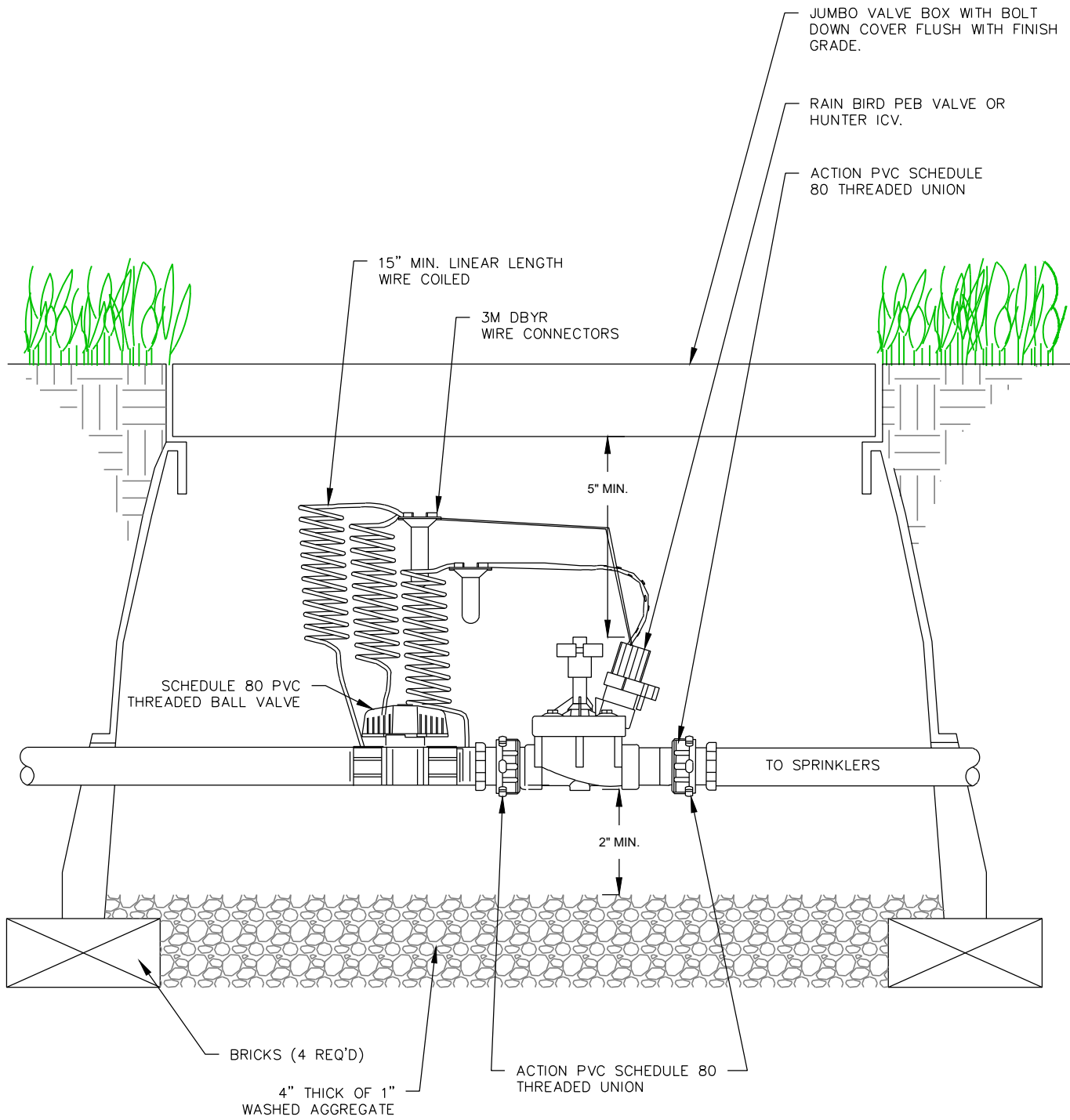
N:\Engineering\2014 Archive\Draper City Standard Specifications & Details(2007-08)\2022 Standards Update\IRRIGATION DETAILS\IR-07 ISOLATION SHUT-OFF VALVE.dwg, 5/1/2025 4:09:17 PM



NOTE:
 USE BALL VALVE ON PIPES 2" AND UNDER.

1	APPROVED		SEPT. 06		<u>ISOLATION SHUT-OFF VALVE</u>	IR-07
NO.	AUTHORIZED BY	REVISIONS	DATE			

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NOTES:

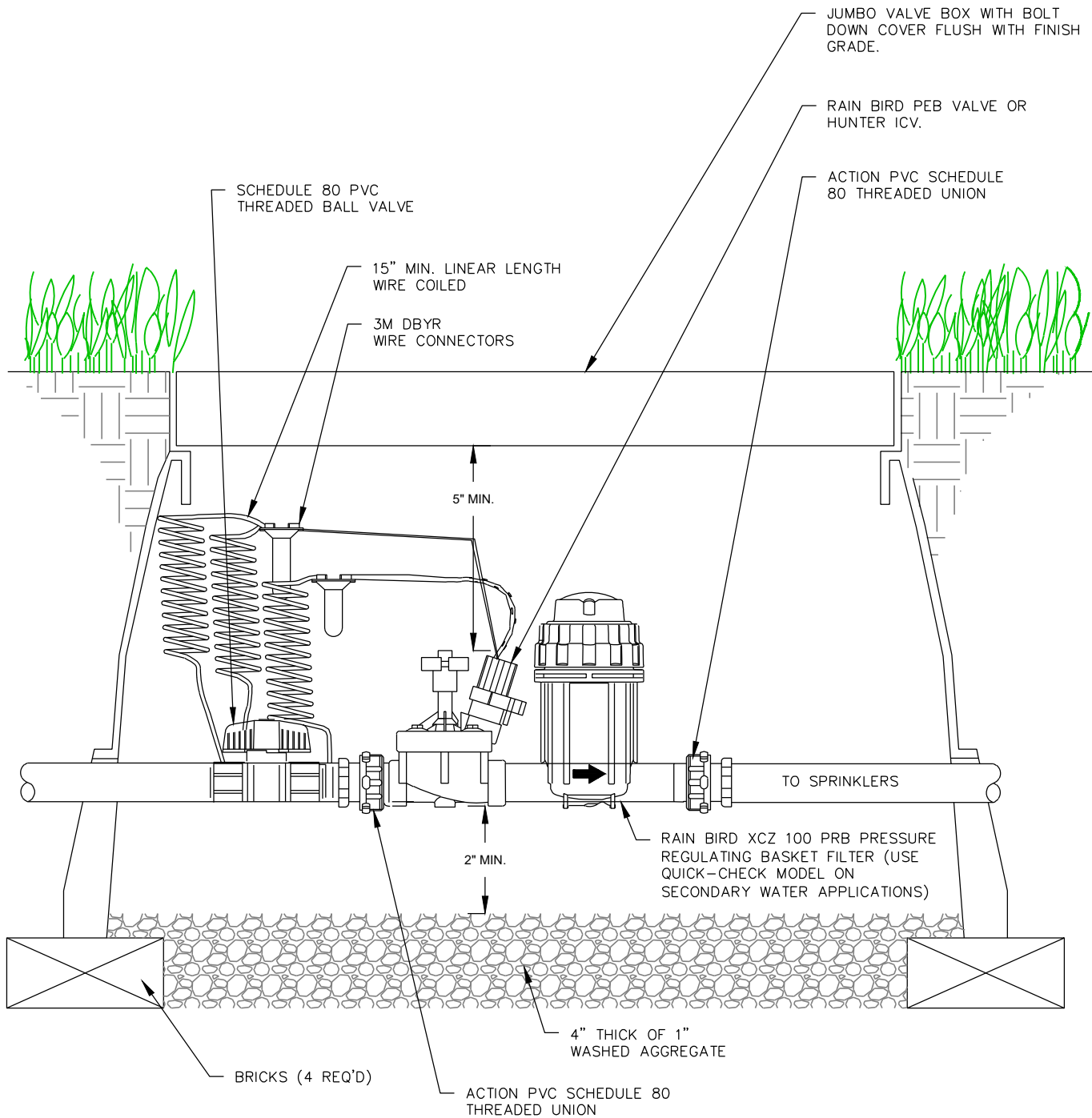
1. ALL MAINLINE FITTINGS TO BE SCHEDULE 80 AND OR HARCO
2. SCRUBBER MODELS REQUIRED FOR SECONDARY WATER APPLICATIONS

1	APPROVED		XXXX. 08
NO.	AUTHORIZED BY	REVISIONS	DATE



AUTOMATIC CONTROL VALVE

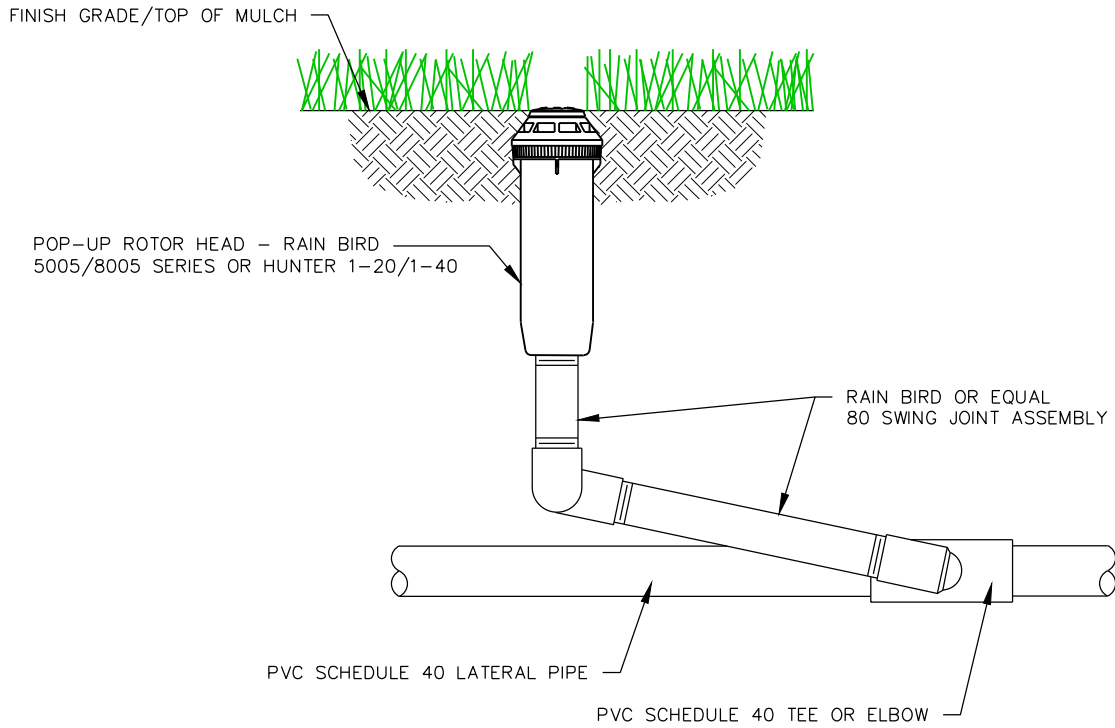
IR-08



NOTES:

1. ALL MAINLINE FITTINGS TO BE SCHEDULE 80 AND OR HARCO
2. SCRUBBER MODELS REQUIRED FOR SECONDARY WATER APPLICATIONS

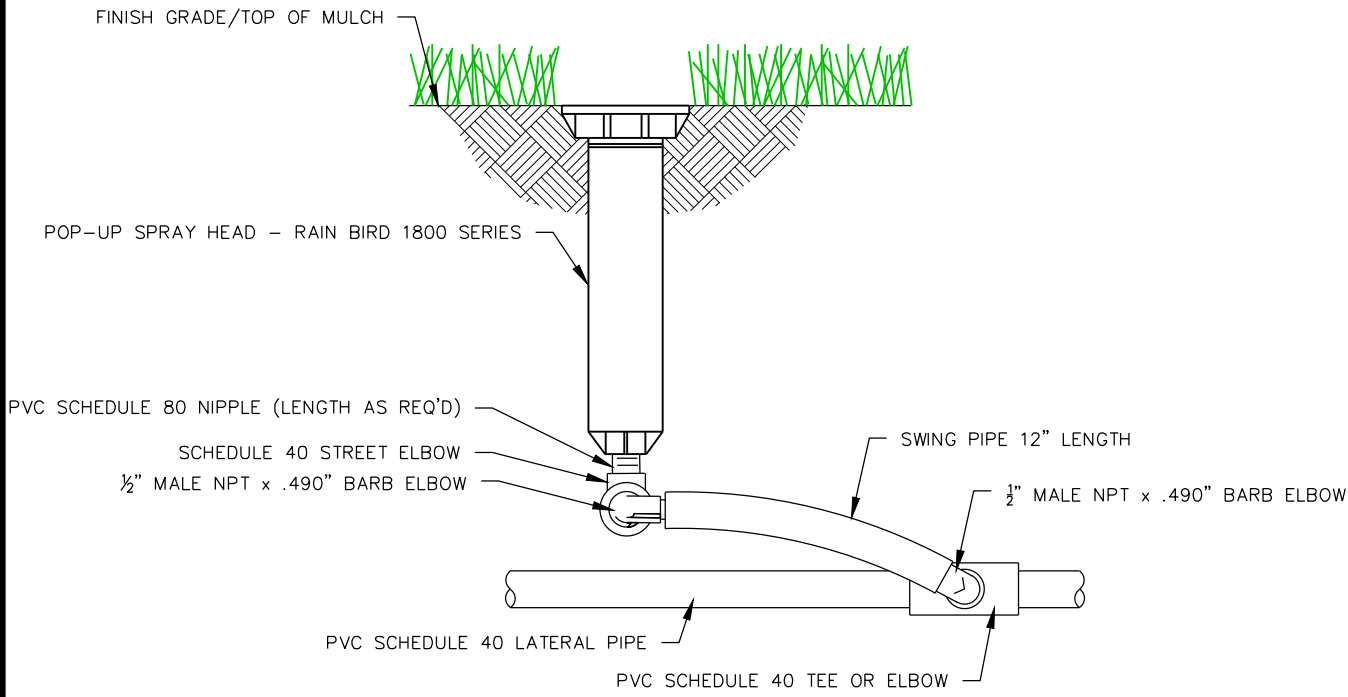
1	APPROVED		XXXX. 08		<p>AUTOMATIC CONTROL DRIP VALVE</p>	<p>IR-09</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



NOTES:

1. HEADS TO INCLUDE 4" MINIMUM POP-UP.
2. NOZZLES TO BE SAME MANUFACTURE AS SPRINKLER HEAD.
3. HEADS TO INCLUDE BUILT-IN CHECK VALVES (SAM) AND PRESSURE REGULATION (PRS) ON SLOPED AREAS.

1	APPROVED		SEPT. 06		<p>POP-UP ROTOR HEAD</p>	<p>IR-10</p>
NO.	AUTHORIZED BY	REVISIONS	DATE		<p>ENGINEERING</p>	

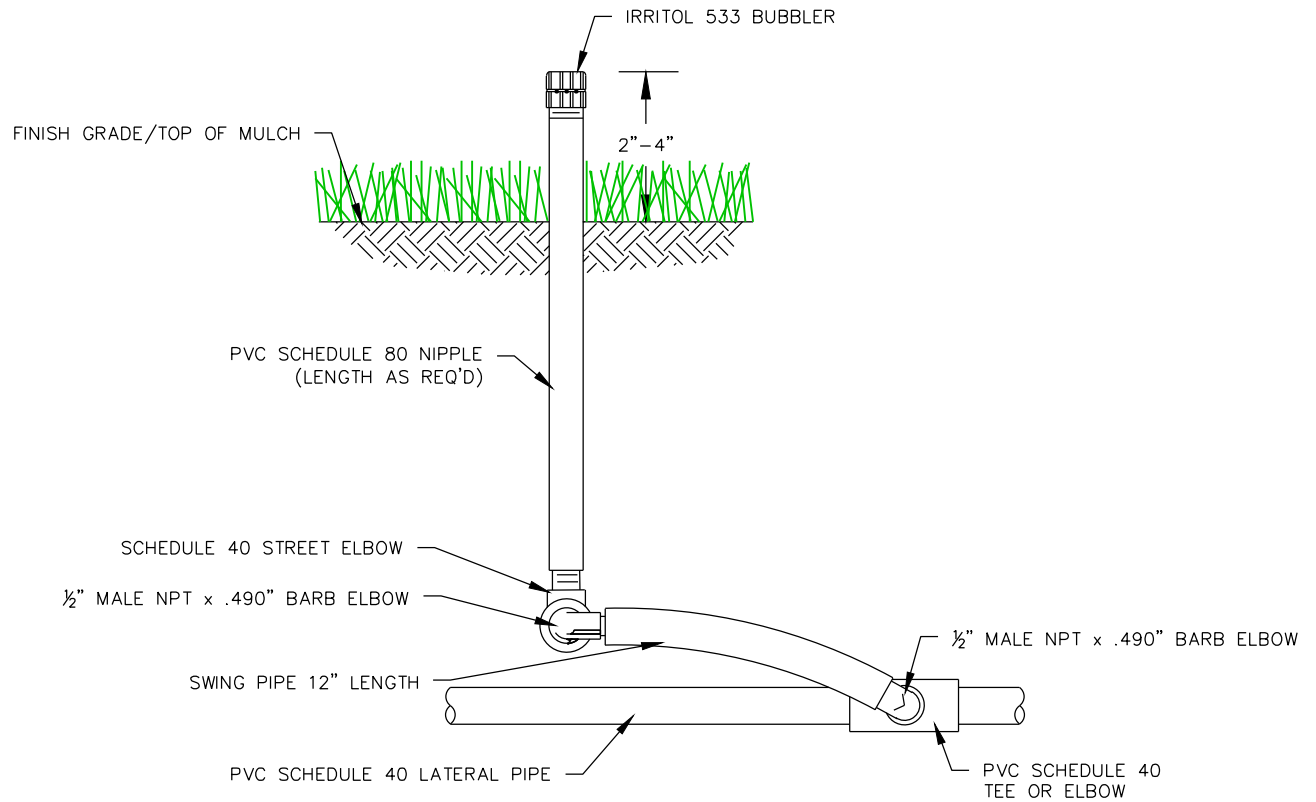


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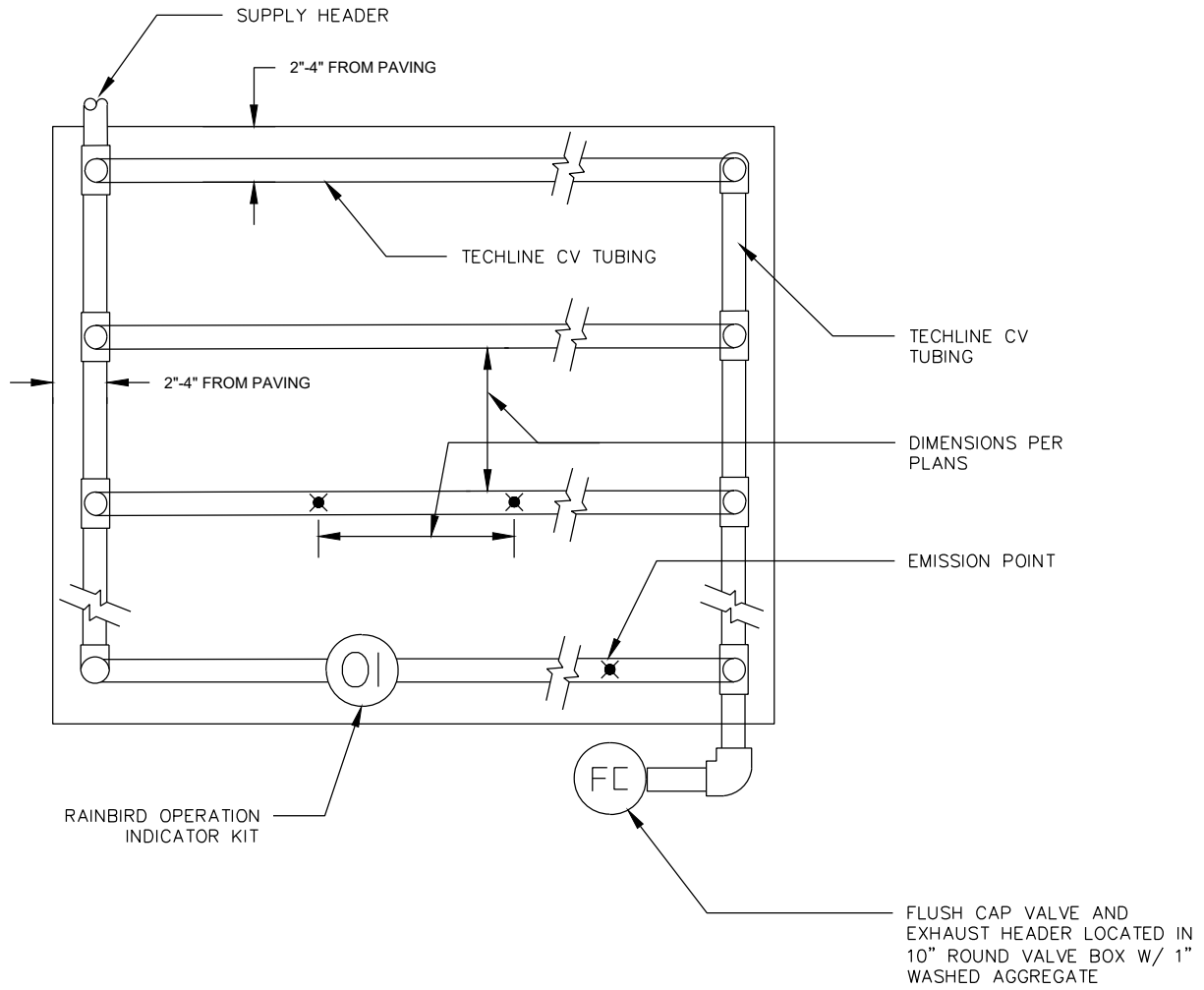
1. HEADS TO INCLUDE 4" MIN. POP-UP.
2. NOZZLES TO BE SAME MANUFACTURE AS SPRINKLER HEAD.
3. HEADS TO INCLUDE BUILT-IN-CHECK VALVES (SAM) AND PRESSURE REGULATION (PRS) ON SLOPED AREAS.

1	APPROVED		SEPT. 06		<p>POP-UP SPRAY HEAD</p>	<p>IR-11</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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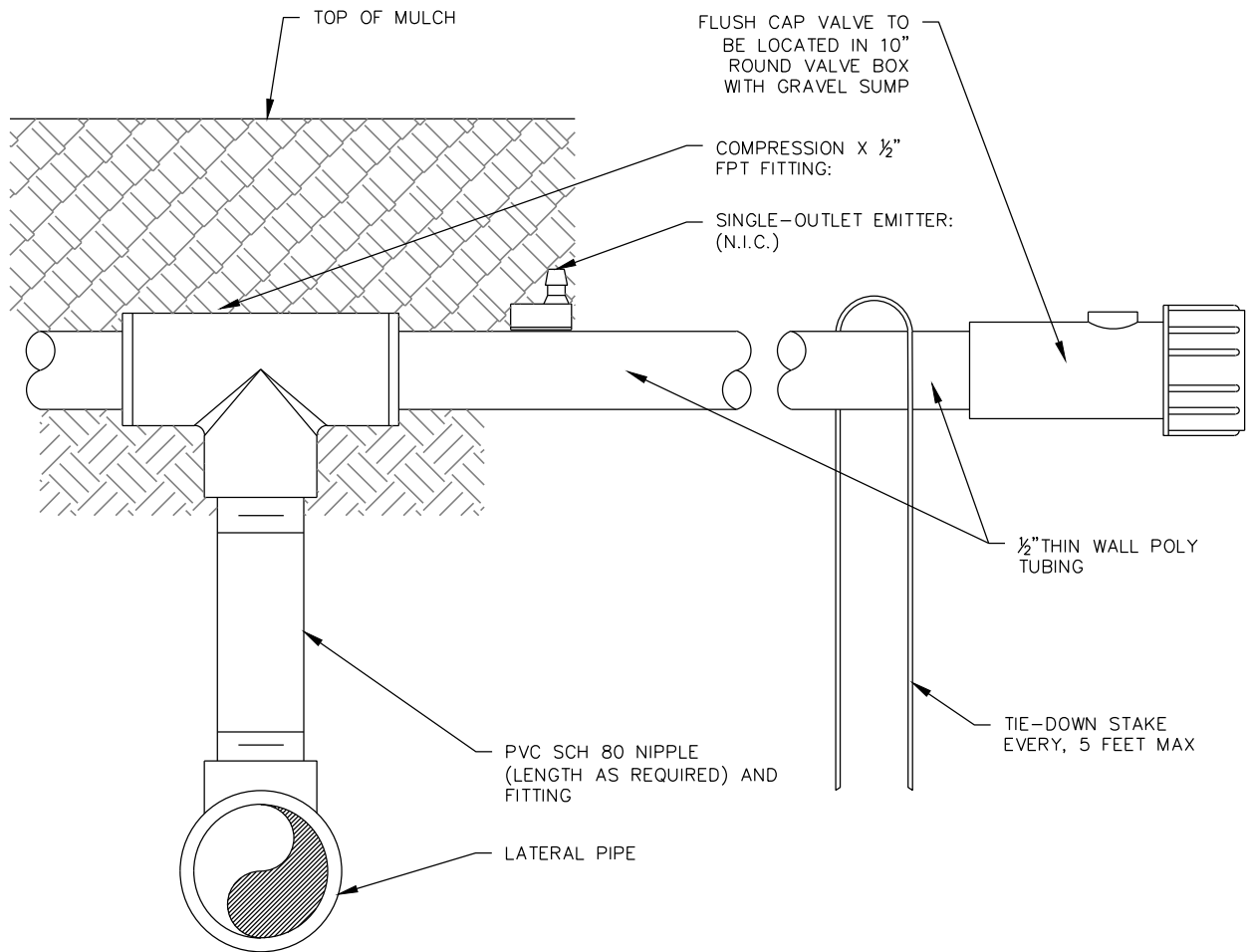
1	APPROVED		SEPT. 06		<u>BUBBLER</u>	IR-12
NO.	AUTHORIZED BY	REVISIONS	DATE			



NOTES:

1. INSTALL FLUSH CAP VALVE, PER MANUFACTURER RECOMMENDATION.
2. INSTALL OPERATION KIT NEAR THE END OF THE SYSTEM, PER MANUFACTURERS RECOMMENDATION.

1	APPROVED		XXXX. 08		<p>IN LINE DRIP GRID LAYOUT</p>	<p>IR-13</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

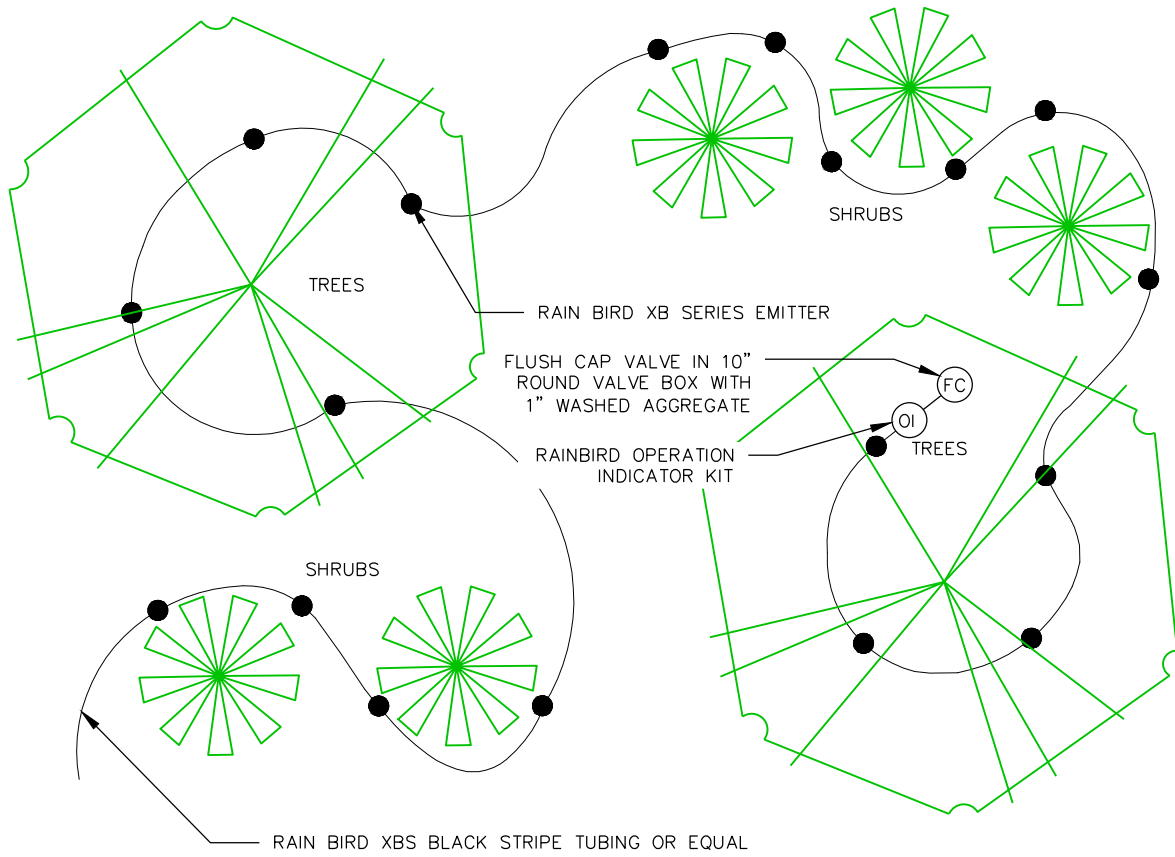


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NO.	AUTHORIZED BY	REVISIONS	DATE



**PVC TO
POLY
TUBING
CONNECTION**

IR-14

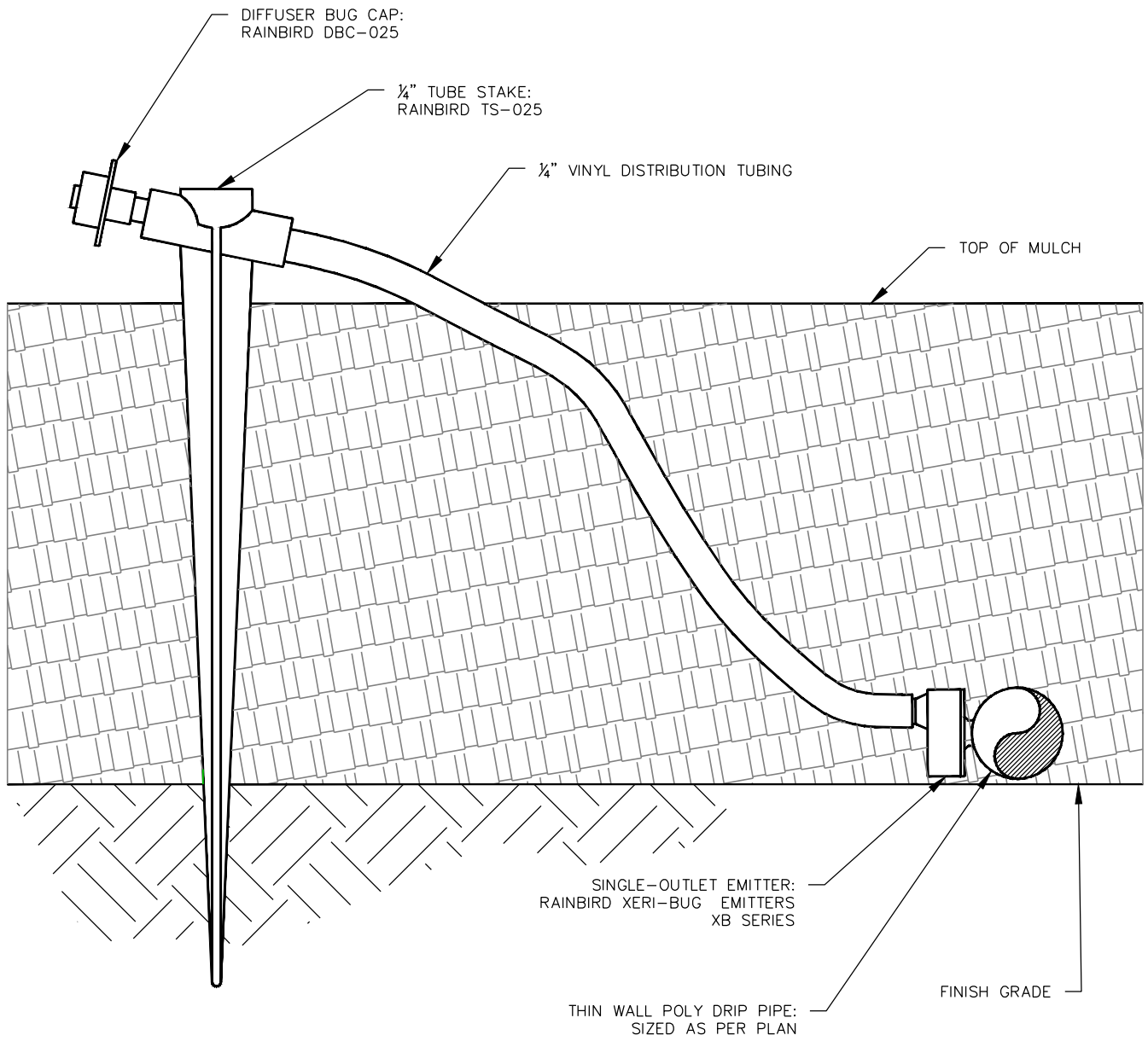


NOTES:

1. LOCATE EMITTERS ON UPHILL SIDE OF SHRUBS. ON SLOPES PROVIDE WATER RETENTION BASIN AROUND PLANT TO ALLOW WATER TO POOL.
2. PLACE 2 MINIMUM EMITTERS PER EACH SHRUB OR PERENNIAL.
3. PLACE 4 MINIMUM EMITTERS PER EACH TREE.
4. EMITTERS SHALL BE PLACED IN CIRCLE PATTERN AROUND TREE FOR UNIFORM ROOT DEVELOPMENT.
5. INSTALL OPERATION KIT NEAR THE END OF THE SYSTEM, PER MANUFACTURERS RECOMMENDATION.

1	APPROVED		XXXX. 08		DRIP POINT SOURCE EMITTER	IR-15
NO.	AUTHORIZED BY	REVISIONS	DATE			

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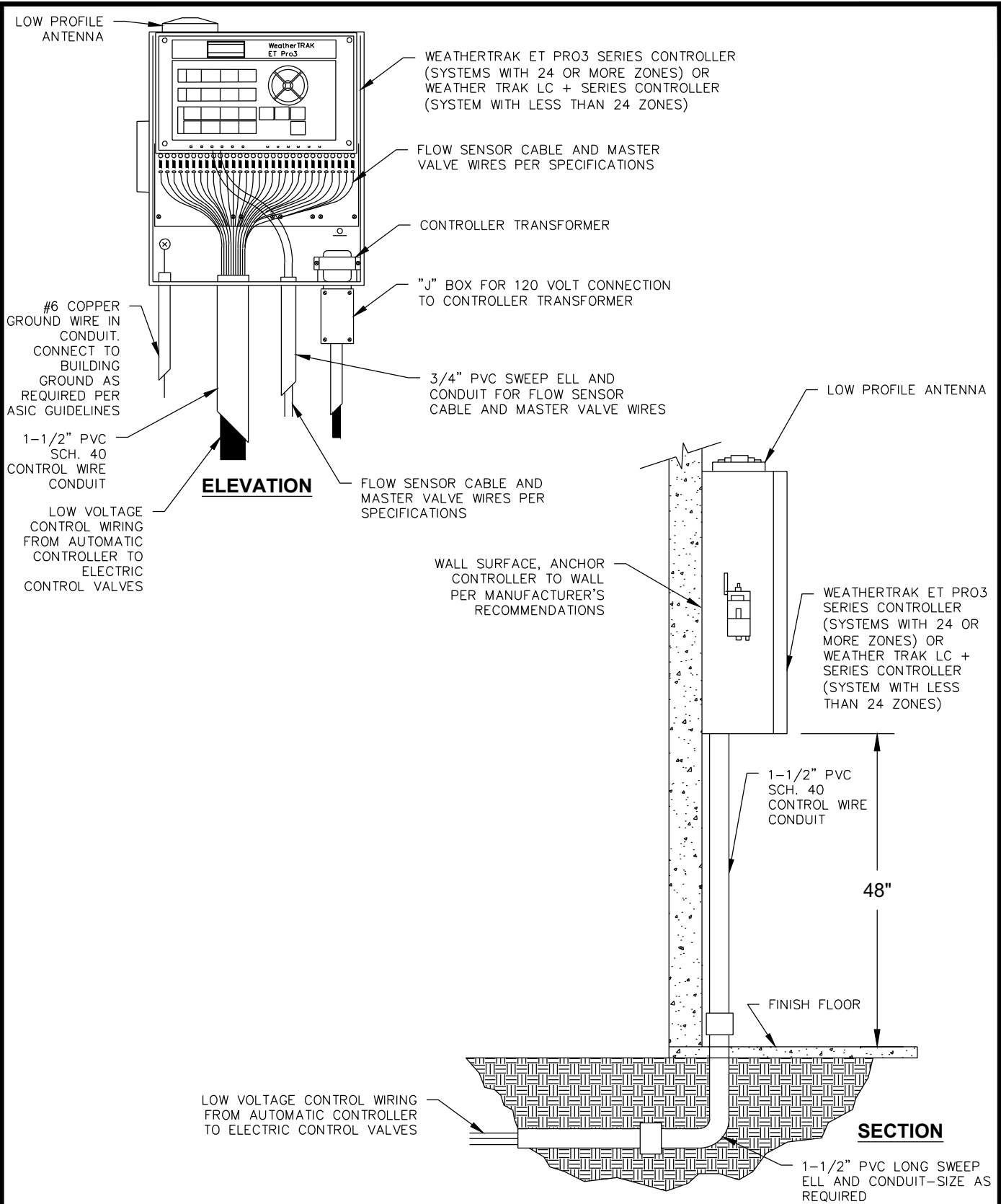
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**EMITTER
INTO
POLY-TUBE**

IR-16

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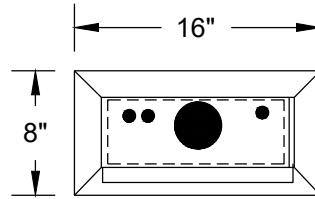


WALL MOUNT CONTROLLER

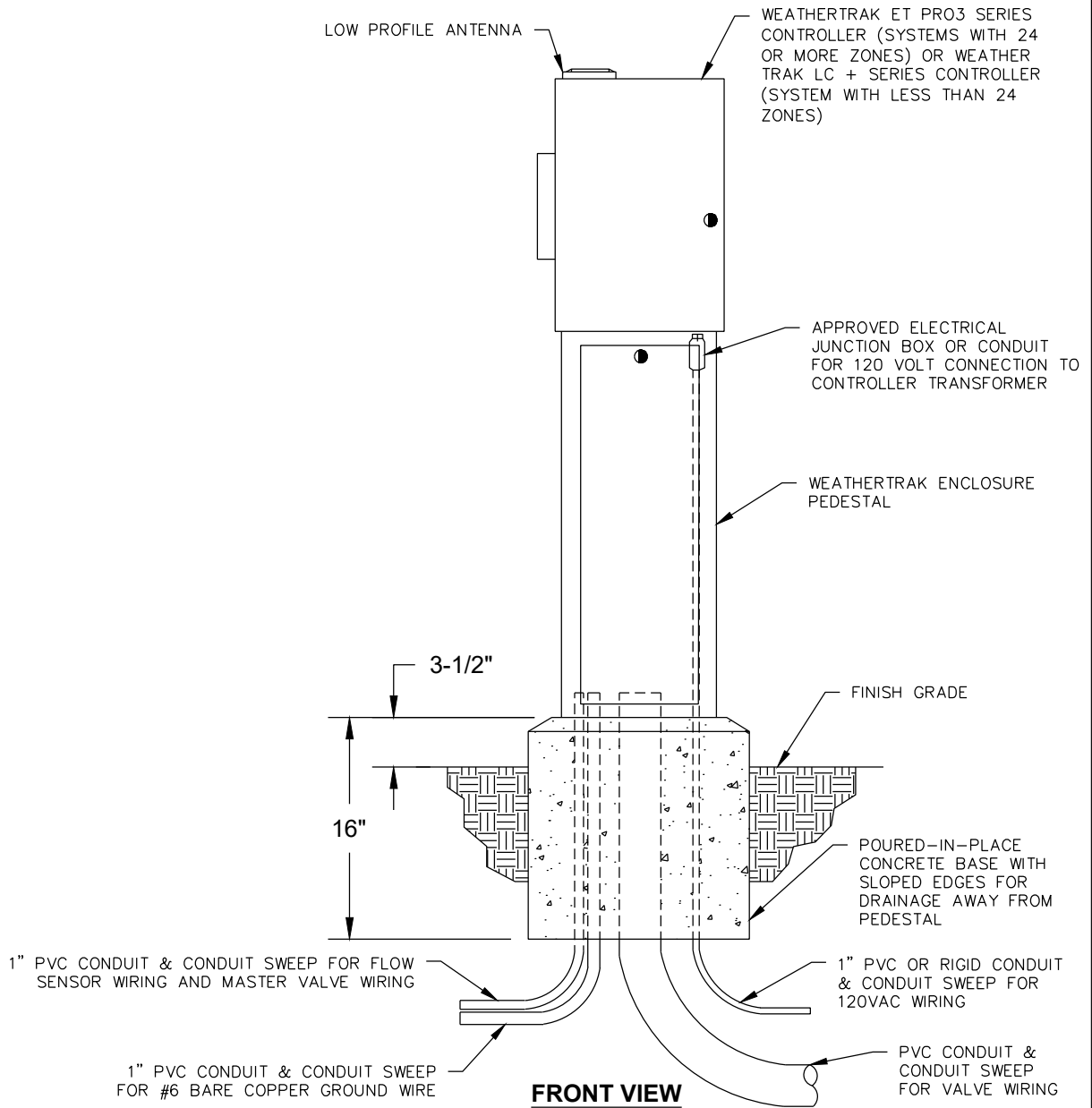
IR-17

NOTES:

1. MINIMUM CONCRETE BASE REQUIREMENTS: CONTRACTOR SHALL VERIFY NUMBER & SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE. USE MOUNTING TEMPLATE TO LOCATE "J" BOLT FASTENERS.
2. SEE IRRIGATION DRAWINGS FOR ENCLOSURE DIMENSIONS & FINISH



TOP VIEW

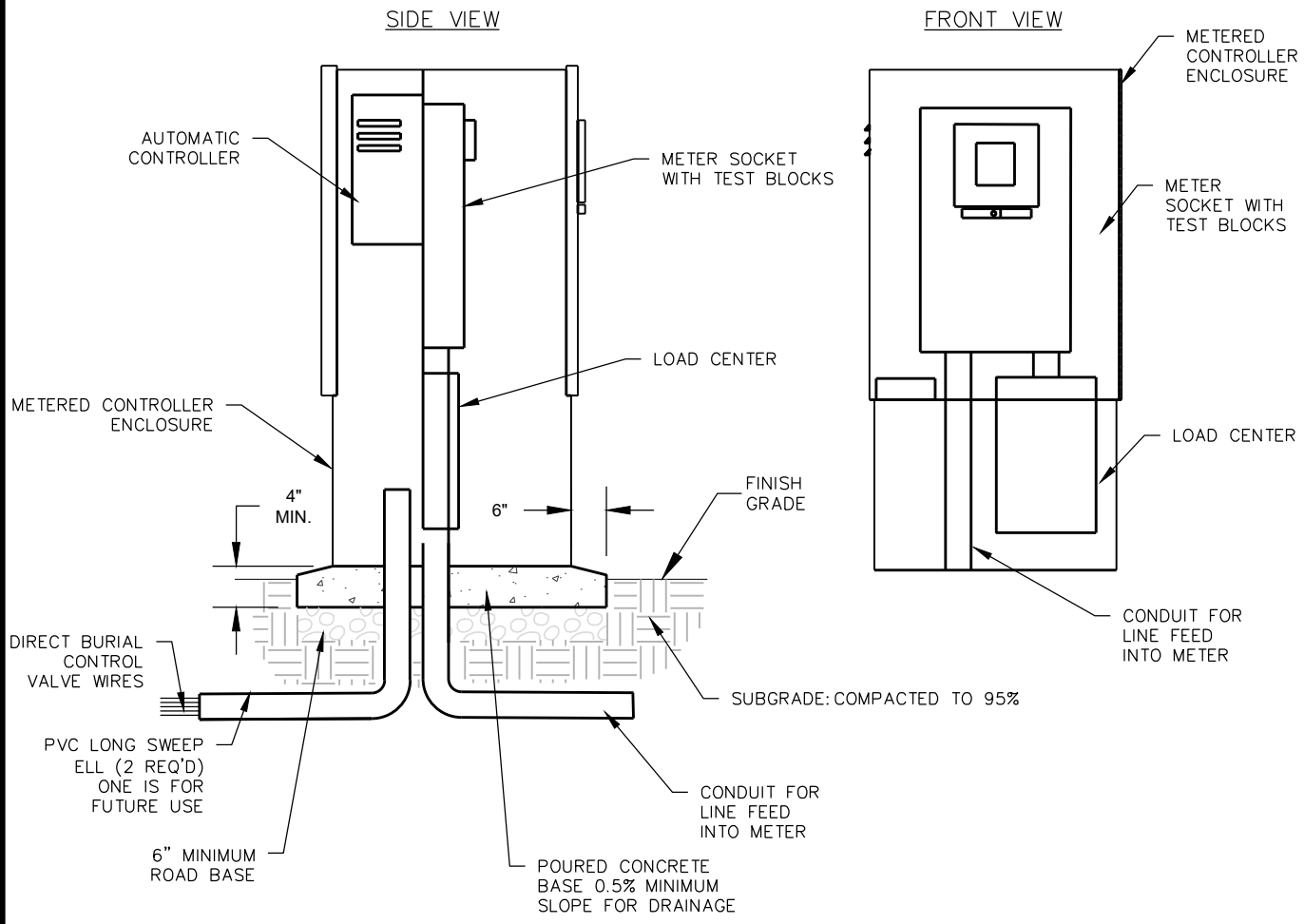


FRONT VIEW

1	APPROVED		XXXX. 08		<p>PEDESTAL MOUNT CONTROLLER</p>	<p>IR-18</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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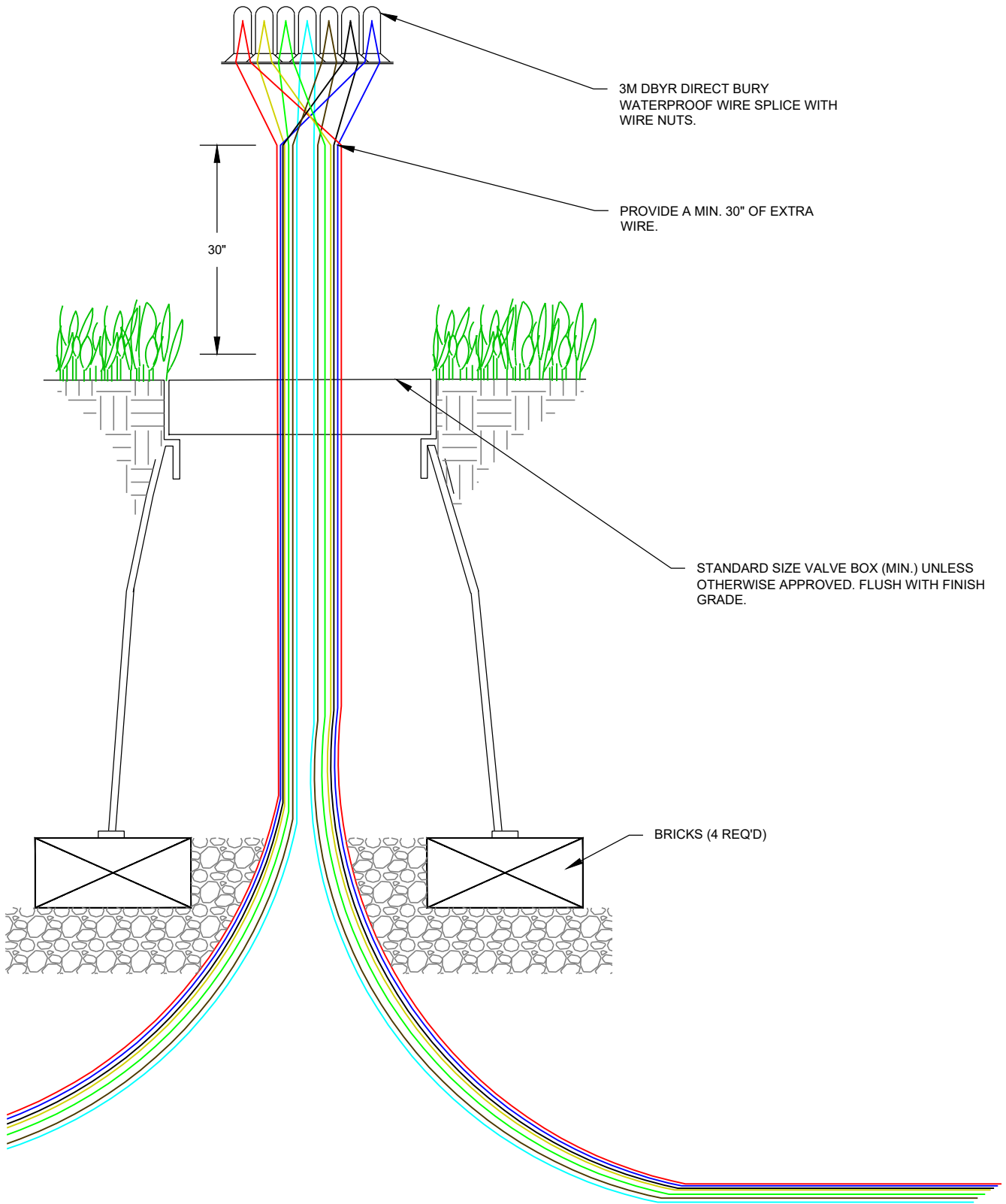
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- NOTES:**
- GROUND LOW VOLTAGE WITH 3 GROUND ROD GRID 8 FEET APART

1	APPROVED		SEPT. 06		<p>CONTROLLER METER ENCLOSURE</p>	<p>IR-19</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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1	APPROVED		XXXX. 08		<p><u>WIRE SPLICE DETAIL</u></p>	<p>IR-20</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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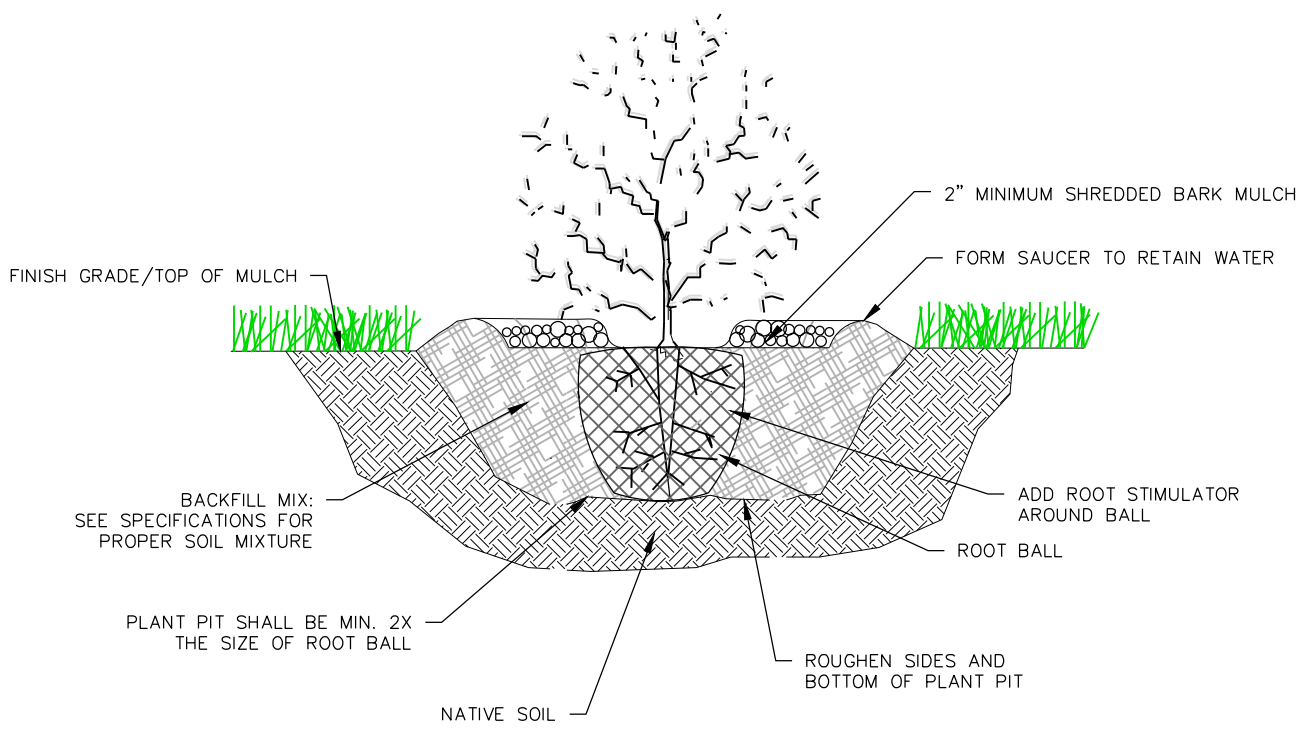
LANDSCAPING STANDARD DETAILS

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SHRUB PLANTING DETAIL.....LD-01
TREE PLANTING DETAIL.....LD-02
EVERGREEN PLANTING DETAIL.....LD-03
LAWN SODDING/CONCRETE EDGE DETAIL.....LD-04
TREE PROTECTION.....LD-05

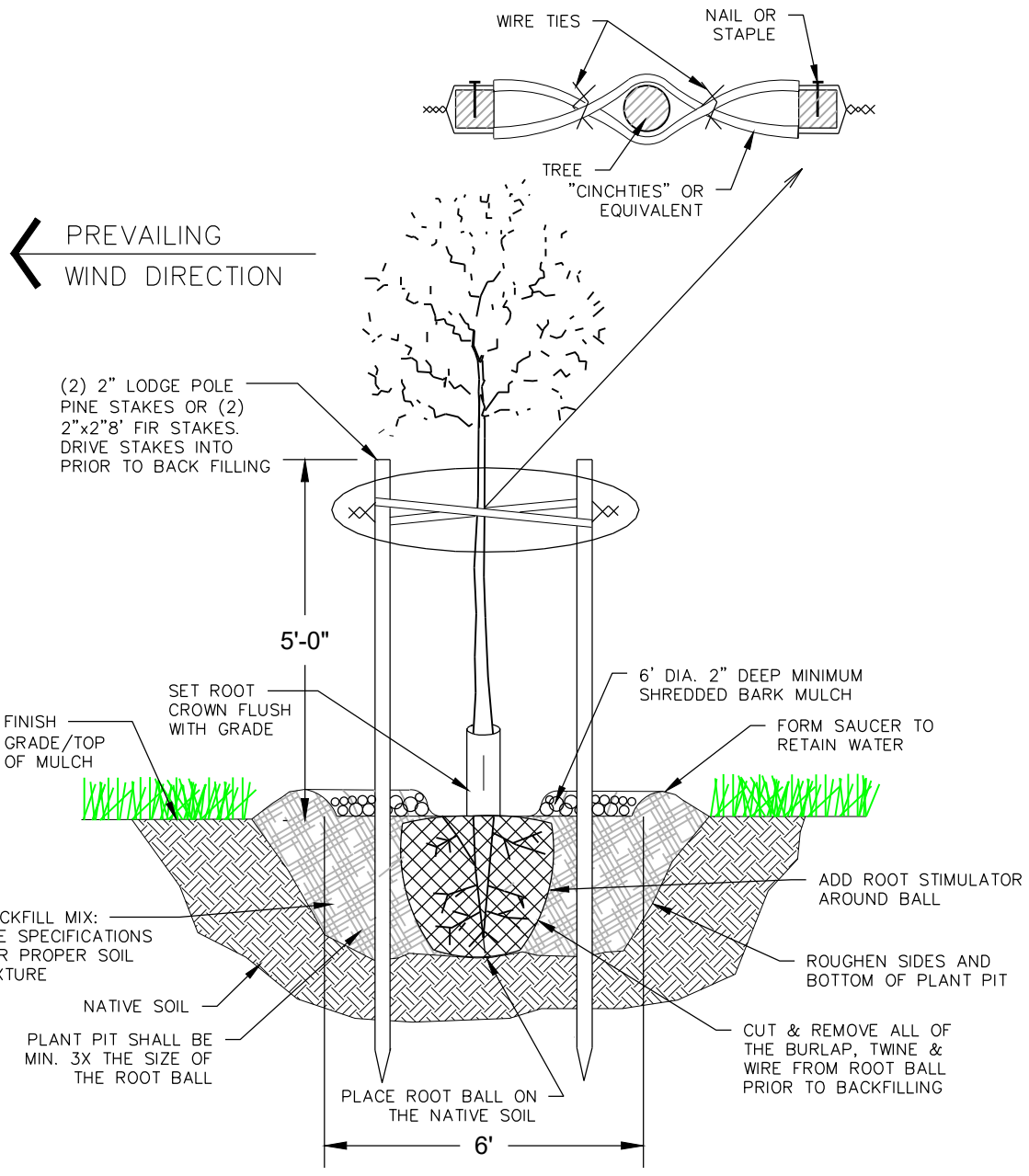
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NO.	AUTHORIZED BY	REVISIONS	DATE	ENGINEERING		

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	APPROVED		PENDING		<p>SHRUB PLANTING DETAIL</p>	<p>LD-01</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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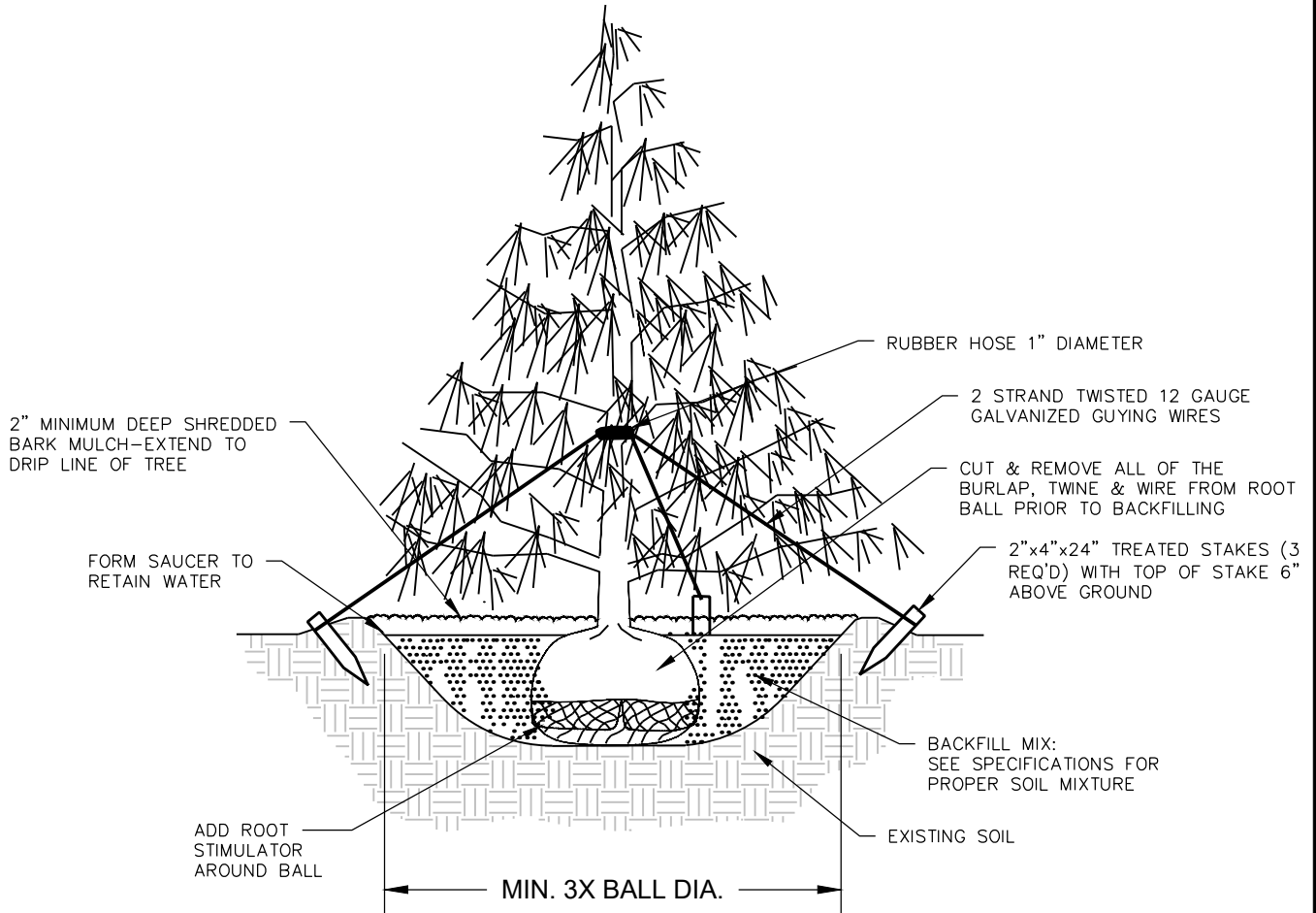
1. PLANT PIT SIZE MAY BE REDUCED IN RESTRICTED AREAS, SUCH AS PARK STRIPS, ONLY WITH APPROVAL FROM CITY

1	APPROVED		PENDING
NO.	AUTHORIZED BY	REVISIONS	DATE



**TREE
PLANTING
DETAIL**

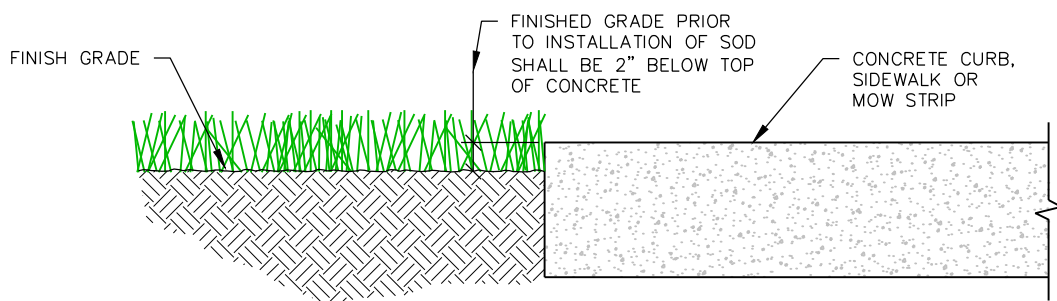
LD-02



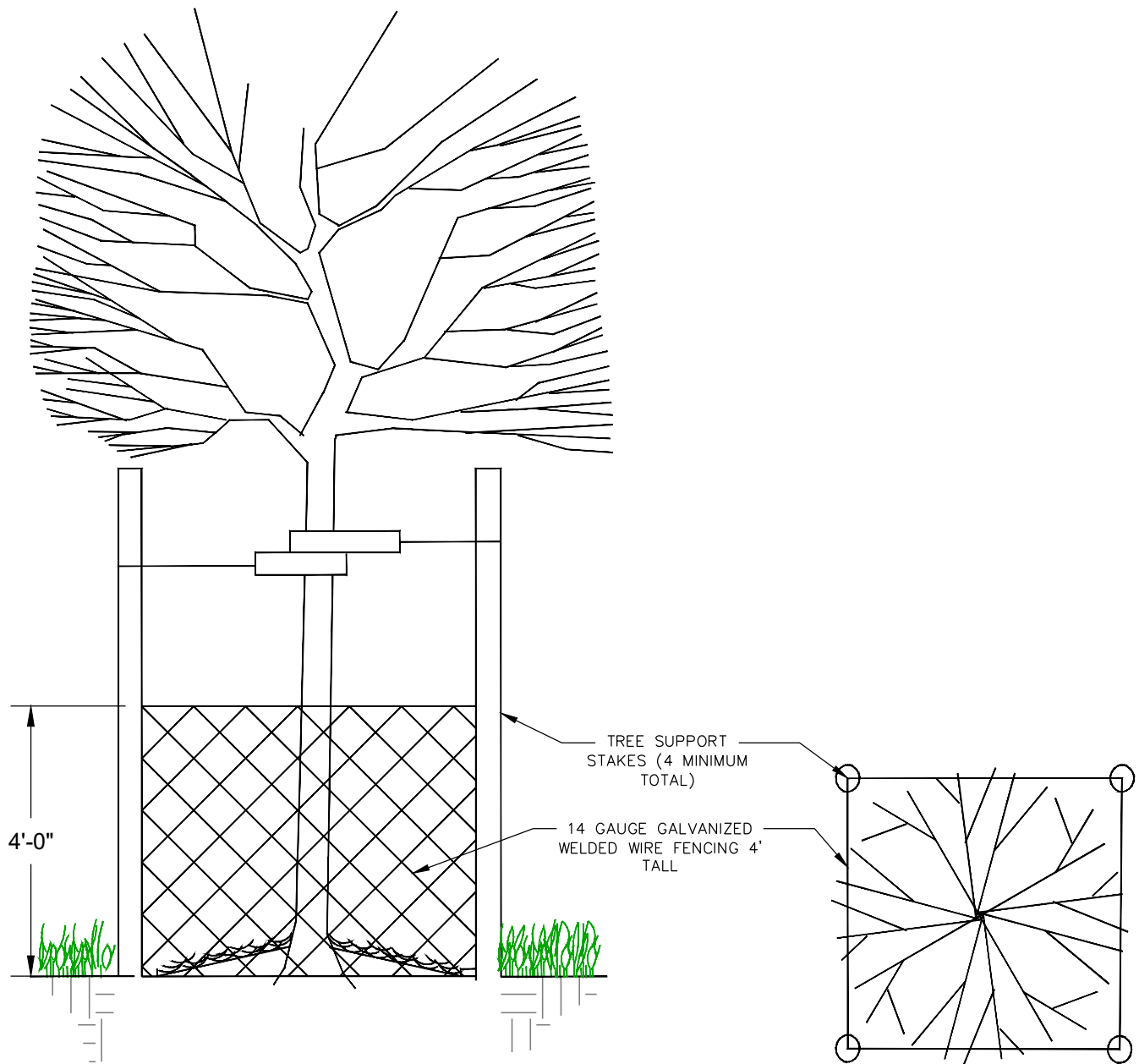
NOTES:

1. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE. FLAG GUYING WIRES WITH SURVEYOR TAPE.

1	APPROVED		PENDING		<p>EVERGREEN PLANTING DETAIL</p>	<p>LD-03</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



1	APPROVED		PENDING		<p><u>LAWN SODDING</u> <u>CONC. EDGE</u> <u>DETAIL</u></p>	<p>LD-04</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



NOTES:

1. SMALL TREES (UNDER 6" CALIPER):
THE BARRIER FENCE SHALL HAVE A DISTANCE IN FEET EQUAL TO THE DIAMETER OF THE TREE TRUNK IN INCHES MEASURED 4'-6" ABOVE THE GROUND.
2. LARGE TREES (OVER 6" CALIPER):
THE BARRIER FENCE SHALL BE PLACED UNDER THE DRIP LINE OF TREE.

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TREE PROTECTION

LD-05

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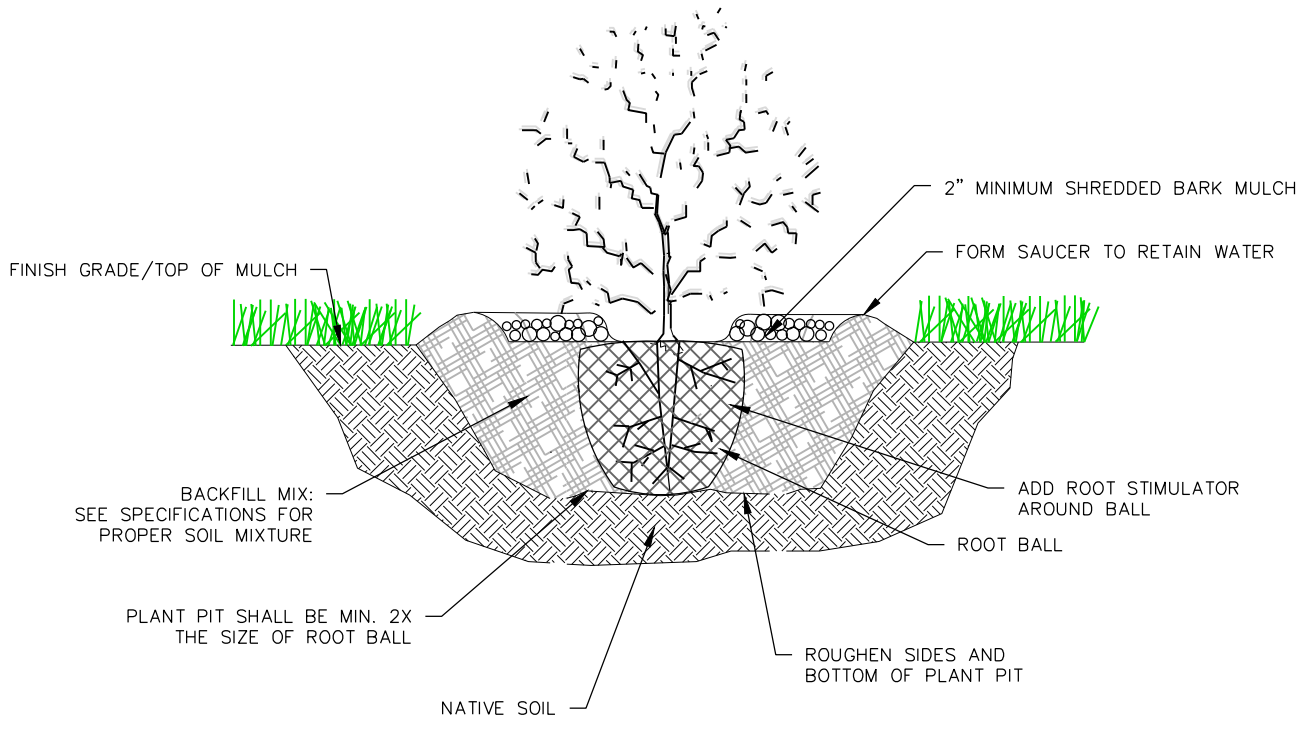
LANDSCAPING STANDARD DETAILS

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TREE PLANTING DETAIL.....LD-02
EVERGREEN PLANTING DETAIL.....LD-03
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TREE PROTECTION.....LD-05

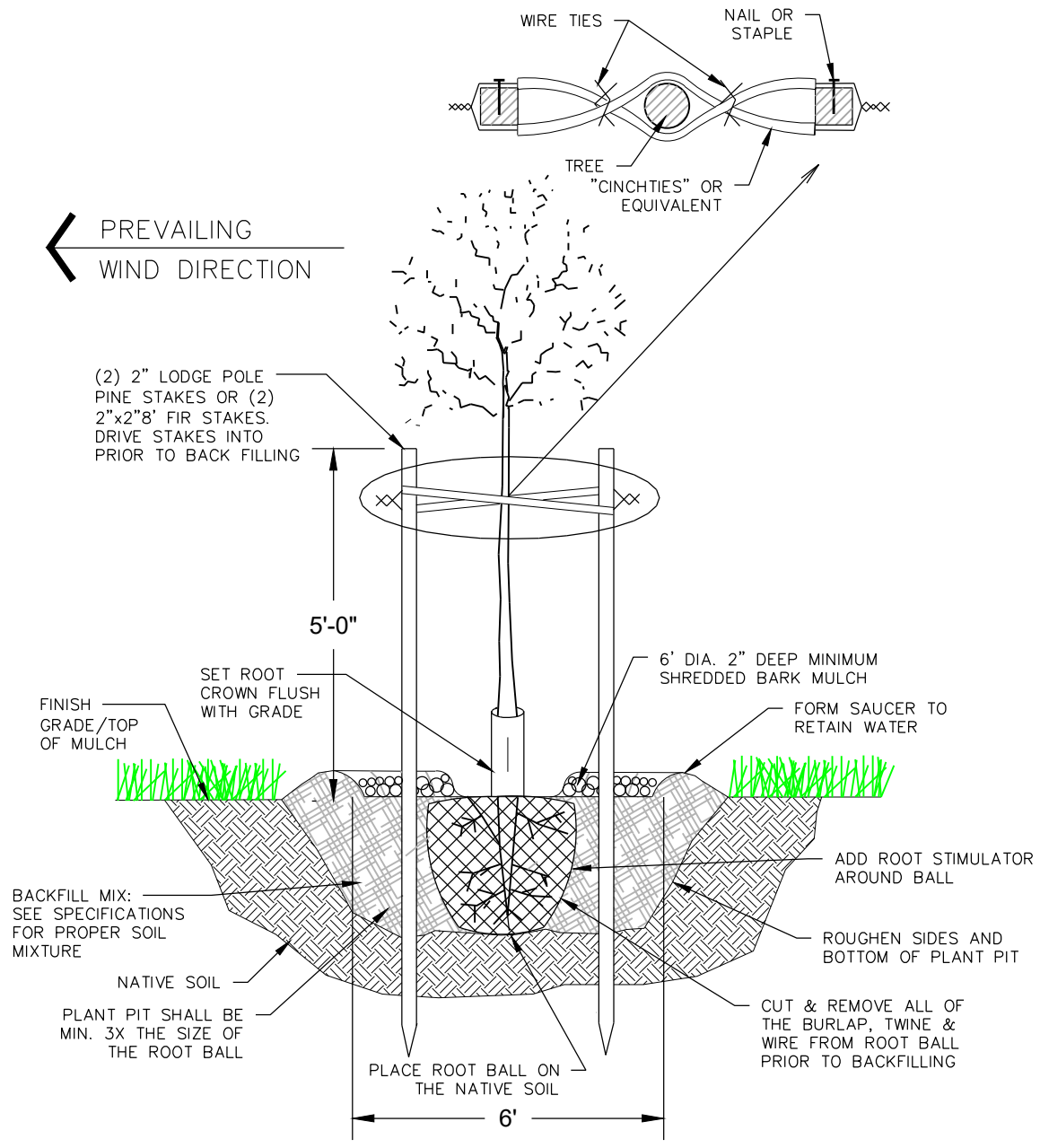
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	APPROVED		PENDING		<p>SHRUB PLANTING DETAIL</p>	<p>LD-01</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

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NOTES:

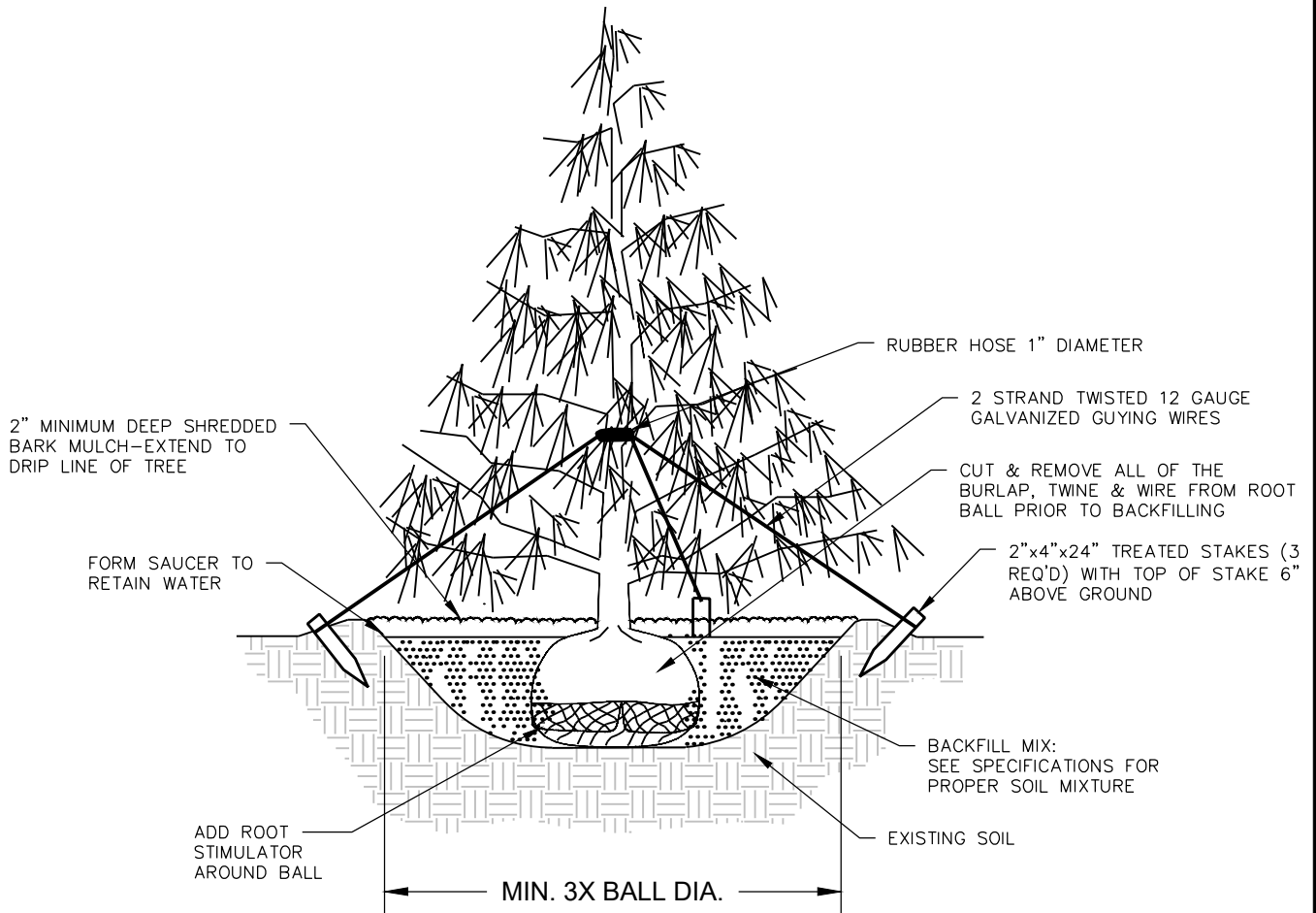
1. PLANT PIT SIZE MAY BE REDUCED IN RESTRICTED AREAS, SUCH AS PARK STRIPS, ONLY WITH APPROVAL FROM CITY

1	APPROVED		PENDING
NO.	AUTHORIZED BY	REVISIONS	DATE



**TREE
PLANTING
DETAIL**

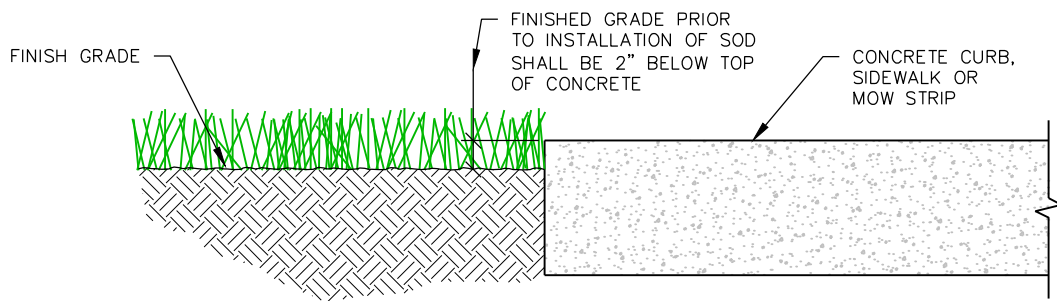
LD-02



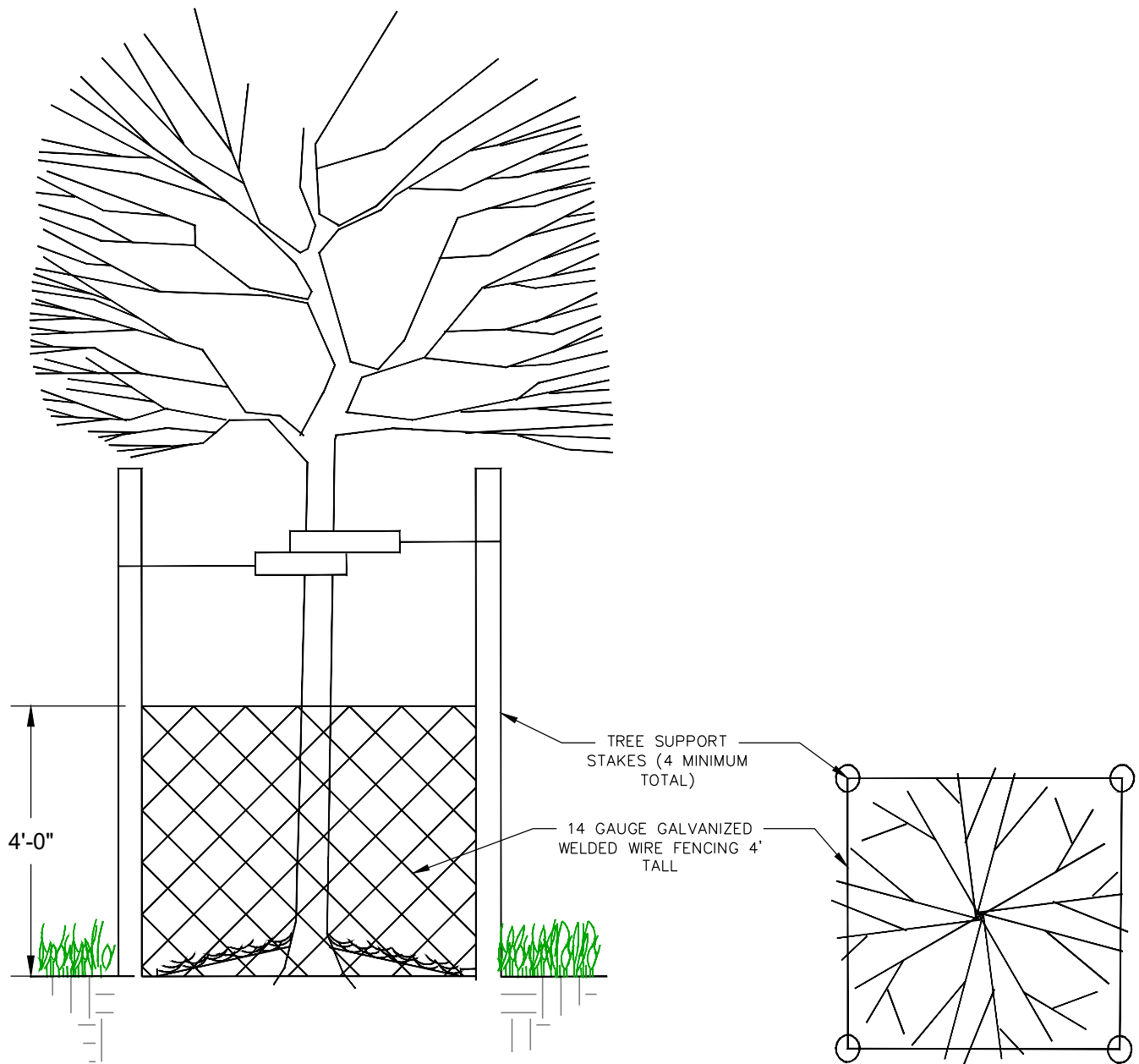
NOTES:

1. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE. FLAG GUYING WIRES WITH SURVEYOR TAPE.

1	APPROVED		PENDING		<p>EVERGREEN PLANTING DETAIL</p>	<p>LD-03</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



1	APPROVED		PENDING		<p><u>LAWN SODDING</u> <u>CONC. EDGE</u> <u>DETAIL</u></p>	<p>LD-04</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



NOTES:

1. SMALL TREES (UNDER 6" CALIPER):
THE BARRIER FENCE SHALL HAVE A DISTANCE IN FEET EQUAL TO THE DIAMETER OF THE TREE TRUNK IN INCHES MEASURED 4'-6" ABOVE THE GROUND.
2. LARGE TREES (OVER 6" CALIPER):
THE BARRIER FENCE SHALL BE PLACED UNDER THE DRIP LINE OF TREE.

1	APPROVED		XXXX. 08
NO.	AUTHORIZED BY	REVISIONS	DATE



TREE PROTECTION

LD-05

MISCELLANEOUS STANDARDS

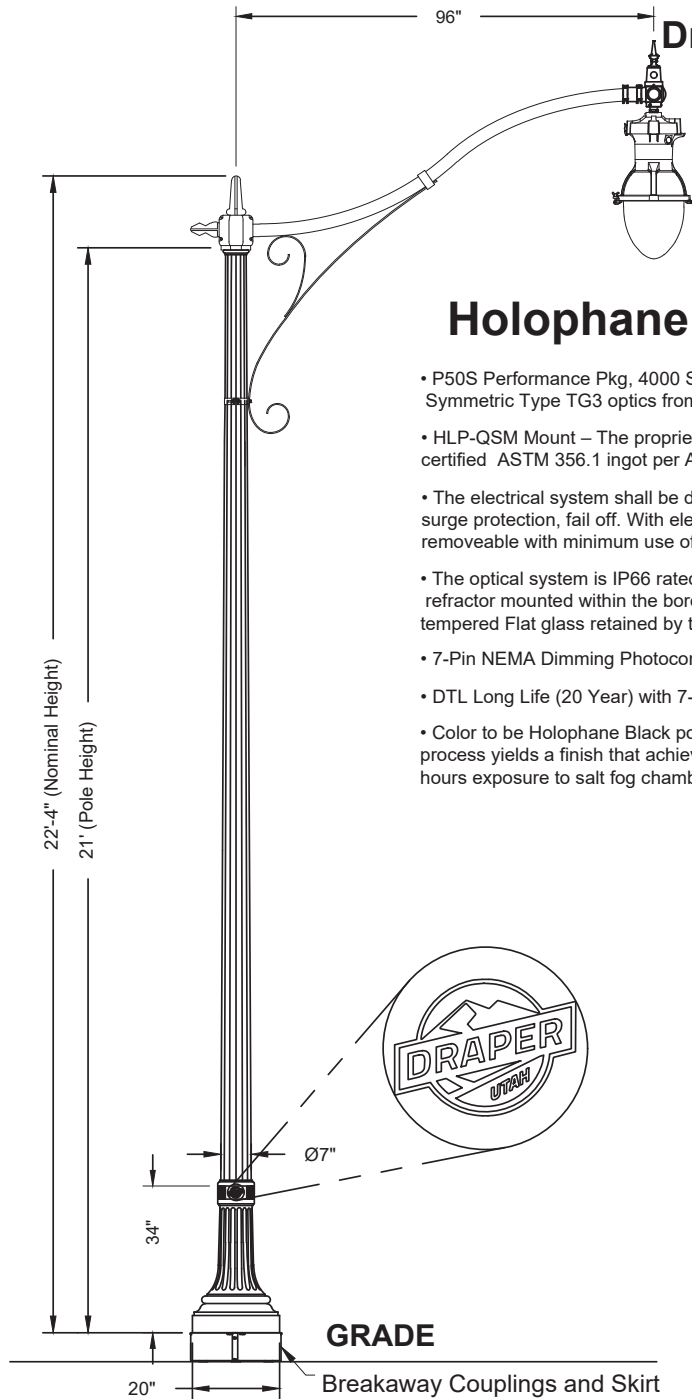
INDEX:

ARTERIAL STREET LIGHT DETAIL.....LP-01
SUBDIVISION STREET LIGHT DETAIL.....LP-02
ARTERIAL STREET LIGHT BASE DETAIL.....LP-03
SUBDIVISION STREET LIGHT BASE DETAIL.....LP-04
ROCKY MTN. POWER POINT OF DISCONNECT...LP-05
STREET NAME SIGN DETAIL.....SG-01

1	APPROVED		SEPT. 06		<u>MISCELLANEOUS STANDARDS</u>	MS-00
NO.	AUTHORIZED BY	REVISIONS	DATE	ENGINEERING		

Holophane North Yorkshire Series Pole with

Draper City Logo in Cast Aluminum

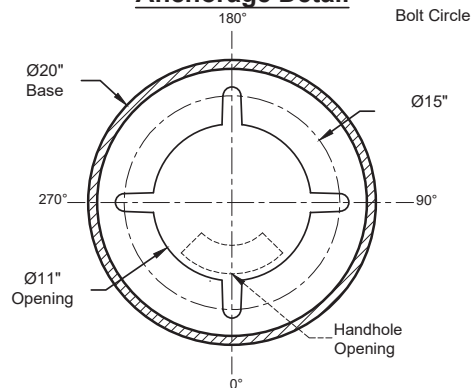


- The lighting post shall be all cast steel construction, massively tapered with a deep 16-fluted pattern on the shaft & base.
- Holophane NYS Tapered Base Design to be cast steel and double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base
- The FTB tapered shaft shall be ASTM A48, Class 30 cast iron, formed true to the pattern with complete detail.

Holophane Esplanade Teardrop LED

- P50S Performance Pkg, 4000 Series CCT 120-277V, Modern Style Swing-Open Design Glass Symmetric Type TG3 optics from Borosilicate glass, and Black Trim.
- HLP-QSM Mount – The proprietary QSM luminaire mounting will be cast aluminum produced from certified ASTM 356.1 ingot per ASTM B179 or ASTM B26.
- The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail off. With electrical components that are mounted on an aluminum plate that is removeable with minimum use of tools.
- The optical system is IP66 rated and consists of a precisely molded thermal resistant borosilicate glass refractor mounted within the borosilicate refractor Teardrop, Bowl, Sag shaped glass optic or the tempered Flat glass retained by the cast aluminum door.
- 7-Pin NEMA Dimming Photocontrol Receptacle 35ft Prewired Leads
- DTL Long Life (20 Year) with 7-Pin NEMA Dimming Photocontrol Receptacle
- Color to be Holophane Black polyester powder coat paint. Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117).

Anchorage Detail



CUSTOMER NOTES:

1. CUSTOMER SHALL VERIFY ACCESSORY LOCATIONS IN TABLE AND PROVIDE PRIOR TO PRODUCTION. ACCESSORIES MAY BE ROTATED IN VIEW FOR CLARITY
2. ANCHORAGE DETAIL PROVIDED FOR VISUAL ONLY - DO NOT USE TO SET ANCHOR BOLTS.
3. SIGNED APPROVAL TO ACCOMPANY PO.



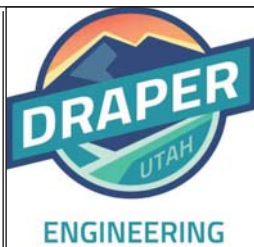
Draper City Standard - LP-01

Catalog #s:
 Pole: NYS 21 FTB 20D MOD LOGO VGP BK LP204/120A RFD337308 / AB-27-4
 Breakaway Kit: BWKT 2000R 1500BC 100AB BK RFD337308 Breakaway / TRANSPSPM4100
 Roadway Arm: VGC 96IN 1A TN CD5 BK Fitter: WLDF QSM BK PR7E TPRCSBK
 Fixture: ESL3 P50S 40K MVOLT TG3 QSM BK PR7E PCLL L35
 Optional House Side Shield: LTD3HSSXX (Specify 90, 120, or 180 Degrees)

DRAWING #:
TSG 014369
 PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

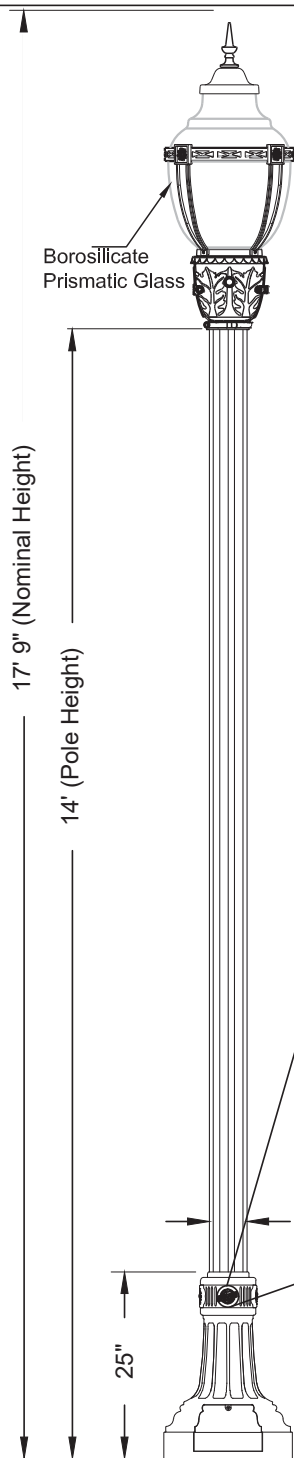
1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



**STANDARD
 ARTERIAL
 STREET
 LIGHT DETAIL**

LP-01

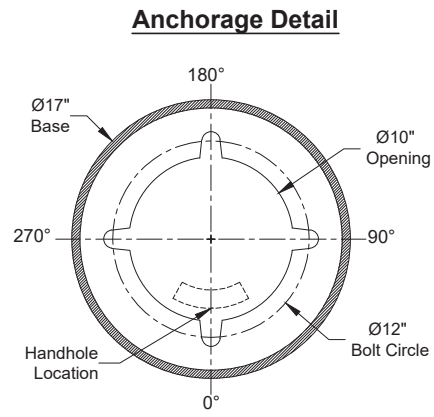
Holophane North Yorkshire Pole with Draper City Logo in Cast Aluminum



- Lighting post shall be one-piece construction and all aluminum.
- Holophane NYA Tapered Base Design to be cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179 or ASTM B26 with 17D Diamond Bolt Pattern.
- The F5J tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape. Shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.

Holophane Washington Postlite LED

- P 30 Performance Pkg, 3000 Series CCT 120-277V, Enhanced Style Swing-Open Design Glass Symmetric Type V Lunar Optics, Black Finish Ribs & Bands, Spike finial, Black Trim
- Housing to be heavy grade A360 cast aluminum (aluminum with <1% copper) incorporating a hinge door with tool-less entry. The glass optic is bolted onto to a gasketed top housing plate, using three stainless steel bolts that form an IP66 seal of the optical assembly.
- Color to be Holophane Black polyester powder coat paint. Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117).
- The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail off. With electrical components that are mounted on an aluminum plate that is removeable with minimum use of tools.
- The optical system is IP66 rated and consists of a precisely molded thermal resistant borosilicate glass refractor and top reflector mounted within the decorative glass optic. The lower refractor uses precisely molded prisms to maximize pole spacings while maintaining uniform illuminance.
- DTL Long Life (20 Year) with 7-Pin NEMA Dimming Photocontrol Receptacle with 25' prewire leads.



CUSTOMER NOTES:

1. STANDARD SPECS NOT SHOWN HERE CAN BE FOUND ON SEPARATE CUT SHEETS (PLEASE SEE SALES)
2. **ANCHORAGE DETAIL PROVIDED FOR VISUAL ONLY - DO NOT USE TO SET ANCHOR BOLTS.**
3. SIGNED APPROVAL TO ACCOMPANY PO.




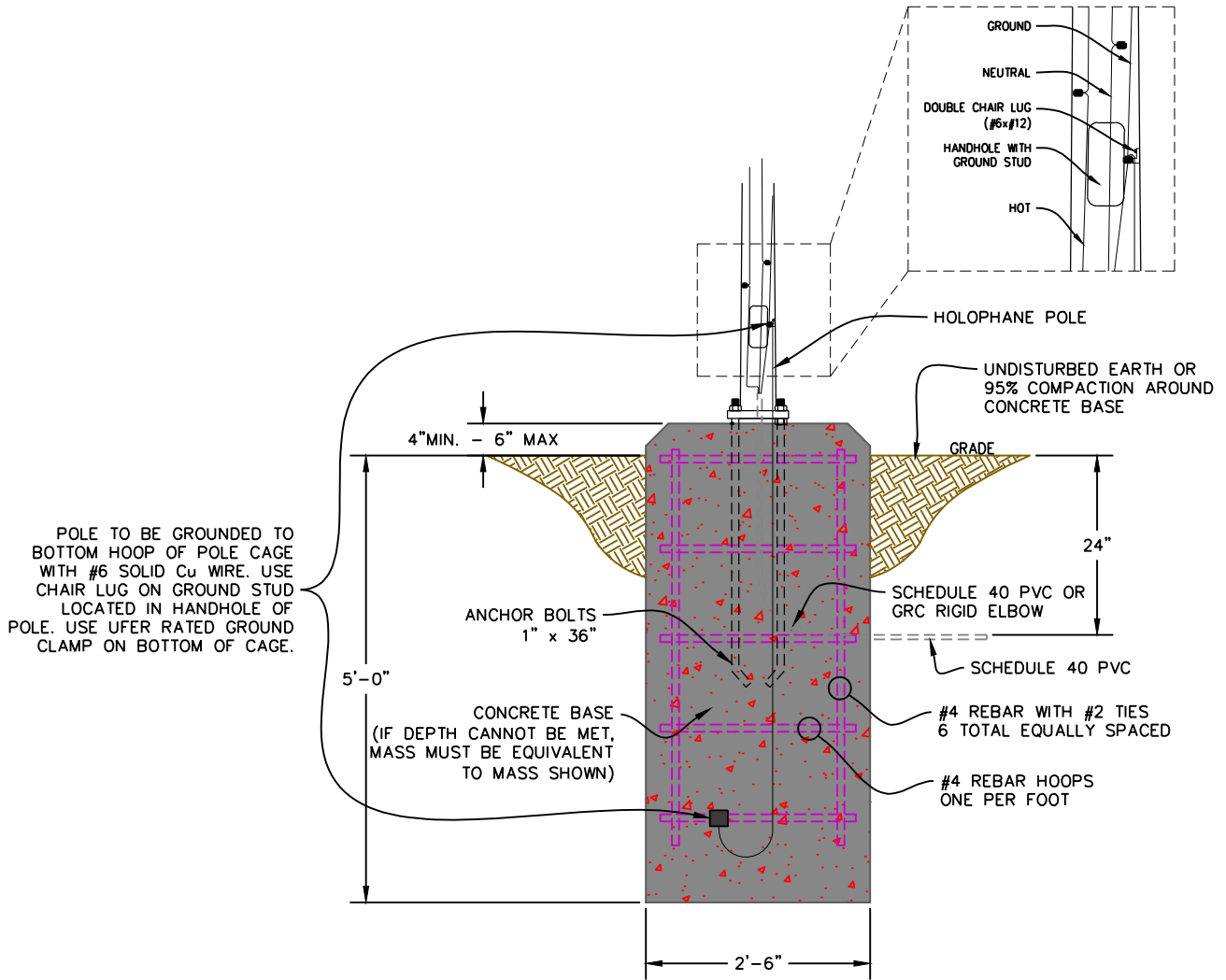
Draper City Standard - LP-02

Catalog #s:
 Fixture: WAE3 P30 30K MVOLT MS GL5LU BK SBR TBK PR7 PCLL L25
 Pole: NYA 14 F5J 17D LOGO C03 BK RFD329895
 Anchor: AB-31-4
 Option HouseSide Shield: WLEDHSSXX (Specify 90, 120, or 180 Degree)

DRAWING #:
TSG013575
 PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

1	APPROVED		SEPT. 06		<p align="center">STANDARD SUBDIVISION STREET LIGHT DETAIL</p>	<p align="center">LP-02</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



GENERAL NOTES:

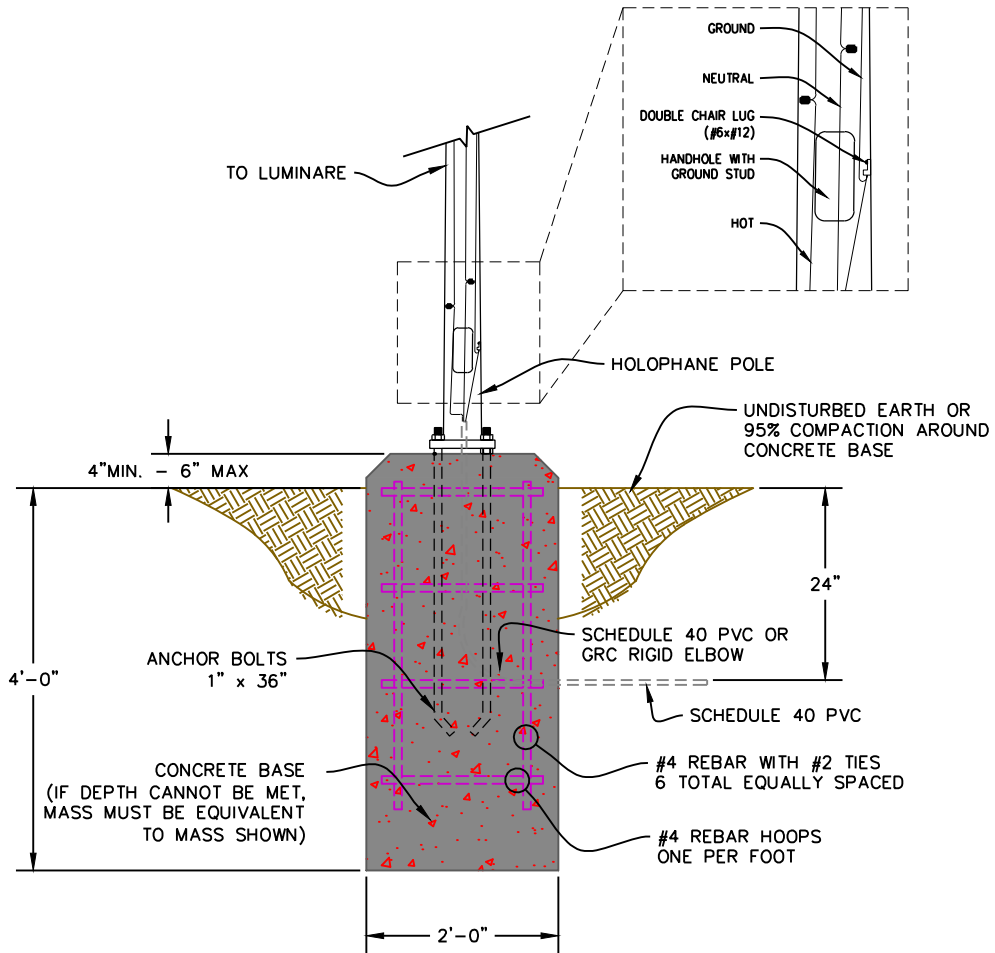
HANDHOLE SHALL BE FACING TOWARDS SIDEWALK AND COVER TO BE SECURED WITH STAINLESS STEEL FASTENERS.

1	APPROVED		SEPT. 06
NO.	AUTHORIZED BY	REVISIONS	DATE



**ARTERIAL
STREET LIGHT
BASE
DETAIL**

LP-03

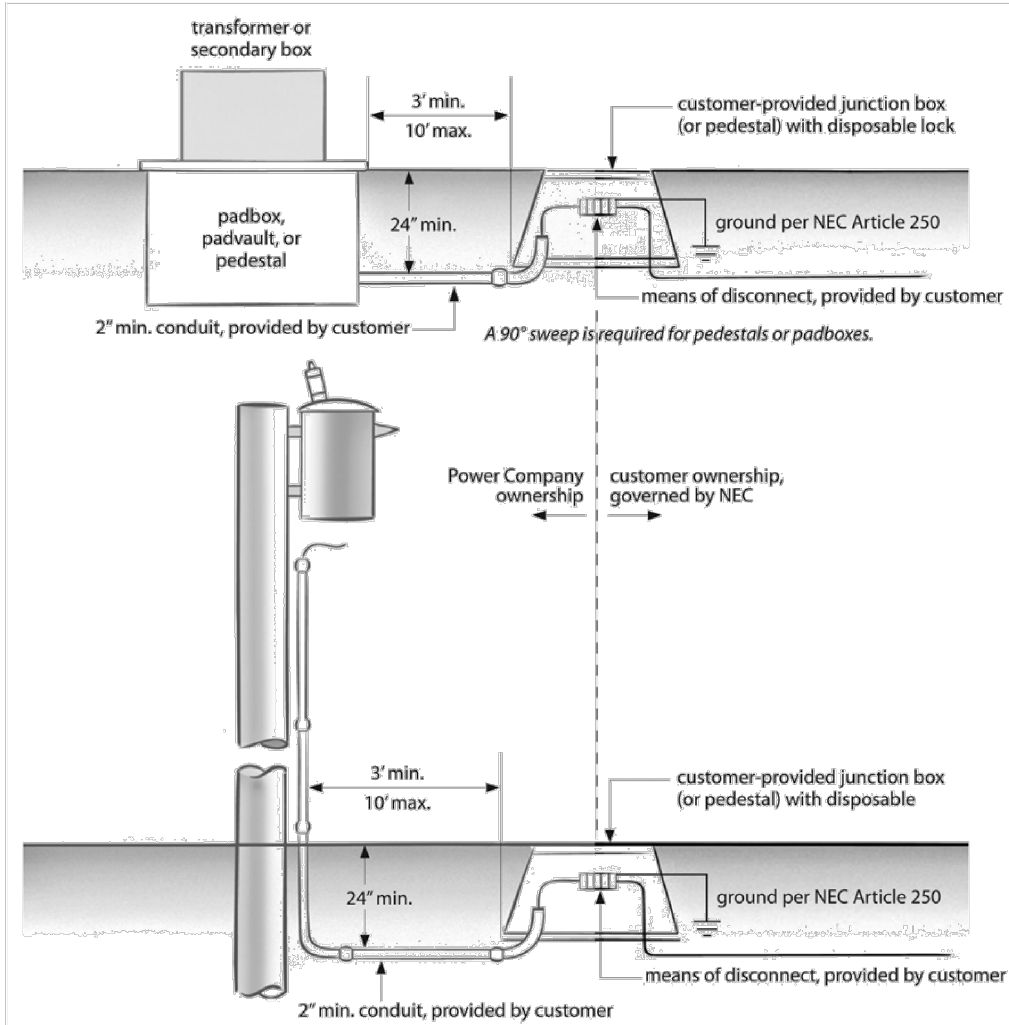


GENERAL NOTES:

HANDHOLE SHALL BE FACING TOWARDS SIDEWALK AND COVER TO BE SECURED WITH STAINLESS STEEL FASTENERS.

1	APPROVED		SEPT. 06		<p align="center">SUBDIVISION STREET LIGHT BASE DETAIL</p>	<p align="center">LP-04</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

Figure 71—Street Lighting Points of Connection Diagram



10.1 Street Lighting

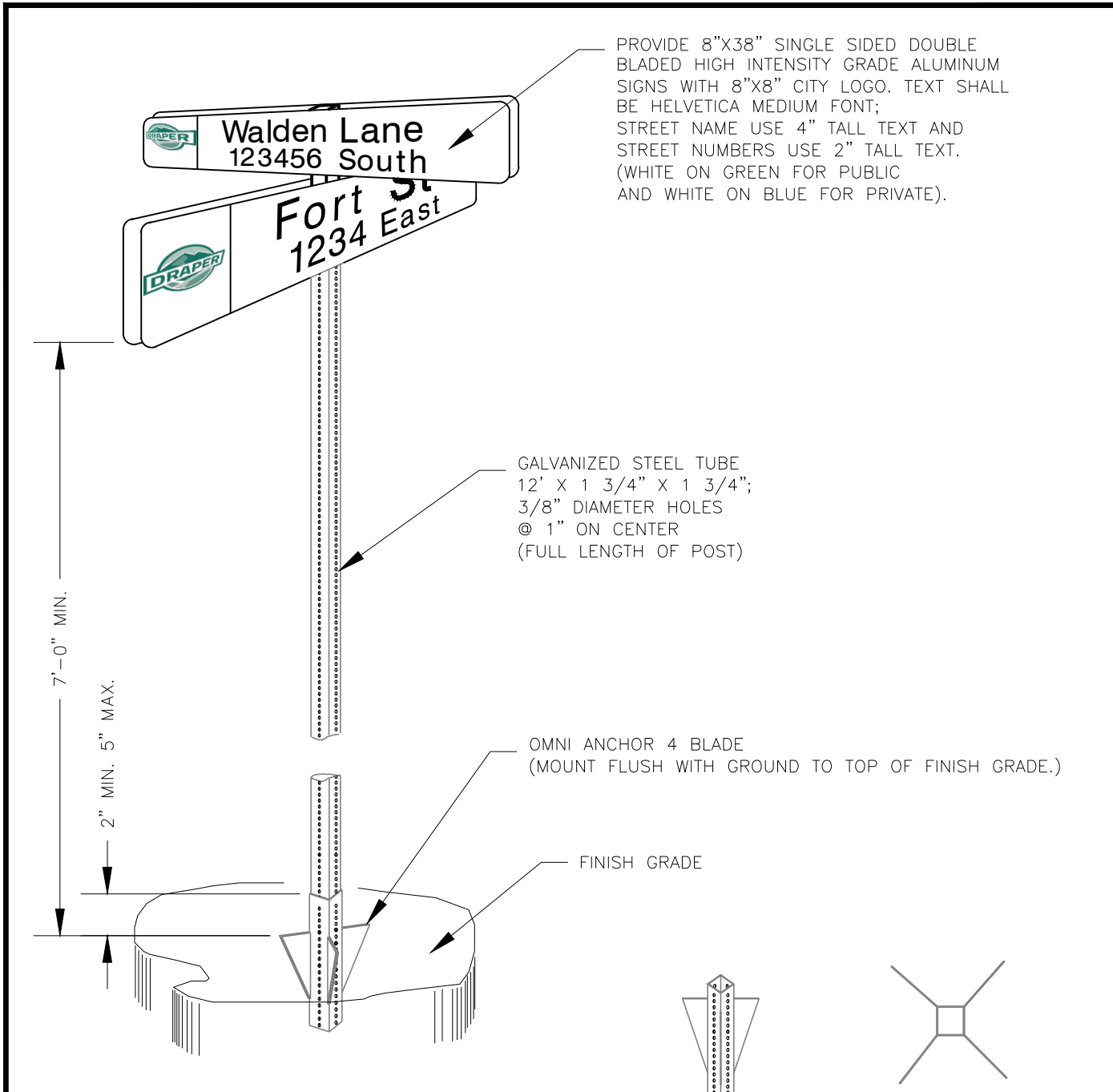
Requirements:

1. The customer shall consult the Power Company on the junction box location, pedestal location, conduit location, and digging prior to installation.
2. The customer shall provide and install a junction box or pedestal, conduit, disconnect (fusing), a disposable lock, and customer-owned wire.
3. Any customer-owned metallic equipment within 72 inches of the Power Company's metallic equipment shall be bonded.
4. The minimum dimensions of the junction box are 11 3/4 inches wide (at the top), 17 inches long, and 12 inches high and must be strong enough for incidental traffic areas.
5. Streetlight facilities with associated electrical outlets shall be metered.
6. The customer shall provide all conduit from the Power Company source to the customer-provided junction box or pedestal.
7. The customer's junction box or pedestal shall be located as shown in Figure 71.



This manual shall be distributed and interpreted in its entirety. Individual pages will not represent all the requirements necessary for an installation. Printed versions of this document may be out of date. Please consult the Power Company websites for the most recent version. © 2022 PacifiCorp. 108

1	APPROVED		SEPT. 06		<p>ROCKY MTN. POWER POINT OF DISCONNECT</p>	<p>LP-05</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			



NOTES

1. SECURE ENGINEER'S APPROVAL OF SIGN FORMAT AND INSTALLATION
2. INSTALL THE EDGE OF THE SIGN 2 FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB P.C.
3. ALL STREET SIGNS (STOP, SPEED, ETC.) SHALL BE 7' MIN. FROM GROUND TO BOTTOM OF SIGN

1	APPROVED		SEPT. 06		<p>STANDARD STREET NAME SIGN DETAIL</p>	<p>SG-01</p>
NO.	AUTHORIZED BY	REVISIONS	DATE			

MEMO

To: City Council

From:

Date: 2025-12-02

Re: Approve Resolution #25-73



Comments:

ATTACHMENTS:

[R-25-73 Warhorse Deeds.pdf](#)

RESOLUTION NO. 25-73

A RESOLUTION OF THE DRAPER CITY COUNCIL AMENDING
PREVIOUSLY ISSUED DEEDS TO LAND THAT HAVE NOT YET BEEN
RECORDED FOR THE WARHORSE RANCH DEVELOPMENT AGREEMENT

WHEREAS, Draper City owns real property at approximately 12701 S Costanza Way; and

WHEREAS, the city previously issued deeds conveying parcels at the same location in order to execute its part of a development agreement; and

WHEREAS, upon request of the grantee, the language of the previously issued deeds has been revised; and

WHEREAS, pursuant to Utah Code §10-8-1 and Draper City Municipal Code 2-1-030, the Draper City Council has the authority to dispose of real property it no longer finds useful.

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

Section 1. Approval. The City Council hereby approves Resolution 25-73, disposing real property property as defined and identified in "EXHIBIT 1" and as attached hereto.

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

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 2nd DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

EXHIBIT 1

When Recorded Mail to:
Draper City Recorder
1020 Pioneer Rd
Draper, UT 84020

Parcel No. 28-33-129-015
Parcel No. 28-33-129-018
Parcel No. 28-33-129-013

QUIT CLAIM DEED

DRAPER CITY, a municipal corporation of the State of Utah, **Grantor**, of 1020 E. Pioneer Road, Draper, Utah 84020, hereby quitclaims to **VERN LELAND RICHINS & LINDA ASAY RICHINS LIVING TRUST**, of 12741 S Costanza Way, Draper, Utah, 84020, for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, Utah, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Less and excepting a private, non-exclusive right-of-way easement for ingress and egress for the benefit of Grantor and also inuring to the benefit of Michael N Driggs BNSN investments, LLC (Parcel ID 28-33-129-009), Brian and Amberlie Newberry as joint tenants (Parcel IDs 28-33-129-023 and 28-33-177-020), and Kami and Mitchell McClure as joint tenants (Parcel ID 28-33-177-021). Said right-of-way easement is not intended to be a public road and shall be along the existing portion of Costanza Way as that road currently exists and is depicted as "Exhibit B" attached hereto and made a part hereof.

The portion of the foregoing reserved easement within Parcel D as depicted on Exhibit "B" attached hereto is limited in use to ingress and egress to the Grantor owned detention pond and public trail depicted as Parcel A and Parcel B, respectively, on Exhibit "B" attached hereto, and for the installation, repair, replacement and operation of existing and future underground public utilities(e.g., water lines, sewer pipes, gas lines, etc.) to encumber the entirety of the parcel conveyed.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be signed and its official seal to be affixed hereby by its duly authorized officer this ____ day of _____, 2025.

DRAPER CITY

By _____
Troy K. Walker, Mayor

ATTEST:

Nicole Smedley, City Recorder

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THAT LOT A, SOMERSET RIDGE SUBDIVISION, IN BOOK 2001P, AT PAGE 145, ALSO BEING ALL OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1995, AS ENTRY NO. 6029215, IN BOOK 7107 AT PAGE 943, ALL ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT A, SAID POINT BEING SOUTH 89°52'39" WEST 391.28 FEET FROM THE NORTHWEST CORNER OF LOT 42 OF SAID SUBDIVISION, AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOT A THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°52'39" WEST 109.16 FEET, 2) NORTH 38°40'51" WEST 63.94 FEET, 3) NORTH 89°52'39" EAST 10.67 FEET TO THE SOUTHWEST CORNER OF THE SAID DRAPER CITY PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID DRAPER CITY PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH 34°56'12" WEST 88.25 FEET, 2) NORTH 21°11'18" WEST 108.14 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, NOORDA SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2016P, AT PAGE 133; THENCE SOUTH 88°48'58" EAST ALONG SAID SOUTH LINE 45.42 FEET; THENCE SOUTH 21°11'16" EAST 73.73 FEET TO A POINT ON THE ARC OF A 100.00 FOOT TANGENT-RADIUS-CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 24.00 FEET, THROUGH A CENTRAL ANGLE OF 13°45'04", CHORD BEARS SOUTH 28°03'48" EAST 23.94 FEET; THENCE SOUTH 34°56'17" EAST 100.34 FEET; THENCE NORTH 89°52'39" EAST 87.18 FEET; THENCE SOUTH 0°07'21" EAST 50.00 FEET TO THE POINT OF BEGINNING.

MEMO



To: City Council
From: Todd Taylor
Date: 2025-12-02
Re: Public Hearing: Ordinance #1692

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.

The Planning Commission reviewed this item at their November 13, 2025 meeting and forwarded a positive recommendation with a vote of 4-0.

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.

Finding for denial:

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

ATTACHMENTS:

[Ordinance No 1692.pdf](#)

ATTACHMENTS:

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

ATTACHMENTS:

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

ORDINANCE NO. 1692

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE DRAPER CITY GENERAL PLAN TO AMEND THE DRAPER FRONTRUNNER, KIMBALLS LANE, AND CRESCENT VIEW STATION AREA PLANS.

WHEREAS, pursuant to Utah State law, Draper City had adopted a General Plan to guide the future development within the City; and

WHEREAS, Station Area Plan requirements are a subset of the General Plan requirements of Utah Code Annotated; and

WHEREAS, Utah Code Annotated requires municipalities with fixed rail guideways (commuter and light rail) to prepare and adopt station area plans covering a half-mile radius of each fixed rail station on or before December 31, 2025; and

WHEREAS, amendment of the Station Area Plan constitutes an amendment to the General Plan; and

WHEREAS, Utah Code Annotated allows the City to amend the General Plan as necessary; and

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

WHEREAS, the proposed General Plan Amendment set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the General Plan; and

WHEREAS, the Planning Commission has reviewed the Amendment to the Draper FrontRunner, Kimballs Lane, and Crescent View Station Area Plans and made a recommendation to the City Council concerning the proposed amendment to the General Plan of Draper City; and

WHEREAS, the City Council of Draper City finds good cause to amend the Draper FrontRunner, Kimballs Lane, and Crescent View Station Area Plans, which are part of the Draper City General Plan.

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

Section 1. Findings. The City Council of Draper City has made the following findings: 1) A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-20-405; and 2) The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Section 2. Amendment. Figures 18, 19, 20, 22, and 24 of the Draper FrontRunner, Kimballs Lane, and Crescent View Station Area Plans are hereby amended as set forth in in Exhibit A.

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

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 2nd DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

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

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

Councilmember Vawdrey
Mayor Walker

EXHIBIT A



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

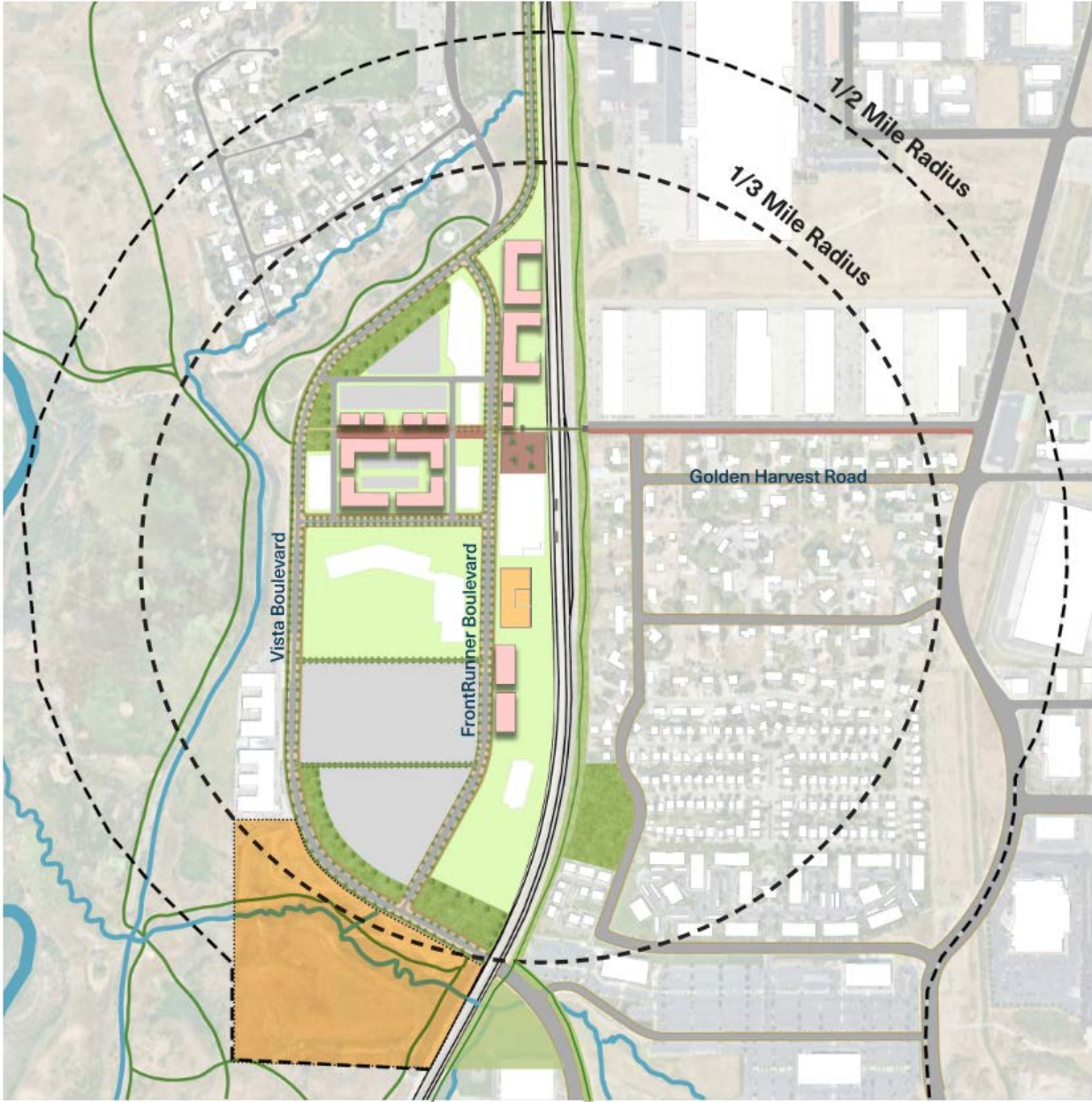


Figure 22: 1/3 Mile radius around the station



Figure 24: Conceptual View of Vista Commons



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.

Brien Maxfield

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O=Draper, OU=Public Works - Engineering,
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Draper City Public Works Department

Todd A. Draper

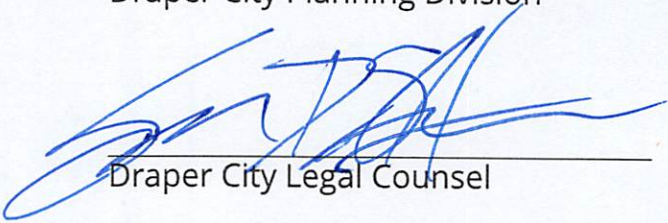
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Draper City Building Division

**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.

EXHIBIT B EXISTING FIGURES

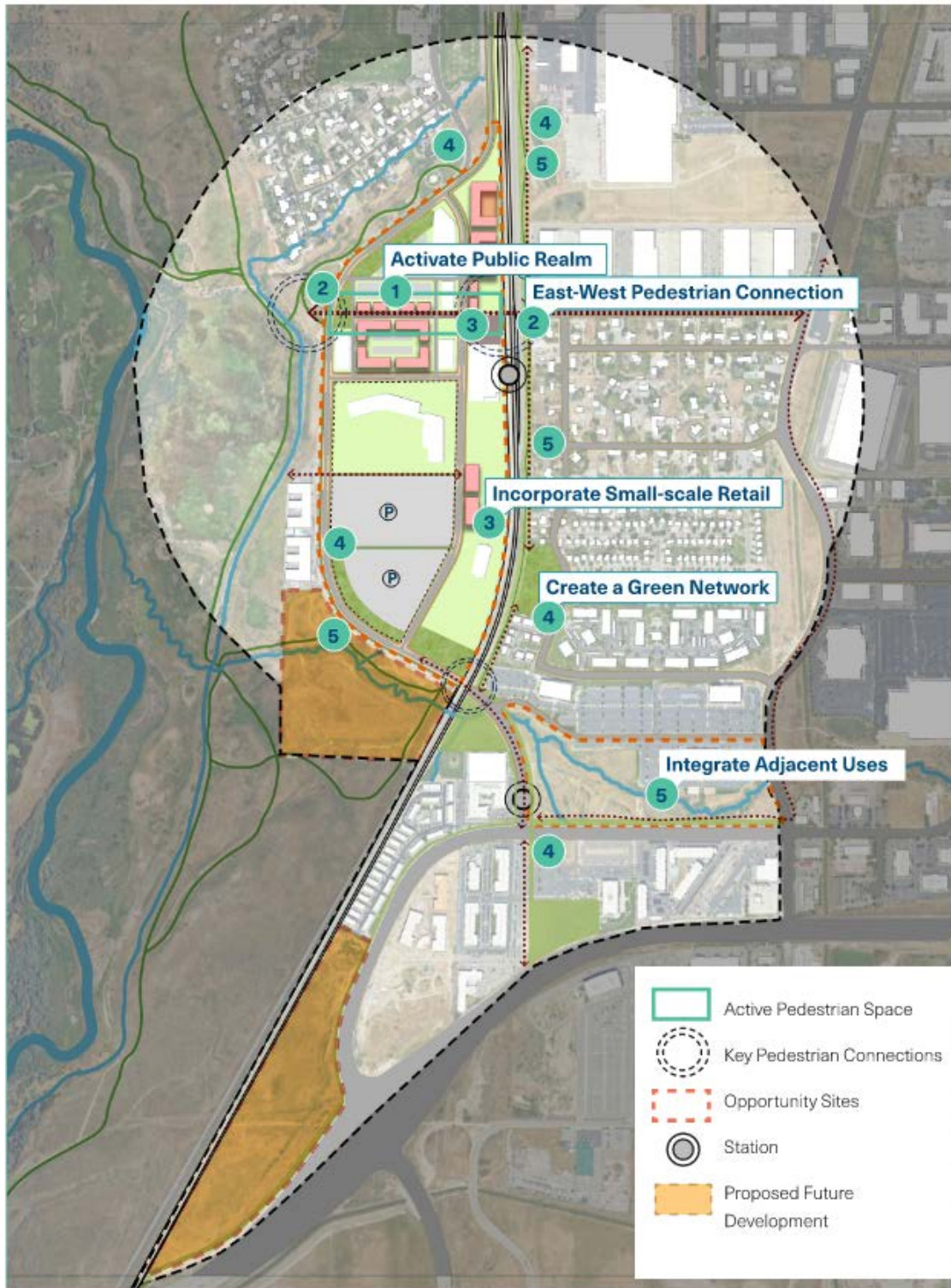


Figure 18: Vista Draper Station Area Plan



Figure 19: Preferred Design Alternative for Opportunity Site





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

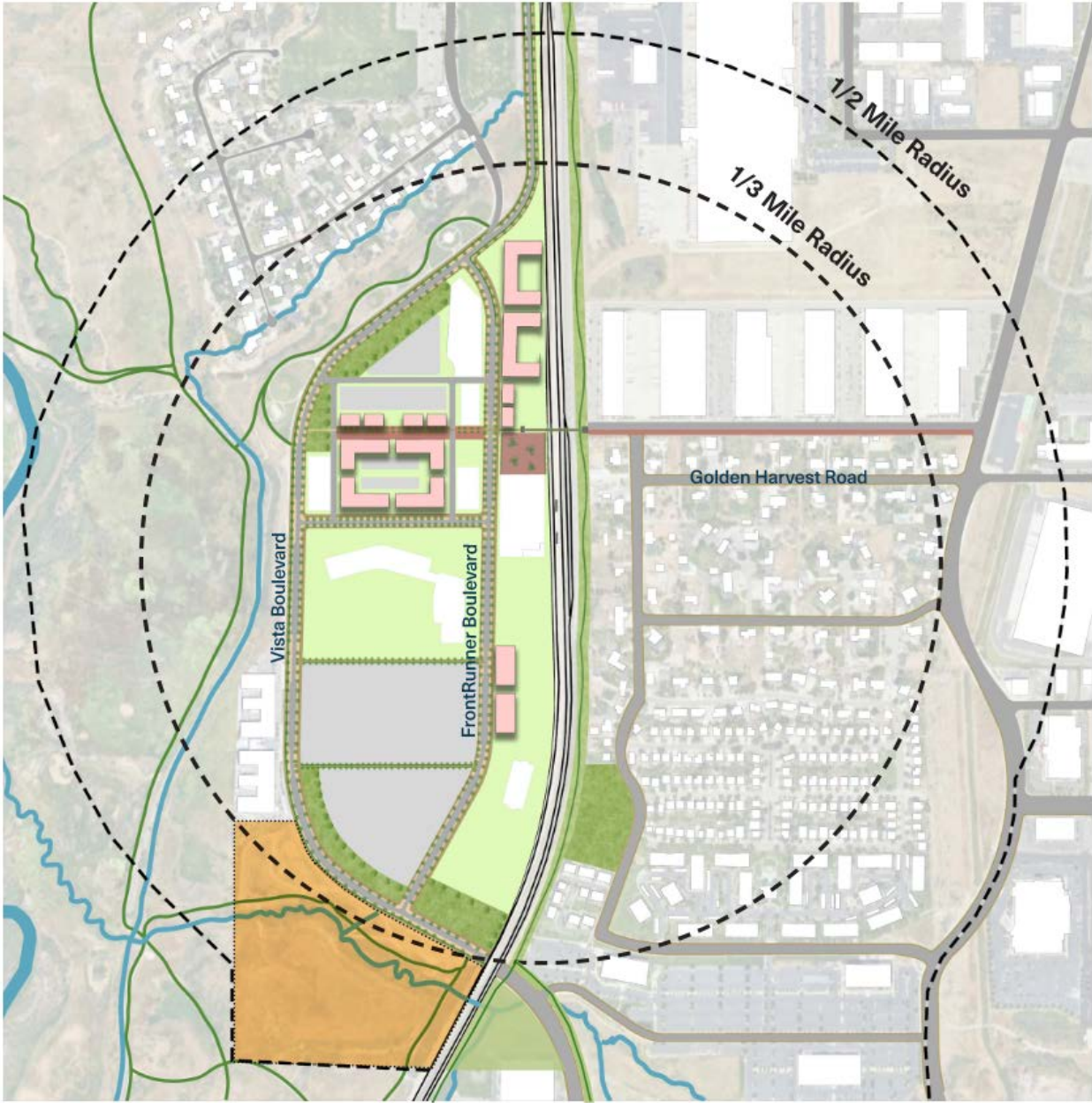


Figure 22: 1/3 Mile radius around the station



Figure 24: Conceptual View of Vista Commons

EXHIBIT C PROPOSED FIGURES

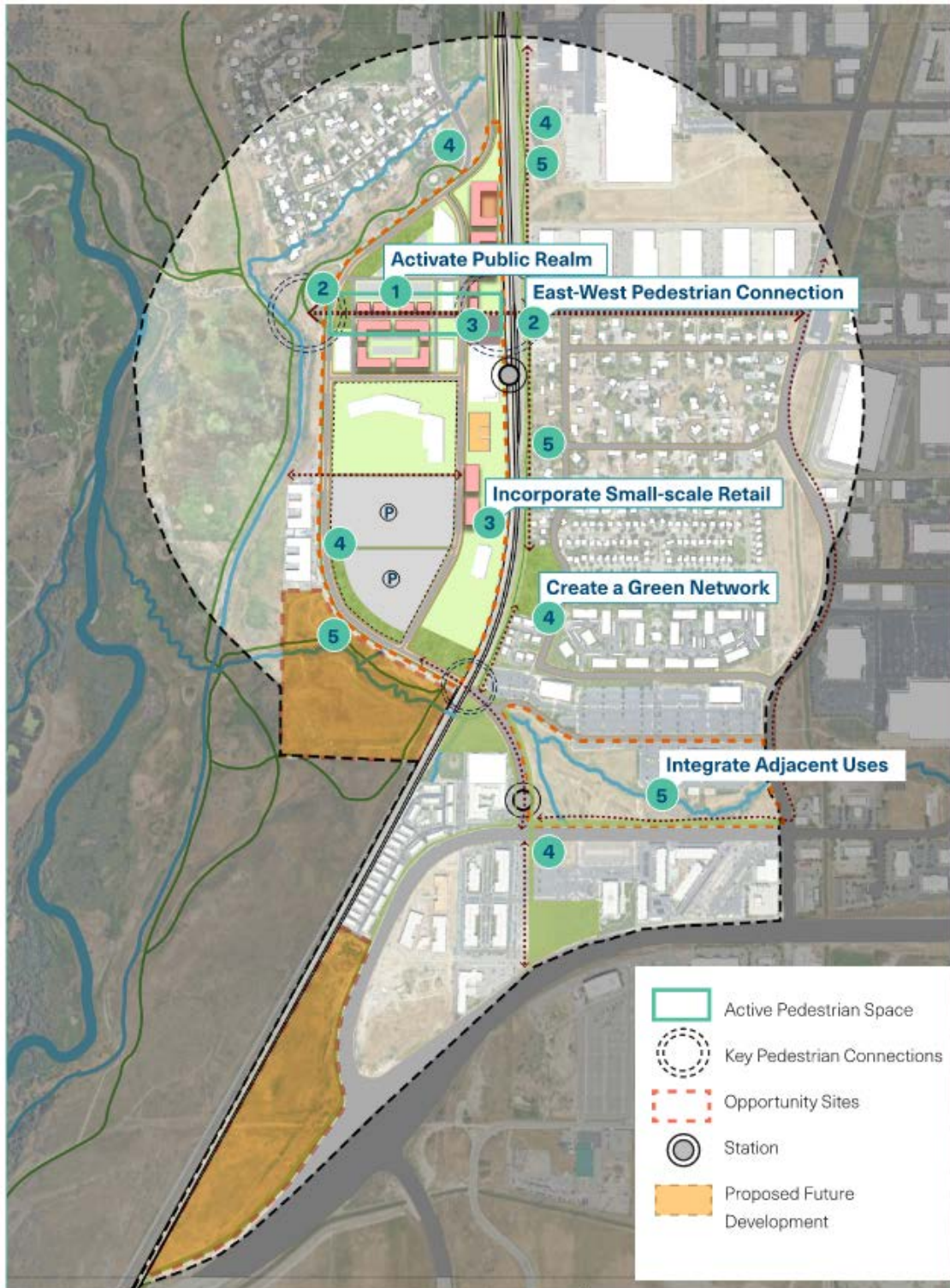


Figure 18: Vista Draper Station Area Plan





Figure 19: Preferred Design Alternative for Opportunity Site





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

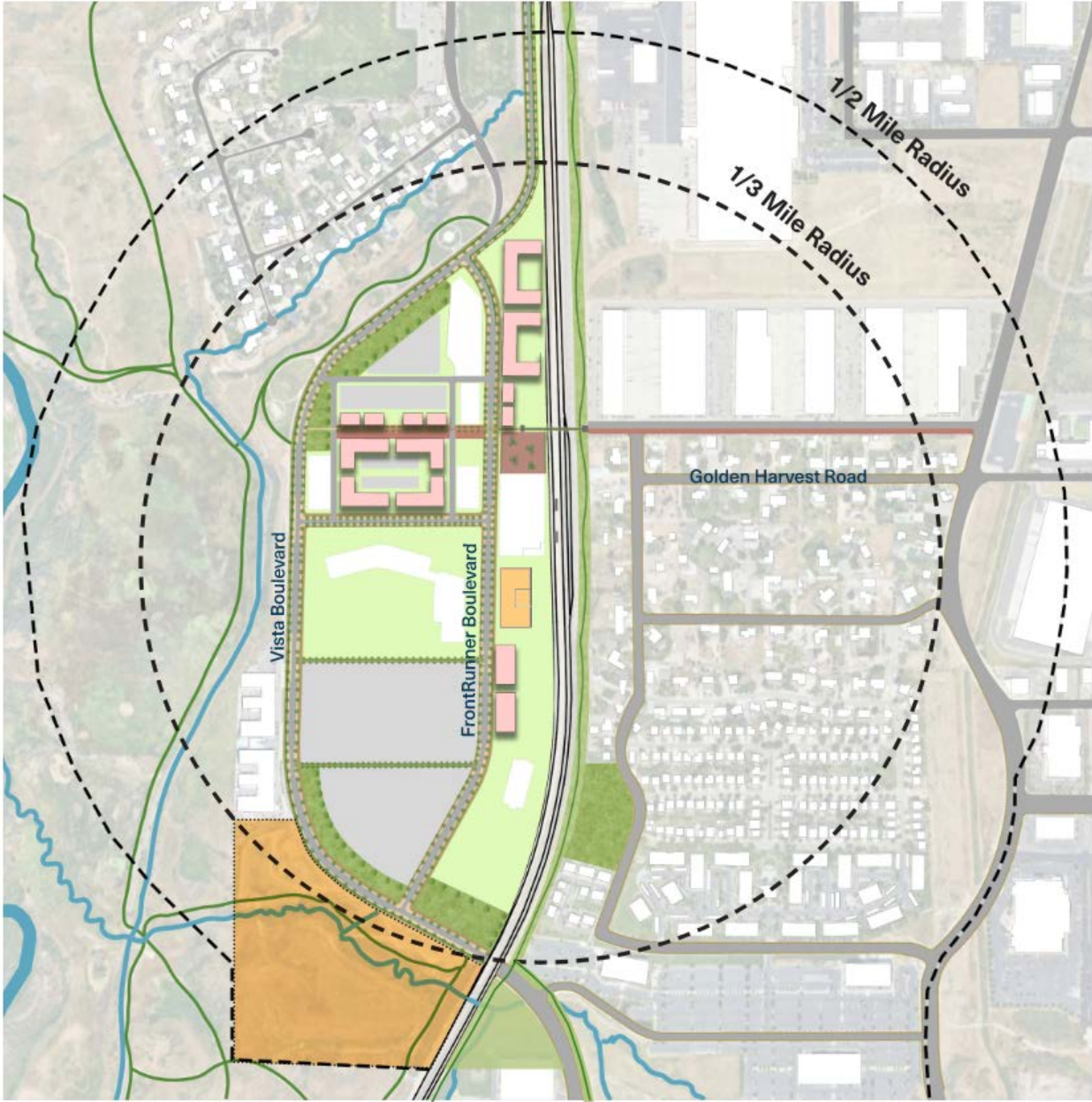


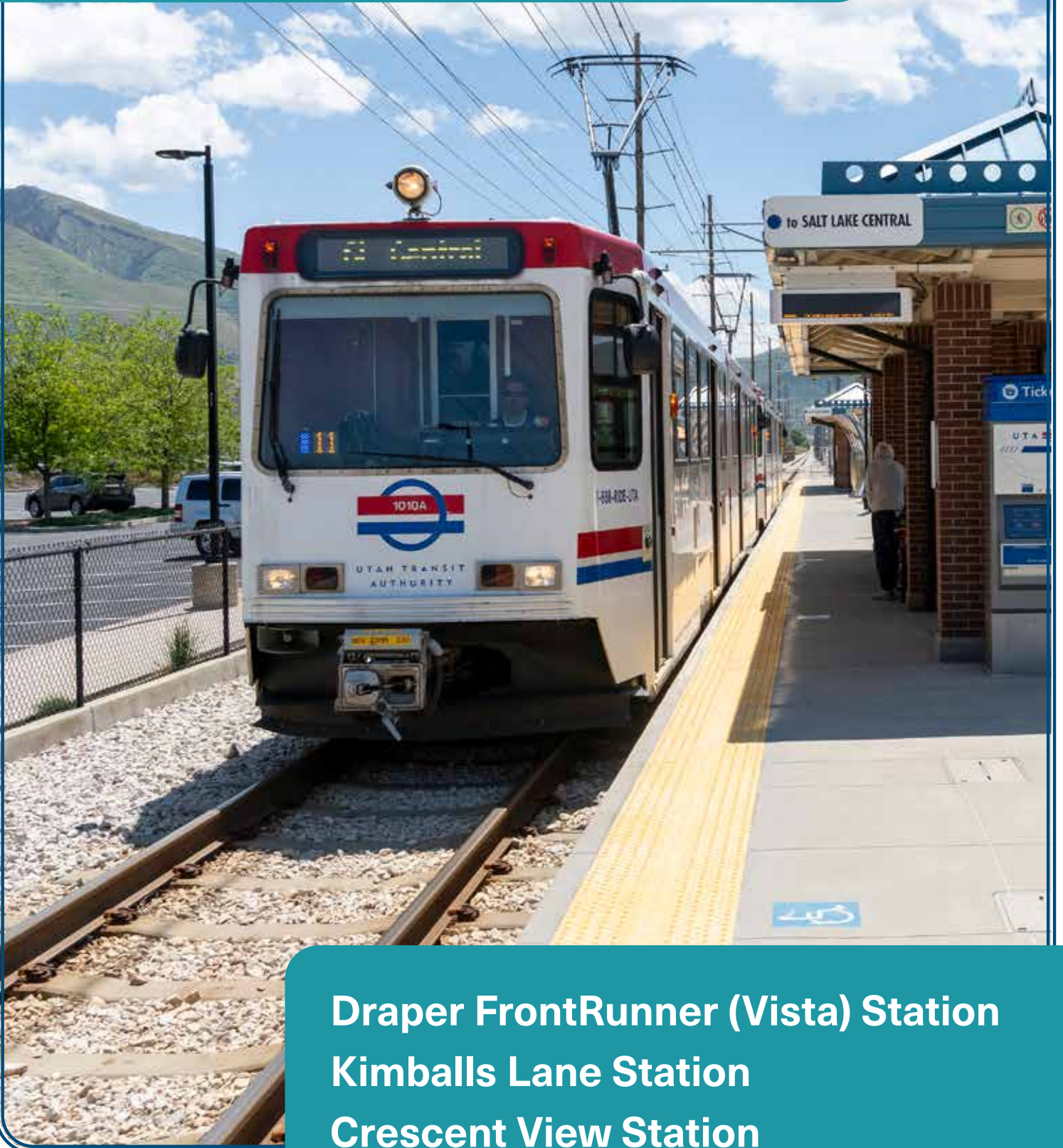
Figure 22: 1/3 Mile radius around the station



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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Wasatch Front Regional Council

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

INTRODUCTION



FrontRunner Train

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?

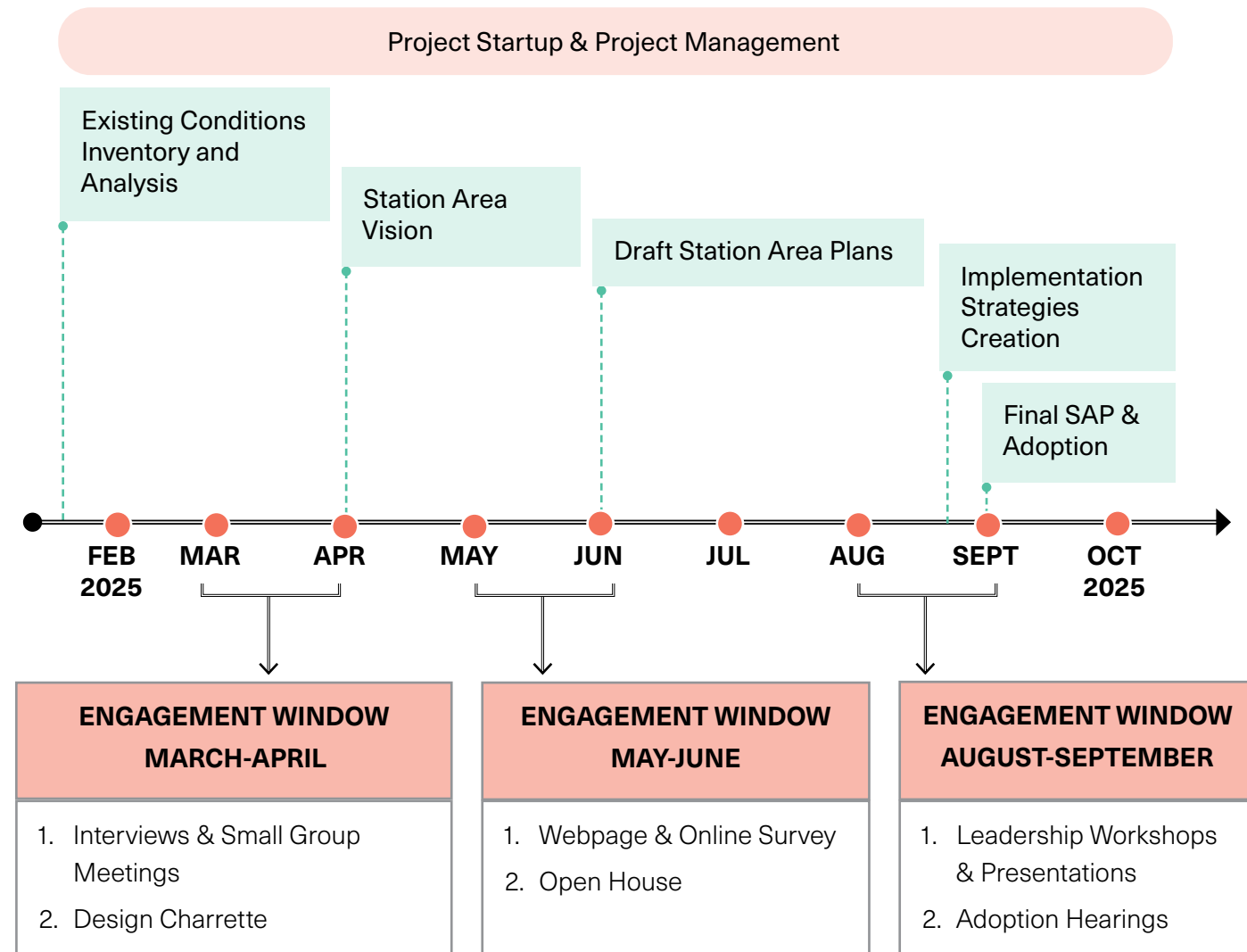
A Station Area Plan (SAP) is intended to advance shared goals by maximizing development potential around transit stations through a collaborative planning approach. Per Utah House Bill 462 (HB462), cities with fixed-guideway public transit stations such as FrontRunner, TRAX, or BRT, are required to develop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

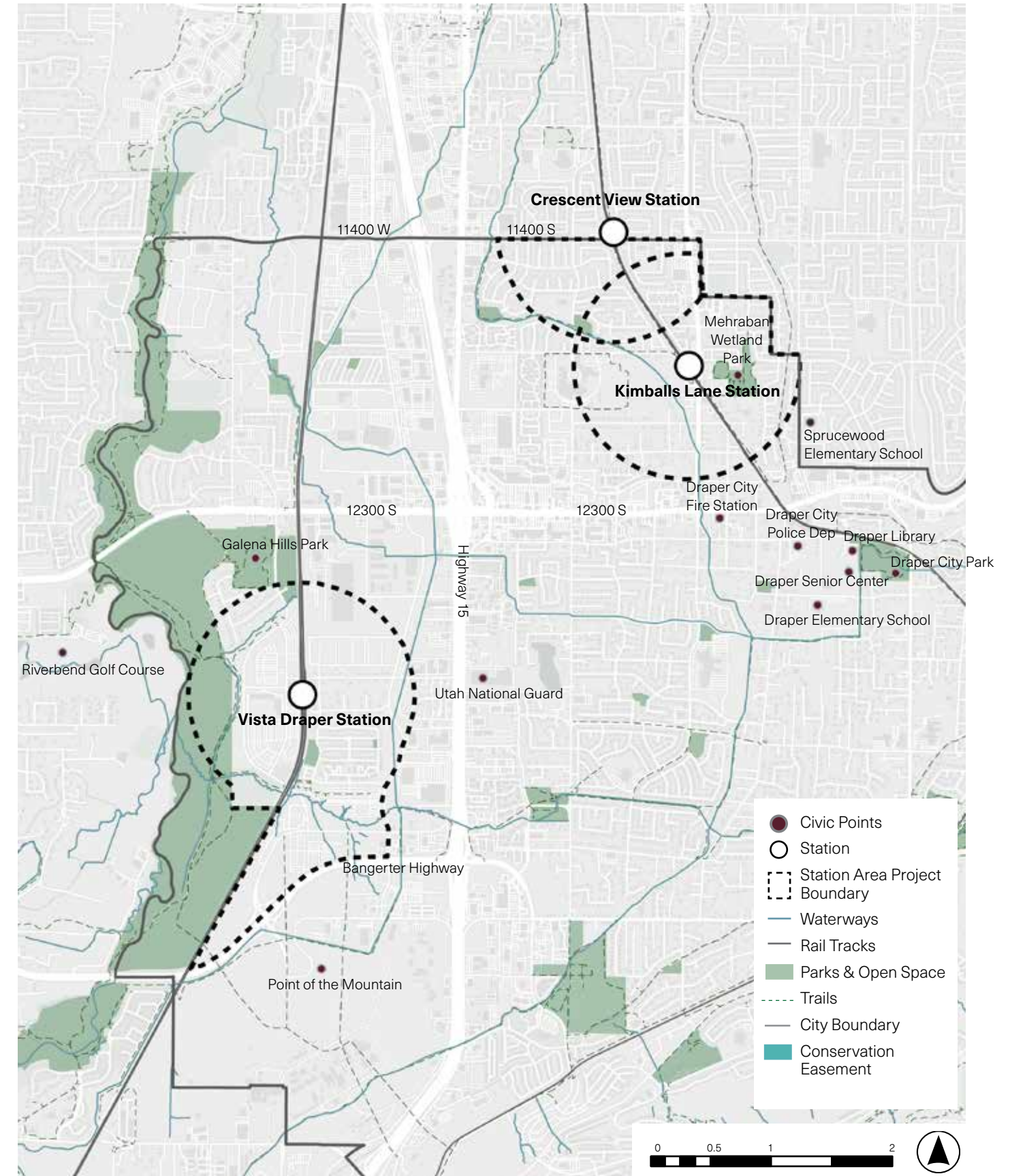


Figure 1: Station Area Masterplan

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 Bangarter 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.



Vista FrontRunner Station

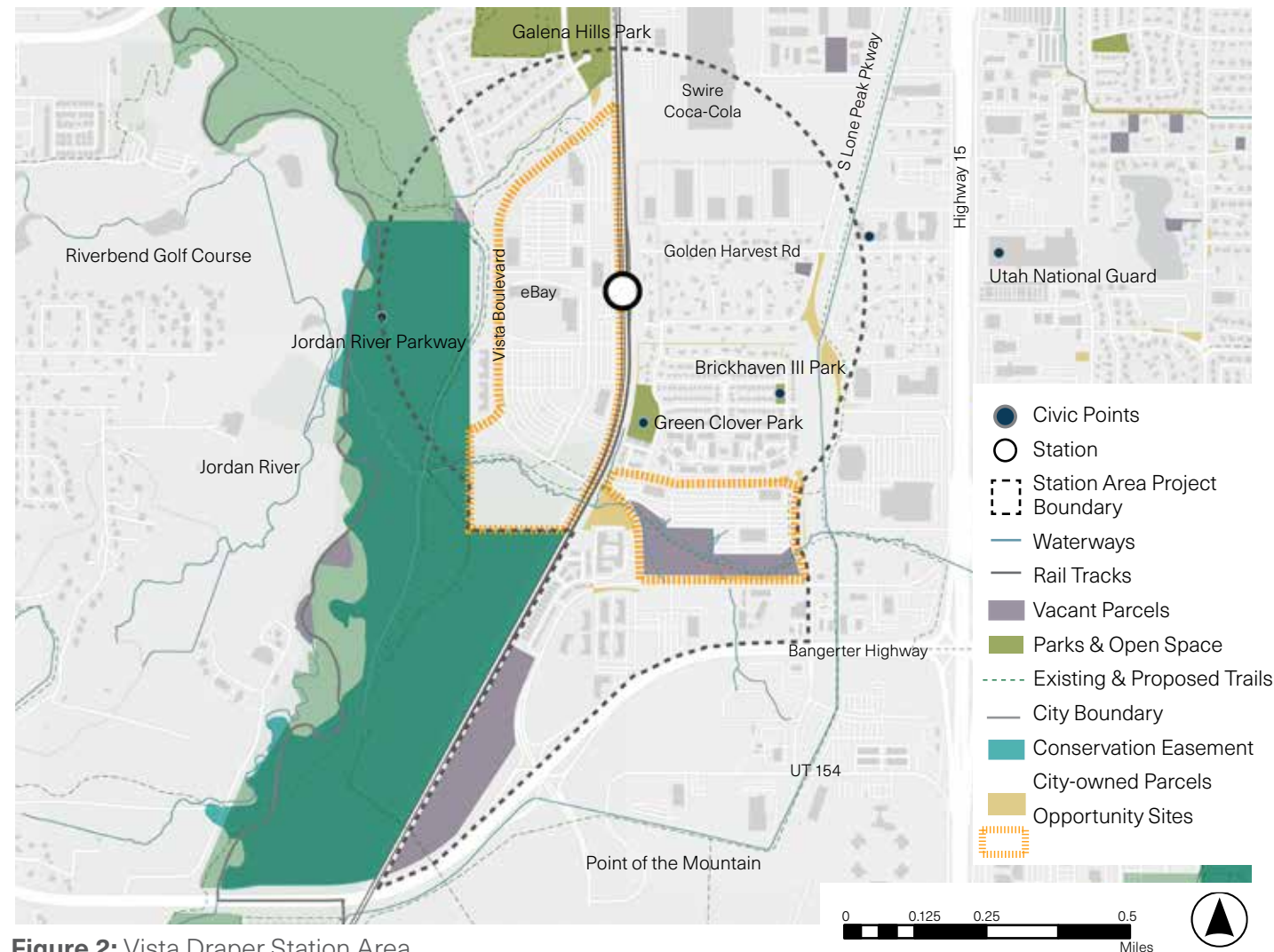


Figure 2: Vista Draper Station Area

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.



Kimballs Lane Station



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.

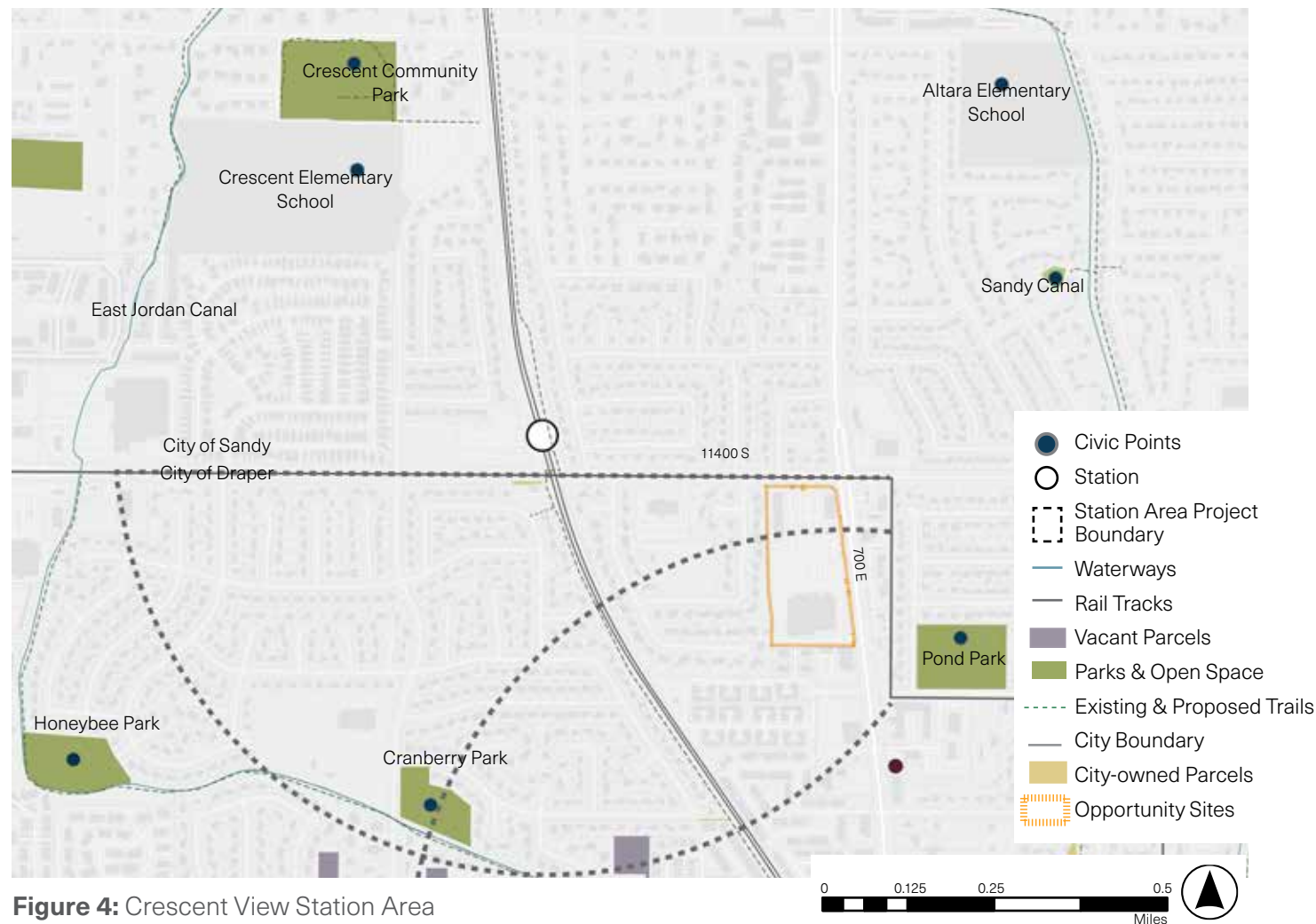
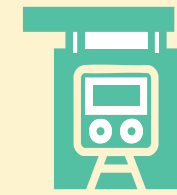


Figure 4: Crescent View Station Area

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.

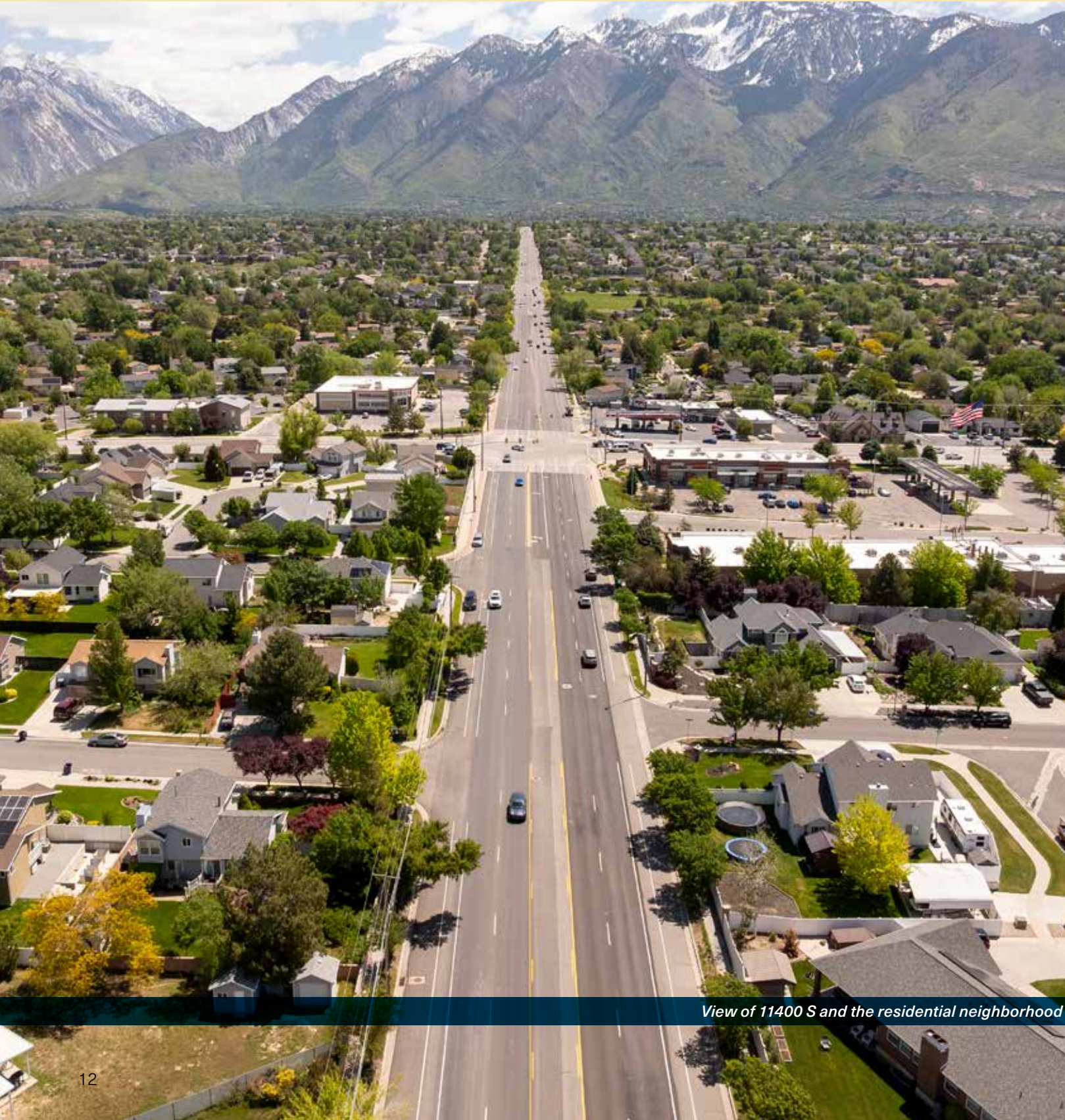


Increase transportation choices and connections.



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.



11%

Decrease in Average Household Size from 3.33 (2019) to 2.96 (2023).

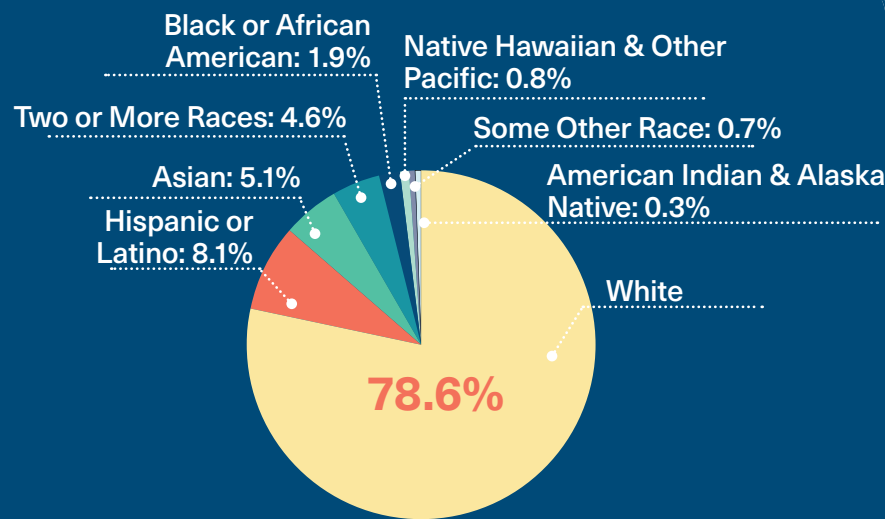
90.1%

Percentage of population under the age of 65 years.



96.8%

Housing Occupancy Rate in Draper.



Race/Ethnicity (2023)



28.64%

Percentage of households in Draper earning more than \$200,000+ in 2023.

*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:

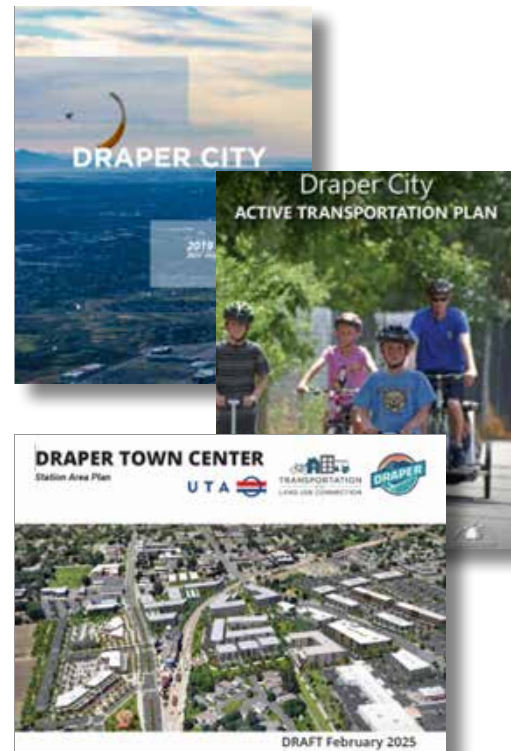
- Draper's industrial market has **higher rental rates (\$16.08/SF) than Salt Lake County,** but recent overdevelopment has led to vacancy spikes.
- Given the land-intensive nature of industrial use and typical low employment density in the City, it is **not the best fit for transit oriented development 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



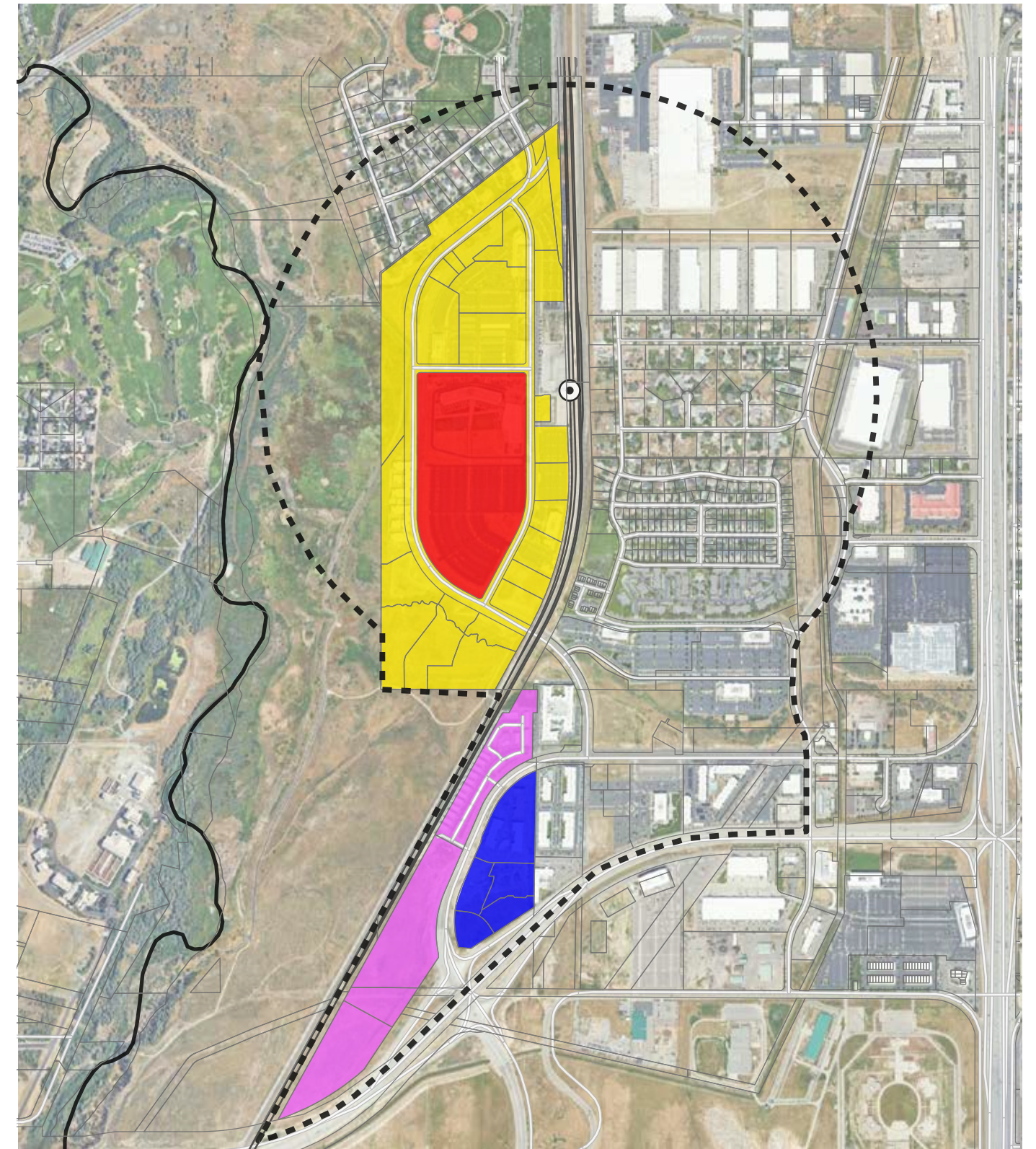
MASTER AREA PLANS IN THE TRANSIT STATION DISTRICT

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.

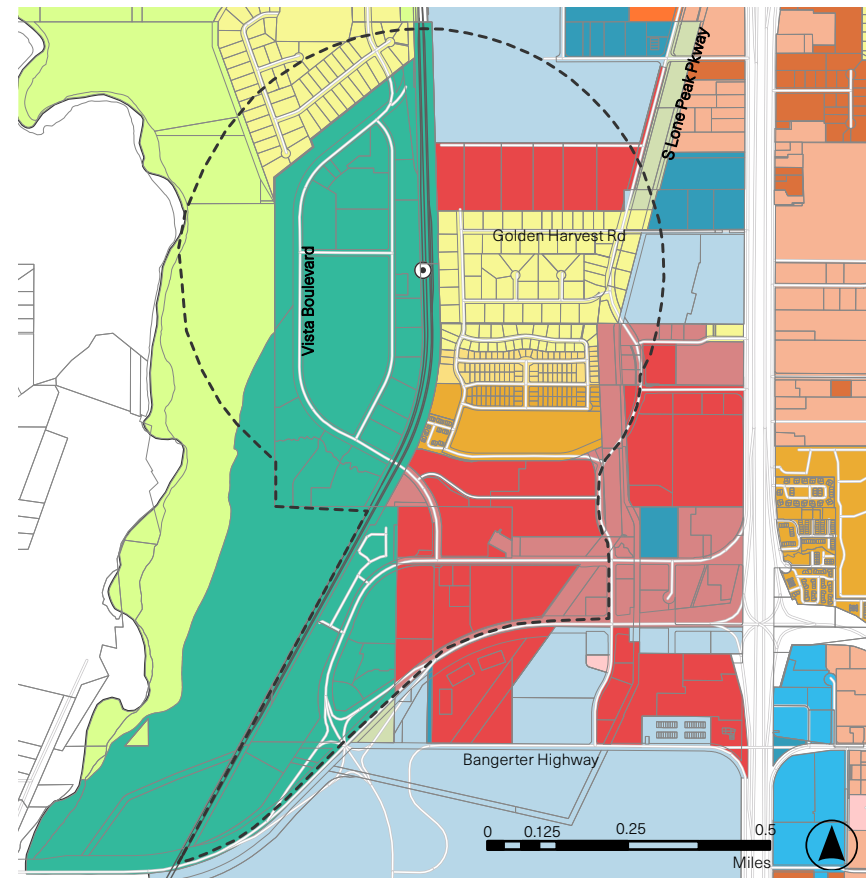
	VISTA STATION MAP	EBAY MAP	VISTA 600 MAP	VERANDA WEST MAP	TOTALS
Residential Entitled Units	1,923	N/A	244	386	2,553
Residential Acreage	29.01	N/A	8.44	17.13	54.58
Residential Density	66.29	N/A	28.91	22.53	117.73
Residential Permits Issued	308	N/A	244	122	674
Retail/Commercial Sqft	216,859	N/A	21,000	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



■ Vista Station MAP ■ Vista 600 West MAP
■ eBay MAP ■ Veranda West MAP

Figure 5: Master Area Plans in Draper FrontRunner Station (Vista)

DRAPER FRONTRUNNER STATION (VISTA)



ZONING MAP

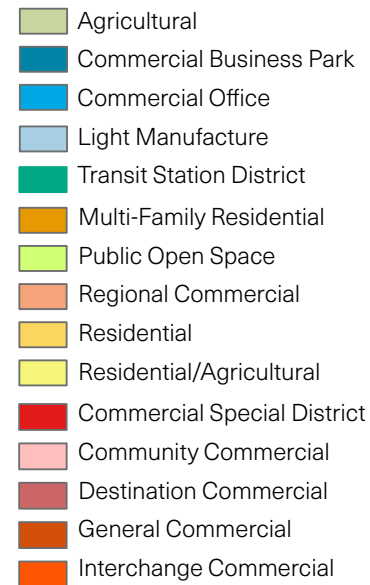
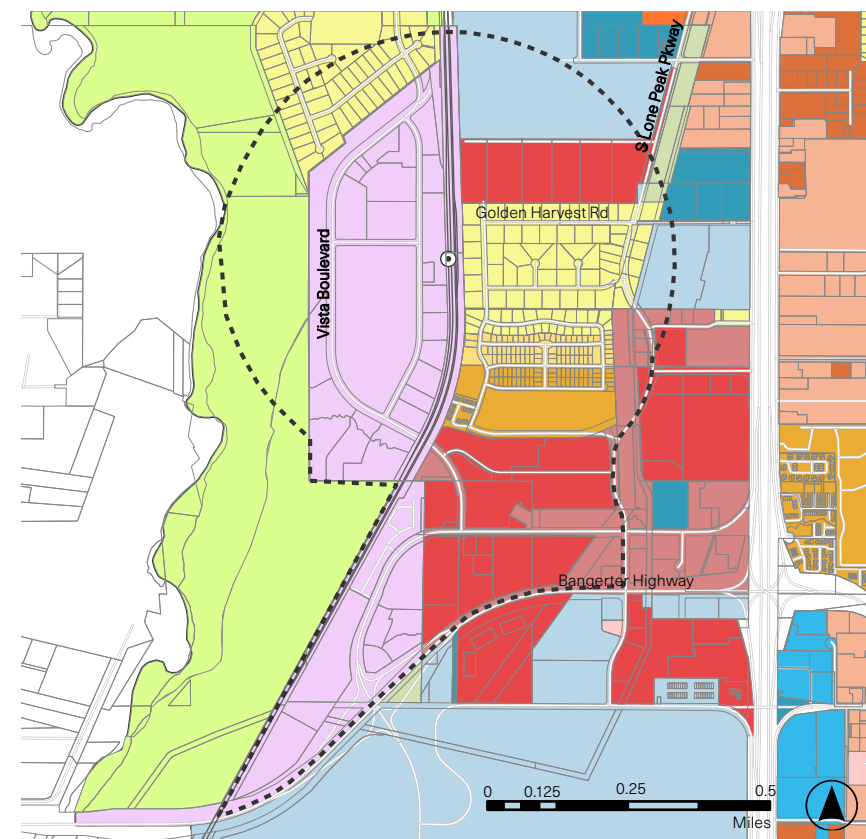


Figure 6: Zoning Map- Draper FrontRunner Station (Vista)



LANDUSE MAP

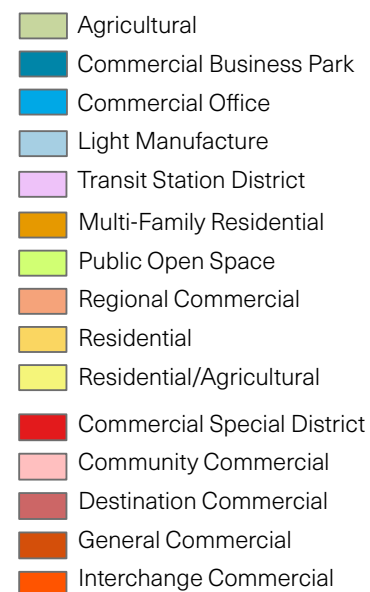


Figure 7: Land Use Map- Draper FrontRunner Station (Vista)

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

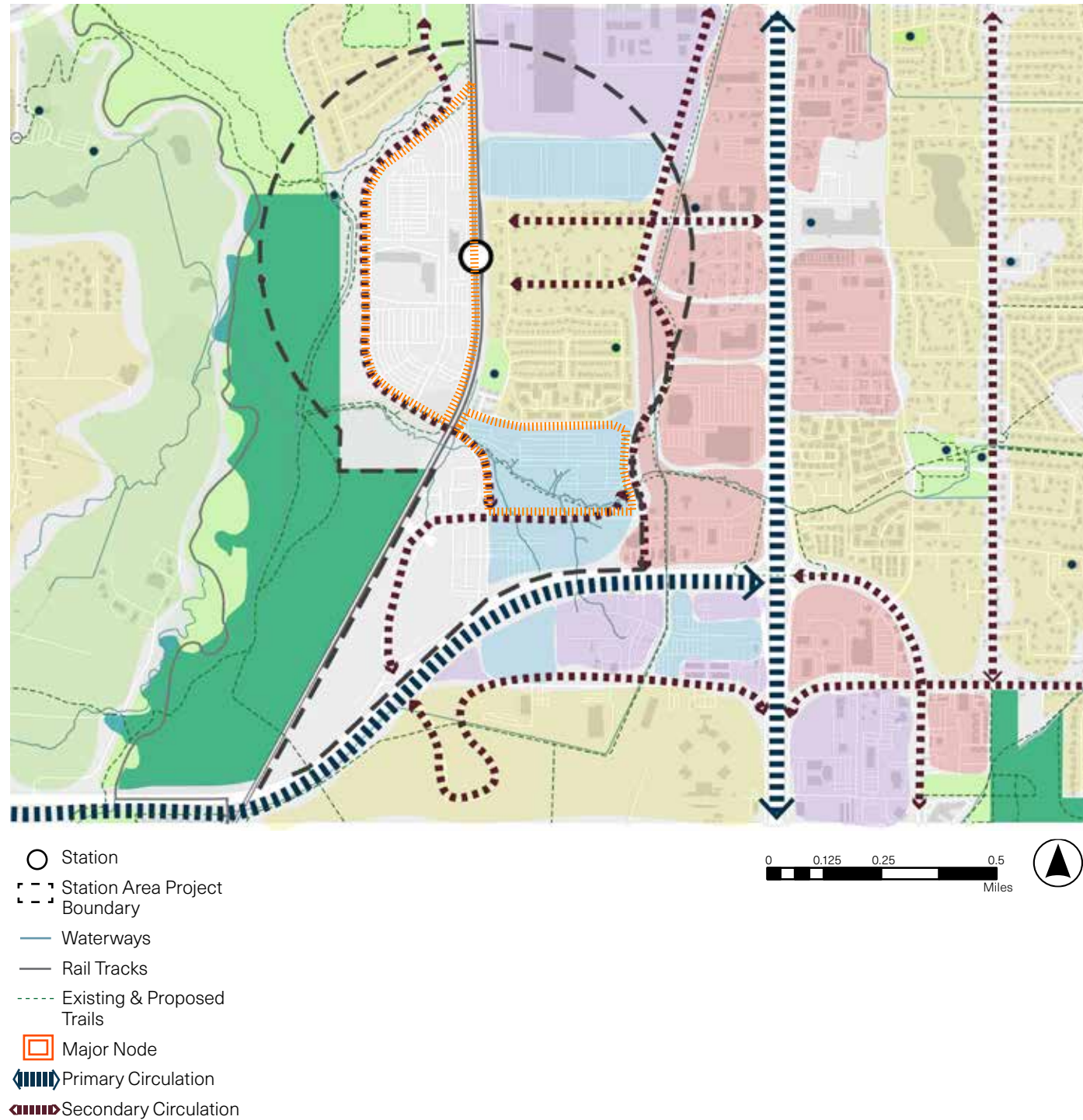


Figure 8: Opportunities & Constraints- Vista Draper Station Area

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

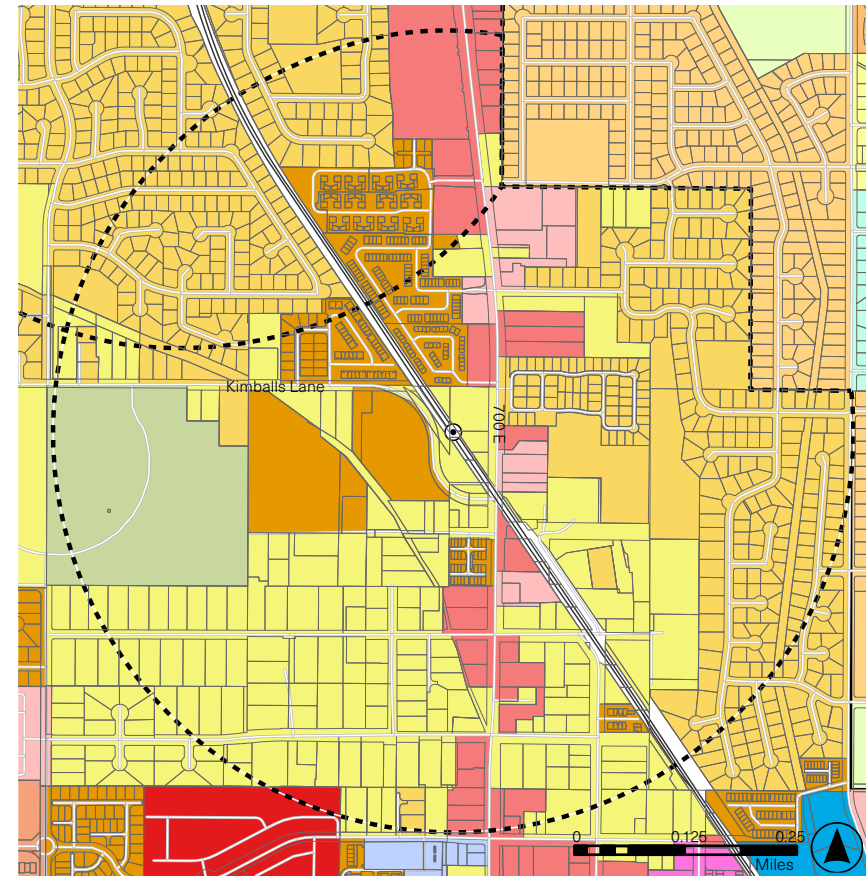
- Despite these assets, the station is physically isolated by I-15, Bangerter Highway, the Jordan River, and multiple rail lines.
- East-west links are minimal or feel unsafe, and access to the Jordan River Trail is not intuitive or direct.
- There is no dedicated bike network in the immediate area, 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



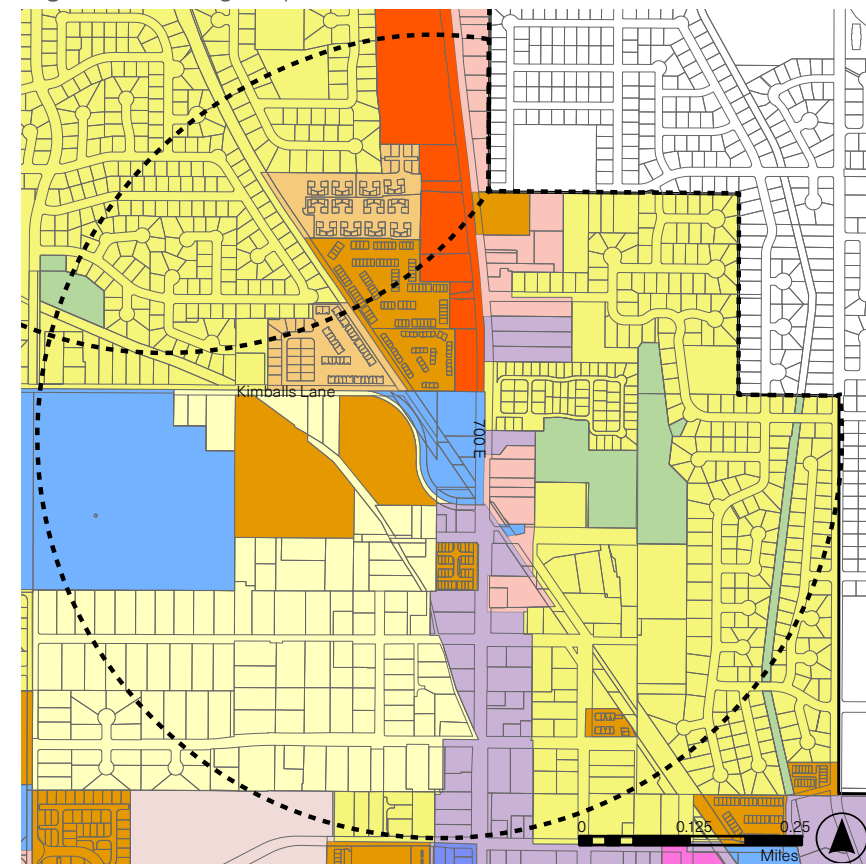
KIMBALLS LANE STATION



ZONING MAP

- Residential
- Residential/ Agricultural
- Town Center
- Neighborhood Commercial
- Office/Residential
- Agricultural
- Commercial Office
- Commercial Special District
- Community Commercial
- Multi-Family Residential
- Regional Commercial

Figure 9: Zoning Map- Kimballs Lane Station



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

Figure 10: Land Use Map- Kimballs Lane Station

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

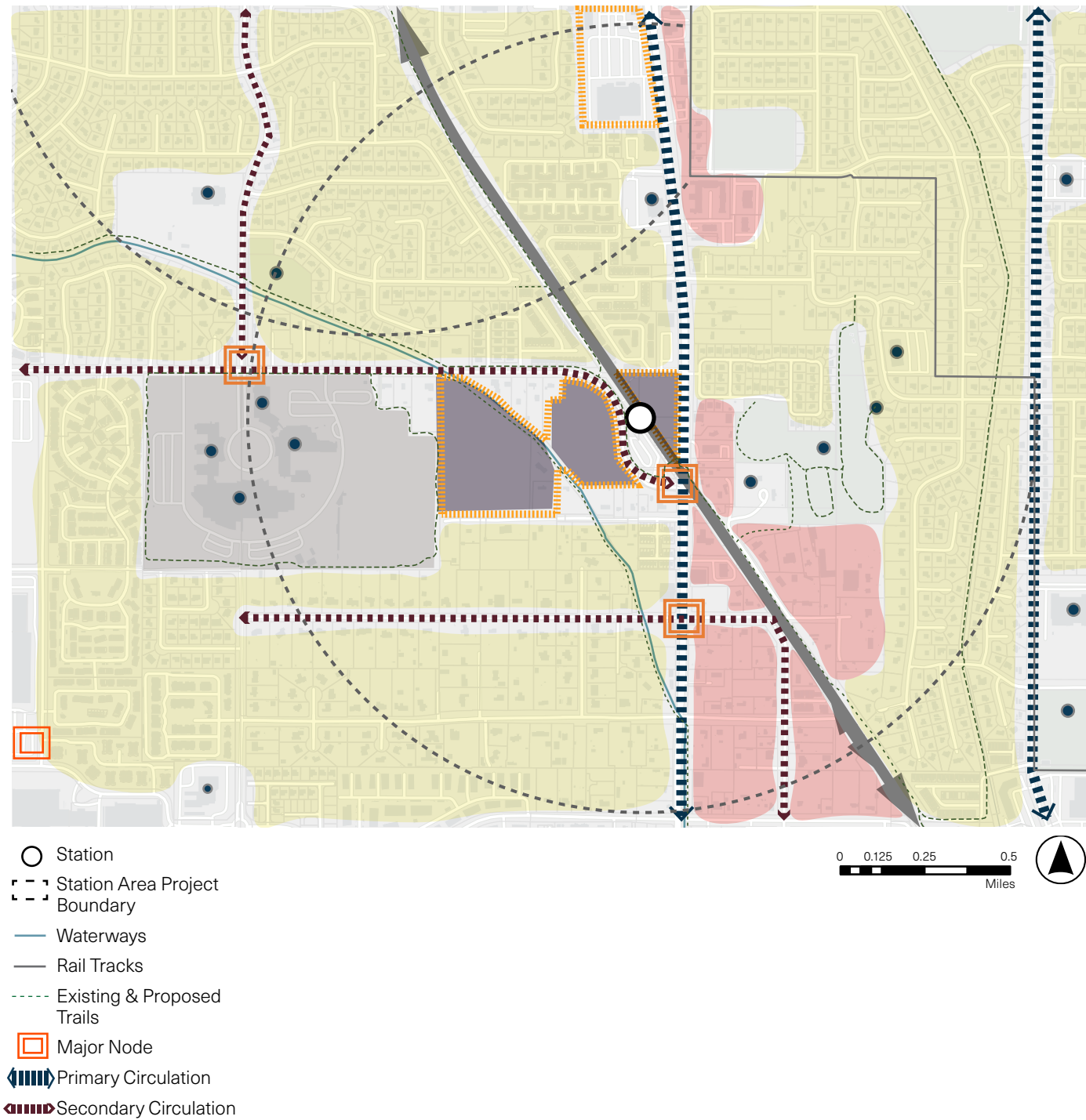


Figure 11: Opportunities & Constraints- Kimballs Lane Station Area

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.

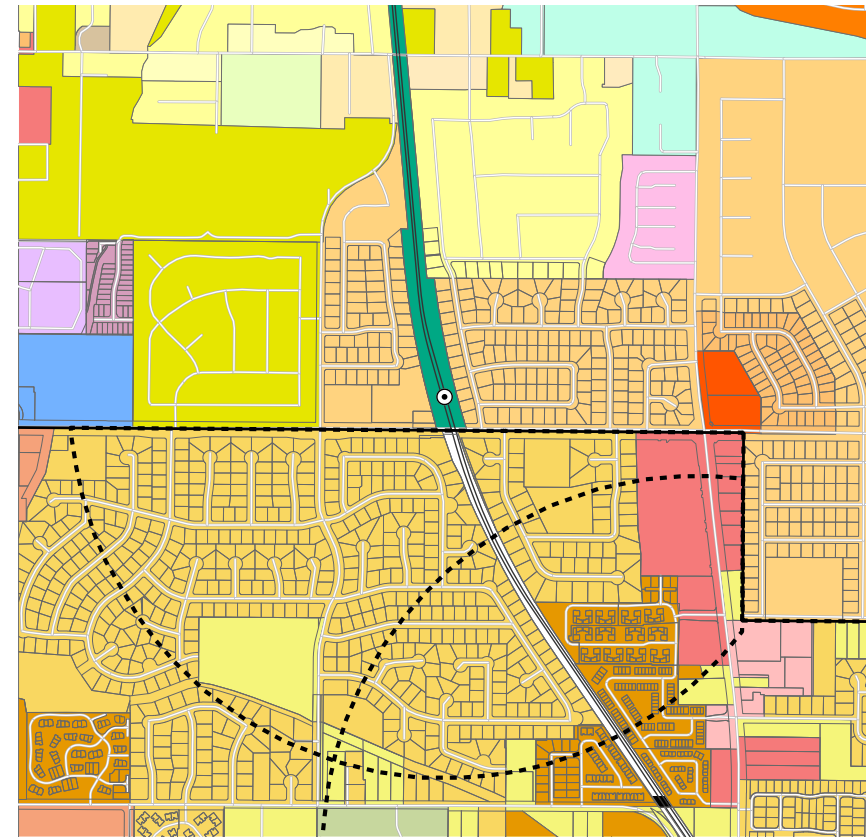


Residential character around the opportunity site

CRESCENT VIEW STATION AREA- EXISTING CONDITIONS



CRESCENT VIEW STATION

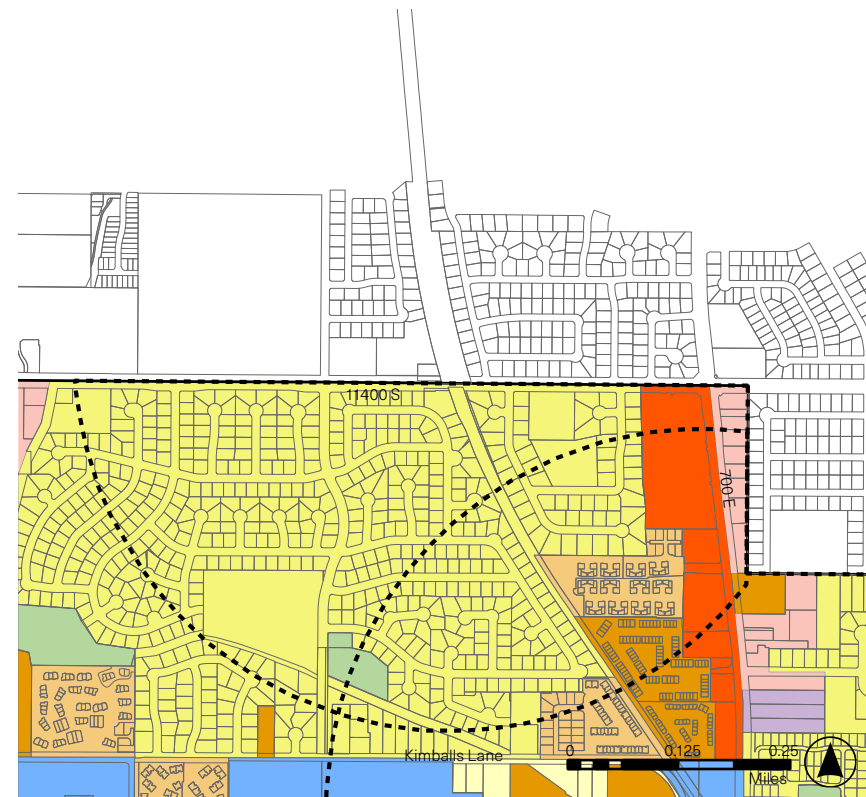


ZONING MAP

- Regional Commercial
- Residential
- Residential/Agricultural
- Agricultural
- Community Commercial
- Multi-Family Residential
- Neighborhood Commercial

Figure 12: Zoning 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.

Figure 13: Land Use Map- Crescent View Station

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

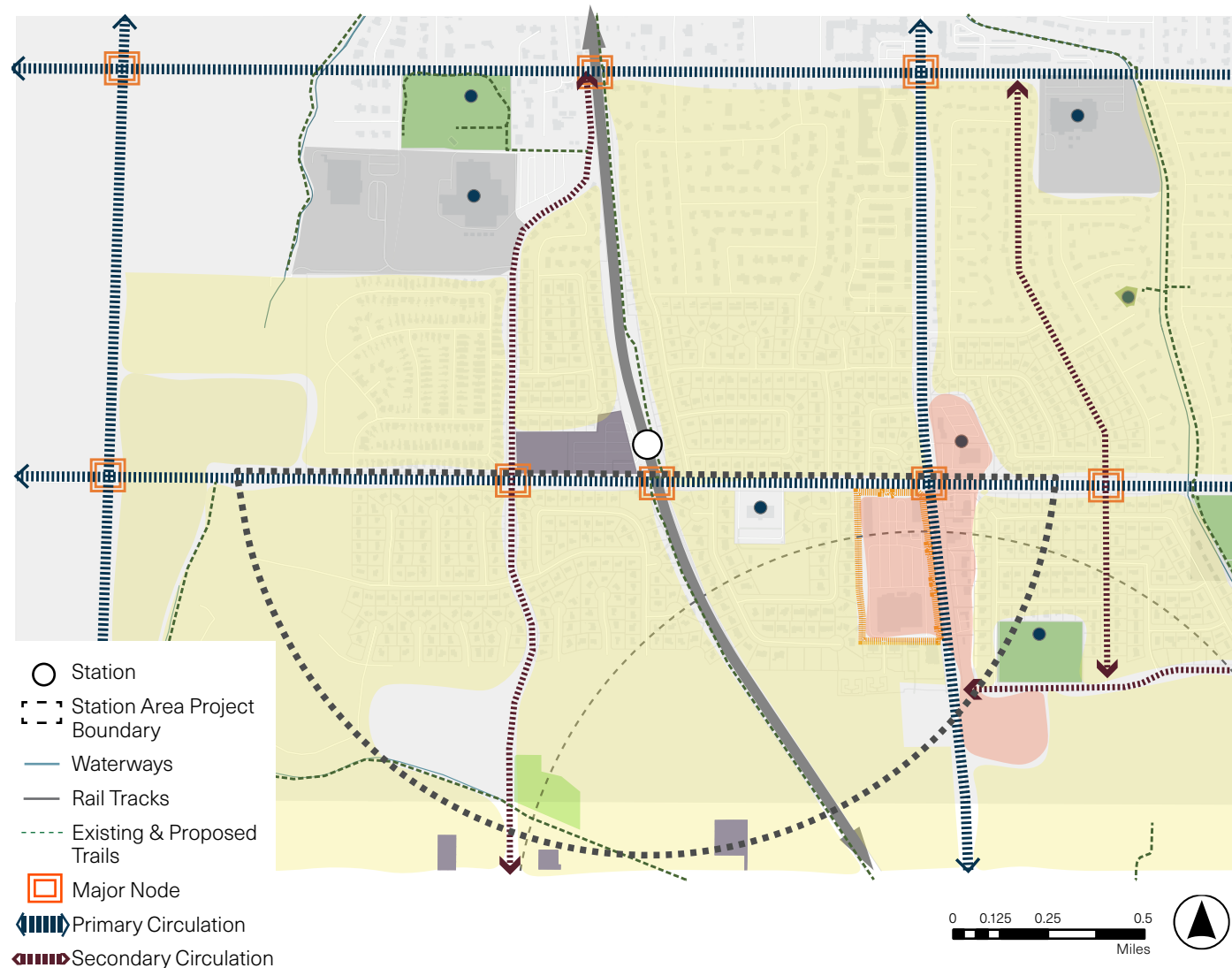


Figure 14: Opportunities & Constraints- Crescent View Station Area

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.

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.



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.

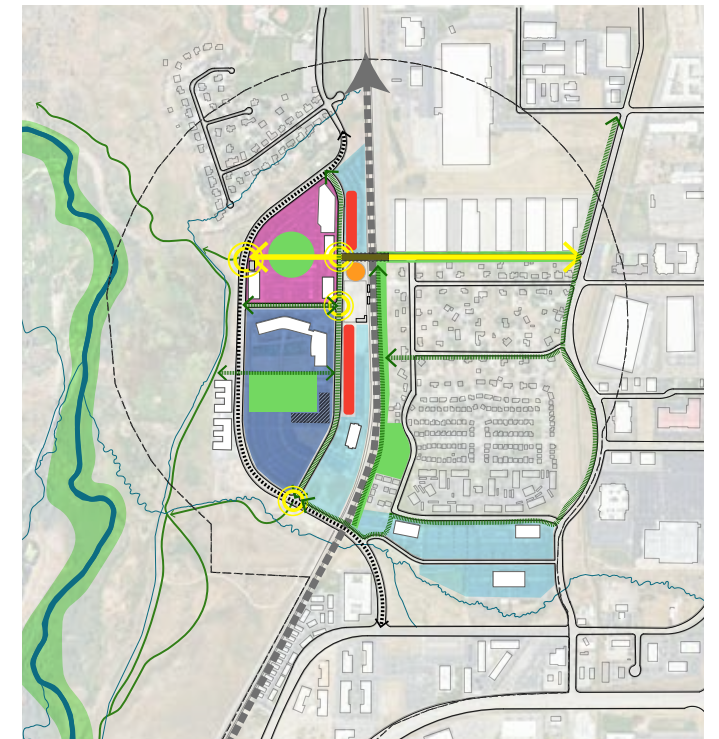


Figure 15: Conceptual Alternative 1 for Draper FrontRunner Station (Vista)

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.

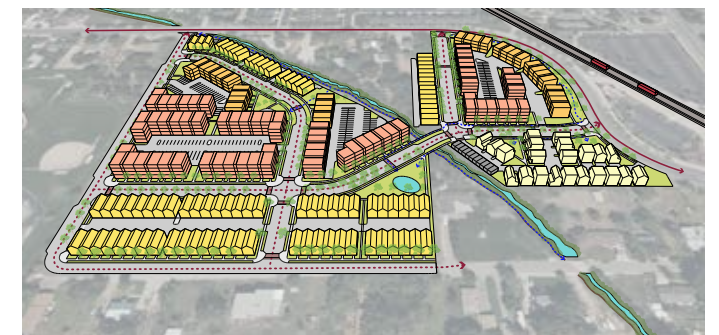


Figure 16: Conceptual Alternative 1 for Kimballs Lane Station

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 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

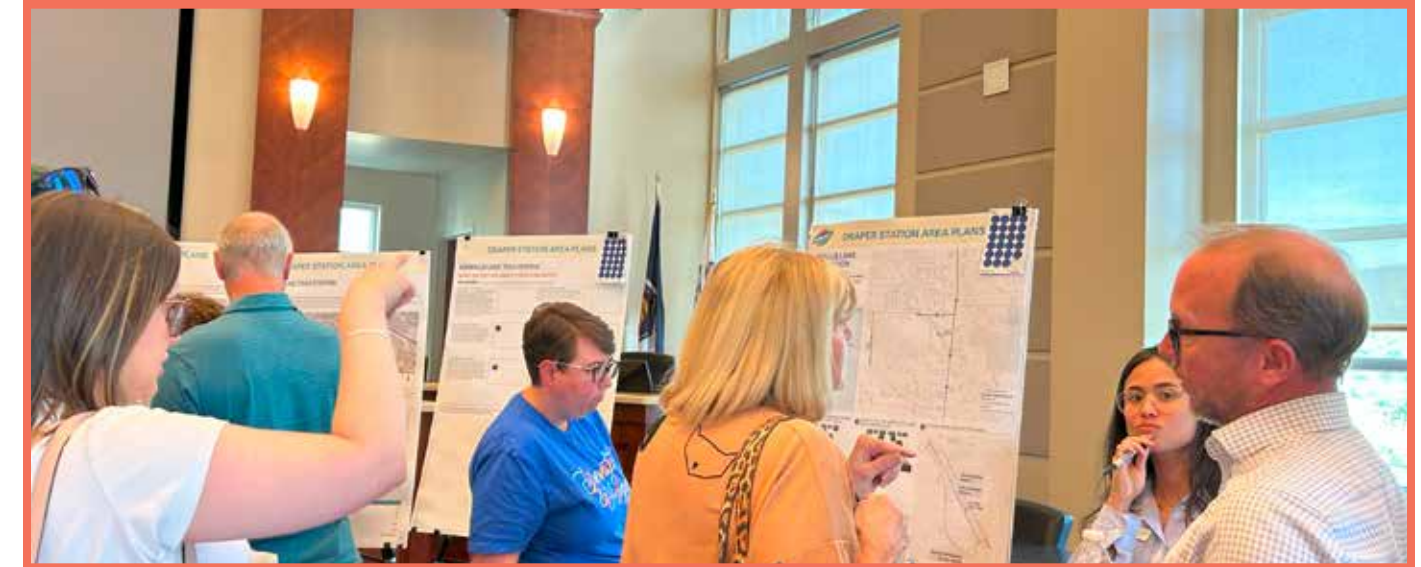
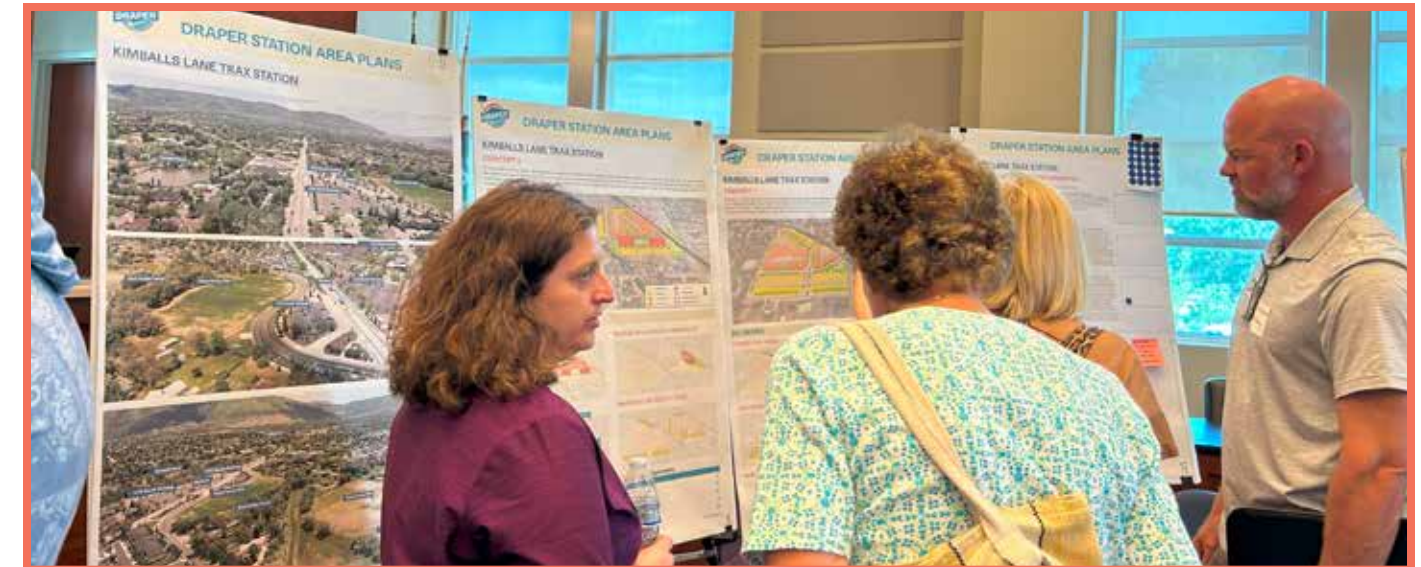
Overall, attendees wanted more pedestrian and trail connections between the station and surrounding uses. Having some retail options and gathering spaces were identified as desired programming by attendees.

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

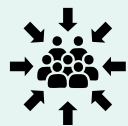


47%

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

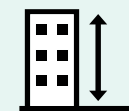
TOP CONCERNS



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)

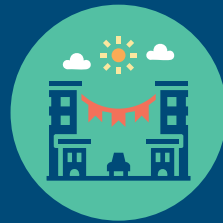
OVERVIEW

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



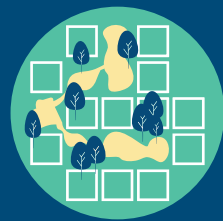
1 ACTIVATE THE PUBLIC REALM:
This principle aims to create welcoming public spaces that encourage gathering, walking, and social interaction. Transforming the current station area into a place that is identifiable and offers a destination for the surrounding community is a key goal of this plan principle.



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.

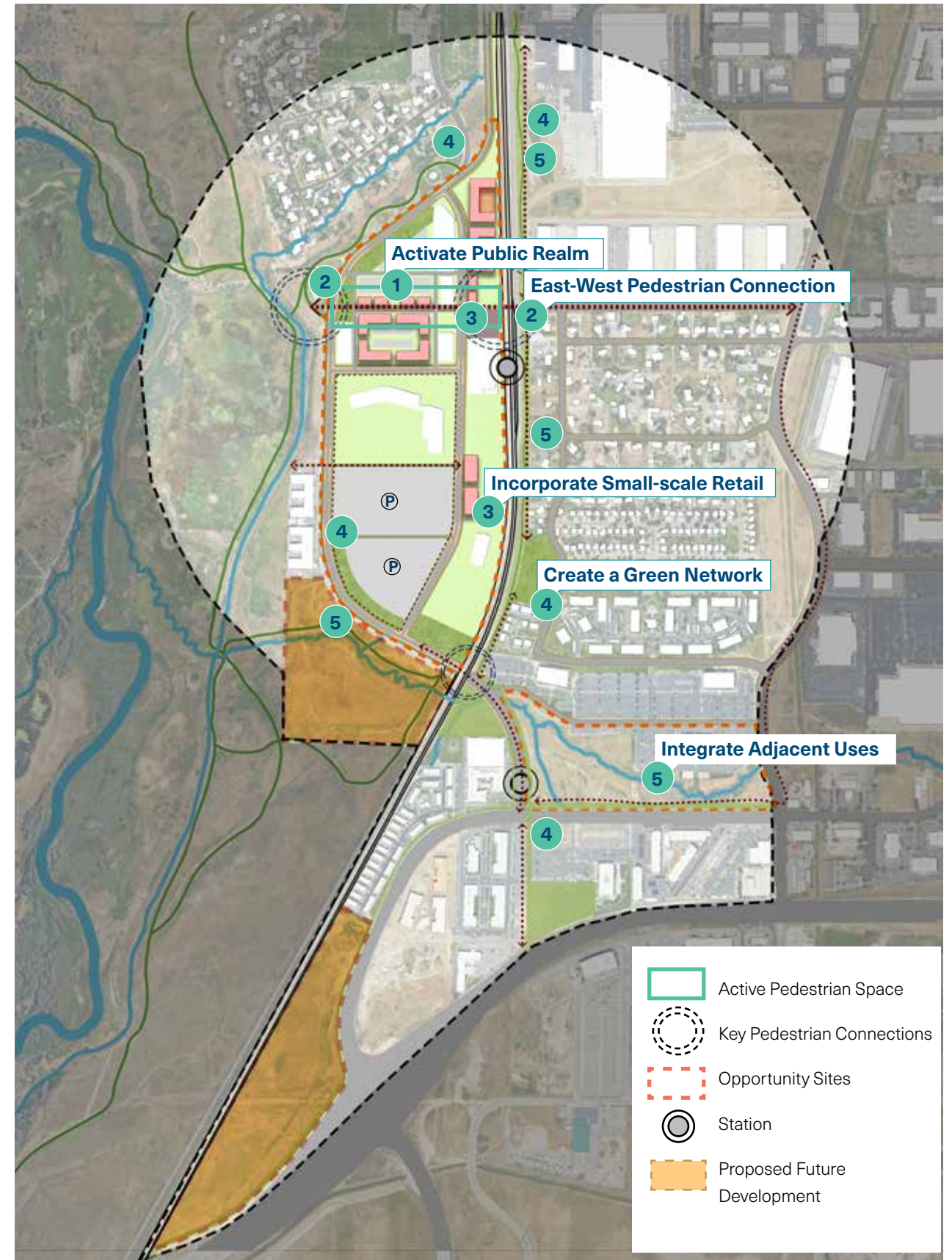
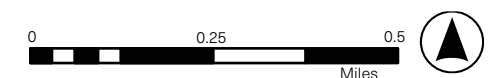


Figure 18: Vista Draper Station Area Plan



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

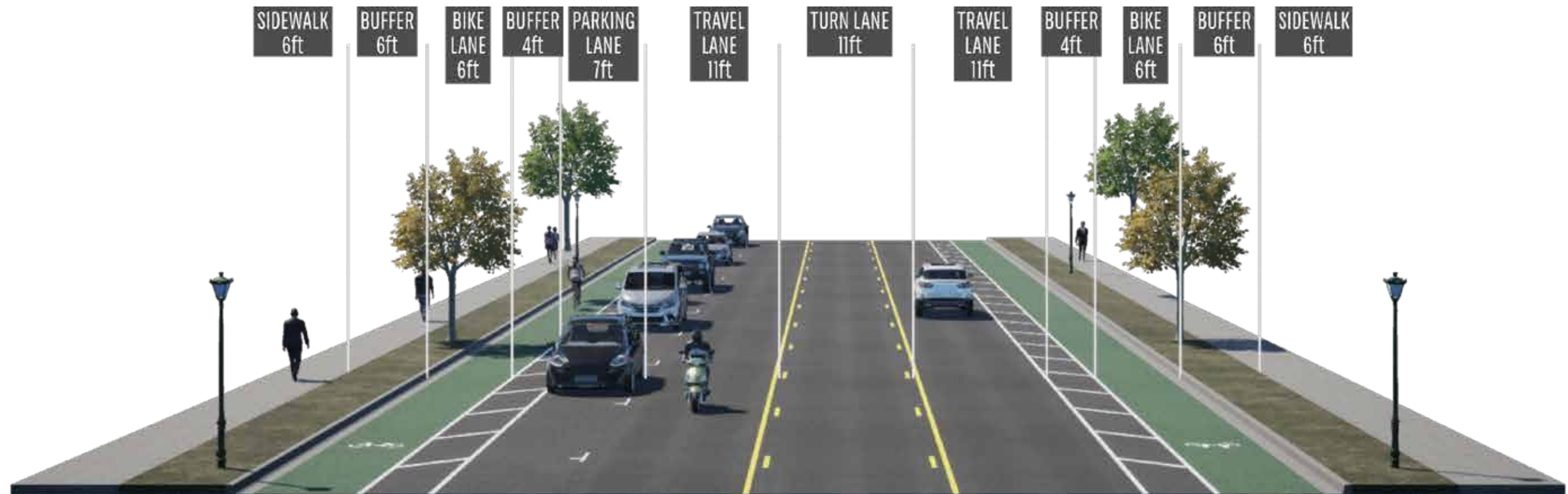


Figure 21: Proposed Street Section- Vista Boulevard looking north

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.

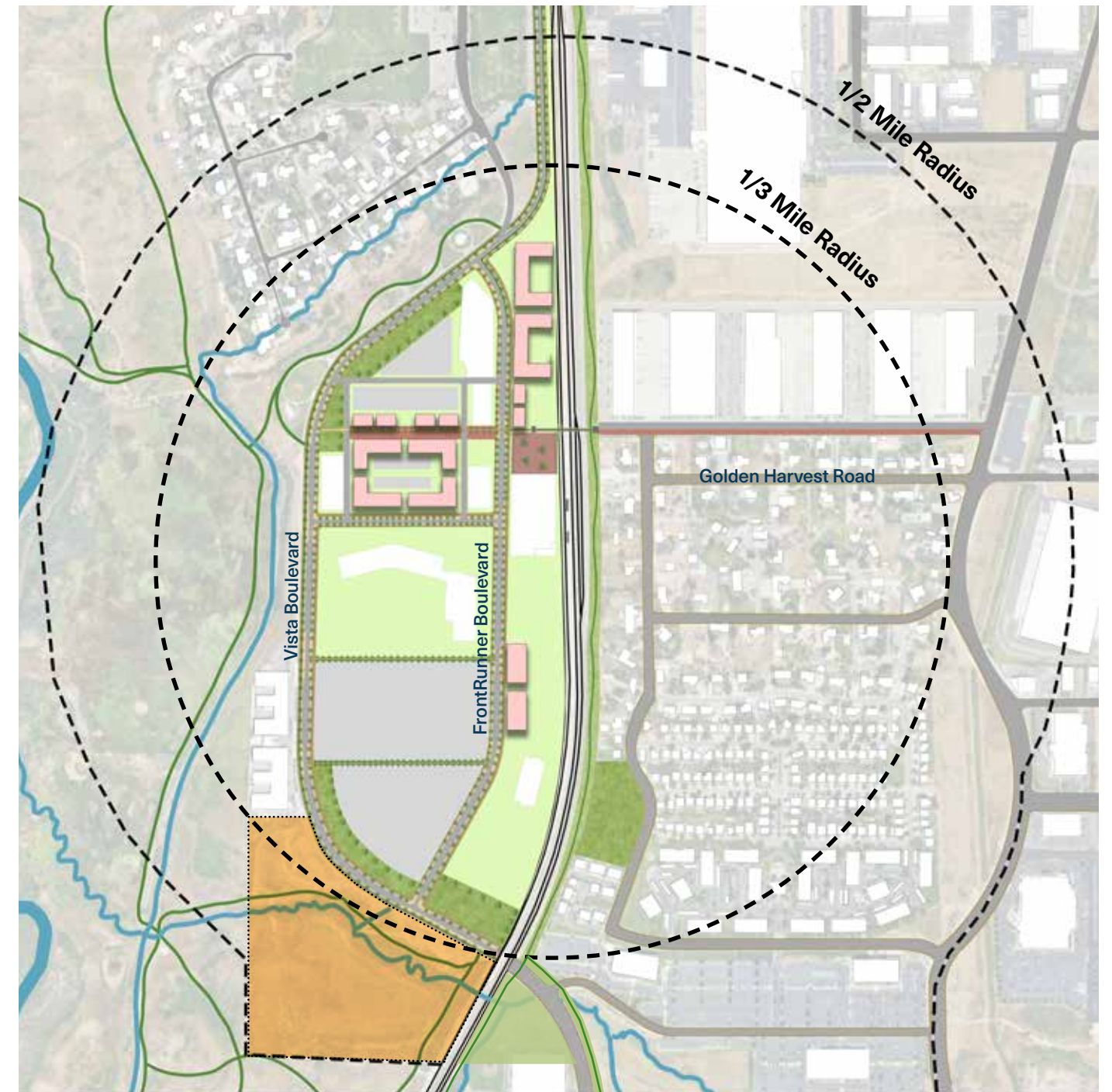


Figure 22: 1/3 Mile radius around the station

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.

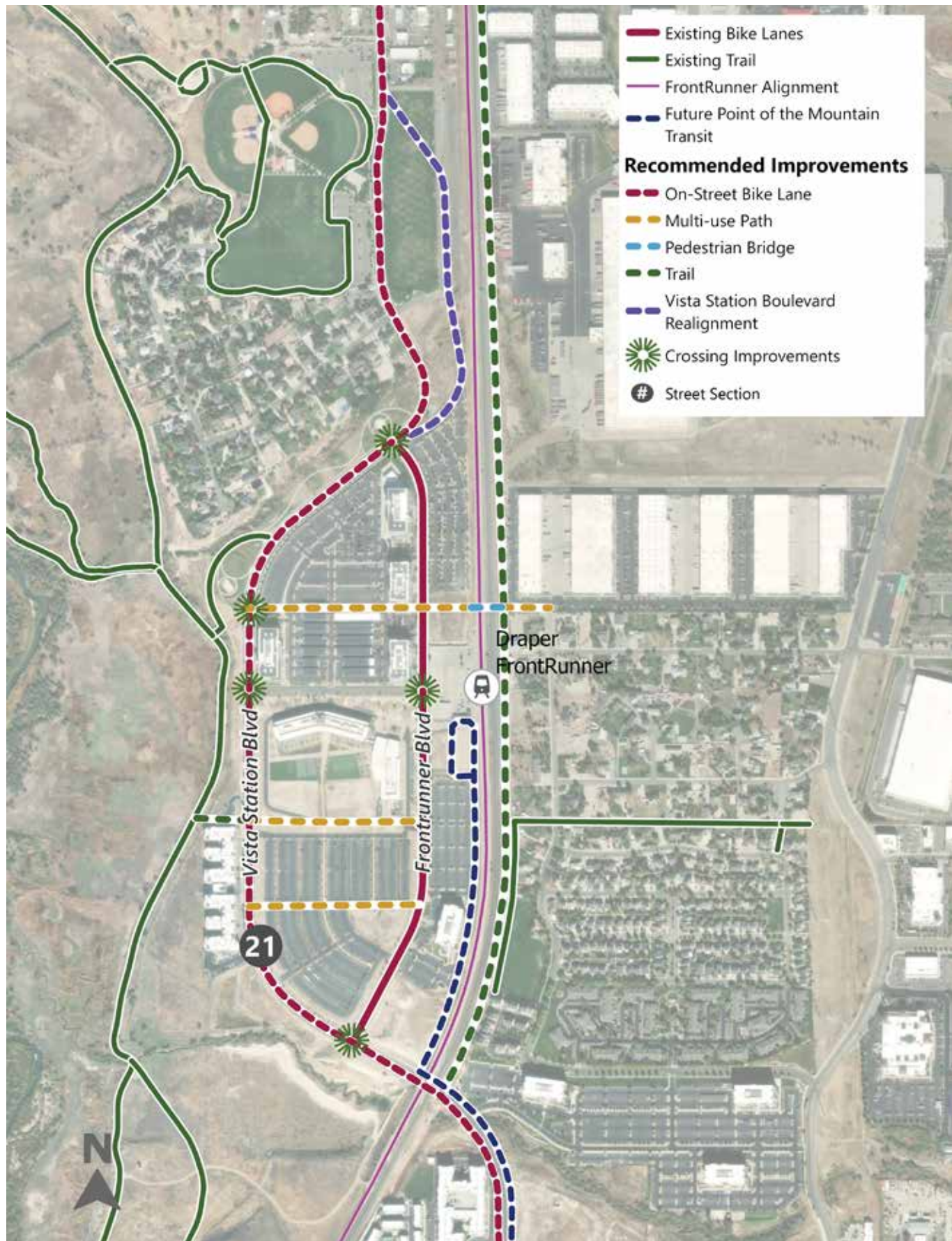


Figure 23: Proposed Improvements

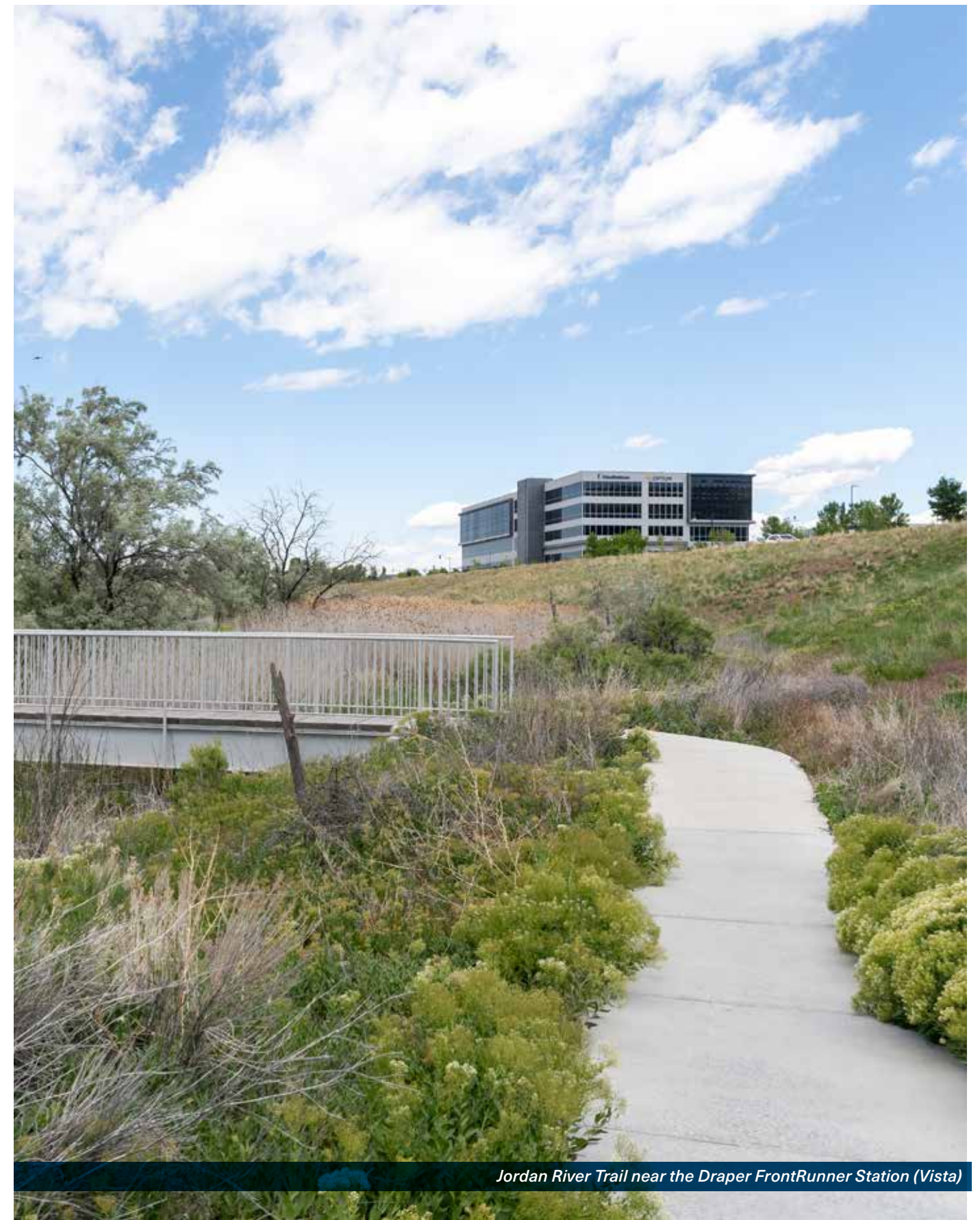




Figure 24: Conceptual View of Vista Commons

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.

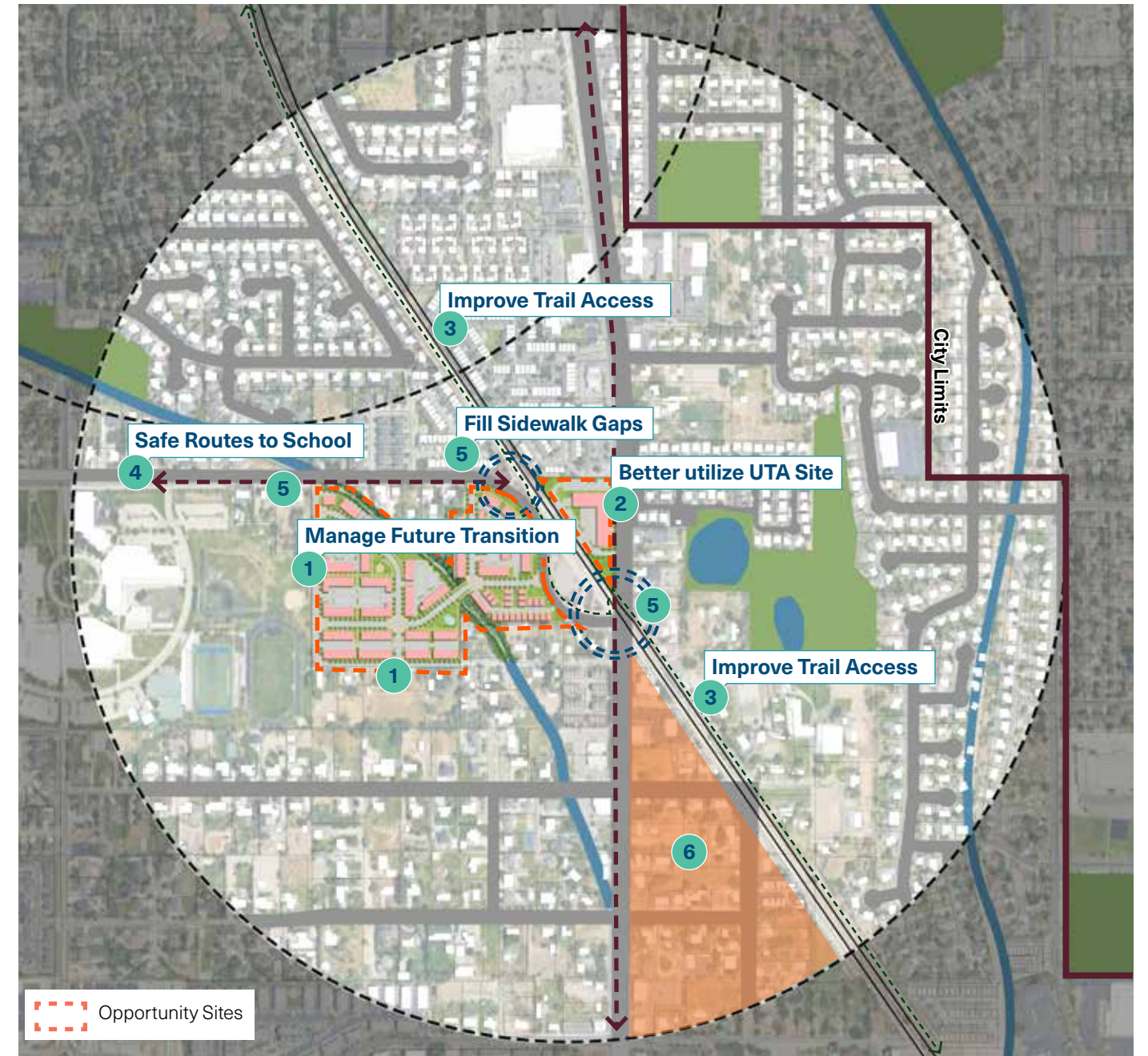


Figure 25: Kimballs Lane Station Area Plan



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.

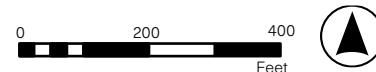
PREFERRED STATION AREA PLAN- KIMBALLS LANE STATION

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

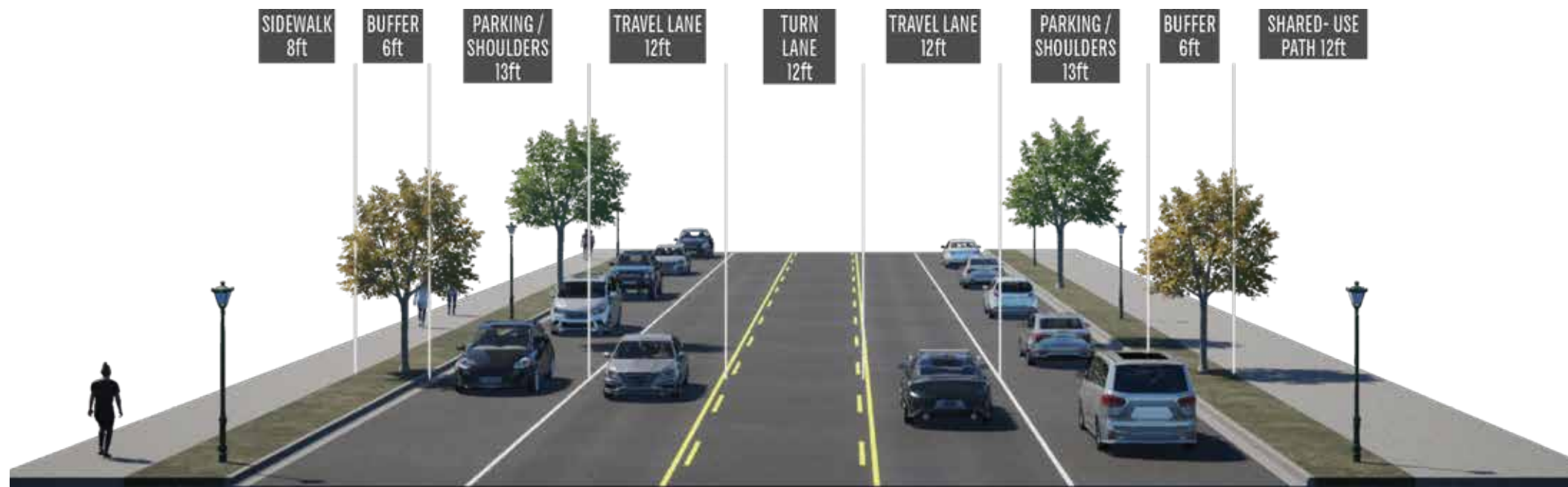


Figure 28: North of TRAX Station- 700 E Proposed Street Section, looking north

* 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 through 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.

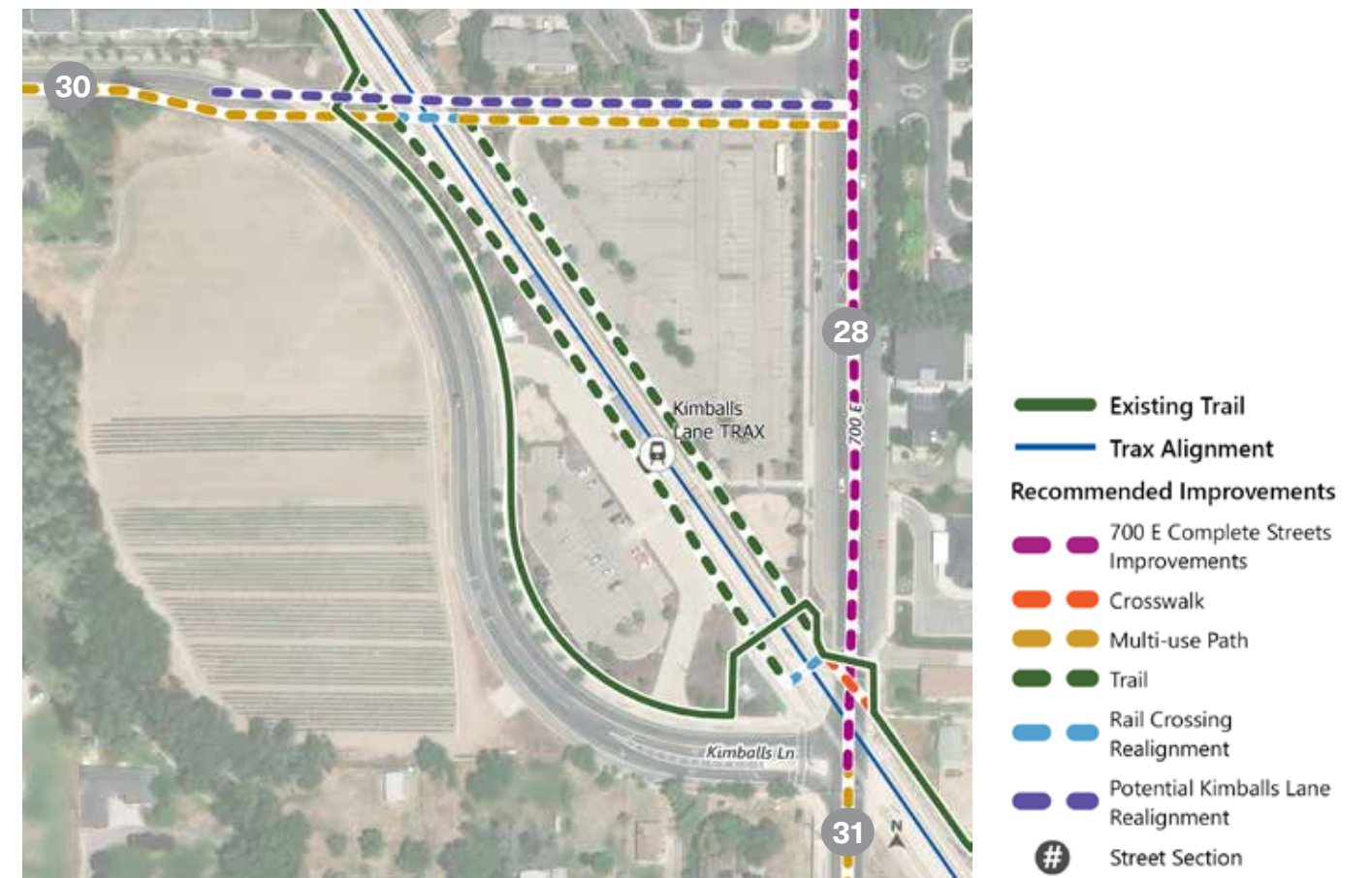


Figure 29: Recommended Improvements: Kimballs Lane

- 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.

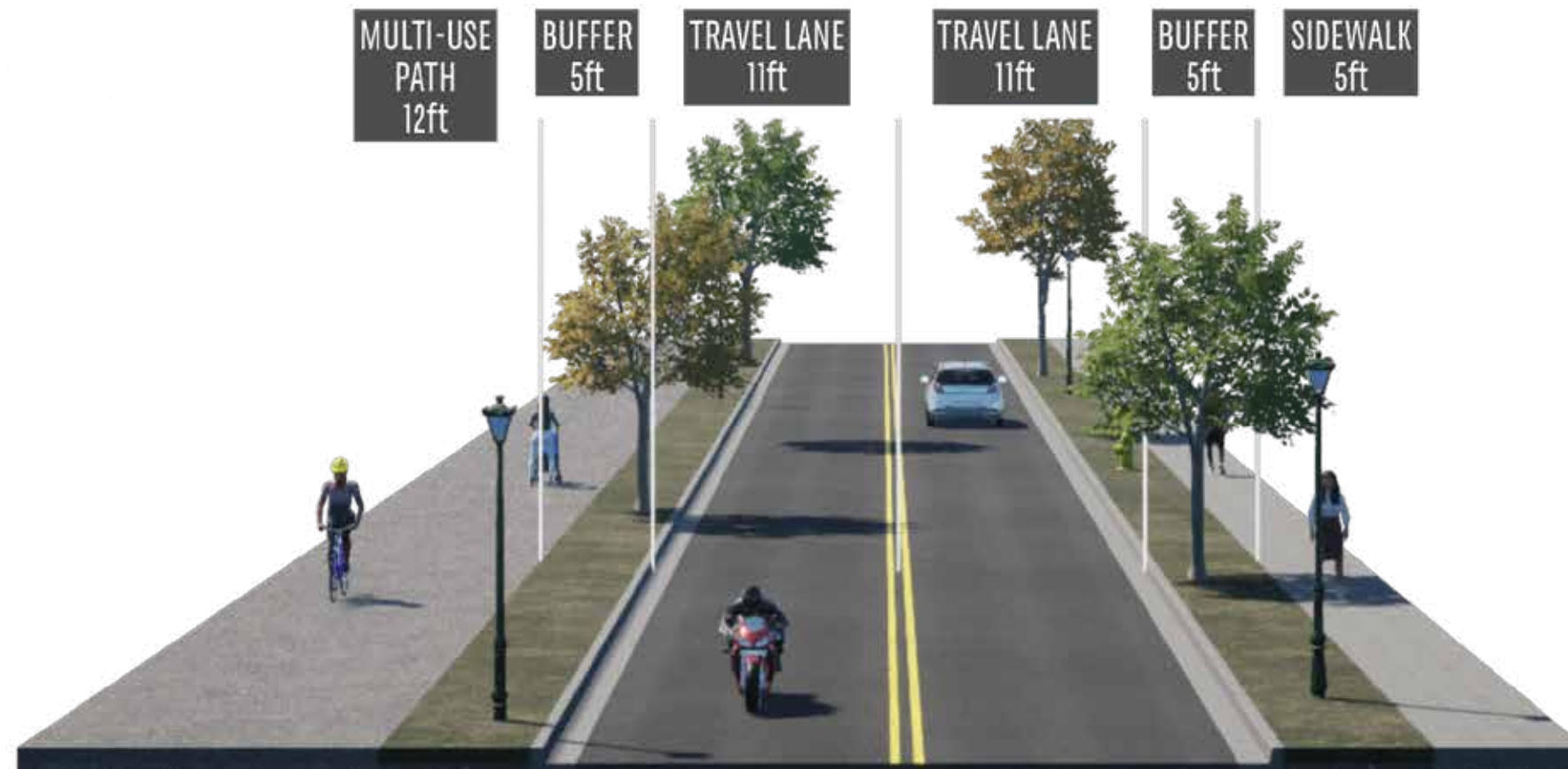


Figure 30: Kimballs Lane Proposed Street Section, looking west

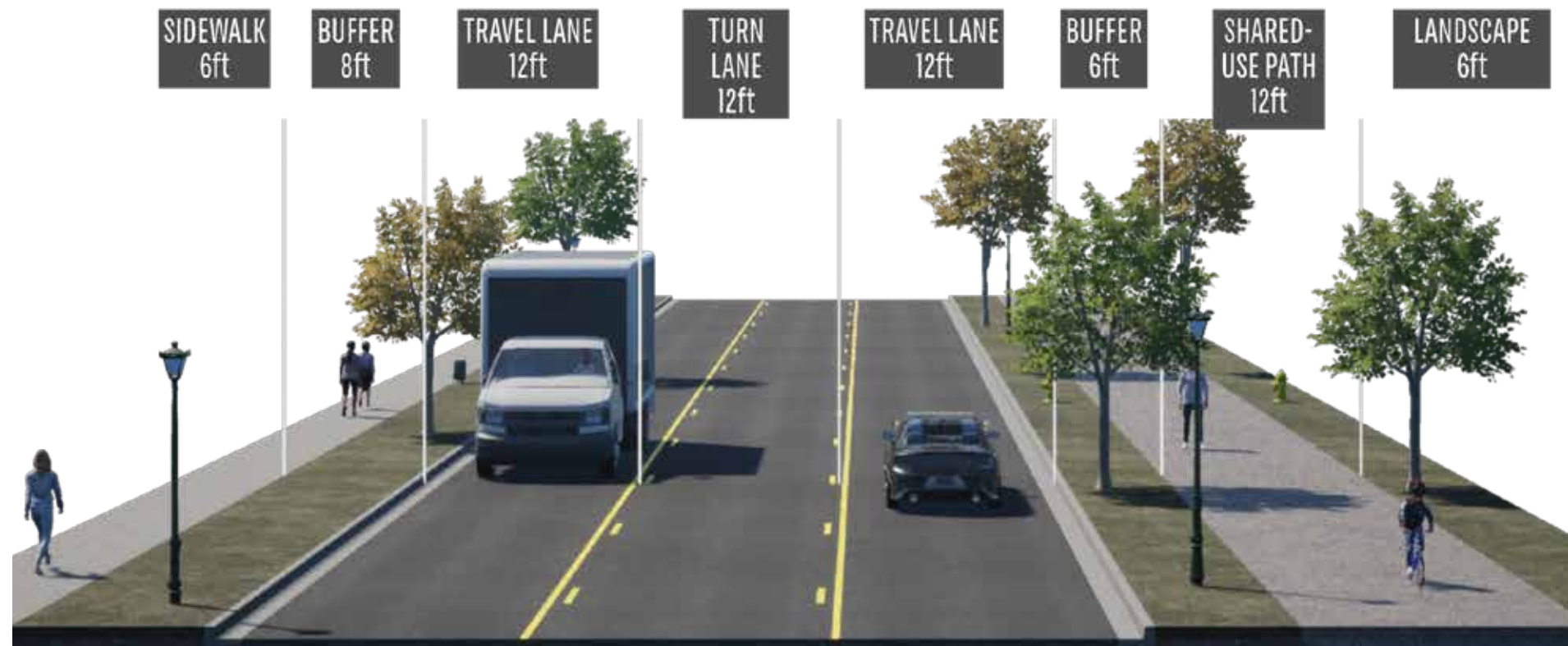


Figure 31: South of TRAX Station- 700 E Proposed Street Section, looking north

** Please note that 700 E is a UDOT road. Any proposed changes will require coordination with UDOT.*



Figure 32: Conceptual View from 700 E looking towards the Station

PREFERRED STATION AREA PLAN- CRESCENT VIEW STATION

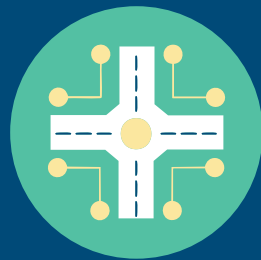
CRESCENT VIEW STATION PRINCIPLES



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.

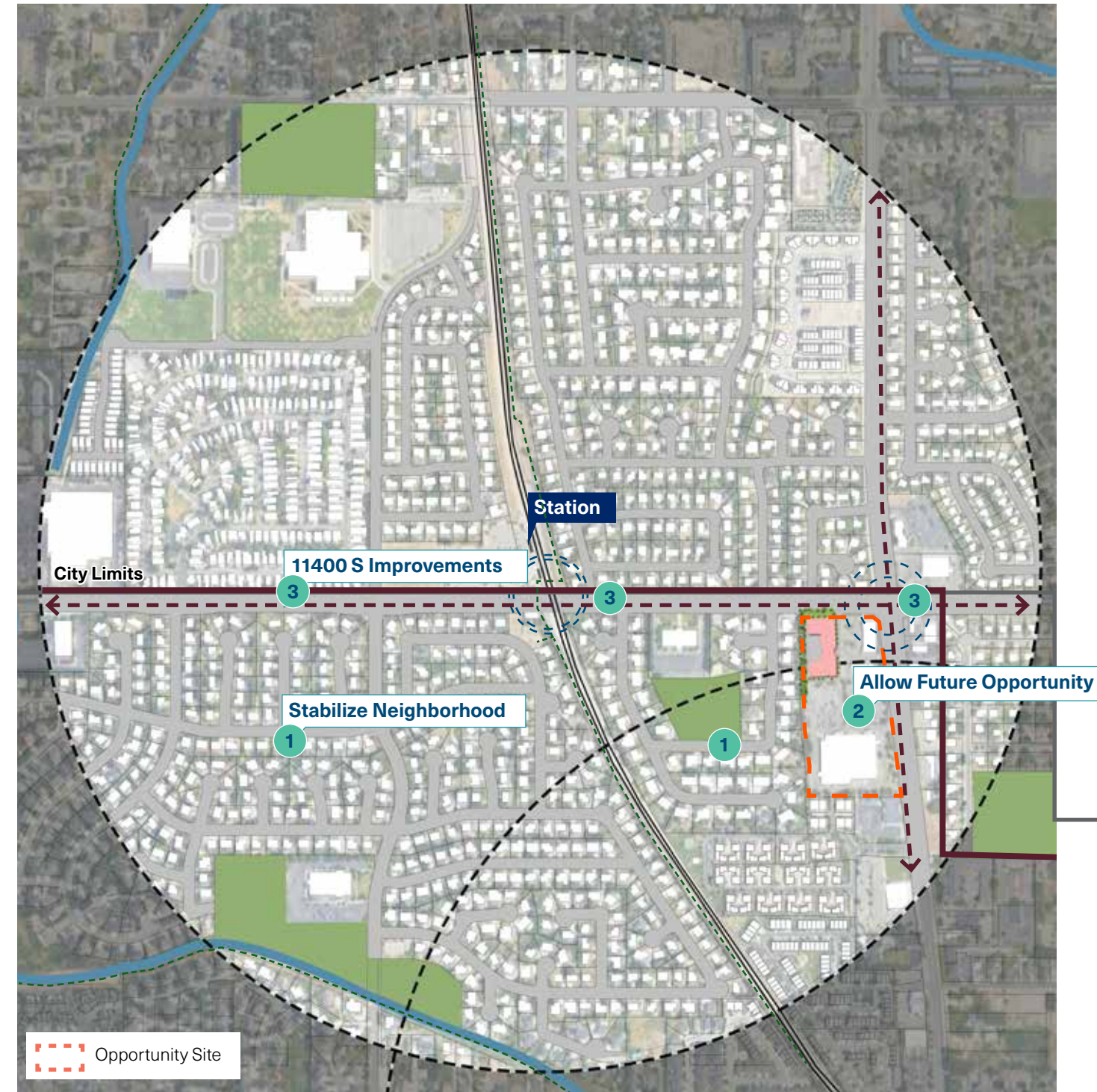


Figure 33: Crescent View Station Area Plan

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

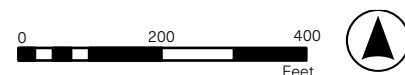


Figure 35: Public Space and Connectivity Diagram

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.

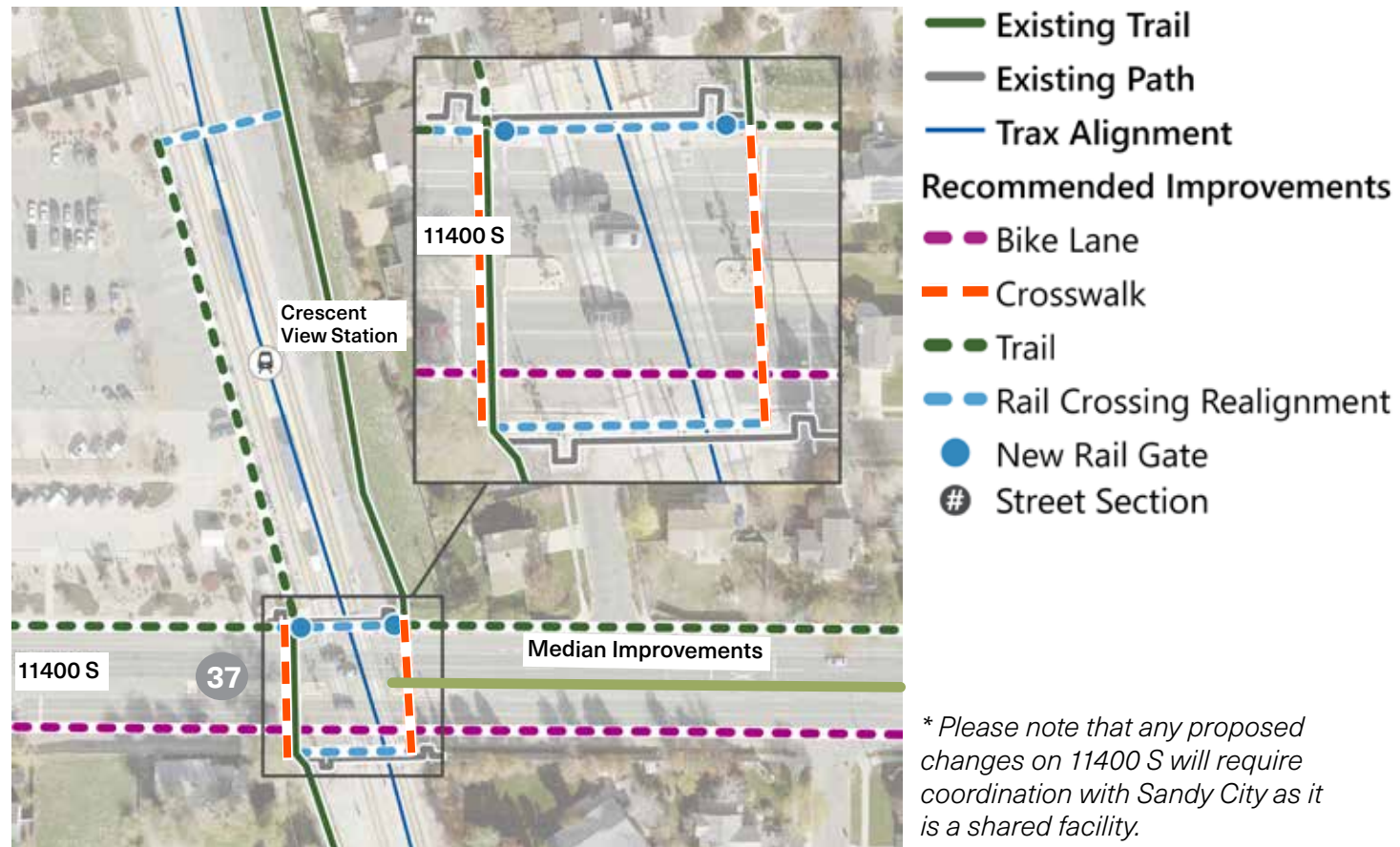


Figure 36: Proposed Improvements

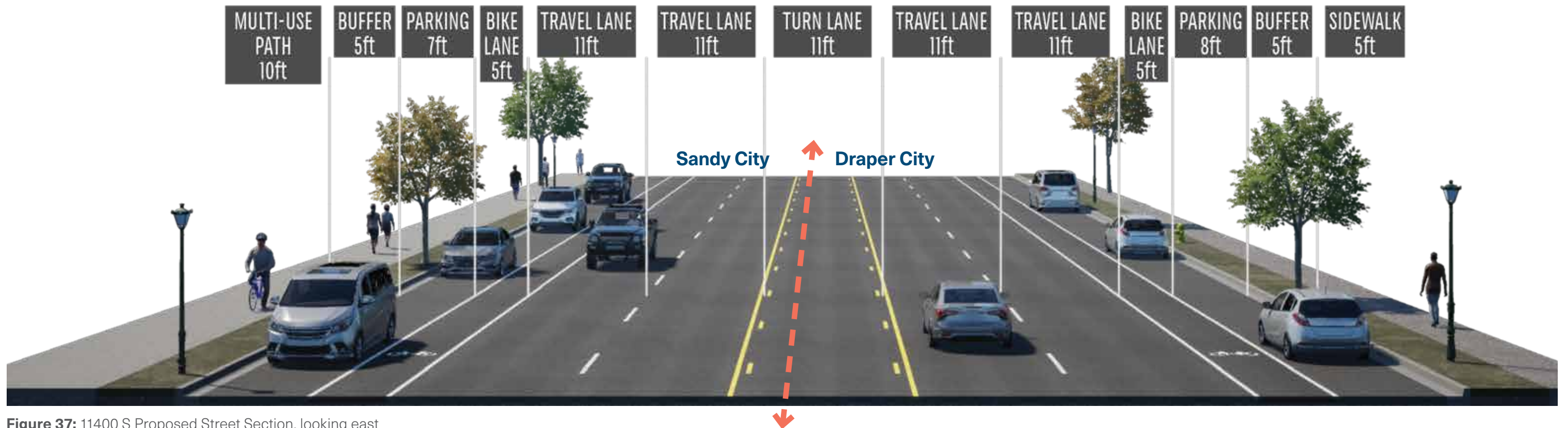


Figure 37: 11400 S Proposed Street Section, looking east



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

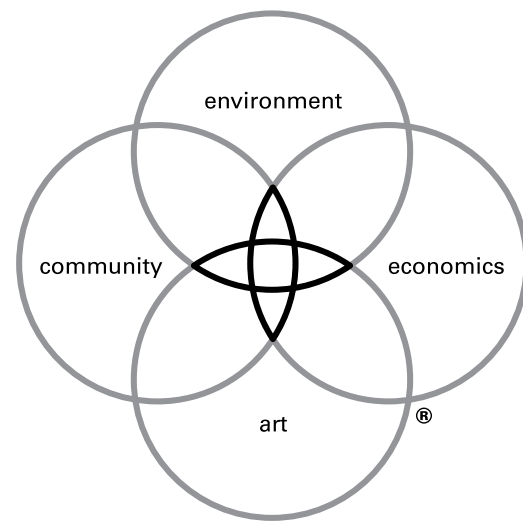
KIMBALLS LANE STATION

	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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DESIGNWORKSHOP
www.designworkshop.com

MEMO



To: City Council
From: Todd Taylor
Date: 2025-12-02
Re: Public Hearing: Ordinance #1693

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.

The Planning Commission reviewed this item at their November 13, 2025 meeting and forwarded a positive recommendation with a vote of 4-0.

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:

[City Initiated Boundary Adjustment TA Staff Report - Finalized.pdf](#)

ATTACHMENTS:

[Ordinance No. 1693.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

Todd A. Draper

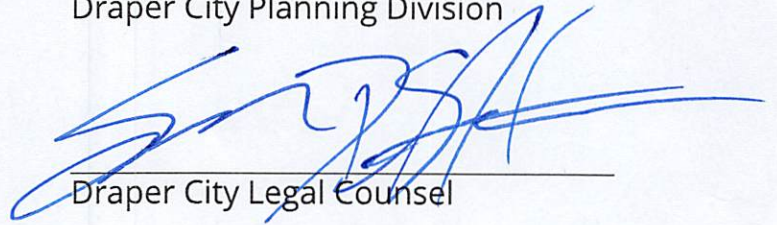
Digitally signed by Todd A.
Draper
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O=Draper City Planning,
CN= Todd A. Draper
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19:00:07-07'00'

Draper City Planning Division

Don Buckley

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OU=Fire Marshal, CN=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
Date: 2025.10.31 16:26:16-06'00'

Draper City Building Division

**EXHIBIT A
DEPARTMENT REVIEWS**

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

Planning Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates 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.~~

ORDINANCE NO. 1693

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE (TITLE 9) AND THE LAND DEVELOPMENT CODE (TITLE 17) OF THE DRAPER CITY MUNICIPAL CODE RELATING TO BOUNDARY ADJUSTMENTS.

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

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

WHEREAS, the Land Use and Development Code and the Land Development Code of the Draper City Municipal Code (collectively the "Development Codes") have been established to provide regulations concerning development activity within the City Boundaries; and

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

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

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

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

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

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendments to the Development Codes: 1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan. 2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the Development Codes. 3. The proposed amendment will not create a conflict with any other section or part of the Development Codes or the general plan. 4. The potential effects of the proposed amendment have been evaluated and determined to be beneficial to public health, safety, and welfare and represent an overall

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

Section 2. Amendment. Section 9-3-040 of the Land Use and Development Code and Sections 17-1-040, 17-1-085, 17-9-020, and 17-9-060 of the Land Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

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

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 2nd DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

EXHIBIT A

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.

F 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.~~

MEMO



To: City Council
From: Todd Taylor
Date: 2025-12-02
Re: Public Hearing: Ordinance #1694

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.

The Planning Commission reviewed this item at their November 13, 2025 meeting and forwarded a positive recommendation with a vote of 4-0.

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](#)

ATTACHMENTS:

[Ordinance No 1694.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 -0700'

Draper City Public Works Department

Todd A. Draper

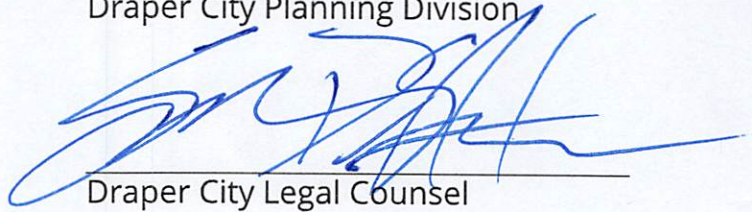
Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.11.02
19:01:27-0700'

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: 2025.10.31 13:55:03-06'00'

Draper City Fire Department



Draper City Legal Council

Matthew Symes

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

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. 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.

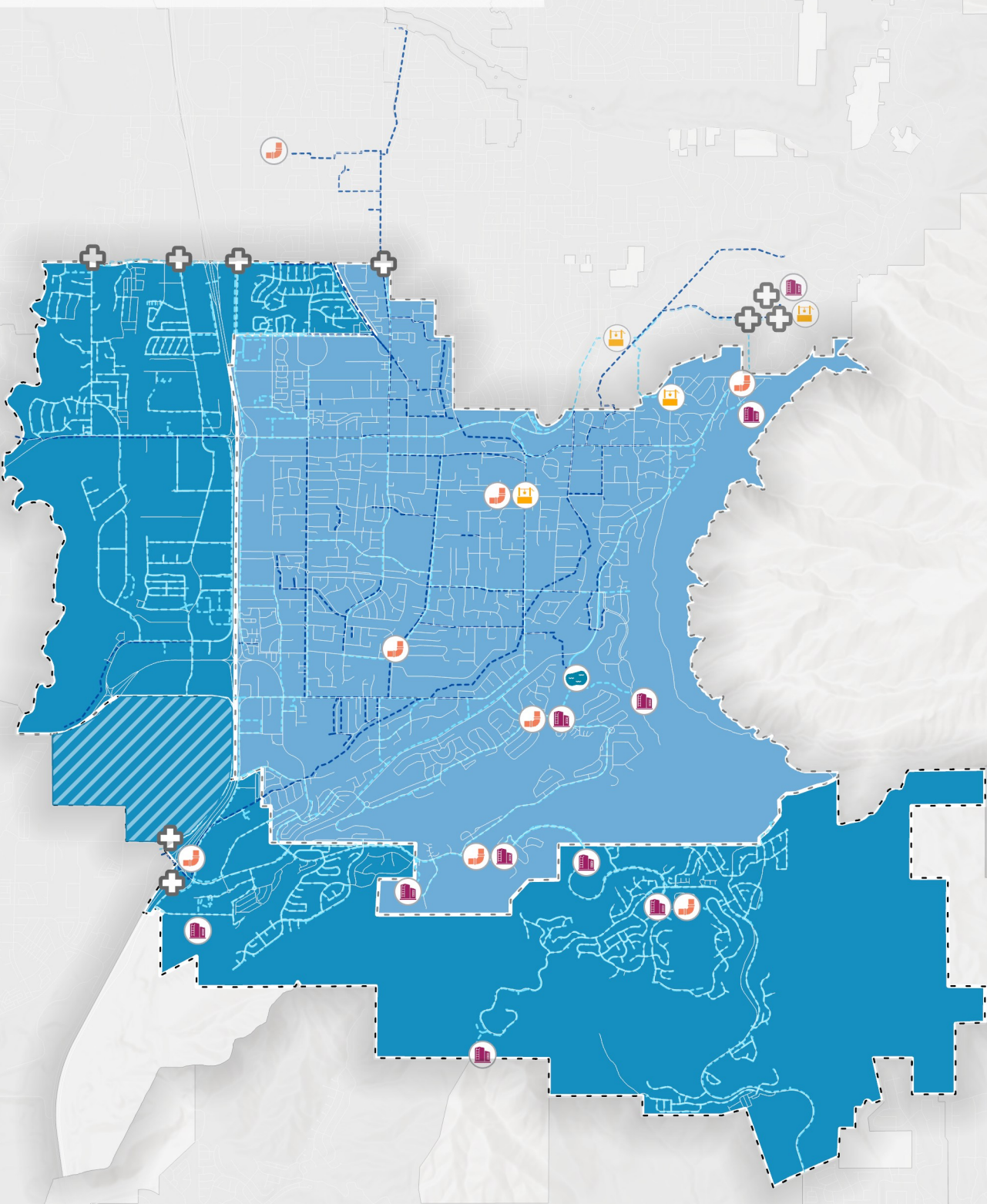
ERC

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



- Draper Service Area
- WaterPro Service Area
- The Point Development
- Culinary Pipes
- PI Pipes
- JWCD Connections
- Pump Station
- Tank
- Well
- Pond

0 0.5 1 Miles



Water Use

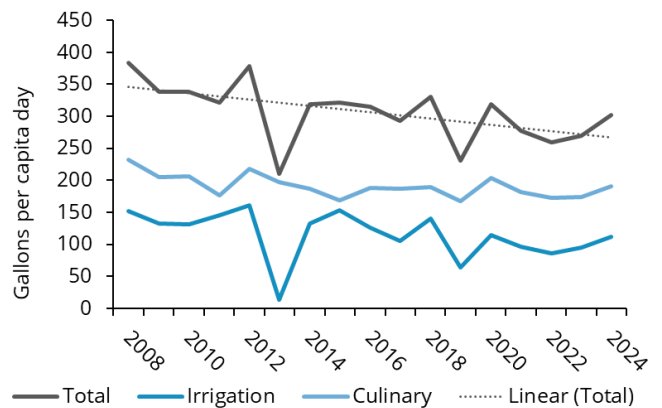
Per capita water used in the Draper City system has shown a downward trend (see **Figure 1**), consistent with state and regional goals for water conservation. This trend is likely due to both higher density development and increased conservation measures implemented by the City. Notable conservation measures include the adoption of Jordan Valley Water Conservancy District (JWCD) 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

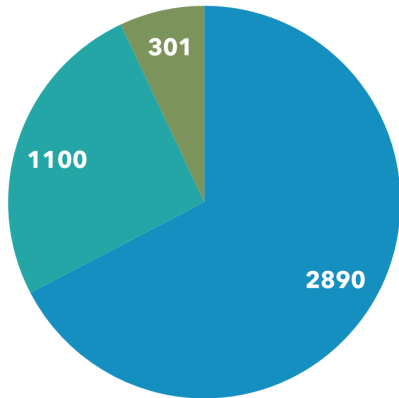


Figure 2—WaterPro System in Gallons per Capita



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.

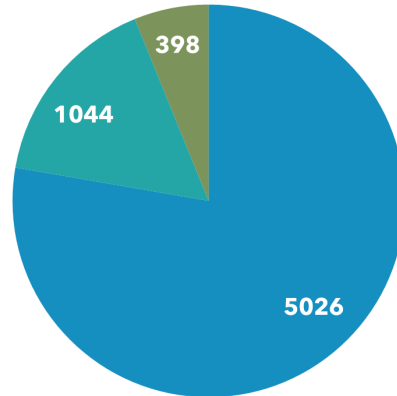
Figure 3- Draper Water System Total Water Use (ACFT, 2024)



■ Residential ■ Commercial ■ Institutional

Data sourced from Utah Division of Water Rights (DWRi)

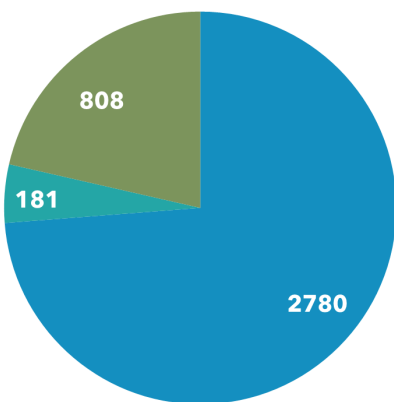
Figure 4- WaterPro Culinary Water Use (ACFT, 2024)



■ Residential ■ Commercial ■ Institutional

Data sourced from Utah Division of Water Rights (DWRi)

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



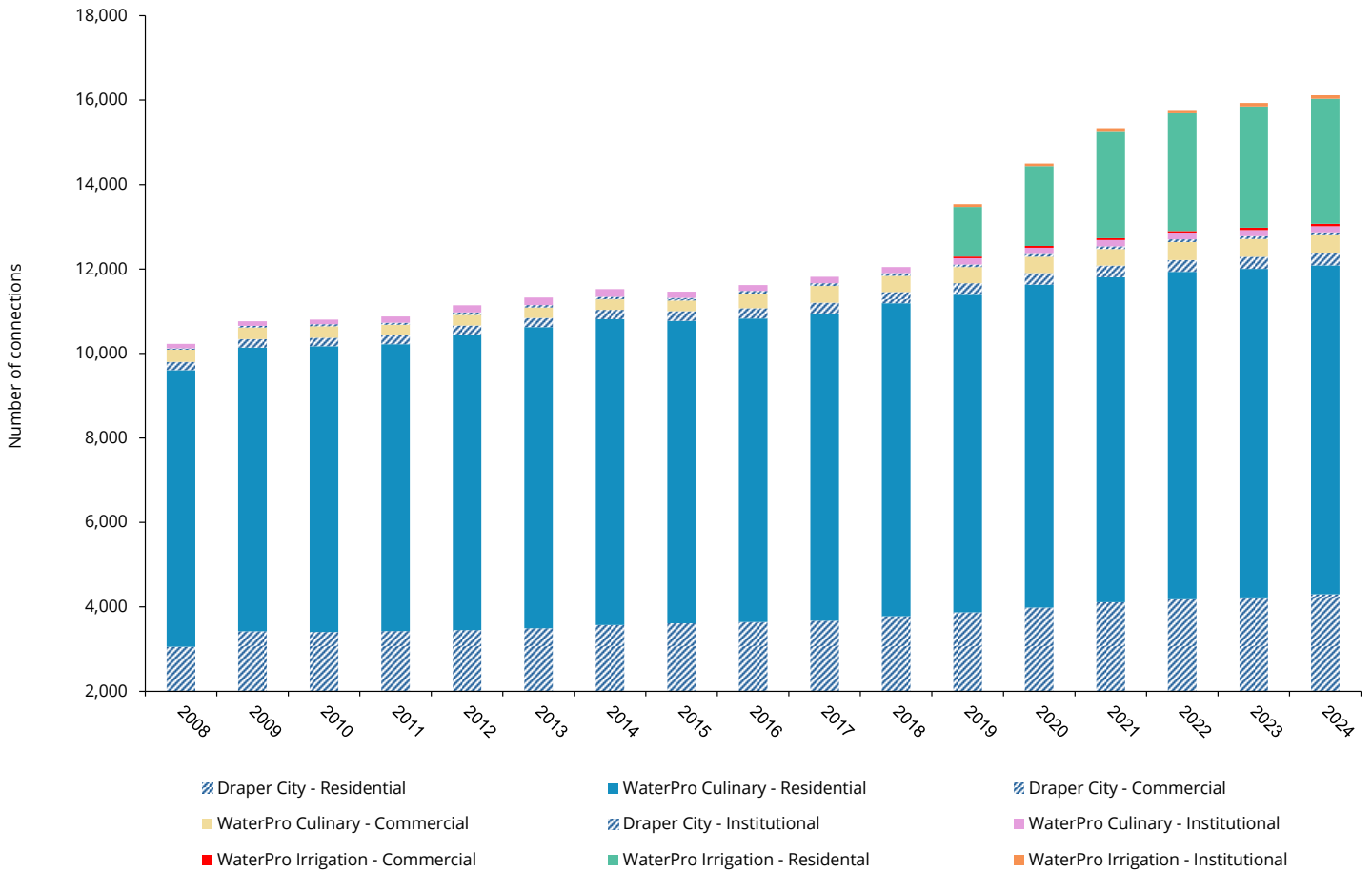
■ Residential ■ Commercial ■ Institutional

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

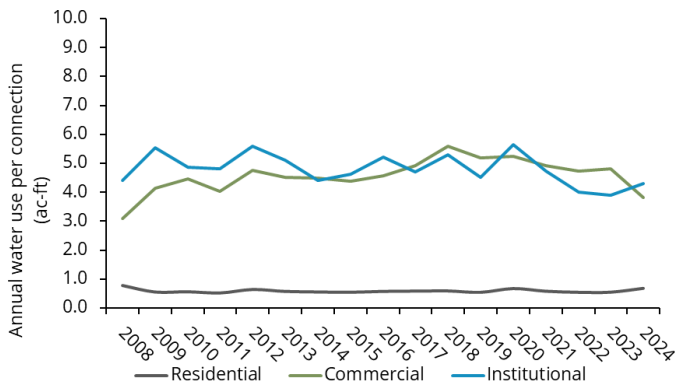


Figure 8 - Annual Culinary Water Use for WaterPro

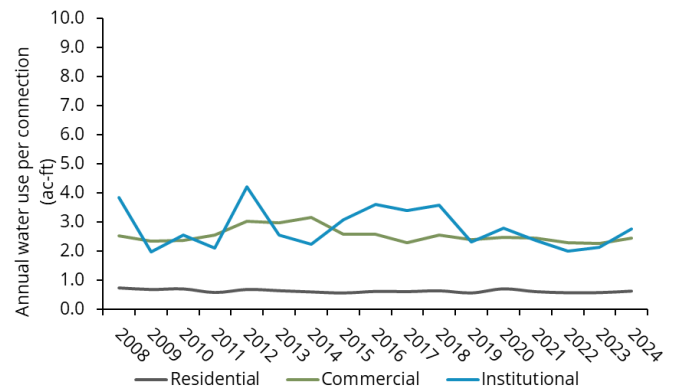
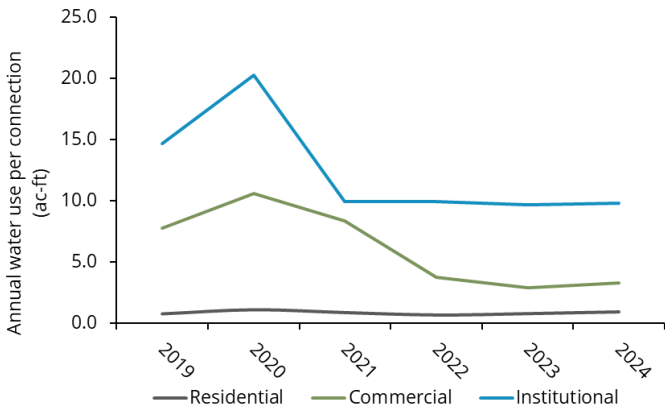


Figure 9 - Annual Secondary Water Use for WaterPro



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

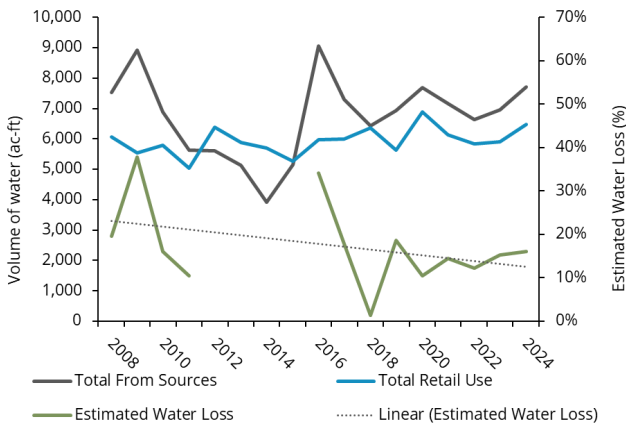
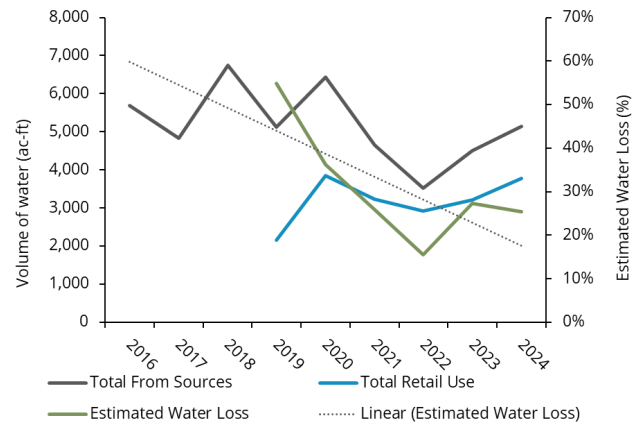


Figure 12- WaterPro Secondary Source, Use, & Estimated Water Loss



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.

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

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.

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.

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

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.

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.

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				
	JWCD	WATERPRO CONNECTION	EXISTING SOURCE CAPACITY	NOTES
DRAPER	4,560	0	4,560 ^a	The WaterPro interconnection is currently used only for emergencies. Draper is negotiating with JWCD to increase contract capacity.
	INDOOR SOURCE CAPACITY	OUTDOOR SOURCE CAPACITY	EXISTING SOURCE CAPACITY	NOTES
WATERPRO	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 Conservancy 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

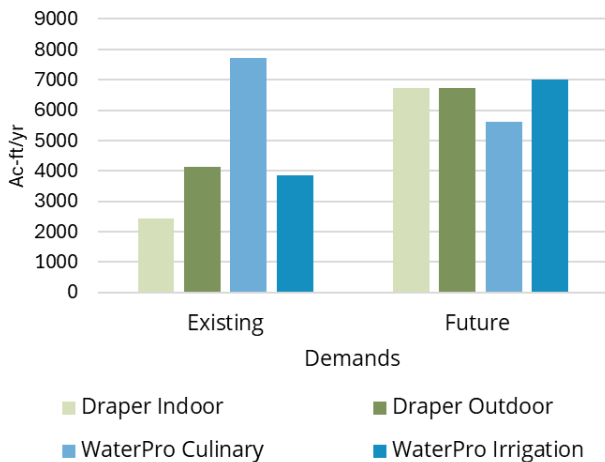
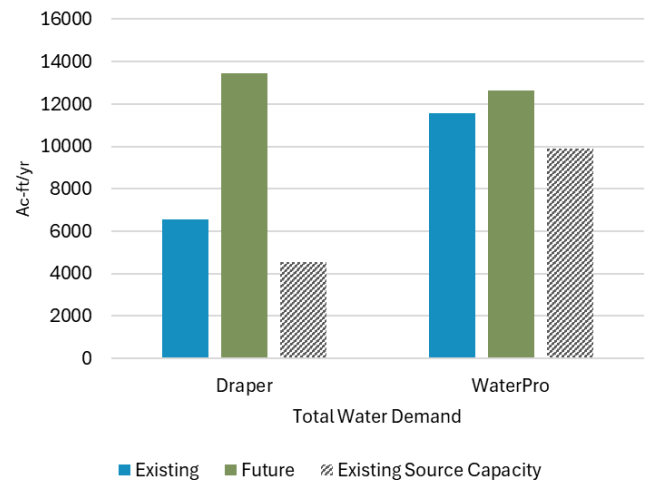


Figure 14: Water Demand Budget for Draper & WaterPro



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 JWWCD.



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 regional – 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)

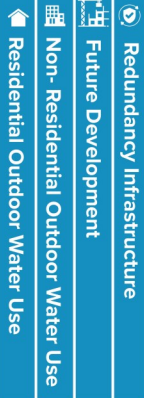
Best Management Practice	Strategy	Description	Status	Challenge Addressed
Water Conservation Coordinator, Committee, or Team				
Water Conservation Coordinator	Continue to support the Water Conservation Coordinator in the development of water conservation resources, outreach activities, and educational 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	
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 (JWCD) promote water conservation information in bill stuffers.	The Jordan Valley Water Conservancy District (JWCD) 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 JWCD 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 JWCD 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
Locascapes Landscaping Classes	Continue to support the Draper Tree Committee in partnering with Locascapes to provide landscaping classes.	The Draper City Tree Committee partners with Locascapes 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 Incentive 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 lose 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				

ORDINANCE NO. 1694

AN ORDINANCE OF DRAPER CITY AMENDING THE DRAPER CITY GENERAL PLAN TO ADD THE WATER USE AND PRESERVATION ELEMENT AS CHAPTER 7.

WHEREAS, pursuant to Utah State law, Draper City had adopted a General Plan to guide the future development within the City; and

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

WHEREAS, Utah Code Annotated requires Draper City to adopt a Water Use and Preservation Element into the General Plan by December 31, 2025; and

WHEREAS, Utah Code Annotated allows the City to amend the General Plan as necessary; and

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

WHEREAS, the proposed General Plan Amendment set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the General Plan; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendment and made a recommendation to the City Council concerning the proposed amendment to the General Plan of Draper City; and

WHEREAS, the City Council of Draper City finds good cause to amend the General Plan.

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

Section 1. Findings. The City Council of Draper City has made the following findings: 1) A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-20-405; and 2) The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Section 2. Enactment. The Water Use and Preservation Element is hereby enacted as Chapter 7 of the General Plan of Draper City as set forth in Exhibit A

Section 3. Amendment. The existing Chapter 7, City Goals and Policies, of the General Plan of Draper City is hereby revised to be Chapter 8.

Section 4. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A prior to submitting the ordinance for publishing.

Section 5. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 6. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 2nd DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

EXHIBIT A



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.

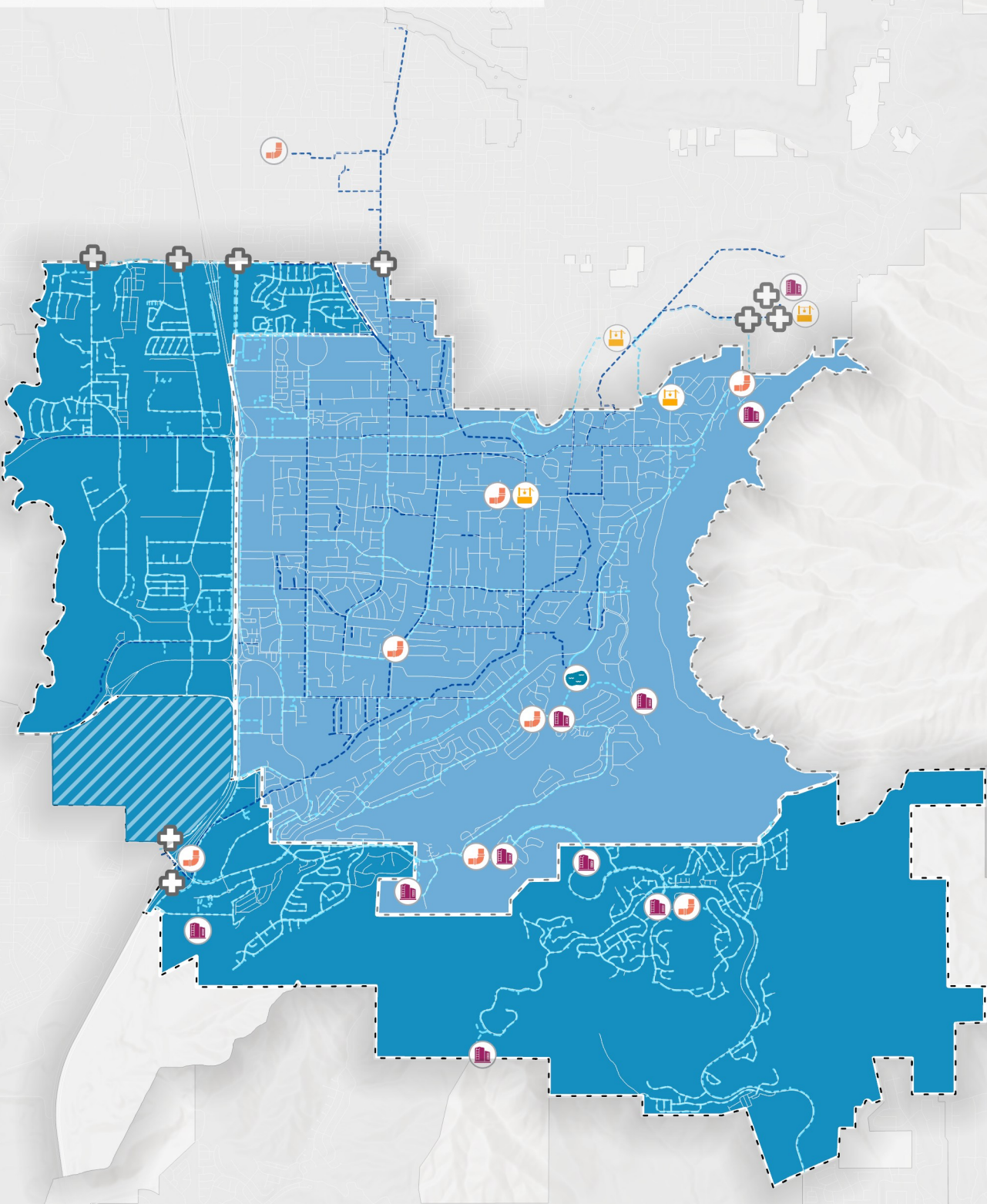
ERC

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



- Draper Service Area
- WaterPro Service Area
- The Point Development
- Culinary Pipes
- PI Pipes
- JWCD 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 (JWCD) 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

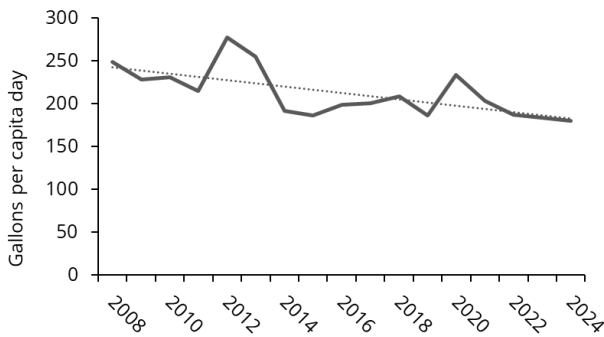
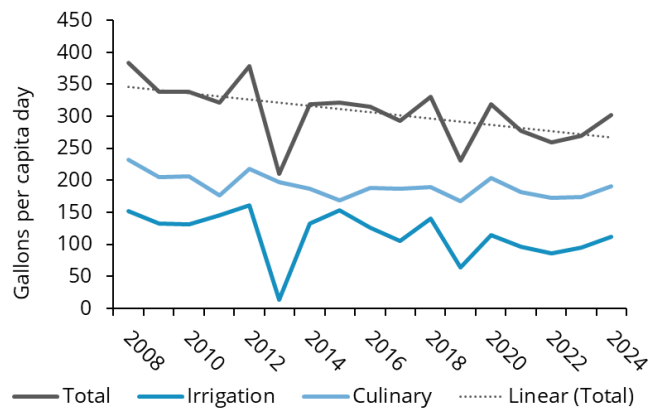
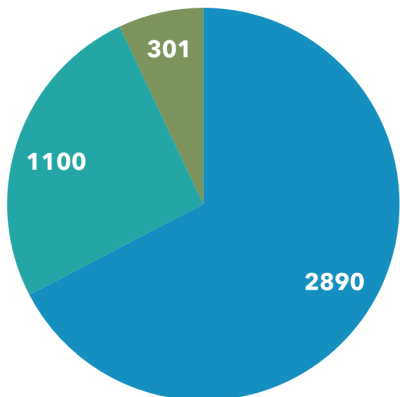


Figure 2—WaterPro System in Gallons per Capita



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.

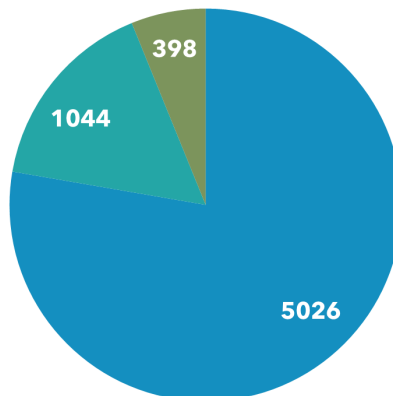
Figure 3- Draper Water System Total Water Use (ACFT, 2024)



■ Residential ■ Commercial ■ Institutional

Data sourced from Utah Division of Water Rights (DWRi)

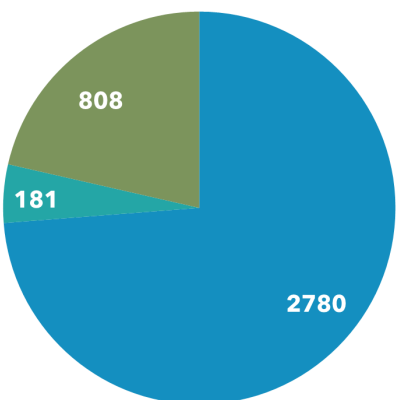
Figure 4- WaterPro Culinary Water Use (ACFT, 2024)



■ Residential ■ Commercial ■ Institutional

Data sourced from Utah Division of Water Rights (DWRi)

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



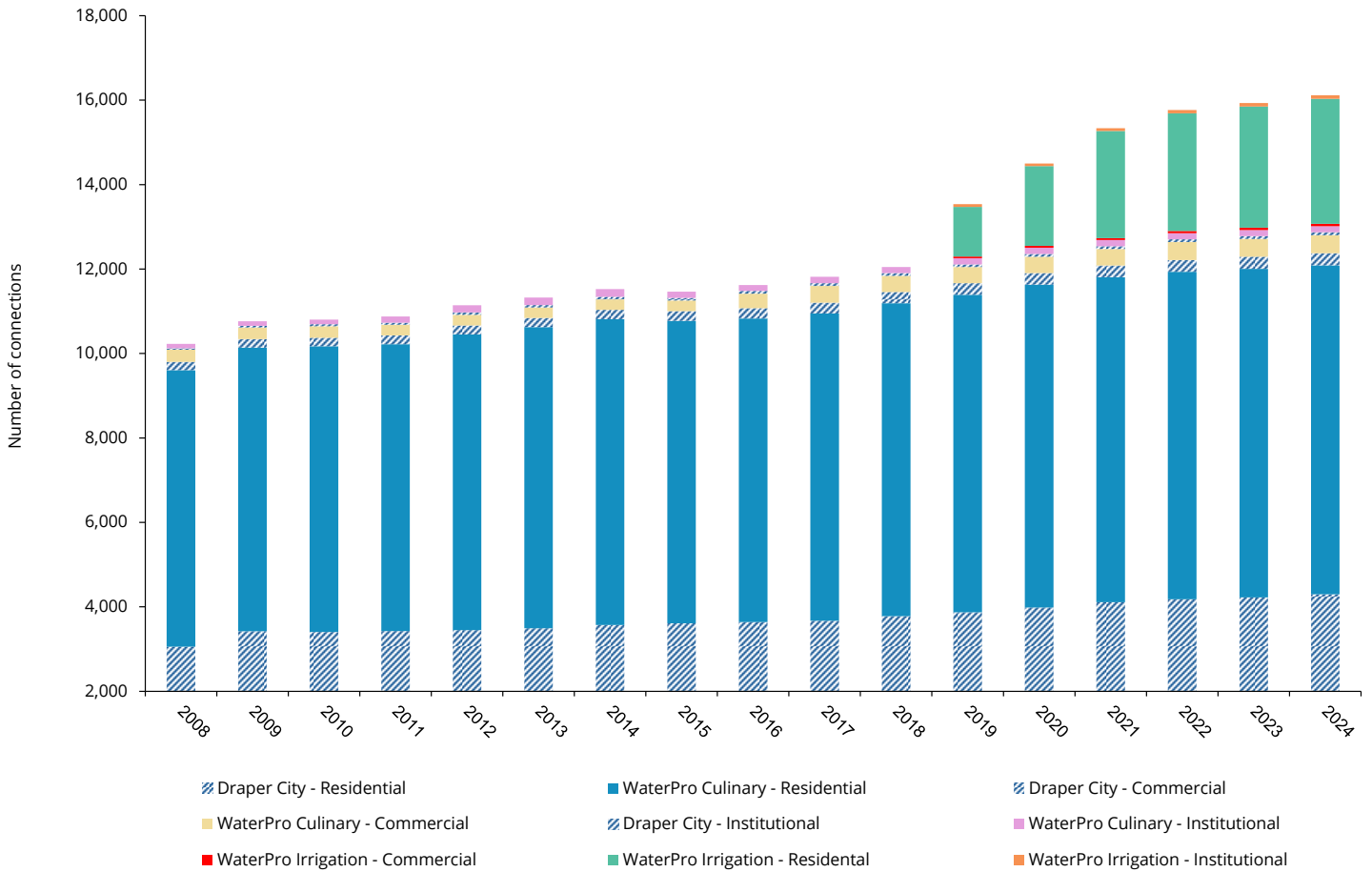
■ Residential ■ Commercial ■ Institutional

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

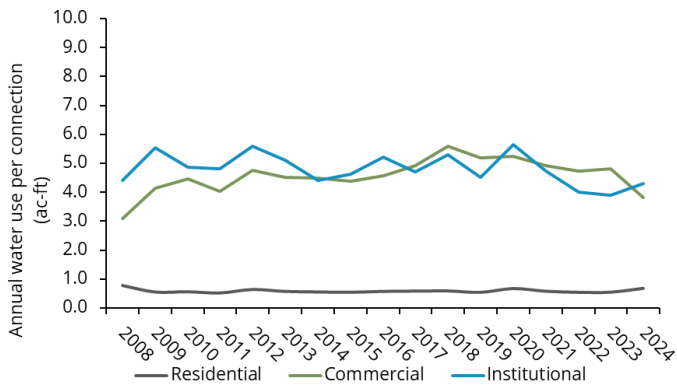


Figure 8 - Annual Culinary Water Use for WaterPro

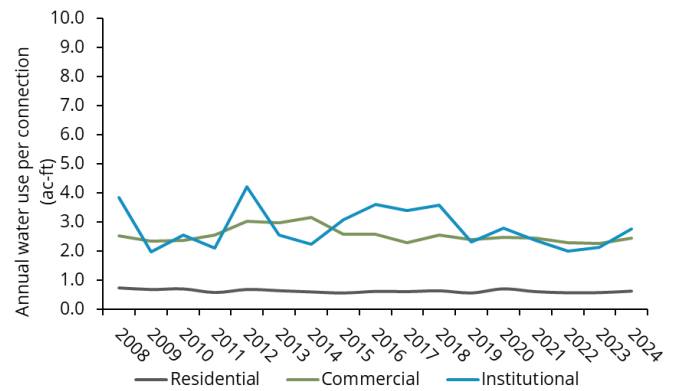
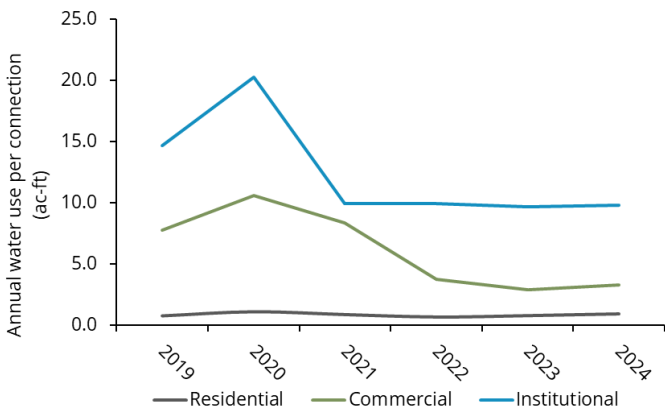


Figure 9 - Annual Secondary Water Use for WaterPro



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

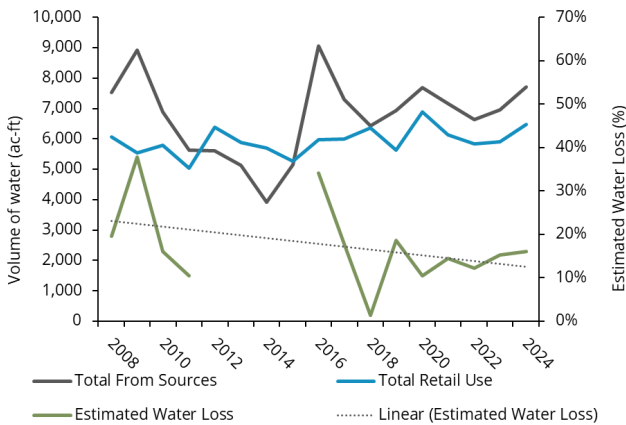
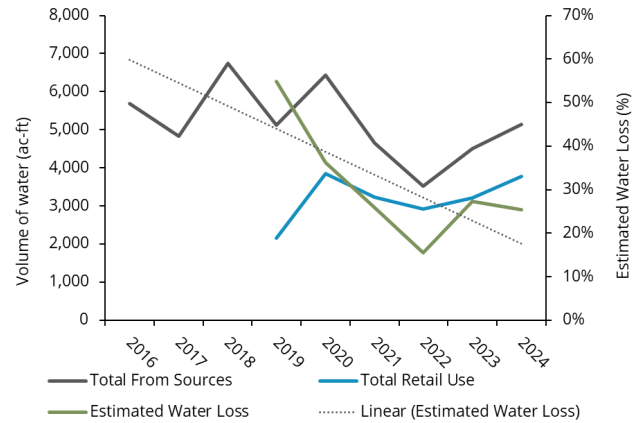


Figure 12- WaterPro Secondary Source, Use, & Estimated Water Loss



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.

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

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.

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.

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

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.

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.

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				
	JWCD	WATERPRO CONNECTION	EXISTING SOURCE CAPACITY	NOTES
DRAPER	4,560	0	4,560 ^a	The WaterPro interconnection is currently used only for emergencies. Draper is negotiating with JWCD to increase contract capacity.
	INDOOR SOURCE CAPACITY	OUTDOOR SOURCE CAPACITY	EXISTING SOURCE CAPACITY	NOTES
WATERPRO	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 Conservancy 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

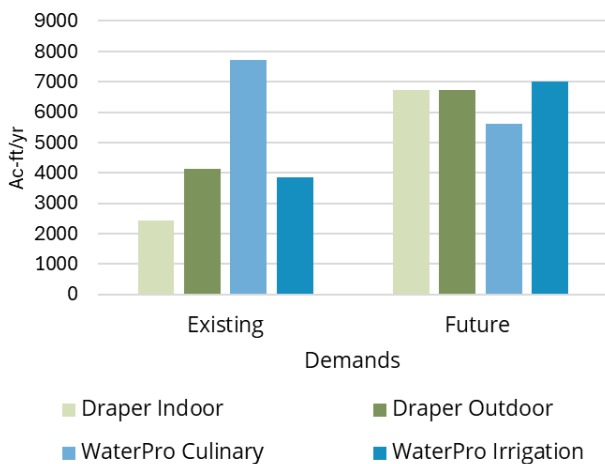
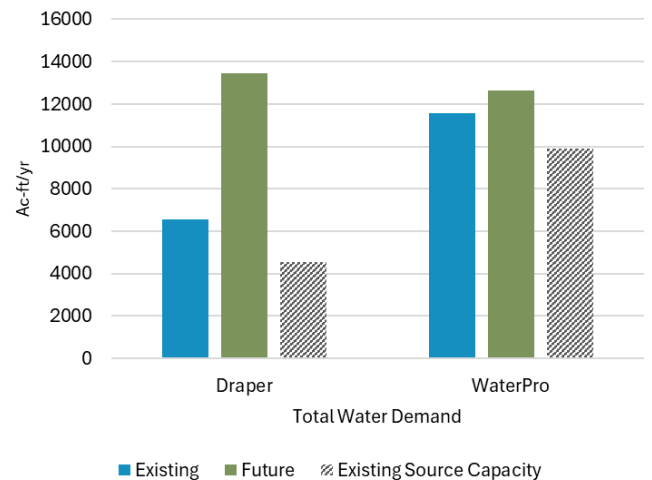


Figure 14: Water Demand Budget for Draper & WaterPro



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
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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 JWWCD.



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 regionals – 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 (JWCD) promote water conservation information in bill stuffers.	The Jordan Valley Water Conservancy District (JWCD) 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 JWCD 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 JWCD 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
Locascapes Landscaping Classes	Continue to support the Draper Tree Committee in partnering with Locascapes to provide landscaping classes.	The Draper City Tree Committee partners with Locascapes 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 Incentive 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 lose 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: City Council
From: Brien Maxfield
Date: 2025-12-02
Re: Public Hearing: Resolution #25-72

Comments:

ATTACHMENTS:

[Staff_Report_-_2025_Water_Conservation_Plan_Update.pdf](#)

ATTACHMENTS:

[R-25-72_Water_Conservation_Plan_Update_Adoption.pdf](#)



DRAPER CITY PUBLIC WORKS - ENGINEERING

1020 E. Pioneer Rd. Draper, UT 84020

2025 Water Conservation Plan Update – Resolution # 25-72

The State of Utah requires each water system to update their Water Conservation Plan every five years, see Utah Water Conservation Plan Act (§73-10-32 UCA). Draper City last adopted the conservation plan in 2020 for the five-year period 2021 through 2025. The proposed resolution will adopt the plan update for the next five-year period 2026-2030.

The Water Conservation Plan directs the water conservation efforts in meeting the city's goal and the regional goal for Salt Lake Metropolitan area. In 2014, Draper City adopted the conservation goal of reducing the per capita usage based on 2000 usage of 25% reduction to a usage goal to 183 gallons per capita per day. The regional goal was adopted by the state in 2020 and is 187 gallons per capita per day. As shown, the city's goal is a lower usage than is the regional goal. That being said, the city's actual usage in 2024 is 165 gallons per capita per day, well under both goals, as presented in the conservation plan. The water conservation plan outlines the city's strategies to continue to promote conservation and to continue to reduce the per capita reduction.

To achieve continued water conservation, the city is presenting four programs for implementation for the next five years;

1. Expanding and cooperating with partners and other agencies in wastewater reuse.
2. Installing advanced metering infrastructure and enhancing leak detection.
3. Expanding and cooperating with partners and other agencies on public conservation awareness.
4. Monitoring progress, adjusting strategies, and promoting further community engagement.

The 2025 Water Conservation Plan Update once adopted is required to be submitted to the Division of Water Resources as required by Utah Code.

RESOLUTION NO. 25-72

A RESOLUTION OF THE DRAPER CITY COUNCIL ADOPTING A WATER
CONSERVATION PLAN UPDATE FOR DRAPER CITY

WHEREAS, Pursuant to §73-10-32, Utah Code Ann. (1953) (the “Act”) Draper City (“City”) is required by the State of Utah to file a 2025 Water Conservation Plan Update; and

WHEREAS, the City has established a conservation goal to reduce water use within its service area by twenty-five percent by 2025; and

WHEREAS, the City desires to sustain existing water supplies, eliminate or delay more expensive water supply and infrastructure projects, and assist in providing an adequate water supply for future generations; and

WHEREAS, it is recognized that our water supply serves as an essential resource for health and safety of our citizens, local fire protection, agricultural needs, residential and commercial landscaping support, and is a critical link in economic development for our community; and

WHEREAS, specific water conservation measures and strategies as identified in the 2025 Water Conservation Plan Update report, dated December 2025, attached in Exhibit A must be adopted at this time, to comply with the Act, and

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

Section 1. **Adoption.** The City Council hereby adopts the 2025 Water Conservation Plan Update as shown in Exhibit A attached hereto and incorporated herein by reference.

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

Section 3. **Compliant.** City has met the requirements of the Act in its preparation of the 2025 Water Conservation Plan Update.

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 2nd DAY OF DECEMBER, 2025.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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



2025

WATER CONSERVATION PLAN UPDATE

Prepared by: Draper City

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Executive Summary

Introduction

As required by the Utah Water Conservation Plan Act (§73-10-32 UCA), this plan update is the conservation plan for Draper City for the next five years, 2026 through 2030.

In 2019, Utah adopted the regional 2030 water conservation goals. The Utah Division of Water Resources published its 'Utah State Water Plan' in 2021, containing direction and objectives based on regionally established goals and usage targets. The Salt Lake Regional goal is 187 gallons per capita per day.

Draper City's water conservation goal is 183 gallons per capita per day.

Draper City currently has a population of 51,560 based on the estimate provided by the Kem C. Garn Policy Institute at the University of Utah. This population is city-wide, located within both Salt Lake County and Utah County.

Draper city is served by two separate water service providers. The city operates a drinking water system for a population of approximately 23,205 or about 45% of Draper. It currently has 4,657 total meters of which 4,298 are residential and multifamily meters.

Water Usage

The 2024 usage within Draper's system, based on the gallons used per capita or resident per day (gpcd), is 165 gpcd. The baseline usage, to which the conservation effort is measured against, is the regional goal for year 2030 of 187 gpcd. This represents a current savings of nearly 12%.

In June 2014, Draper City adopted the conservation goal of saving 25% daily per capita usage by 2025. This was based on the declaration by Governor Herbert in 2013 directing a reduction in time to achieve the 25% goal based on the year 2000 usage from 2005 to 2025. Draper City's usage in 2000 was 244 gpcd. The resulting goal by 2025 was a usage of 183 gpcd. At the time of the conservation goal adoption, it was 192 gpcd. And as stated, the current usage rate is 165 gpcd.



Based on the 2014 target, the city has achieved both the adopted city goal and the regional goal. However, the city will continue to practice good conservation efforts.

Water Conservation Activities

Draper City will continue its efforts towards conservation by implementing the following four programs:

1. Expanding and cooperating with partners and other agencies in wastewater reuse.
2. Installing advanced metering infrastructure and enhancing leak detection.
3. Expanding and cooperating with partners and other agencies on public awareness.
4. Monitor progress, adjust strategies, and promote further community engagement – Conservation Coordinator.

Expanding and cooperating with partners and other agencies in wastewater reuse are activities where the city supports WaterPro in their effort to implement wastewater reuse in their pressurized irrigation system throughout their secondary distribution system area. The city is ready to support WaterPro through their negotiations with other agencies, provide public support through city communications with residents, and with capital infrastructure construction through the city's permitting and right-of-way alignment assistance.

Advanced metering infrastructure installation and leak detection are ways the city is continuing to reduce "lost" water, where lost water is defined as the difference in the metered delivery of water from the city's wholesaler to the metered delivery of water by the city to the service connections. Part of that program will include the continuation of the rollout of meter replacements to upgrade to an Advanced Metering Infrastructure (AMI) with the supporting infrastructure where monitoring of usage can identify leaks to reduce the time from detection through repair. Both of these efforts will reduce water waste and "lost" water.



Expanding and cooperating with partners and other agencies on public awareness includes activities, social media posts, and city communications to residents in order to spread the conservation message throughout the city and influence future water use by its residents. The focus of those messages will be the programs and resources available through state, district, and local sources to present a unified and consistent approach to messaging and water conservation. The key to achieving Draper City's overall conservation goal is to incorporate the conservation efforts with cooperation between the city's two water providers, Draper City and WaterPro, and continue to incorporate proven methods learned from other agencies such as Jordan Valley Water Conservancy District, regions, or professional organizations.

Conservation activities have become a reality today. Conservation is a change in mindset towards guarding and protecting the limited water resources available in the area. Draper City will continue to participate with other agencies and encourage its residents to improve their own water use efficiency. This is an ongoing effort.

Monitor progress, adjust strategies, and promote further community engagement through a Water Conservation Coordinator staff position will provide a way to keep modifying the city's conservation efforts as conditions and situations change. The coordinator will be able to track usage through meter and data tools in order to ensure continued conservation progress during the next five-year conservation plan period.



Chapter 1 – Introduction

Purpose of the 2025 Water Conservation Plan Update

The Utah Water Conservation Plan Act (§73-10-32 UCA) requires each public water system serving more than 500 service connections to file with the Utah Division of Water Resources a water conservation plan and update that plan every five years. Draper City filed its current conservation plan in December 2025. This document, after adoption by the Draper City Council, becomes the city’s conservation plan for the next five years, 2026 through 2030.

In 2019, the state adopted a regional approach to overall water conservation. Those goals are outlined in the Utah’s Regional M&I Water Conservation Goals report, November 2019. The Salt Lake Region goal for 2030 is 187 gpcd stating a 2015 usage of 210 gpcd for the regional area. This goal is to be re-evaluated by the state in 2030 at which time, a new usage rate will be adopted.

Currently, the Utah Division of Water Resources has the Water Resources Plan, December 2021, called the Utah State Water Plan. This plan outlines strategies and data requirements for municipalities. The city follows the information contained in the referenced plan.

Draper City uses the following definitions for gross water use and per capita water use within this conservation plan:

Gross Water Use – the total volume of treated and untreated water entering the distribution systems of an urban retail water supplier and excludes agricultural water and recycled water use. Pressurized secondary water systems are considered part of their urban retail water supply systems.

Per Capita Water Use – the gross water uses in a calendar year divided by the number of residents during that year divided by 365 days per year (gallons per capita per day (gpcd)).



Background

Draper City covers approximately 30 square miles in the southern area of Salt Lake County extending from the valley floor up and over Traverse Mountain into northern Utah County. This provides the city with a unique setting to operate a drinking water distribution system.

Draper City is served by two separate drinking water systems: WaterPro, Inc. and Draper City. Figure 1.1 shows the service areas between the two providers, with the city's system divided into three billing zones. The old Utah State Prison site, located mostly within city limits, is in the process of being developed into a mixed-use development, known as The Point. At the present time, utility and street infrastructure are under construction but will become a significant area of the city's drinking water system area.

Even though this area was historically a separate system, it will become part of the Draper City water system at a future time. It will also be serviced with a secondary system by WaterPro. The development of The Point is focused on conservation and sustainability, per The Point Framework Plan.

At the present time, The Point area is not included in this conservation plan update. WaterPro will complete a separate conservation plan. This plan applies only to Draper City's drinking water distribution system.

Each billing zone within the city's distribution system is based on the expense of water delivery based on electrical power usage. Zone 1 is located on the valley floor, mostly west of Interstate 15 (I-15). This area has minimum elevation difference and is a non-pumped or gravity zone from the city's wholesale sources. Zone 2 is located on the south valley bench area. It requires the city to pump the water to supply the area with drinking water. Zone 3 is located along the top of Traverse Mountain and down the south slope into Utah County. The water delivered Zone 3 is pumped from Zone 2, pumping in stages from the lower zone.

For the calendar year 2024, the city had 3,871 residential connections and 335 commercial, industrial, and institutional connections. The total water used in the system, including lost water, is 4,297.97 acre-feet. All of the services in the city's distribution system are metered. The city does not have a secondary or pressurized irrigation system.



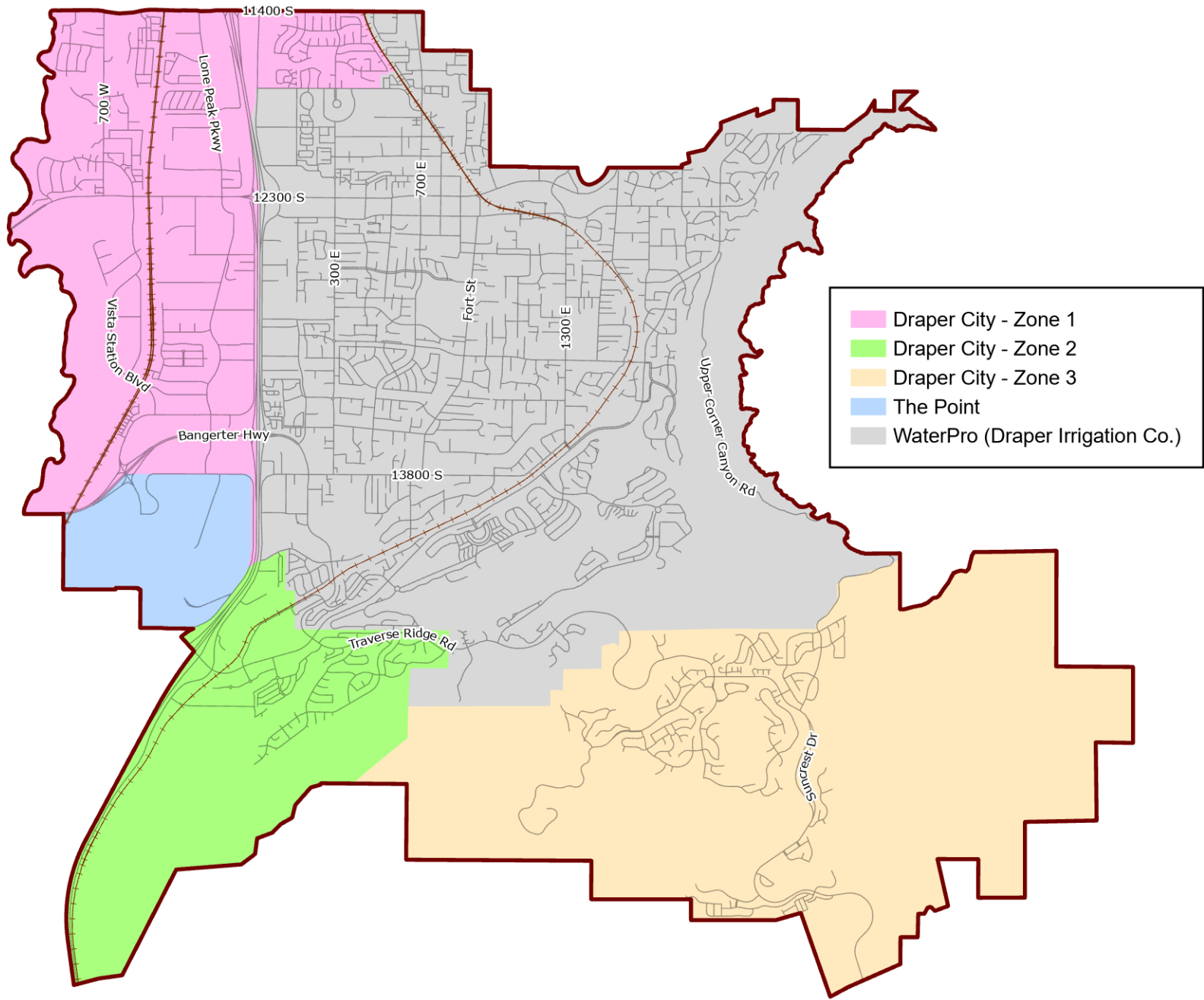
The city has a wholesale contract with Jordan Valley Water Conservancy District (JWCD) to supply 100% of the drinking water used in each zone. Drinking water is delivered by JWCD to the city through several master meters providing measured water delivery. JWCD has a variety of groundwater and treated surface water sources that it can deliver water to the city's wholesale delivery points. Contact JWCD for information regarding their sources and supply projections.

Since the city of Draper is served by two water providers, much of the information presented and conservation effort is coordinated between the city and WaterPro. In addition, JWCD provides valuable conservation programs and support to its member agencies. Draper benefits from its relationship and cooperation with JWCD.

Draper City regularly participates in, and promotes, conservation programs and projects initiated by others in order to provide a consistent and uniform approach to reducing per capita water usage.

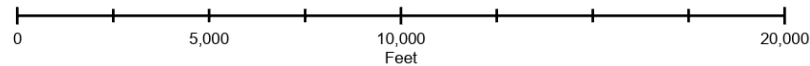
The data presented in this report does not update the data previously reported in past conservation plans and is an analysis of the years 2020-2024.





- Draper City - Zone 1
- Draper City - Zone 2
- Draper City - Zone 3
- The Point
- WaterPro (Draper Irrigation Co.)

Draper City Culinary Water Distribution System Rate Zones



Chapter 2 – Population, Present and Future

Current Population

The population in Draper City as of July 1, 2024 as published by the Kem C Gardner Policy Institute at the University of Utah, is approximately 51,560. This represents the entire city population in both Salt Lake and Utah counties.

Recall that the city is served by two separate water service providers. Figure 1.1 provides a layout of the two areas. Based on the number of service connection within the city's system, the current population estimate served by Draper City is estimated to be 23,205 within the city's system. This represents approximately 45% of the population of Draper City who are within the city's system and part of this conservation plan.

Past Population, Continued Growth

In the past, Draper was one of the fastest growing communities within Salt Lake County. Between 1990 and 2000, the population of the city grew by 250%. The 1990 U.S. Census indicated that the population was 7,143. By 2000, the U.S. Census indicated that the population had grown to 25,220. Most of this growth occurred outside the city's distribution system. However, since the end of the 1990s and into the early 2000s, the city's water system area saw substantial growth. The period from 2000 to 2008, the city as a whole grew 57%.

During the early parts of the most recent decade, growth slowed substantially from 2009 to 2013 to just 4.7%. The population was reported by the U.S. Census in 2009 as 43,239. That is a total estimated population growth of just 2,045 citizens to the approximate 2013 population of 45,284. From 2013, the remainder of the decade had an average growth rate of 1.5% per year, fluctuating with diminishing annual growth rates with a brief period of increased growth. In the middle of the decade, where the peak growth rate occurred, the growth rate increased to an annual growth of 2.4% during 2013 - 2014. After 2016, the growth rate returned to approximately 1% per year. The latest growth rate reported for 2018 to 2019 is approximately 0.7%, per the Salt Lake and Utah County Subcounty Estimates, 2010-2019 by Kem C Gardner Policy Institute at the University of Utah. Most of this growth occurred in the Utah County portion of the city's water system.



Since 2020, the population of Draper City has slowed to a growth rate of 0.3%. The population has decreased in Salt Lake County by 0.2% (negative growth rate) while increasing in Utah County by 8.1%.

Population, Future Growth

The current population estimate is 51,590 citywide, as stated above. Table 2.1 shows the future population projection of the entire city, based on the Governor’s Office of Management & Budget, 2012 Baseline Projections. For this report update, this projection was determined to be acceptable.

Table 2.1 – Population Projection

	2020 ⁽¹⁾	2024 ⁽²⁾	2030	2040	2050	2060
Salt Lake County	46,793	48,106	52,680	56,742	62,421	67,893
Utah County	2,794	3,484	3,303	3,977	5,100	6,200
Total Population ⁽³⁾	48,587	51,590	55,982	60,719	67,521	74,093

Note (1): Census online numbers.

Note (2): Kem C. Garner Policy Institute at University of Utah

Note (3): The population projection does not include any projections from The Point

Draper City, as shown in figure 1.1, is served by two water systems. Based on existing population estimates and water service areas, the city’s system still has substantial growth potential while the WaterPro service area is nearing what is considered its build-out. Build-out is reached when undeveloped land has essentially been completely developed and growth is limited to redevelopment or increased densities from existing use. The majority of the projected growth within Draper City’ system will be within The Point development, where the development plan indicates there will be nearly 7,900 residential units.



This could increase the city's water system population to somewhere between 16,000 to 23,000 just within The Point.

According to the U.S. Census website, Draper City averages 2.96 individuals per household. The number of individuals per household was as high as 3.69 prior to 2010. Since that time, the number has been falling. According to the U.S. Census website, in 2014 there were 3.44 individuals per household. At the time of this update, the stated individuals per household 2.96, listed as accurate for the years of 2019-2023 on the U.S. Census website.

Previously reported population numbers presented in the past conservation plans will not be revised based on updated historic information.



Chapter 3- Water Conservation Goal and Implementation

Conservation Goal

On June 17, 2014, Draper City adopted a new water conservation goal of 25% reduction in usage by year 2025 in gallons per day per capita (gpcd) usage from the year 2000 base usage. In 2000, the city's usage was 244 gpcd. The 25% reduction in usage equals 183 gpcd, a reduction of 61 gpcd. This is the current conservation goal for Draper City.

Through the governor's office, Governor Herbert released a report titled "Recommended State Water Strategy, July 2017." This report emphasizes the need to have multiple jurisdictions work together, regionally; to achieve the regional conservation goals to protect future water sources and provide quality drinking water through 2060 of the state's projected population. As a result of that initiative, the Utah Division of Water Resources (DWR) published a report in 2019 establishing regional goals titled, "Utah's Regional M&I Water Conservation Goals." Within that report, the conservation goal for the year 2030 for the Salt Lake and Tooele Counties region is 187 gpcd.

As a side note, JWCD adopted the regional goal of 187 gpcd by the year 2030. Meanwhile, WaterPro has an adopted goal of 179 gpcd by the year 2025 that they adopted in 2019 before the regional goal was published.

Draper City's conservation goals and activities are planned to encourage water use behavior changes system wide. As well as decrease overall water usage, measured on a per capita basis. During this conservation report period, the city will strive to improve upon the regional and city goals to continue reducing the per capita usage volume through 2030.

Conservation Activities

Draper City will implement during this five-year conservation report period the following four programs. Through each program during the next five-year period Draper can continue towards reaching our conservation goal. The four programs are:

1. Expanding and cooperating with partners and other agencies in wastewater reuse.
2. Installing advanced metering infrastructure and enhancing leak detection.



3. Expanding and cooperating with partners and other agencies on public awareness.
4. Monitor progress, adjust strategies, and promote further community engagement – Water Conservation Coordinator.

These four programs will provide the basis for the efforts of the city during the conservation report period. Each of these are explained below.

Conservation Implementation

Wastewater Reuse:

Although Draper City does not have a separate secondary system for outdoor water, it can benefit from the development of regional wastewater reuse development. The reuse program requires effort from many different agencies, such as Jordan Basin Improvement District, Jordan Valley Water Conservancy District, WaterPro, Bureau of Reclamation, and the city in order to construct and implement the necessary improvements and agreements required to be successful. By partnering with WaterPro, the city can provide education and conservation message as part of the required support of the reuse program.

In order to take advantage of the potential for wastewater reuse, a secondary system has to be available, a wastewater treatment plant located within a feasible connection point of the irrigation system with the capability to add reuse from its effluent, and the required base water rights are all required to accomplish this conservation goal. WaterPro has a pressurized irrigation system throughout a significant portion of Draper City. The treated wastewater effluent from all of Draper, including both service areas, would be available to reuse from South Valley Sewer District's south valley wastewater treatment plant to the system providing a constant, stable supply. Draper City would enter into a mutually beneficial agreement with WaterPro to complete the goal of wastewater reuse.

The wastewater reuse plan is based on efforts by WaterPro to develop reuse as a sustainable source for its pressurized irrigation system. WaterPro has begun construction on capital projects to bring a reuse supply into the city, connecting it to their system, so that in the future it will provide improved quality irrigation water.



The city has supported this effort and continues to review future opportunities to cooperate with WaterPro. Information regarding the reuse and its benefits can be found within WaterPro’s conservation plan. The city’s portion of the reuse program will include public outreach, agreements for capital project alignments and construction, and support in maximizing the reuse volume available for use.

Advanced Metering Infrastructure and Leak Detection:

The city funded a conversion to Advanced Metering Infrastructure (AMI) within its distribution system. This technology allows for continual monitoring of water usage in real time. The infrastructure required to implement this system will be constructed and incorporated through this conservation period. Each meter in the city’s system will continue to be replaced, to ensure seamless integration. Once the system is operational, the city will be able to monitor each meter and determine if there is a leak on the customer’s side of the meter.

Draper strives to keep its unexplained system water loss to less than 10%. Each year the meter records of both the supply, from JWCD, and the city’s customers are audited to evaluate the amount of water lost to system leaks or unmetered uses, the largest of those being construction water through rented, portable water meters that end up malfunctioning or are damaged. During the last five years, the unexplained losses averaged ten percent (10%). The maximum loss percentage experienced was under 12%. The last year’s loss rate was eight percent (8%). Table 3.1, below, shows the lost water over the last several years.

Table 3.1 – Supply, delivery, and lost water

Year	Supply (ac-ft)	Delivered (ac-ft)	Lost/Non-revenue	
			(ac-ft)	(%)
2020	5,062.93	4,458.75	604.18	11.9%
2021	4,548.75	4,475.00	535.72	11.7%
2022	4,259.41	3,808.48	450.93	10.5%
2023	4,231.70	3,907.21	324.49	7.6%
2024	4,674.60	4,290.97	383.63	8.2%



Expanding and Cooperating on Public Awareness:

Public outreach is very crucial to make people aware that water is not an unlimited resource. With public outreach we can help consumers gain knowledge and understanding on conserving water.

In addition, the city continues to participate in other regional conservation programs. Some of these programs include Slow the Flow, JWCD's Water Conservation Garden Park, Localscapes, etc. The city's participation will be in advertising, as authorized, to its residents through water bill inserts, notices posted within city hall, information updated on the city's website, and through social media. Referring residents and business owners to the existing conservation programs will not confuse or dilute the conservation message needed all along the Wasatch Front.

The success of public education will be reflected system wide through a reduction in water consumption.

Monitoring Progress, Adjusting Strategies, and Promoting Community Engagement through a Conservation Coordinator:

A key part of any goal is verification and documentation. Having a water conservation coordinator as a component of a full-time staff position will allow for ownership and consistent application of conservation efforts from within the city. This position will monitor usage through meter and data technologies allowing for real-time understanding of usage and conservation patterns as they develop.

Having the information available and tracking it through time will allow for modification to the social media posts, the information presented on the city's website, and will support changes in the city's engagement in regional programs.

A key component of conservation is drought awareness and response. As any dry conditions develop, the city will be able to increase the frequency or adoption of modified regional messages with a coordinator responsible for conservation efforts.

Chapter 4- Water Use

Existing Water Usage

In order to compare usage from year to year, as the city's population grows and fluctuates, one method to track ongoing usage levels is to calculate usage based on a per capita basis. As stated above, the population reported in 2024 of Draper was 51,560 citywide. The population within Draper's distribution area was estimated to be 23,205. This is based on taking the number of residential meters and residential units served within the city's system and applying the average number of residents per connection. Refer to chapter 2 for additional population information.

Figure 4.1 provides a graph of water usage within the city's system since 2015. It represents the total amount of water supplied to the water system each year divided by the population. The volume of water includes commercial, industrial, and civic uses, such as irrigating city parks, as well as residential uses inside homes and outdoor uses in yards and landscaping. The two major factors impacting use are economic conditions and weather.

To date over the last ten years, the least amount of water used, per capita per day, occurred last year, where the usage was 165 gpcd. Part of the overall reduction is the number of high-density areas within the city's system. This reduces area of outdoor irrigation and reduces the impact of weather where the region may have had wet spring and summer conditions during periods of lower usage. There was little need to irrigate outdoor landscaping resulting in a great reduction in the volume used, especially during the spring and early summer. This usage is less than the city's conservation goal of 183 gpcd. During the last five years the average usage was 177 gpcd, showing Draper achieved its goal.

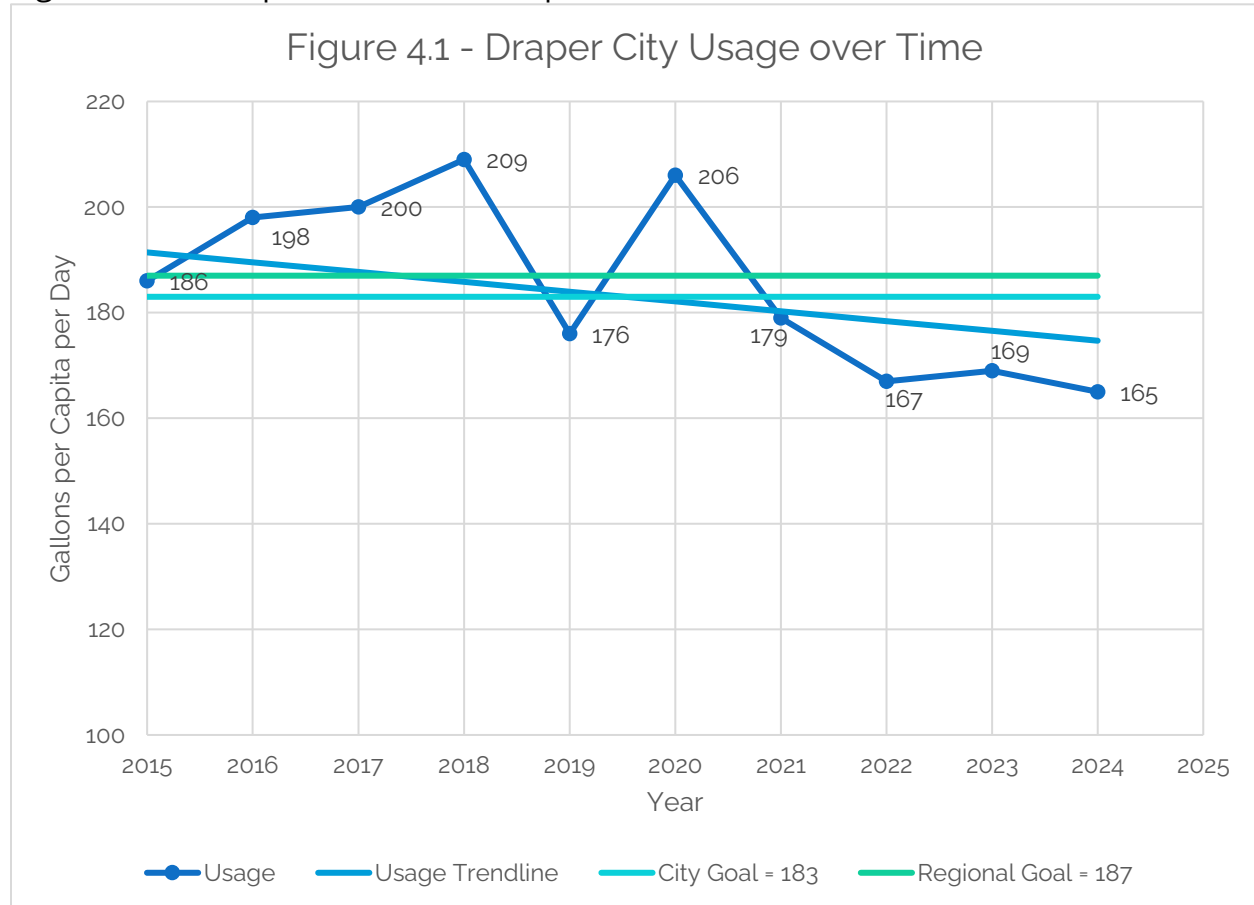
In years where conditions are dry or there is a drought, usage increases. Looking at 2018 and 2020, two dry years with a wet year in between, usage increased by was at 209 gpcd and 206 gpcd respectively, while the wet year in the middle was 176 gpcd. This shows the large swings that can occur in any single year, but also shows how the weather will impact conservation efforts.

As shown in Figure 4.1, the overall trend line, shown as a solid black line, is projecting that the city will achieve its goal of reducing the per capita per day usage to meet the city's goal by 2025, being 183 gpcd.



This achievement is ahead of the regional goal of 187 gpcd by 2030. It is worth noting that the annual fluctuations have been narrowing, while generally trending lower towards the city’s conservation goal.

Figure 4.1 Per Capita Water Use Graph



With the year 2000 as the baseline per capita usage of many conservation efforts, it is important to note that Draper City has a baseline usage of 244 gpcd. The average per capita usage within the city’s distribution area since 2000 is 197 gpcd. This average usage represents a decrease of over nineteen percent (19%) from the baseline.

Adding a trend line of Usage to the graph, showing the linear direction of the per capita usage, it shows the overall usage is being reduced, measured on a per capita basis, and is on track to continue to exceed the city’s conservation goal. During this conservation report period, the city will continue to monitor the trend line of Usage as an indicator of conservation success.



Chapter 5- Best Management Practices

Implementation of the Recommended Best Management Practices

Draper City currently has the following Best Management Practices (BMPs) implemented and a status of each is presented, as identified in state code §73-10-32(2)(b). These highlight the four specific elements identified in the state code, but are not an all-inclusive list of BMPs the city uses in its conservation efforts.

BMP 1 – Retail Water Rate Structure (73-10-32(2)(a)(iv) & 73-10-32(2)(b)(vii))

Draper City has an adopted tiered water rate structure. There is an increase in the cost per 1,000 gallons in each of the tiers, in both residential and commercial accounts.

Table 5-1: Current Water Rates

Service	Base Rate	Monthly Charge Per 1,000 Gallons		
		Zone 1	Zone 2	Zone 3
Residential Water rates				
Base rate	\$31.44			
Tiered water rate schedule 1 - 5,000 gallons		\$2.24	\$2.47	\$3.92
5,001 -20,000 gallons		\$3.90	\$4.17	\$5.66
20,001 - 50,000 gallons		\$4.19	\$4.47	\$5.98
50,001 - 100,000 gallons		\$4.46	\$4.75	\$6.27
Over 100,000 gallons		\$4.77	\$5.07	\$6.71



Service	Base Rate	Monthly Charge Per 1,000 Gallons		
Commercial water rates				
Base rate	\$31.44			
Tiered water rate schedule 1 - 50,000 gallons		\$2.82	\$3.07	\$4.54
50,001 - 250,000 gallons		\$2.89	\$3.14	\$4.63
Over 250,000 gallons		\$2.95	\$3.21	\$4.74

BMP 2 – Distribution System Leak Repair (73-10-32(2)(b)(v))

Draper City has begun installing the advanced meter reading technology to enable both the city and its water users the ability to determine when a leak may occur. This will provide the opportunity for quick response to mitigate and reduce the potential for lost water. See Chapter 3 of this report for information.

BMP 3 – Dissemination of Public Information (73-10-32(2)(a)(vi))

Draper City publishes conservation related information through its social media accounts, in bill stuffers, and provides information on its website. References to programs provided by Jordan Valley Water Conservancy District are displayed at city hall and are promoted throughout the year.

BMP 4 – Ordinances Designed to Encourage Efficient Use of Water (73-10-32(2)(a)(viii))

Draper City has updated its landscaping city ordinance in 2023 and 2024 addressing efficiency and to promote water conservation. See Draper City Municipal Code Title 9 Chapter 23 for additional information. Part of these ordinance updates were to adopt the Jordan Valley Water Conservancy District efficiency standards.



Chapter 6- Recommendations

The goal of Draper City is to continue decreasing its annual consumption, based on the gallons per day per capital measurement. Public engagement and continued system optimization contribute to the downward trend of per capita water usage where the city's conservation goal of a 25% reduction in per capita consumption by 2025 was achieved. The conservation effort will continue to see reductions in per capita usage.

Draper City's water conservation goal is a 25% reduction in usage by 2025 in gallons per day per capita usage from 2000 base usage. In 2000, the usage in gallons per day per capita (gpcd) was 244. The 25% reduction in usage equals 183 gpcd, a reduction of 61 gpcd.

The Division of Water Resources published the regional goals in 2019 to provide a comprehensive approach to water conservation. The goal for Salt Lake and Tooele counties is 187 gpcd by the year 2030. Since this goal is higher than the city's current goal, the city has not yet formally adopted the regional goal. During this conservation report period, the city will evaluate the regional goal to determine adoption of it.

The following are the programs, including both current and future, will assist the city in its goal:

- Expanding and cooperating with partners and other agencies in wastewater reuse for the city in partnership with WaterPro.
- Installing advanced metering infrastructure and enhancing leak detection.
- Expanding and cooperating with partners and other agencies on public awareness.
- Monitoring progress, adjusting strategies, and promoting further community engagement – Conservation Coordinator.



Proposed Implementation Schedule

The key to achieving Draper City's overall conservation goal is to continue the incorporation of the conservation efforts outlined in Chapter 3, continue cooperation between the city's two water providers, Draper City and WaterPro, and continue to incorporate proven methods learned from other agencies such as Jordan Valley Water Conservancy District, regions, or professional organizations.

These water conservation efforts presented in this report have been ongoing and will continue to be emphasized during the next five-year period. Water Conservation is a frame of mind and the city is committed to presenting a unified approach regionally and within the city's system by implementing these approaches during the ongoing five-year period.

Conservation activities have become a reality today. Conservation is a change in mindset towards guarding and protecting the limited water resources available in the area. Draper City will continue to participate with other agencies and encourage its residents to improve their own water use efficiency. This is an ongoing effort.



Appendix

Adoption Resolution City Council Minutes

This will be adopted and this will be the minutes



MEMO



To: City Council

From: Maryann Pickering, AICP

Date: 2025-12-02

Re: Public Hearing: Ordinance #1686 and Ordinance #1687

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.

The Planning Commission forwarded a unanimous positive recommendation on both items at their November 13, 2025 meeting.

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](#)

ATTACHMENTS:

[Ordinance 1686 \(Huber ZMA\).pdf](#)

ATTACHMENTS:

[Ordinance 1687 \(Huber LUMA\).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	<ul style="list-style-type: none"> • 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	<table border="0"> <tr> <td>Primary</td> <td>Secondary</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Single-family detached homes </td> <td> <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools </td> </tr> </table>	Primary	Secondary	<ul style="list-style-type: none"> • Single-family detached homes 	<ul style="list-style-type: none"> • Parks • Open space • Churches • Schools
Primary	Secondary				
<ul style="list-style-type: none"> • Single-family detached homes 	<ul style="list-style-type: none"> • Parks • Open space • Churches • Schools 				
DENSITY	<ul style="list-style-type: none"> • Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas 				
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC) 				
OTHER CRITERIA	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants 		
LAND USE MIX	<table border="0"> <tr> <td> Primary <ul style="list-style-type: none"> • Single-family detached homes </td> <td> Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space </td> </tr> </table>	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space
Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space 		
DENSITY	<ul style="list-style-type: none"> • Density range: 2-4 dwelling units per acre 		
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC) 		
OTHER CRITERIA	<ul style="list-style-type: none"> • Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures 		

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;

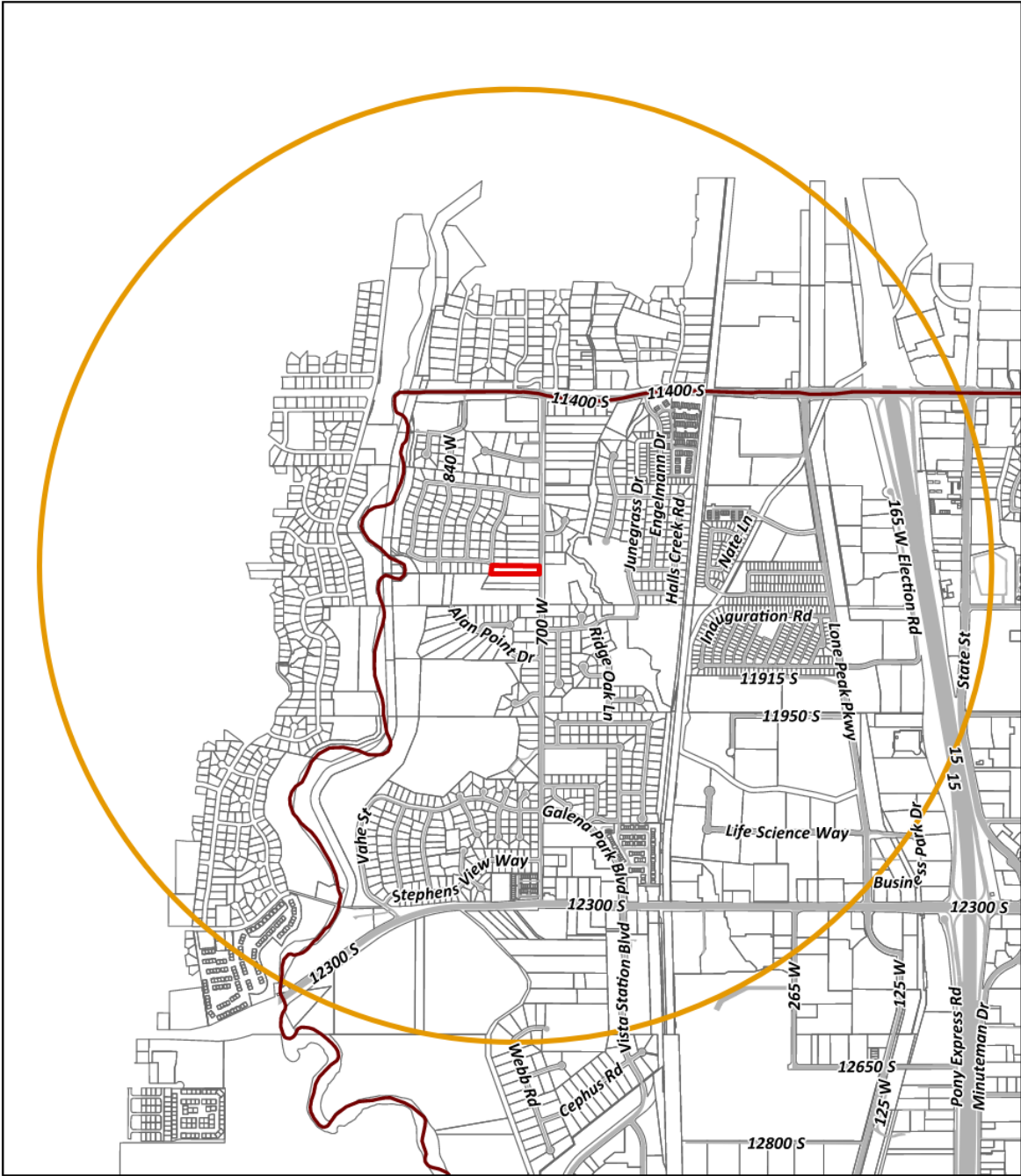
thence West 199.30 feet to the southeast corner of Lot 327 of said Fox Landing Phase 3 Subdivision;

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.

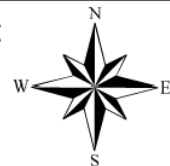
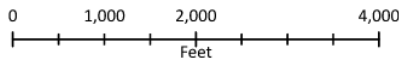
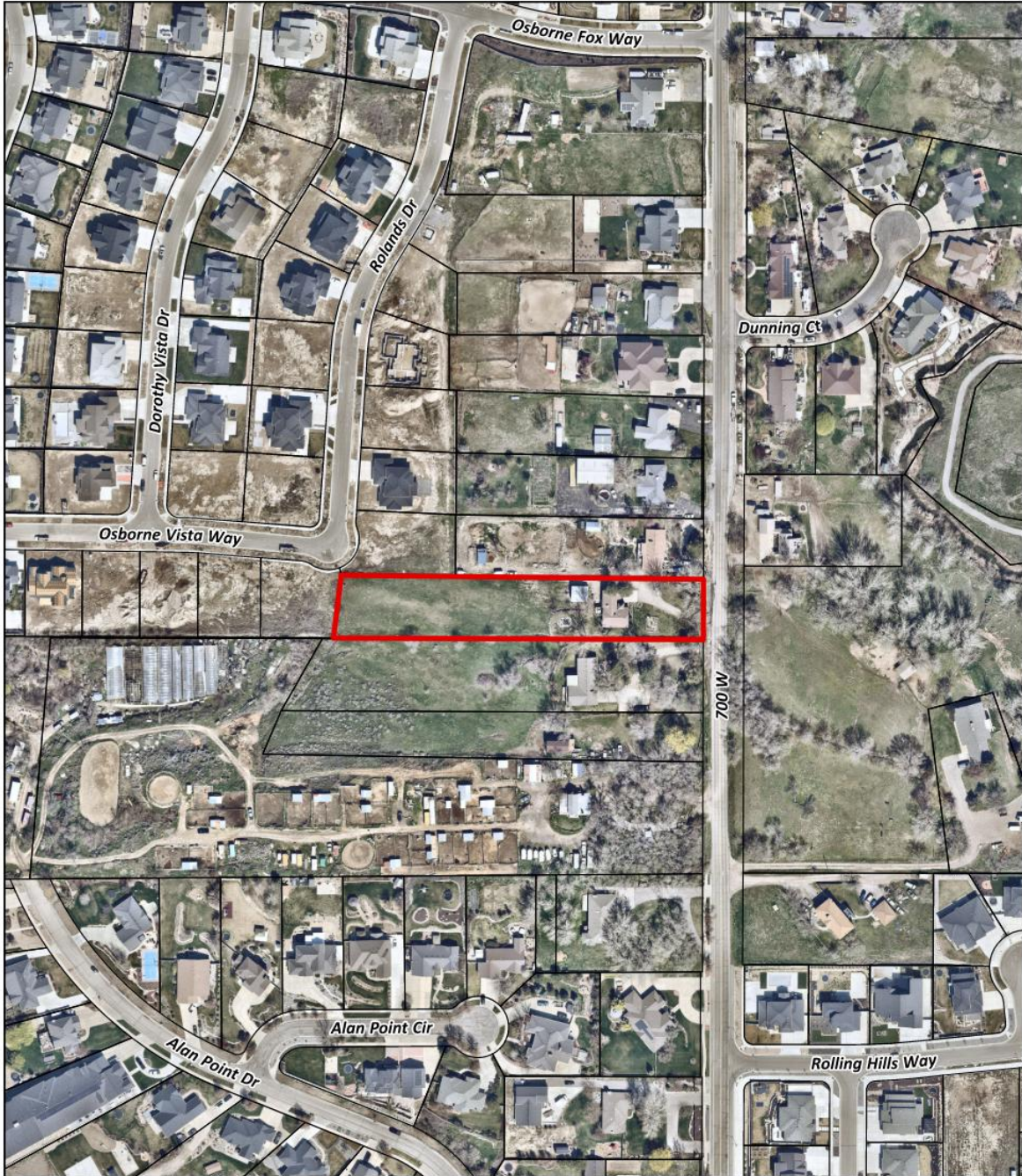




EXHIBIT D
AERIAL MAP



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

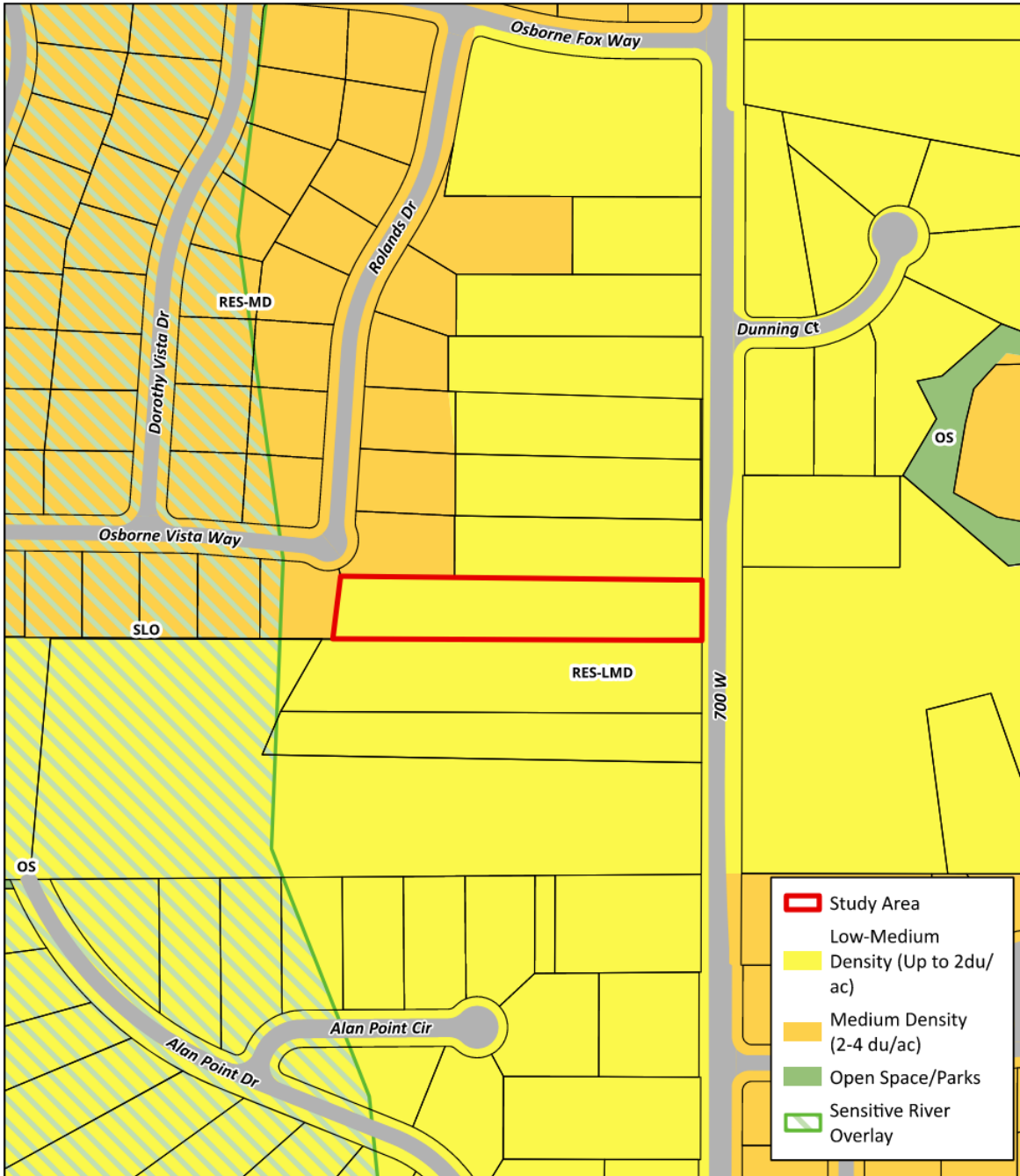
0 135 270 540
Feet



DRAPER UTAH

Date Printed: 10/23/2025

EXHIBIT E LAND USE MAP

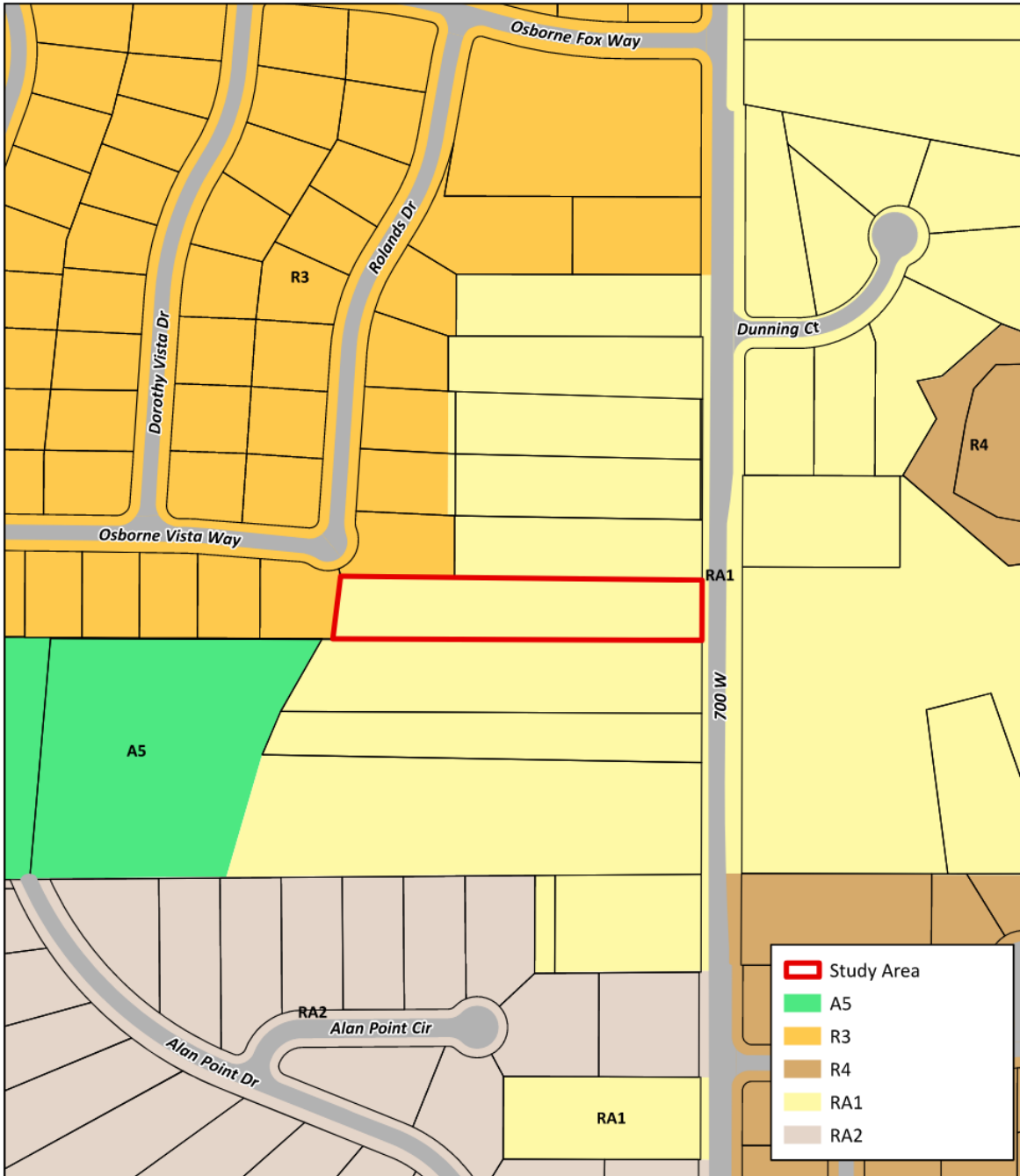


Date Printed: 10/23/2025

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

0 135 270 540
Feet

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



Subject Property

October 21, 2024

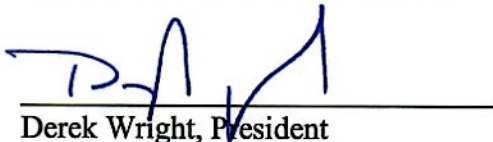
Planning & Zoning
Draper City
1020 E Pioneer Rd
Draper, UT 84020

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.

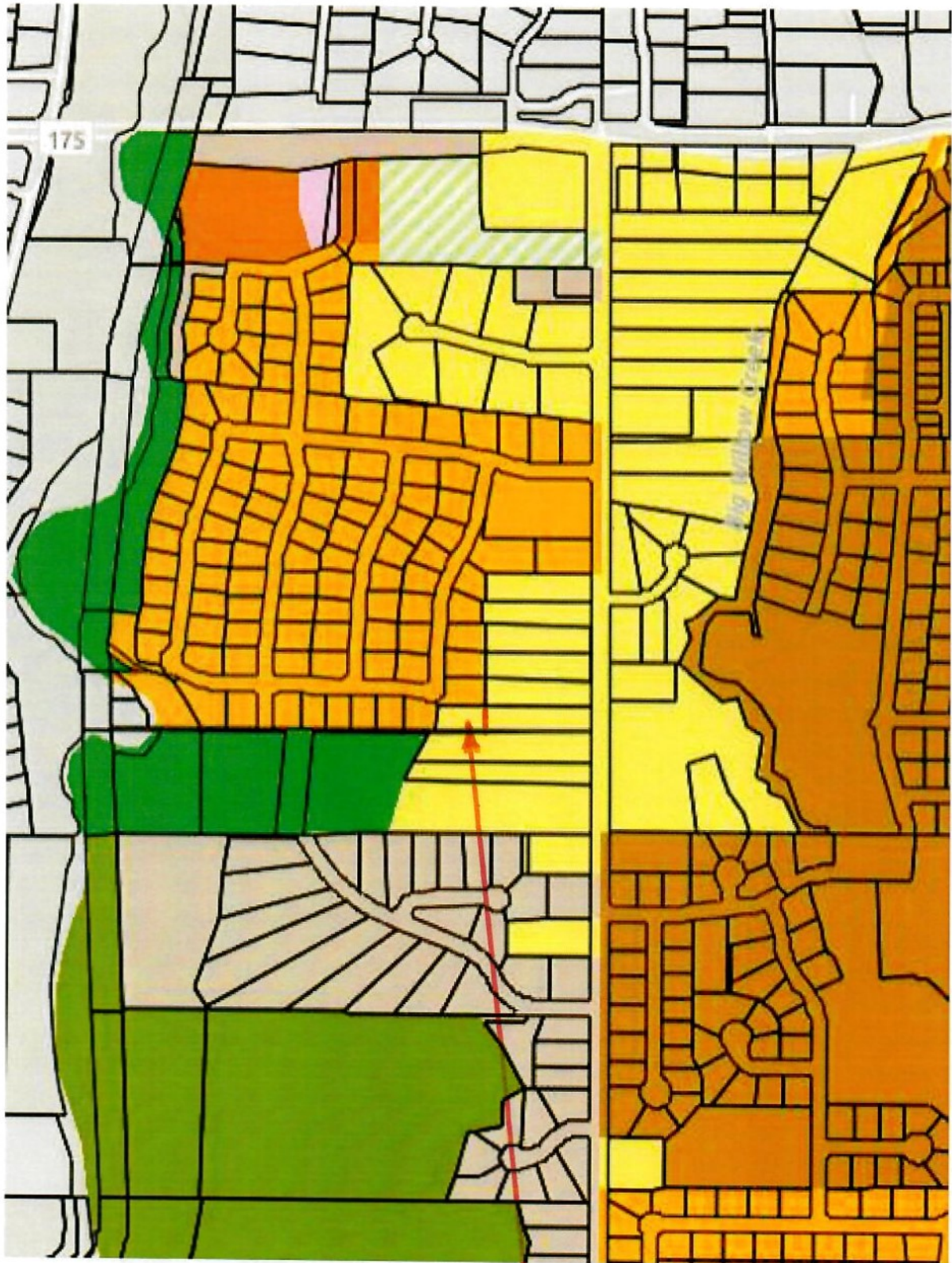
1. The subject property is currently designated as zone RA1. The requested zone designation is R3.
2. The purpose of the request is to create a buildable lot the subject property consistent with the adjoining zone and use and is a reasonable use of the property and a logical addition to the adjoining 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



Subject Property

ORDINANCE NO. 1686

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 19,621 SQUARE FEET OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) TO R3 (SINGLE FAMILY RESIDENTIAL, 13,000 SQUARE FOOT MINIMUM) ZONE FOR THE PROPERTY LOCATED AT APPROXIMATELY 11730 S. 700 WEST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE HUBER ZONING MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City; and

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

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

WHEREAS, the proposed zone change set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Zoning Map of Draper City, and the City Council has found the proposed zone change to be consistent with the City's General Plan.

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 11730 S. 700 West within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R3:

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

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

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

DRAPER CITY

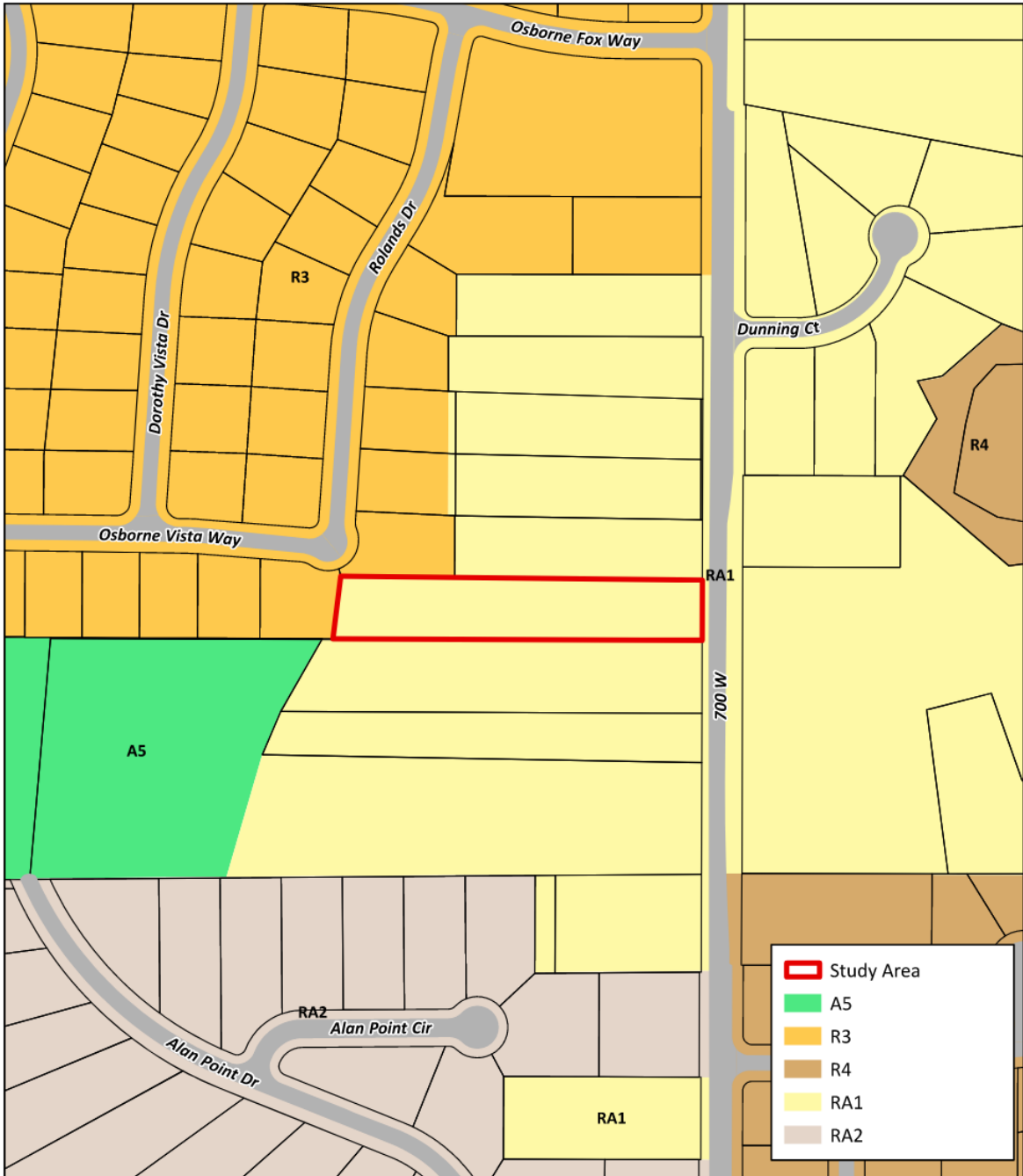
Mayor Troy K. Walker

ATTEST:

Nicole Smedley, CMC, City Recorder

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

EXHIBIT A
HUBER ZONING MAP AMENDMENT



Date Printed: 10/23/2025

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



ORDINANCE NO. 1687

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 19,621 SQUARE FEET OF PROPERTY FROM RESIDENTIAL LOW/MEDIUM DENSITY TO RESIDENTIAL MEDIUM DENSITY, LOCATED AT APPROXIMATELY 11730 S. 700 WEST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE HUBER LAND USE AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a General Plan and Land Use Map to guide the future development within the City; and

WHEREAS, from time to time it is necessary to review and amend the Land Use Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

WHEREAS, the proposed land use change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Land Use Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Land Use Map of Draper City, and the City Council has found the proposed land use change to be consistent with the City's General Plan.

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

Section 1. Land Use Amendment. The following described real property located at approximately 11730 S. 700 West within Draper City, Salt Lake County, State of Utah, previously designated as Residential Low/Medium Density as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, are hereby changed to the Residential Medium Density land use designation:

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

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

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

DRAPER CITY

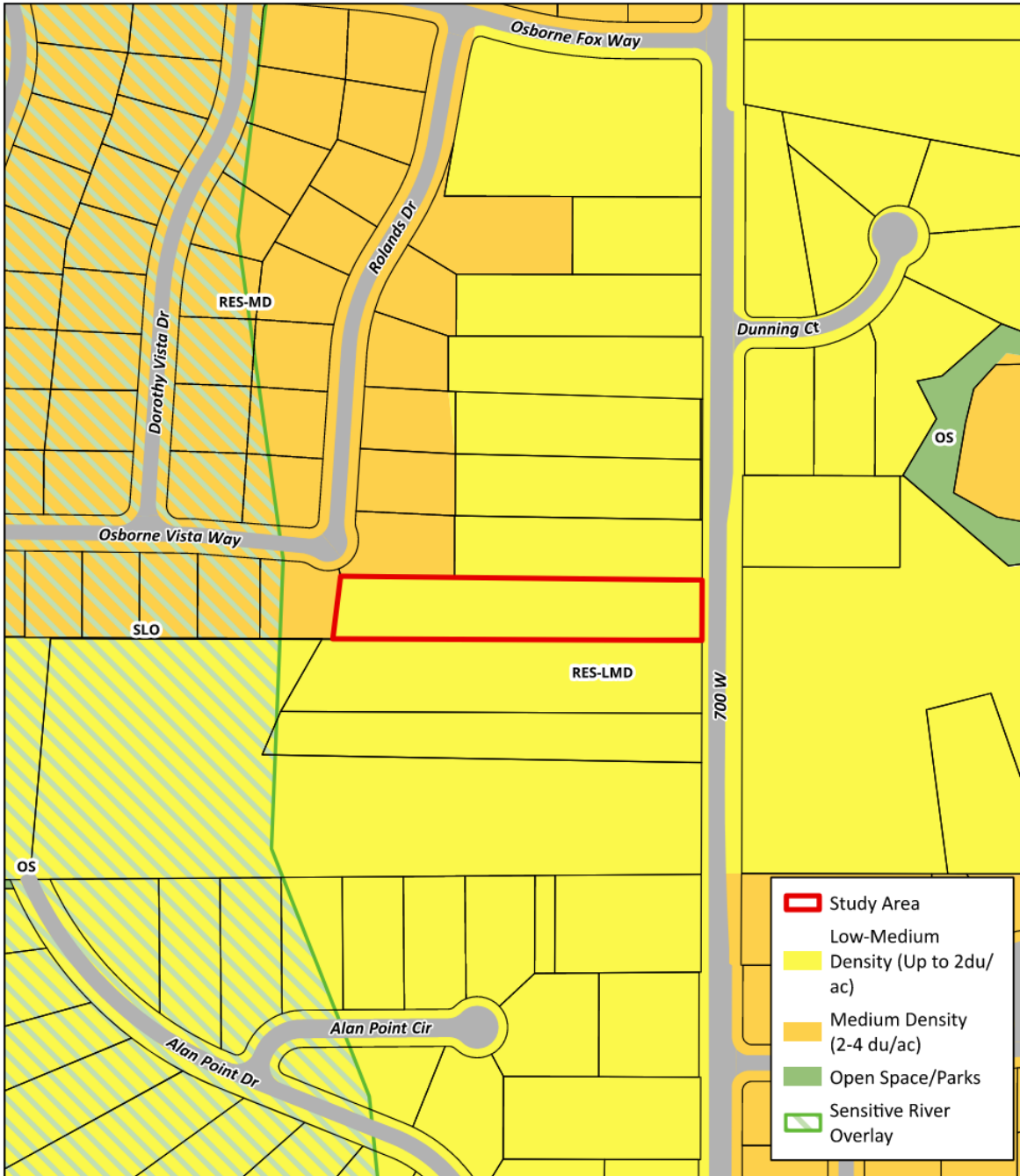
Mayor Troy K. Walker

ATTEST:

Nicole Smedley, CMC, City Recorder

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

EXHIBIT A HUBER LAND USE AMENDMENT



	Study Area
	Low-Medium Density (Up to 2du/ac)
	Medium Density (2-4 du/ac)
	Open Space/Parks
	Sensitive River Overlay



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

