



PLANNING COMMISSION AGENDA

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

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a **Action Item: Approve Planning Commission Meeting Minutes for November 13, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for November 13, 2025

1.b **Public Hearing: Butler Zoning Map Amendment Request (Legislative Item)**

On the request of Lannea Butler, a Zoning Map Amendment from RA1 to R3, on approximately 1.04 acres, located at approximately 283 E Tanager Ln. Known as application 2025-0241-MA, Staff Contact: Paul Geilman, (801) 576-6551, paul.geilman@draperutah.gov

1.c **Public Hearing: Jim Duncan Fence Conditional Use Permit Request (Administrative Action)**

On the request of Jim Duncan, A Conditional Use Permit to allow for a fence that is taller than six feet (6') on approximately 0.16 acres, located at 296 E. Red Leaf Dr. Known as application 2025-0233-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.d **Public Hearing: Pinnacle Towers Conditional Use Permit Amendment (Administrative Item).**

On the behalf of Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC. a Conditional Use Permit Amendment request for 0.90 acres, located at approximately 16211 S Minuteman Dr. Known as application 2025-0328-USE. Staff Contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

1.e Public Hearing: Tamed Beauty, LLC. Home Occupation Conditional Use Permit Request (Administrative Action)

On the request of Marissa Lacanienta, representing Tamed Beauty, LLC. A Conditional Use Permit for a Home Occupation that provides personal care services, on approximately 0.01 acres, located at 182 E. Daisyfield Dr. Known as application 2025-0214-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.f Public Hearing: Granite Construction Yard Site Plan and Deviation Requests (Administrative Items)

On the behalf of Tina Mudd representing Granite Construction Company and Stack Bangerter LLC. a Site Plan application and associated Deviation requests for approximately 0.85 acres located at approximately 13488 S. 200 W. Known as applications 2025-0103-SP, 2025-0211-VAR, and 2025-2012-VAR. Staff Contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

1.g Public Hearing: City Initiated Geologic Hazards Ordinance Text Amendment (Legislative Item)

On the request of Draper City, a Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9, 10, 17 and 18 in order to update and move the Geologic Hazards Ordinance. Known as Application No. 2025-0259-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.h Public Hearing: Peterson and Bell Properties Land Use and Zoning Map Amendment Requests (Legislative Items)

A request by Dave Johnson, representing the Peterson and Bell families, to amend the land use designation for a portion of 693 E. 13800 South from Residential Low Medium Density to Residential Medium Density and to amend the zoning designation from RA1 (Residential Agricultural, 40,000 square foot minimum) to R3 (Single Family Residential, 13,000 square foot lot minimum) for a portion of 693 E. 13800 South, and from RA1 to RA2 (Residential Agricultural, 20,000 square foot minimum) for the entire property at 703 E. 13800 South. The rezoning is being requested in order to facilitate a future boundary line adjustment between the property owners.

This item has been continued to a date uncertain.

2. Other Business

2.a Annual Planning Commissioner Training by City Staff

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **December 11, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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

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

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

MEMO



To: Planning Commission

From:

Date: 2025-12-11

Re: Action Item: Approve Planning Commission Meeting Minutes for November 13, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC Draft Minutes 111325.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, NOVEMBER 13, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Kendra Shirey
Alternate Commission Member Laura Fidler
Alternate Commission Member Shivam Shah

EXCUSED: Commission Member Susan Nixon
Commission Member Mary Squire
Commission Member Gary Ogden
Alternate Commission Member Christine Green

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

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:30 PM and reported that item 1L had been withdrawn, and that item 1M had been continued to an uncertain date.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for October 9, 2025.**
(Administrative Action)
Approval of Planning Commission Meeting Minutes for October 9, 2025.

Motion: Commissioner Fowler moved to APPROVE the October 9, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

B. Action Item: Approve Planning Commission Meeting Minutes for October 23, 2025.

(Administrative Action)

Approval of Planning Commission Meeting Minutes for October 23, 2025

Motion: Commissioner Shirey moved to APPROVE the October 23, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

C. Action Item: 2026 Draper City Planning Commission Meeting Schedule Recommendation to the Draper City Council

(Administrative Action)

Planning Manager, Todd Draper, reviewed the draft meeting schedule. It was noted that the second July meeting will take place on the fifth Thursday, July 30. The November and December meetings will be held on the second and third Thursdays.

Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the 2026 Planning Commission Meeting Schedule, as presented.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

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

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

City Planner Nick Whittaker presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property was designated Residential Low-Medium Density and zoned RSD-2-Corner Canyon Vista. The property is 0.34 acres in size with a current non-disturbance area of 0.10 acres. The proposed amendment will remove the non-disturbance area on the subject property to allow for the development of a single-family

home. A geotechnical study concluded that the non-disturbance area has adequate stability and suitable buildable area with regard to geological hazards for the proposed development.

In response to a question from Commissioner Fowler, Mr. Whittaker clarified that the non-disturbance area discussed in a previous meeting was in a different development. Amendments 4 and 5 to the original subdivision plat were to remove non-disturbance areas on lots 27 and 36. Commissioner Fowler asked if it was fair to allow this applicant to increase the usable size of their property when others in the development had accommodated the non-disturbance area. Mr. Whittaker stated that any property owner can apply to have the non-disturbance area removed. A geotechnical report would be required. Chair Adams noted that it would be unfair not to allow property owners to use their property, and that other amendments were intended to accommodate features like tennis courts.

Commissioner Fowler asked about the purpose of the non-disturbance area. Mr. Whittaker stated that in this development, the non-disturbance area was originally geological in nature. However, geotechnical studies indicated that it could be developed. Mr. Draper added that the majority of the non-disturbance area was due to slopes created by fill from the development of the subdivision. The slope appeared steeper when the subdivision was first constructed, but more recent measurements indicate it can be safely developed.

In response to a follow-up question from Commissioner Fowler, City Engineer Brien Maxfield stated that fill stability depends on how it is placed. He believed that there was previously some protected vegetation in the area. A staff engineer reviewed the submitted geotechnical report and had no concerns.

The applicant, Elizabeth Lewis, stated that the neighborhood was developed around 2006, and her understanding was that the non-disturbance area was related to vegetation. They hoped to expand the yard and possibly install a pool. She noted that many properties in the area had been built over the non-disturbance areas.

Commissioner Fowler asked for more information on the vegetation in the area. Mr. Draper stated that in other subdivisions, non-disturbance areas are sometimes based on the tree canopy, but that did not appear to be the case for the subject property. Mr. Whittaker stated that vegetation in the area is typically scrub oak.

Motion: Commissioner Shah moved to APPROVE the Subdivision Plat Amendment, as requested by Brett and Elizabeth Lewis for the Corner Canyon Vista Amendment No. 6 Subdivision Plat, Application 2025-0099-SUB, based on the following findings for approval and subject to the requirements as listed in the staff report dated November 3, 2025.

Finding for Approval:

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

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

- E. Public Hearing: The Ozzy Shepherd, LLC Home Occupation Conditional Use Permit Request.
(Administrative Item)**

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

Mr. Whittaker presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property is designated Residential Low-Medium Density and zoned RA2. The applicant requested a Home Occupation Conditional Use Permit ("CUP") to operate an online business selling novelty Australian items that are not stored at the property, as well as to provide firearm transfer services. For those services, customers would come to the home to fill out the required paperwork to obtain a firearm.

The site plan, floor plan, and site photographs were displayed. Dedicated customer parking will be in front of the third-car garage. Business will be conducted in the basement, with storage areas in the basement and garage. Mr. Whittaker reviewed the impact analysis and proposed mitigation. The identified potential impacts included customer visits to the home, parking, and related traffic. Proposed mitigation was to allow customer visits by

appointment only, limited to one customer at a time, and provide one designated off-street parking stall for customer vehicles.

In response to a question from Commissioner Fowler, Mr. Whittaker confirmed that the firearm transfer would occur at the property. Chair Adams stated that online firearm purchases require that a Federal Firearms Licensed ("FFL") dealer conduct a background check and deliver the item.

The applicant, Kim Mazzuchelli, stated that the FFL process is very stringent. The Bureau of Alcohol, Tobacco, and Firearms ("ATF") conducts a background check and a home visit to ensure that security and other requirements are met. The city has additional requirements. He estimated fewer than 10 FFL transfer customers per week. Customers can order the firearm from any online dealer, but it must be physically transferred to them by another FFL. In response to a question from Commissioner Shah, Mr. Mazzuchelli stated that he carries full business insurance, including liability coverage.

Commissioner Fowler asked about firearm safety and storage. Mr. Mazzuchelli stated that no firearms will be kept as stock. Customer orders are drop-shipped to his home and stored in dedicated, locked firearm storage until they are picked up.

Chair Adams asked if a storefront area is still required for an FFL. Mr. Mazzuchelli stated that his office setup meets all requirements. Regarding novelty items, Mr. Mazzuchelli noted that it is a separate, online-only business. Items are warehoused in California and drop-shipped directly to customers.

Commissioner Shah asked about the applicant's qualifications and whether he had spoken to his neighbors about the planned business. Mr. Mazzuchelli stated that the FFL licensing process takes approximately four months. The ATF determines if the business can be operated safely at the location and conducts an extensive background check. As he is Australian, he is subject to an additional background check. The ATF also inspects the business and conducts an in-person interview. He had spoken with his neighbors, and they supported the application.

Commissioner Fidler asked about traffic impacts. Mr. Mazzuchelli stated that he expected between five and ten customers per week, so there would not be a high impact. Chair Adams noted that the actual number of customers may be lower, as there were many FFLs in the area.

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

Commissioner Shah stated that the applicant seemed to have done his due diligence, but he was hesitant to approve the use in a residential zone. Chair Adams stated that online firearm purchases must go through a local FFL so a background check can be conducted. It is the same process as if someone purchased a firearm in person at Scheels. A clean background check is required before the firearm can be released, and the FFL may refuse to release it if they notice red flags. Mr. Mazzuchelli would also not store large amounts of cash. Commissioners noted that a CUP was recently approved for another FFL, and the city ordinance does not restrict this type of business. Similar questions were raised for all home occupations to determine the impact on the neighborhood.

Community Development Director Jennifer Jastremsky stated that CUPs had been approved for other FFL businesses in the city. Applications are reviewed on a case-by-case basis, but the use has been approved elsewhere in Draper. Standards for home occupations cover safety, noise, odors, etc., and a business that stores ammunition will not be allowed. Mr. Mazzuchelli stated that his FFL does not allow him to manufacture ammunition.

Motion: Commissioner Fowler moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Kim Mazzucchelli representing The Ozzy Shepherd, LLC, Application 2025-0156-USE, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated October 31, 2025.

Finding for Approval:

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

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 3-to-1 in favor.

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

F. Public Hearing: Huber Land Use and Zoning Map Amendment Requests. (Legislative Item)

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

City Planner, Maryann Pickering, presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property is on the western edge of the City near 700 West. It was designated Residential Low-Medium Density and zoned RA1, with a minimum lot size of 1 acre. The applicant requested changing the land use category to Residential Medium Density and the zoning to R3, which requires a minimum lot size of 1/3 acre. The change would apply to the rear one-third of the property, which would eventually be added to the Fox Landing subdivision to the west. The remaining portion of the lot in the RA1 Zone would continue to meet all zone standards. No public comments were received on the item.

The applicant, Tom Spencer, stated that Wright Homes intends to purchase the western 19,000 square feet of the Huber property. The approximately one-half-acre parcel would be added to Fox Landing Phase 3. Wright Homes had spent considerable time addressing the engineering concerns noted in departmental reviews, including compliant access, sewer, drainage, and irrigation wastewater runoff.

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

Motion: Commissioner Shirey moved to 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 the 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.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Tom Spencer of Wright Homes, representing the Huber Family, Application 2025-0223-MA, based on the Findings for Approval listed in the Staff Report dated November 4, 2025.

Finding for Approval:

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

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

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

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

Mr. Whittaker presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property was designated Residential Low-Medium Density and zoned RA2, with a minimum lot size of 20,000 square feet. The applicant proposed amending the land use to Medium Density and rezoning the property to R3, which has a minimum lot size of 13,000 square feet. The Land Use Map Amendment was required as the R3 Zone was not compatible with the current land use.

Mr. Whittaker reported that the purpose of the RA2 Zone is *to foster low-density development with little impact on its surroundings and municipal services; to preserve the character of the city's semirural areas generally; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.*

The 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.*

Two comments were received regarding the application. A comment received in October 2025 indicated that the public notice had been taken down, but Mr. Whittaker reported that the comment pertained to the original Planning Commission hearing notice. Notice for the current hearing was displayed as required.

The applicant, Robert Fetzer, stated that he and his wife have owned and lived at the property at 1394 East 12900 South for 20 years and hope to continue living there. They anticipated being unable to care for the property at some point and wanted to take steps to secure their future. The Land Use and Zoning Map Amendments would provide them with the most options moving forward.

Commissioner Shirey asked about the applicant's plans for the property. Mr. Fetzer stated that they originally wanted their daughter to build a home in the orchard location and take care of them as they aged, but they later decided against it. They did not plan to subdivide the property at that time.

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

In response to a question, Mr. Whittaker clarified that whether a future front lot will be accessed from 12900 South or a private lane would be determined during Site Plan review. It was noted that a written comment mentioned concerns about traffic on the private lane. Chair Adams stated that it would be beneficial to the future resident if the home could be accessed via 12900 South. Ms. Jastremsky added that private lanes run with the land, so the owner of a future second lot would likely have access to the private lane.

Commissioner Fowler stated that a potential negative impact from the amendments was that the lot could be accessed from the private lane. Only one single-family home could be built on the future second lot, and it would need to meet all setback requirements.

Commissioner Shah asked whether spot zoning was a concern, as all properties south of the subject property were zoned RA2. Commissioner Shirey agreed but noted that the Commission would consider more such requests as the city continues to develop. Additionally, the State Legislature was pressuring cities to approve these types of projects. Her preference was to maintain control when creating higher-density opportunities. Commissioner Shah stated that, due to setback requirements, a second home on the property would be very small. However, he agreed with Commissioner Shirey's points. Chair Adams noted that there are many smaller 1,900-square-foot homes in Draper. He supported allowing owners to do what they would like with their property.

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the Land Use Map Amendment, as requested by Robert Fetzer, Application 2025-0193-MA, based on the Findings for Approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

1. The proposed Land Use Map Amendment is consistent with the 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.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

Green, Alternate					X
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Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Robert Fetzer, Application 2025-0192-MA, based on the Findings for Approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

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

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

**H. Public Hearing: Water Use and Preservation Element General Plan Amendment Request.
(Legislative Item)**

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

City Planner Todd Taylor reported that Senate Bill 110 from 2022 requires the adoption of a Water Use and Preservation Element by December 31, 2025. The city contracted with a consultant who worked with several stakeholders, including Planning, Engineering, and Public Works staff, as well as WaterPro and the Utah Division of Water Resources ("DWR"). Work sessions were also held with the Planning Commission on October 9, 2025, and the City Council on October 21, 2025. The proposed element would be adopted as Chapter 7 of the City's General Plan. The existing Chapter 7, City Goals and Policies, would become Chapter 8.

The Water Use and Preservation Element includes the following:

- Introduction of the Draper City and WaterPro water systems
- Water use
 - Total Draper City in gallons and WaterPro water use in gallons per capita.
 - The majority of water users are residential, but each residential customer uses considerably less water than commercial and institutional customers.
 - Therefore, it is important to include strategies for reducing water usage by all customer types.
- Water demand
 - Existing water demand is discussed, as well as future projections through 2060.
 - Considers existing and future source capacity in comparison to demand.
 - Draper City will need to increase its contract with the Jordan Valley Water Conservancy District ("JVWCD").
 - WaterPro is considering developing shallow wells to increase irrigation supply.
- Water conservation
 - Draper City is installing advanced metering infrastructure.
 - Outdoor Landscaping and Water Efficiency Standards had already been adopted by the City.
 - WaterPro is considering a water reuse program to use treated wastewater for irrigation.
- Goals and strategies
 - Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.

- Create a Water Conservation Team to support the Water Quality and Conservation Coordinator.
 - Hire a Water Conservation intern for development and support of additional programming, outreach, and education.
- Develop additional citywide policies and ordinances that enhance water conservation and efficiency through irrigation restrictions for existing developments.
 - Implement a time-of-day watering ordinance to restrict outdoor watering between the hours of 10:00 a.m. and 6:00 p.m. for all users.
 - Develop a water shortage plan to help protect public health, safety, and welfare during periods of drought, temporary water shortage, or supply interruption.
- Reduce water demand through water-conserving development patterns that increase development density through mechanisms such as modified lot size and configuration.
 - Transit-oriented development: Implement adopted Station Area Plans
 - Complete the 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" housing.
- Increase public awareness of water conservation through educational programming.
 - Expand existing Localscapes classes and create new workshops.
 - Provide free water-conserving tools at public events.
 - Develop a Beautiful Yard Award program to encourage and recognize waterwise design.
 - Partner with the JWCD to provide businesses the opportunity to learn about water conserving practices alongside incentive and rebate programs.
- Increase public awareness of water conservation through the City's website, social media, and other digital tools.
 - Consolidate water conservation information on the city website.
 - Promote commercial rebate programs on the water conservation webpage.
 - Develop a social media calendar to schedule messages throughout the year.
 - Promote the EyeOnWater app to track water usage in real time.
- Lead by example and increase water efficiency throughout Draper City's public landscapes.
 - Develop a plan to convert city park strips to waterwise landscapes gradually.
 - Develop a plan to reduce turf in city parks and other civic properties that do not fill a recreational role.

- Develop a plan to upgrade older park and irrigation systems to more water-efficient systems.

In response to a question from Chair Adams, Mr. Taylor confirmed that the goal is for the City to convert its own existing park strips into water-wise landscaping. The Outdoor Landscaping and Water Efficiency Standards regulate new private development. Chair Adams stated that some “Rip Your Strip” projects in residential areas were poorly done, and he believed the standards needed to be higher. He agreed that the city should lead by example.

Chair Adams opened the public hearing.

Chad Sumsion commented that the presentation indicated that higher-density housing would save water. He asked to see those statistics because he had heard that landscaping wastes water, whereas high-density housing does not waste water but uses more. He liked the areas where park strips had been well designed. He lives on the corner of 1300 East and 13200 South, and many trees had been installed in the area that the city later removed. He believed there should be a way to keep trees healthy and alive. He does not like it when weeds grow through rocks and prefers cement or brick.

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

Commissioner Fowler stated that weeds are more noticeable with rocks than turf. Commissioner Shah noted that xeriscaping is also expensive.

In response to a question from Commissioner Shirey, Mr. Taylor reported that the City and State are experiencing growth and an increase in density. As density increases, per-capita water use decreases because high-density housing uses less water for landscaping than larger single-family lots. Commissioner Shirey noted that residential use is lower than commercial and institutional use. Mr. Taylor agreed that per-user usage is lower. Ms. Jastremsky clarified that multifamily residential is included in that category. Chair Adams stated that most of the State’s water is used for alfalfa production.

Motion: Commissioner Shirey moved to 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.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

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

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

Mr. Whittaker presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The amendment included two properties designated Residential Low-Medium Density and zoned RA1, which requires a minimum lot size of 40,000 square feet. The application was to rezone the properties to RA2, which requires a minimum lot size of 20,000 square feet. The Land Use Designation will not change.

The purpose of both the current and proposed zones was *to foster low-density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The*

predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.

Site photographs were displayed, and Mr. Whittaker indicated that the properties totaled 2.28 acres or 99,316.8 square feet. Once rezoned, the property could be subdivided into four to five lots.

The applicant, Burke Plummer, stated that he intends to retain the two existing homes on 0.5-acre lots and build a family home on the third 1.3-acre lot.

Chair Adams opened the public hearing.

Chad Sumsion lives near the subject property and supported the Zoning Map Amendment. He believes that more people will need to subdivide their lots because property is becoming harder to obtain and more expensive to own. He appreciated the Commission's comments on spot zoning and believed the city should consider rezoning areas by block instead of by parcel. He noticed that the engineering report discussed traffic. It was agreed that during the school approval process, there would be no queueing on the streets, but that is not working as hoped. The two sides of the street had signs posted prohibiting parking, drop-off, and pick-up, but it was all a queueing zone. He hoped that the area in front of the Plummer property would not also become a queueing zone.

Allison Albert with Benchmark Engineering presented the Subdivision Plat showing the planned three-lot subdivision.

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

Commissioner Shah noted that if the property were rezoned, a future owner could build four homes, which may add to traffic concerns. Chair Adams stated that the Planning Commission often reviews applications for a higher density than the applicant actually requires to accommodate lot dimensions or features.

Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Benchmark Engineering, representing LRP TR and Home Ice, LLC, Application 2025-0137-MA, based on the following Findings for Approval listed in the Staff Report dated October 31, 2025.

Findings for Approval:

1. The proposed Zoning Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.

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

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

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

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

Mr. Taylor reported that the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans were adopted by the City Council on September 2, 2025, and certified by

the Wasatch Front Regional Council ("WFRC") on October 23, 2025. The next step in the process would be certification by the Utah Transit Authority ("UTA"). However, a request had been received from UTA to add a building to the Vista Station area. An aerial photograph of the subject property and modified renderings were displayed, showing the addition of proposed future development. Modifications included amending figures 18, 19, 20, and 22, as well as a small adjustment to figure 24.

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

Motion: Commissioner Shirey moved to 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.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

K. Public Hearing: City-Initiated Boundary Adjustment Update Text Amendment Request.

(Legislative Item)

On the request of Draper City for Text Amendments to portions of Titles 9 and 17 of the Draper City Municipal Code (DCMC) to address recent changes to Utah State Code related to boundary adjustments. Known as Application 2025-0254-TA. Staff contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

Mr. Taylor presented the Staff Report and indicated that the proposed Text Amendments were in response to Senate Bill 104, which modified the provisions for boundary changes and went into effect on May 7, 2025. Other text changes were also made for clarity.

Mr. Taylor reviewed the proposed changes:

- The following definitions were added:
 - 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.
- Lot Line Adjustment and Parcel Boundary Adjustment definitions were removed.
- Subdivision and Subdivision Amendment definitions were modified to reflect current State Code language.
- Language was added to Title 17 to reference the changes to the Title 9 definitions.
- Section 17-1-185 was amended to add noticing requirements for public meetings. Notice will be mailed to abutting properties and affected entities and published on the City and Utah Public Notice websites.
- Section 17-9-060 was added to specify requirements for Simple and Full Property Boundary Adjustments.

City Attorney Traci Gundersen confirmed that the legal department had reviewed and approved the Text Amendment.

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

Motion: Commissioner Fowler moved to 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 the 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 represent an overall community benefit; and
5. The proposed text amendment implements the best current professional practices of urban planning, design, and engineering practices.
6. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-to-0 in favor.

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

L. Public Hearing: Donald Tate Home Occupation Conditional Use Permit Request.

(Administrative Item)

On the request of Donald Tate, a Conditional Use Permit request for a Home Occupation to allow for Private Glass Engraving Lessons within the home on approximately 0.39 acres located at 12891 South Trailside Drive. Known as Application 2025-0133-USE. Staff contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

The above application was withdrawn prior to the publication of the meeting agenda.

M. Public Hearing: City-Initiated Geologic Hazards Zoning Text Amendment. (Legislative Item)

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

The above application was continued to a date uncertain.

2. Other Business.

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

Mr. Draper reported that he forwarded training items to members of the Planning Commission who had not yet completed their required training hours. Commissioners who did not receive an email had met or exceeded the requirement. There will also be an additional training session during the December 11, 2025, Planning Commission meeting.

Ms. Jastremsky stated that she had a plat that needed to be signed by Chair Adams after the meeting.

3. Adjournment.

Motion: Commissioner Fowler moved to ADJOURN.

The Chair adjourned the meeting at 8:07 PM.

MEMO



To: Planning Commission

From: Paul Geilman

Date: 2025-12-11

Re: Public Hearing: Butler Zoning Map Amendment Request (Legislative Item)

Comments:

This application is a request for approval of a Zoning Map Amendment for approximately 1.04 acres located on the west side of 300 E, at approximately 283 E Tanager Ln. The property is currently zoned RA1 (Residential Agricultural, 40,000 sq. ft. min lot size). The applicant is requesting that the application be approved to allow for the property to be subdivided.

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

December 1, 2025

To: Draper City Planning Commission
Business Date: December 11, 2025

From: Development Review Committee

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

Re: Butler Zoning Map Amendment Request

Application No.: 2025-0241-MA

Applicant: Lannea Butler, representing Cary F. Butler and Joann Butler

Project Location: 283 E Tanager Ln.

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

Acreage: 1.04 Acres (Approximately 45,302 ft²)

Request: Request for approval of a Zoning Map Amendment from the RA1 to R3 (Single-family Residential, 13,000 ft² lot minimum size) zone for the purpose of subdividing the property.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 1.04 acres located on the West side of 300 East, at approximately 283 E Tanager Ln. (Exhibit C & D). The property is currently zoned RA1. The applicant is requesting that a Zoning Map Amendment to R3 (Single-family Residential) be approved to allow for the property owners to subdivide the property.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit E



Current Zoning	RA1	Exhibit F
Proposed Use	Single-Family Residential (no change)	
Adjacent Zoning		
East	R3	
West	RA1	
North	RA1	
South	RA2 (Residential Agricultural, 20,000 square ft ² minimum size)	

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

The proposal for R3 zoning would conform to current land use designation more than the current RA1 zoning does. To the east of 300 East is R3 zoning that would match this proposal. To the south and north is RA1 zoning and to the South is RA2 zoning, both within the same existing Residential Medium Density land use designation.

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3

zone is to *"permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan."*

Criteria For Approval.

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

1. Map Amendments:

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

REVIEWS

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Lannea Butler, application 2025-0241-MA, based on the following findings and the criteria for approval listed in the Staff Report dated December 1, 2025.

Findings for Approval:

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

Sample Motion for Modified Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Lannea Butler, application 2025-0241-MA, based on the findings and criteria for approval listed in the Staff

Report dated December 1, 2025, together with the following modified or additional findings:

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

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Lannea Butler, application 2025-0241-MA, based on the findings and criteria for denial listed in the Staff Report dated December 1, 2025.

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.12.04 09:02:16-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2025.12.03 17:35:47-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.12.03 15:58:03-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=mat.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.12.04 07:09:33-07'00'

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.

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 up to three single residential structures, tripling the existing traffic from the current approximately one peak hour trip and approximate 9 vehicle trips per day to the proposed density of approximately three peak-hour trips and approximately 27 vehicle trips per day. The subject parcel sites on the corner of Tanager Ln and 300 East. The site has existing access to Tanager Ln, a local street, with capacity for typical residential neighborhood traffic. 300 East, adjacent to the parcel, is a major collector street with additional capacity for increased traffic volume. Based on the capacity of the fronting public streets, the change in zone has the potential increase traffic minimally on Tanager Ln and 300 East, 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 existing public frontage improvements on both Tanager Ln and 300 East.

- b) Connectivity with the subject parcel is to Tanager Ln, a public right-of-way. 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 Tanager Ln. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d) Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.
- e) Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require a commitment to serve from WaterPro 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.

Accordingly, we will provide comments relative to the potential construction activities when the appropriate application is received. Thank you for the opportunity to review the Zone Amendment Request.

Building Division Review.

- 1. No additional comments.

Fire Division Review.

- 1. No additional comments.

Legal Division Review.

- 1. No additional comments.

GIS Division Review.

- 1. No additional comments

EXHIBIT B LEGAL DESCRIPTION

Beginning at a point on the West Line of 300 East Street, said point being 1320.0 feet East and 806.85 feet South and South 8.58 feet to a point coincident with a corner of a fence line and South 0°05'37" West 624.03 feet and South 89°48'40" East 1320.0 feet, more or less, to a point in the center of 300 East Street and Northerly along the center of 300 East Street 425.35 feet and North 89°52'10" West 33.0 feet from the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°52'10" West 215.25 feet; thence South 0°15'54" West 220.0 feet; thence South 89°52'54" East 248.25 feet to the center of 300 East Street; thence Northerly along the center of 300 East Street 50.0 feet; thence North 89°52'10" West 33.0 feet; thence North 0°5'37" East 170.0 feet to the beginning.

Added with this:

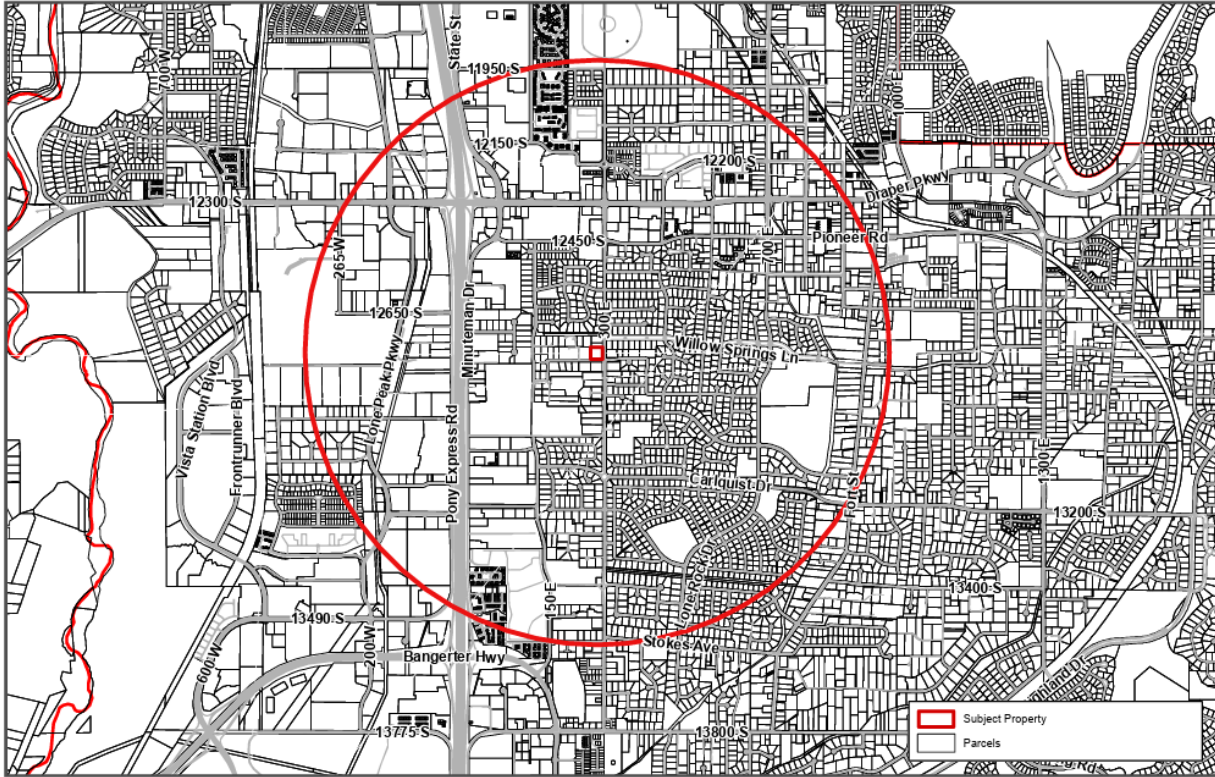
Beginning at the Southeast corner of the above described tract, said point being in the center of 300 East Street, and running thence North 89°52'54" West 248.25 feet; thence South 0°15'54" West 30.0 feet; thence South 89°52'54" East 248.25 feet to the center of 300 East Street; thence Northerly along the center of 300 East Street 30.0 feet to the point of beginning.

Without this portion:

Commencing at the North quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Meridian; thence South 00°21'03" West 1014.05 feet along quarter section line; thence North 89°38'57" West 34.96 feet to the POINT OF BEGINNING; thence South 89°35'48" East 1.04 feet; thence South 00°36'57" West 169.95 feet; thence South 89°35'48" East 33.00 feet; thence South 00°16'22" West 50.00 feet; thence North 89°36'32" West 43.70 feet to a point on a non-tangent curve to the left having a radius of 16.00 feet and a chord that bears North 34°57'57" East 18.17 feet; thence along said curve a distance of 19.32 feet; thence North 00°21'57" East 204.99 feet to the POINT OF BEGINNING Contains 1824 square feet of 0.042 acres*, more or less

*1019 square feet or 0.023 acres more or less, is currently used for public road.

EXHIBIT C VICINITY MAP





Date Printed: 11/25/2025

Butler ZMA Vicinity Map

283 E. Tanager Ln.

0

0.3

0.6

mi

N



EXHIBIT D
AERIAL MAP

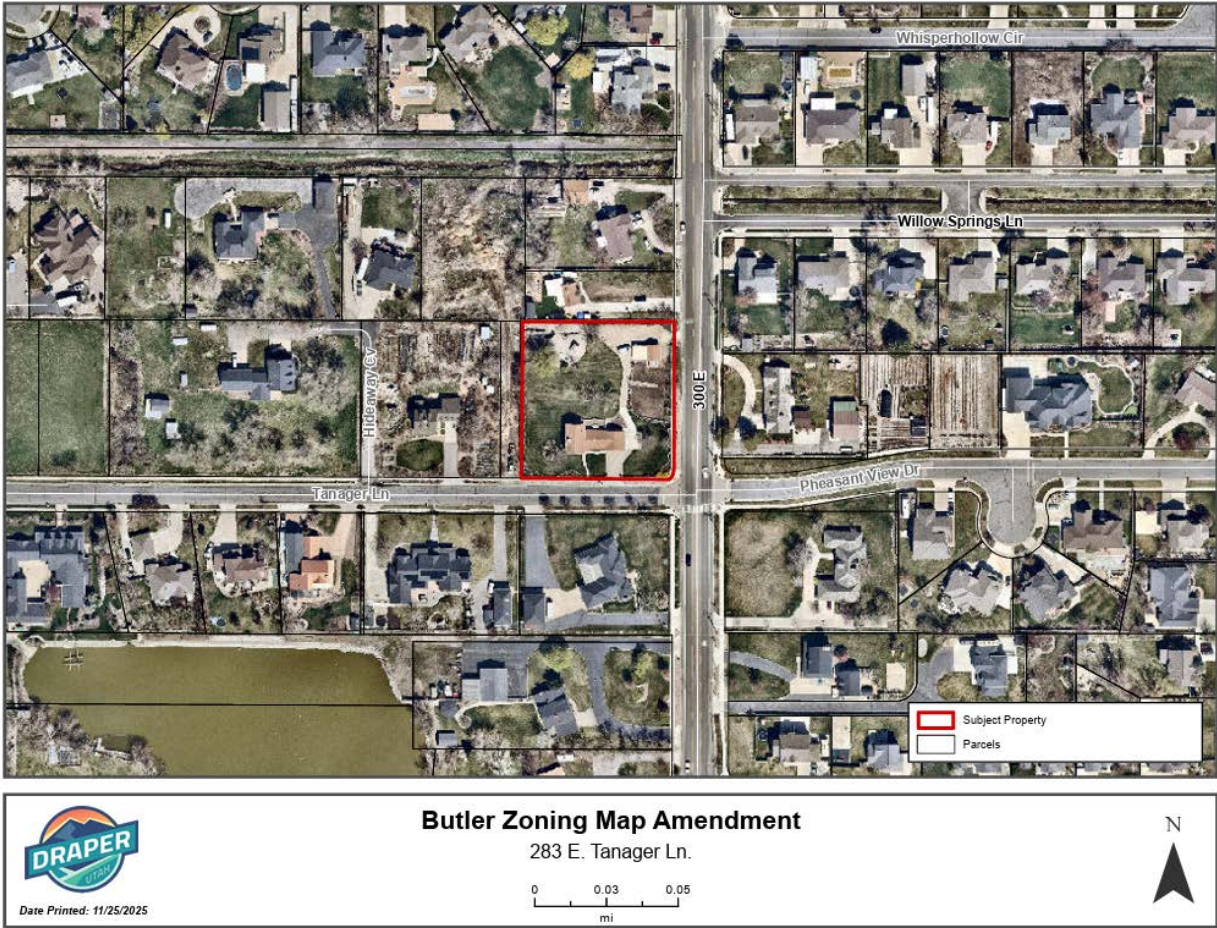


EXHIBIT E LAND USE MAP

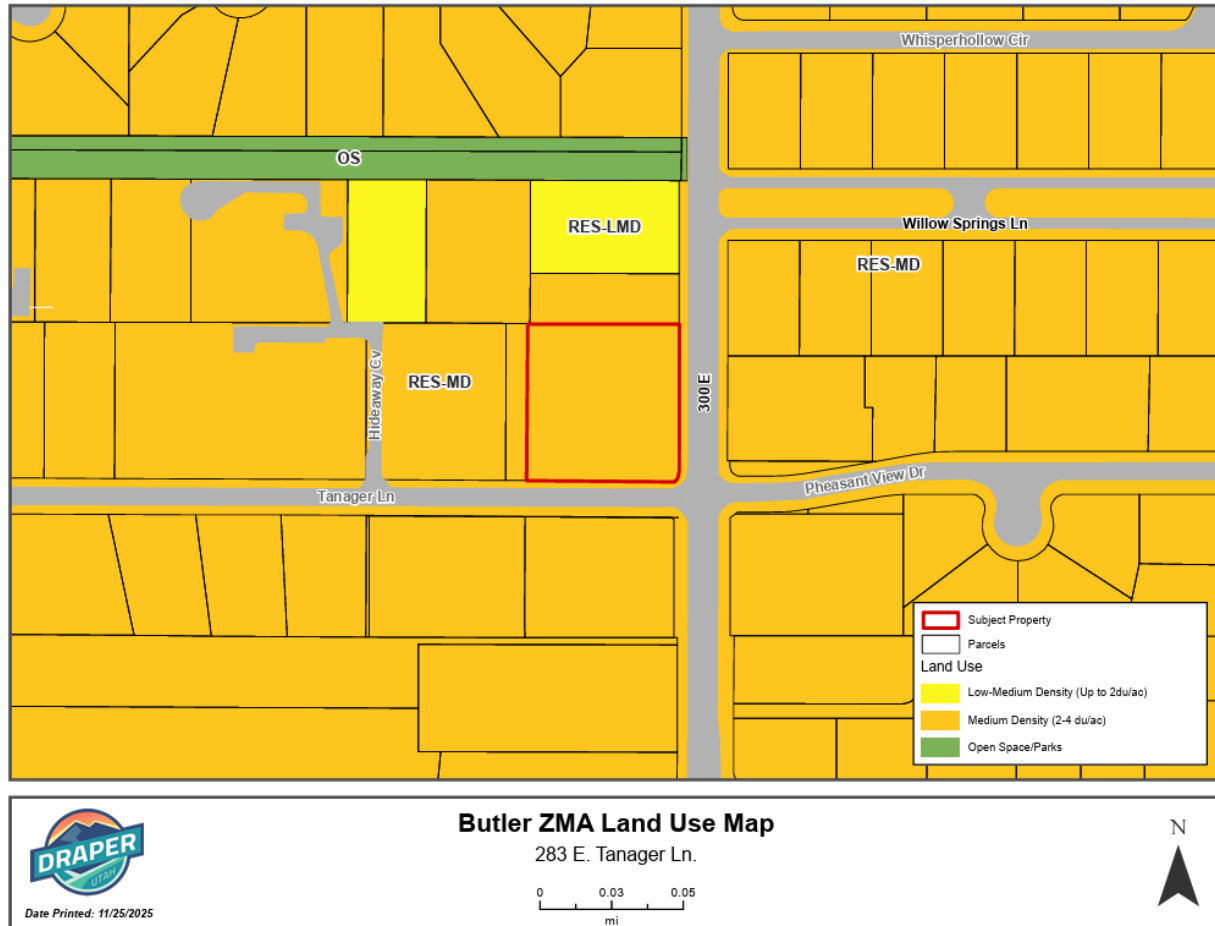
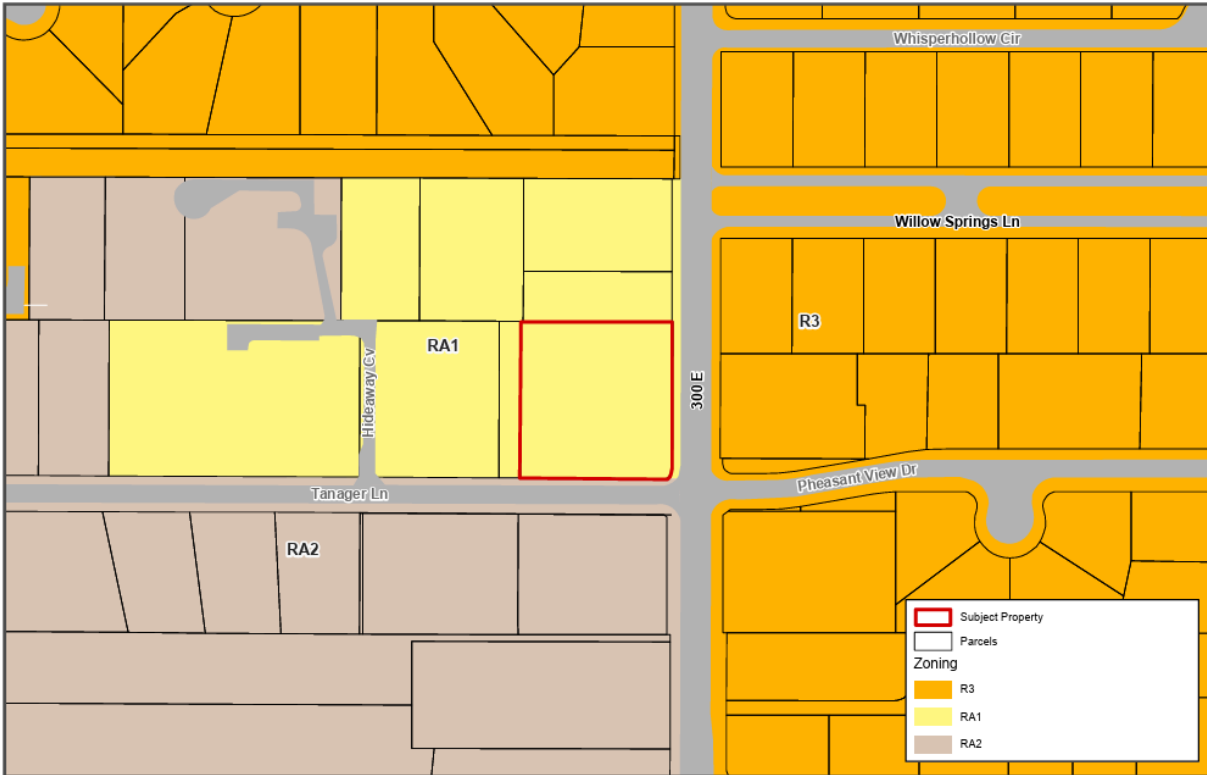


EXHIBIT F ZONING MAP





Date Printed: 11/25/2025

Butler ZMA Zoning Map
283 E. Tanager Ln.

0 0.03 0.05
mi

N



EXHIBIT G
APPLICANT'S RESPONSES

Zoning Map Amendment Questionnaire

1. **What is the requested zoning designation?**
 - R3
2. **Please explain the reason for the request and the justification for approval.**
 - The purpose of this subdivision request is to divide the land for family estate planning. Subdividing the property will allow for more efficient use of the land in accordance with current zoning regulations and community development goals. This request meets all applicable planning, zoning, and infrastructure requirements and will contribute positively to the local area by enhancing property tax revenue. All necessary services, including access, utilities, and drainage, can be provided to the new parcels without negatively impacting neighboring properties or public resources. Approval is justified as the subdivision aligns with the municipality's comprehensive plan and promotes orderly growth in the area.
3. **How is the requested zoning designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain.**
 - The proposed rezoning from RA-1 to R-3 is harmonious with the overall character of existing development in the surrounding area, which is predominantly residential in nature. While RA-1 zoning supports low-density residential use, the proposed R-3 designation allows for a slightly higher residential density that is still consistent with the existing neighborhood character and land use patterns. Several nearby properties have similar or compatible zoning designations, and the transition to R-3 reflects a natural progression of residential growth in this part of the community. The change supports the broader goals of the city's comprehensive plan by promoting responsible infill development, improving housing diversity, and making more efficient use of existing infrastructure and services. Importantly, the proposed R-3 zoning remains within the residential use category and does not introduce any commercial or incompatible land uses, preserving the integrity and residential nature of the surrounding area.

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

- Yes, the existing facilities and services are sufficient to support the property under the proposed R-3 zoning designation. The surrounding area is already developed with adequate infrastructure, including public roadways, water supply, sewer systems, and other utility services necessary for medium-density residential use. Access to the property is provided by existing public roads that are capable of handling the anticipated traffic volume associated with R-3 residential development. Additionally, utility providers have confirmed that water, sewer, electricity, and other essential services are either currently available at the site or can be extended without undue burden on public resources. No significant off-site improvements are anticipated to accommodate the proposed use, and the rezoning will allow for efficient use of existing infrastructure, supporting the community's goals for sustainable and well-planned growth.

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

- Yes, the proposed R-3 zoning designation is consistent with the goals, objectives, and policies outlined in the City's General Plan. The Plan encourages responsible residential growth, increased housing diversity, and efficient land use—particularly in areas already served by infrastructure and adjacent to existing development. Rezoning from RA-1 to R-3 supports these goals by allowing for moderate residential density in a location that is well-suited for such use. The General Plan often promotes infill development, expanded housing options, and the use of existing public services and roadways—objectives that are directly supported by this zoning request. The R-3 designation allows for housing types that can help meet the community's evolving needs, while still preserving the residential character of the area. Overall, the proposed zoning aligns with the City's long-term vision for balanced growth and sustainable land use planning.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-12-11

Re: Public Hearing: Jim Duncan Fence Conditional Use Permit Request (Administrative Action)

Comments:

A request for approval of a Conditional Use Permit for approximately 0.50 acres located on the west side of 800 East at approximately 12136 S. 800 E. The property is currently zoned RA2 (Residential, Agriculture). The applicant is requesting that a Conditional Use Permit be approved to allow an eight-foot (8') tall fence to be installed. The purpose of the fence is to provide a barrier around a sports court.

Findings for approval:

1. Reasonable mitigation measures are placed on the conditional use to alleviate anticipated detrimental effects.

Findings for denial:

1. Reasonable mitigation measures are not able to be placed on the conditional use to sufficiently alleviate anticipated detrimental effects.

ATTACHMENTS:

[Jim Duncan Fence CUP staff report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

December 1, 2025

To: Draper City Planning Commission
Business Date: December 11, 2025

From: Development Review Committee

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

Re: Jim Duncan Fence - Conditional Use Permit Request

Application No.: 2025-0233-USE

Applicant: Jim Duncan

Project Location: 12136 S. 800 E

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

Acreage: Approximately 0.50 Acres (21,780ft²)

Request: Request for approval of a Conditional Use Permit to allow for a fence taller than six feet (6') in height.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.50 acres located on the west side of 800 East at approximately 12136 S. 800 E. (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Conditional Use Permit be approved to allow an eight-foot (8') tall fence to be installed. The purpose of the fence is to provide a barrier around a sports court.

The Subject property includes two separate parcels, which pre-date the incorporation of the City in 1978. There is a single-family home on the front parcel built in 1978, and two detached accessory structures on the rear parcel built in 1982 and 1987. Both properties have been historically considered one property and used in conjunction with each other. Additionally, both parcels together constitute all of Lot 7, Block 23 of the Draperville Plat.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Existing Use	Single Family Residential	
Adjacent Zoning		
East	RA2	
West	RA2	
North	RA2	
South	RA2	

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

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.*

Fencing. The site plan (Exhibit F) shows that the proposed fencing is located on a residential lot that does not have a primary residential structure. The proposed fence is eight feet (8') in height and the purpose of the fence is to enclose a sports court. The north side of the proposed fencing is set back approximately sixty-one feet (61') from the north property line. The east side of the proposed fencing is set back approximately nine feet (9') from the east property line. The south side of the proposed fencing is set back approximately twenty-five feet (25') from the south property line. The west side of the proposed fencing is set back approximately one-hundred and eight feet (108') from the west property line. At no point will the proposed fence be used as a perimeter fence for the property. The proposed fencing material is chain link with black vinyl coating.

Subsection 9-27-080(A) in the DCMC states:

- A. *Height: A fence, wall, or other visual obstruction, excluding trees, shall comply with the following:*
 - 1. *When located within the required front yard a fence, wall, or other visual obstruction, not including trees shall not exceed four feet (4') in height unless a greater height is allowed by a conditional use permit or as otherwise permitted in this title.*
 - 2. *When located behind the front wall plane a fence, wall, or other visual obstruction, not including trees, shall not exceed six feet (6') in height unless a greater height is allowed by a conditional use permit or as otherwise permitted in this title.*

Subsection 9-27-080(E) in the DCMC states:

- E. *Other Visual Obstructions: Fences, walls, and other visual obstructions, not including trees, between six feet (6') and ten feet (10') in height shall be allowed only behind the front wall plane, and shall require a conditional use permit. Any such visual obstruction over six feet (6') in height must meet the setback requirements for accessory buildings unless otherwise permitted by a conditional use permit, except that no wall shall be constructed within a utility easement without the prior written permission of all affected utility companies. No fences,*

walls, or other visual obstructions over ten feet (10') in height are allowed, excluding trees.

The applicant is requesting an eight-foot (8') fence to enclose a sports court. The requested height of the fence requires the applicant to obtain a conditional use permit. Staff has reviewed the applicants request and finds that the potential for detrimental effects would be related to the use, construction, and location of the fence.

Potential impacts related to the use of an eight-foot (8') fence to enclose a sports court is minimal. In addition, the proposed use is not uncommon in residential areas of Draper City and poses little if any impact to the residential character of the surrounding neighborhood or be considered incompatible within the RA2 zone.

There are potential impacts related to safety regarding the construction of the proposed fence. However, these potential impacts are mitigated by the City requiring that a fence which is greater than seven-feet in height (7') requires the submission of a building permit application which is reviewed by Draper City Staff before a building permit is issued and the fence is installed.

Staff does recognize that the proposed location of the fence would typically be considered as having detrimental impact to the character of the residential area as is it *appears* to be located in the front yard area (Exhibits C & G), however, there is not a front yard plane at the subject property which makes the proposed location compliant with the standards found in DCMC Subsection 9-27-080(E). Staff notes that the reason for this is that the subject property is one of two separate properties located on a single Lot, both of which pre-date the incorporation of the City in 1978. Both properties are also under the same ownership and have been historically considered to be one property and used in conjunction with each other. These details affect the determination of the front yard area as the subject property does not front a street or contain a residential structure wherein a front yard plane could be established, while the other property does contain a residential structure which fronts 800 East (Exhibit C). In addition, Staff believes that the location of the proposed fence actually helps to mitigate visual impacts to the subject property, neighboring properties and to the residential character of the surrounding neighborhood as the location is almost completely screened from 800 East by the residential structure on the applicant's other property and is significantly set back from neighboring property lines.

Criteria For Approval.

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

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

1. *A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
2. *Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
3. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
4. *The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. *The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. *The suitability of the specific property for the proposed use;*
 - c. *Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
 - d. *The economic impact of the proposed facility or use on the surrounding area;*
 - e. *The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. *The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
5. *The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public

Works Divisions have completed their reviews of the Conditional Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and approve the Conditional Use Permit based on the findings for approval and the criteria for approval as listed within this staff report.

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

1. That all requirements of the Draper City Engineering, Building and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing shall not exceed eight-feet (8') in height and shall be constructed in the location indicated on the approved site plan.
3. That the applicant or their contractor shall obtain a building permit for the installation of the fencing.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Jim Duncan, Application 2025-0233-USE, based on the following findings for approval and subject to the conditions listed in the staff report dated December 1, 2025.

Findings for approval:

1. Reasonable mitigation measures are placed on the conditional use to alleviate anticipated detrimental effects.

Sample Motion for Modified Approval – I move that we approve the Conditional Use Permit, as requested by Jim Duncan, Application 2025-0233-USE, based on the findings for approval and conditions listed in the staff report dated December 1, 2025, including the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Jim Duncan, Application 2025-0233-USE, based on the following findings for denial:

Findings for denial:

1. Reasonable mitigation measures are not able to be placed on the conditional use to sufficiently alleviate anticipated detrimental effects.

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: 2025.12.04 09:02:52-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2025.12.03 16:39:34-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov, O=Draper City
Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2025.12.03 16:56:47-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.12.03 16:53:03-07'00'

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 provided.

Engineering and Public Works Divisions Review.

1. No additional comments provided.

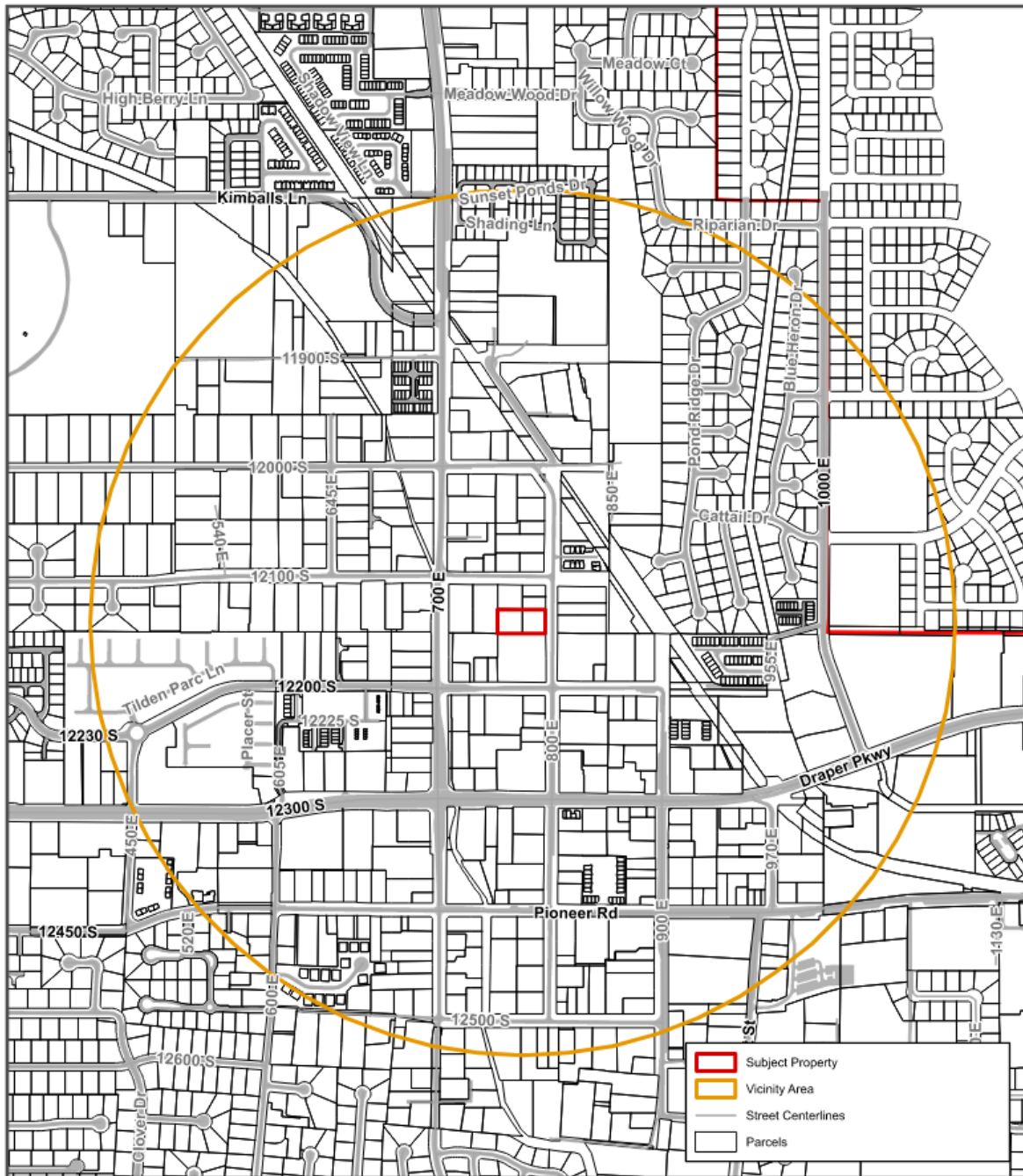
Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. No additional comments provided.

EXHIBIT B VICINITY MAP



Date Printed: 11/26/2025

Jim Duncan Fence Conditional Use Permit

12136 S. 800 E.

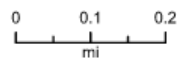


EXHIBIT C
AERIAL MAP

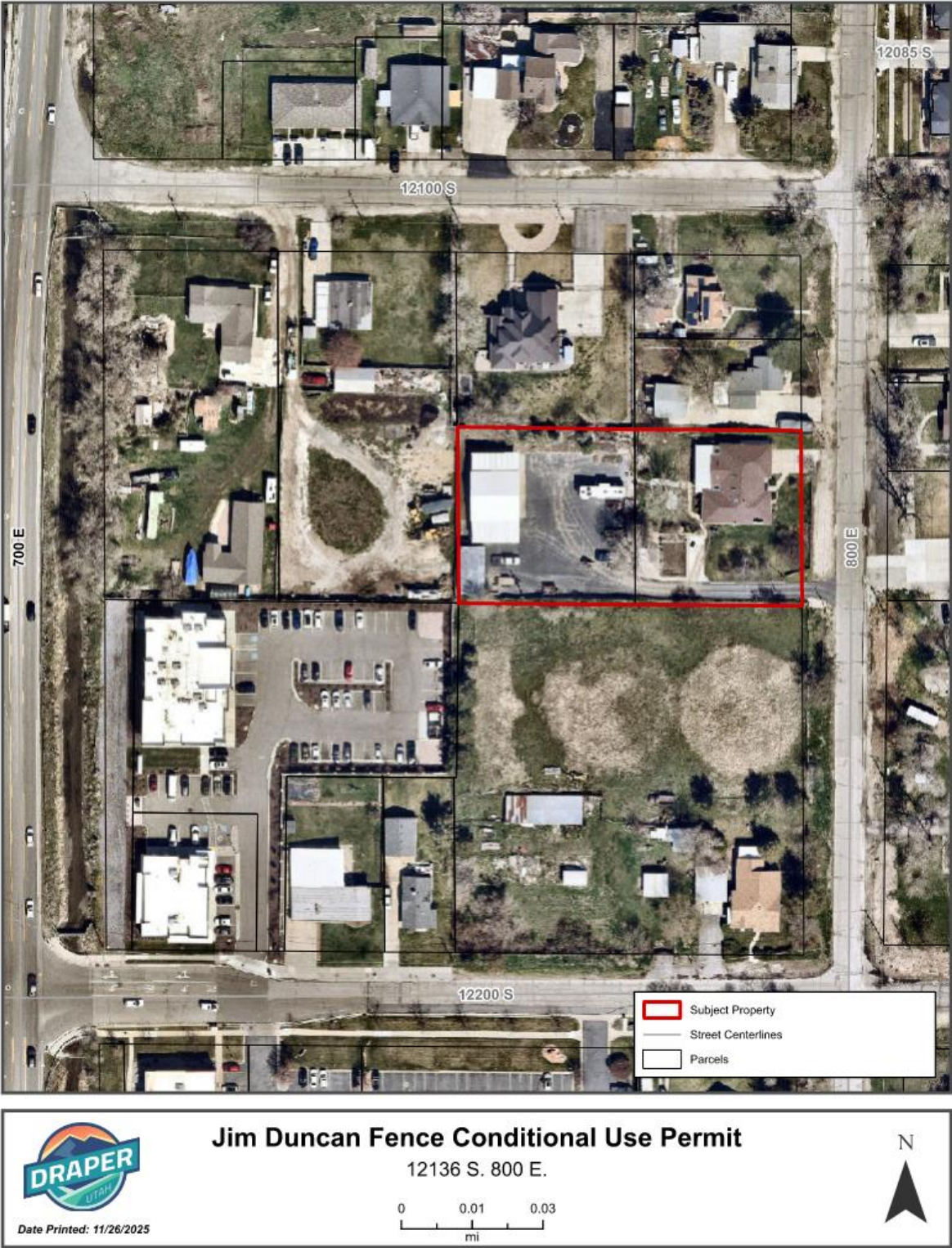
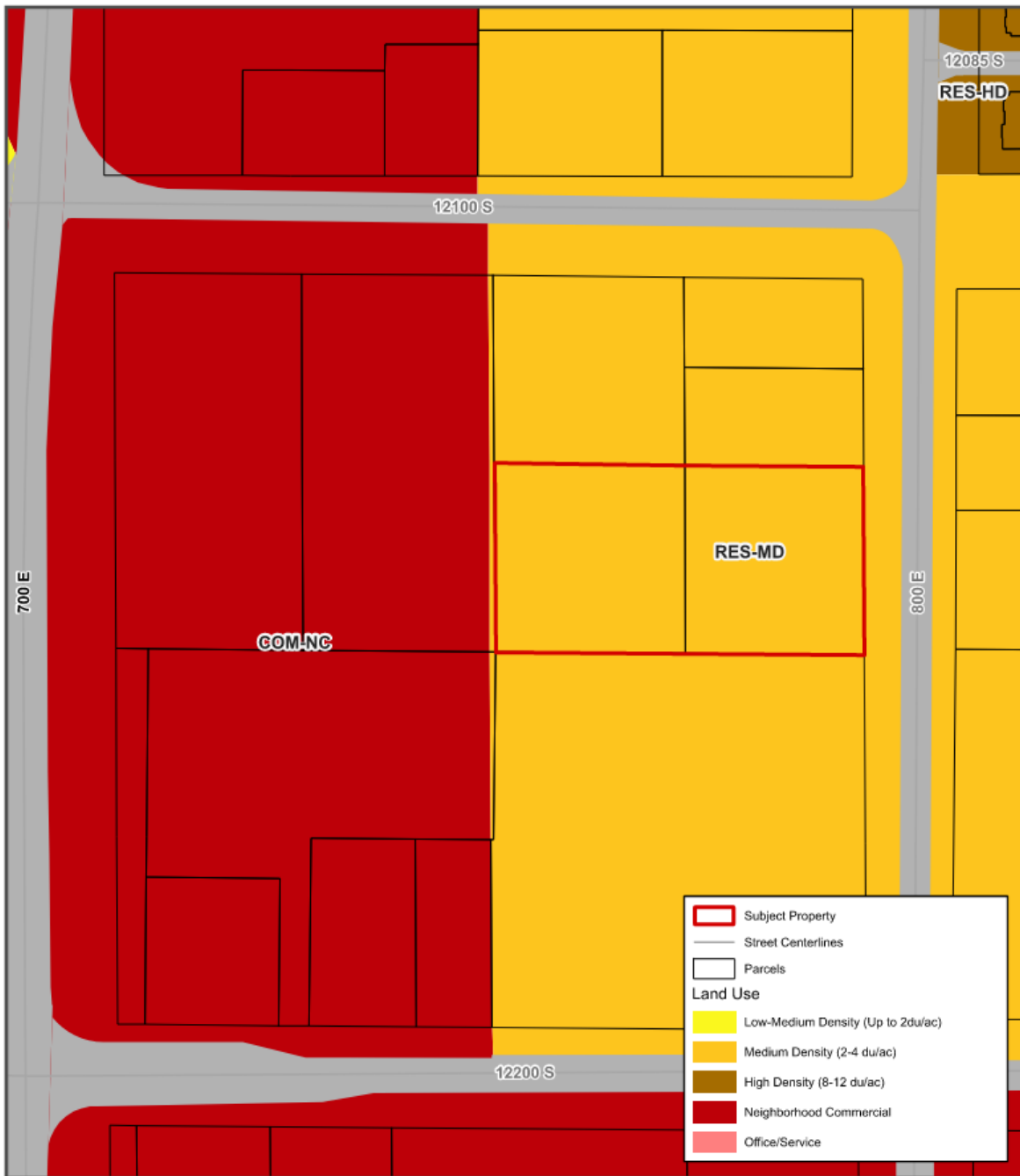


EXHIBIT D
LAND USE MAP



Date Printed: 11/26/2025

Jim Duncan Fence Conditional Use Permit

12136 S. 800 E.

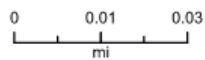
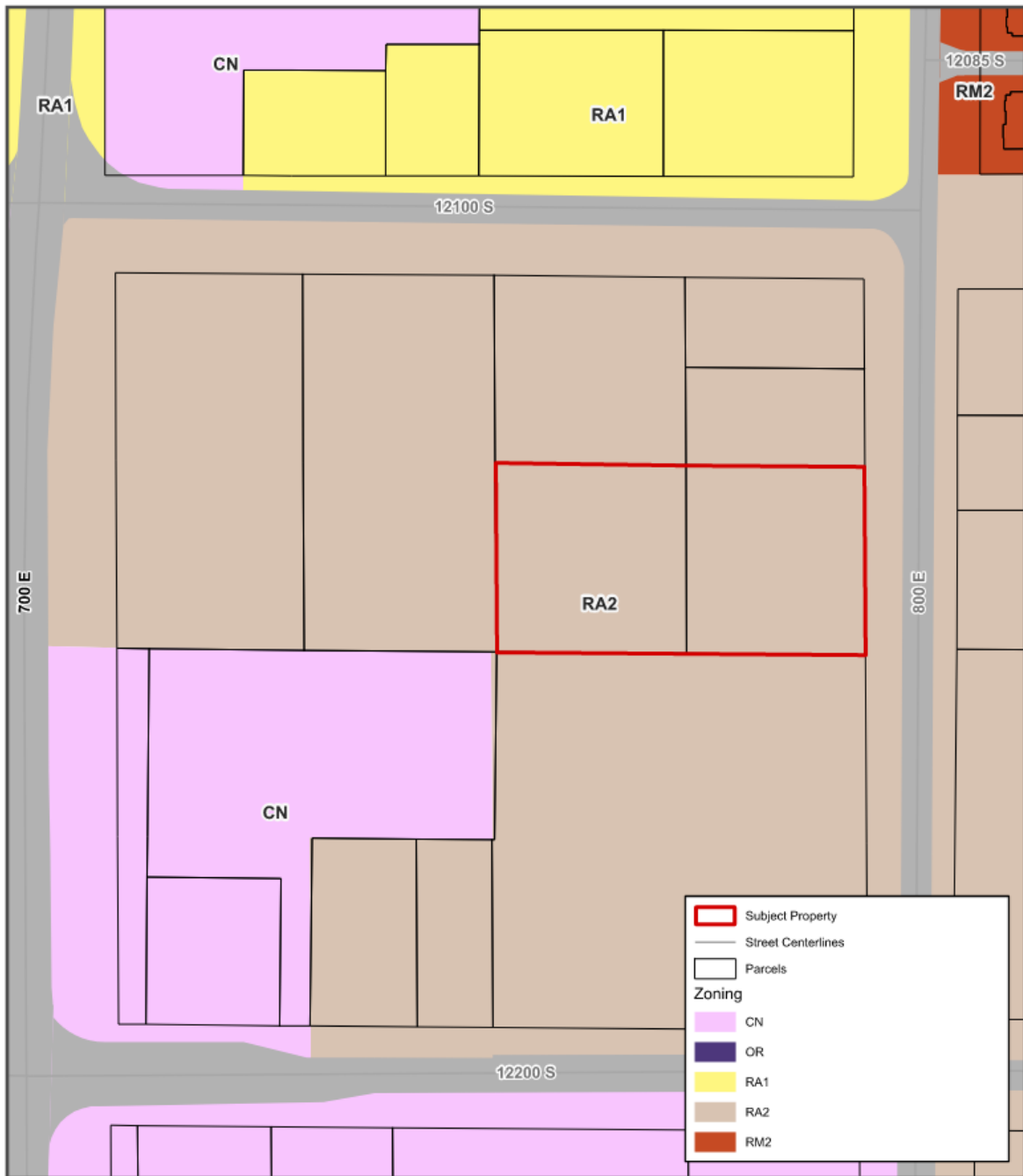


EXHIBIT E ZONING MAP



Date Printed: 11/26/2025

Jim Duncan Fence Conditional Use Permit

12136 S. 800 E.

0 0.01 0.03
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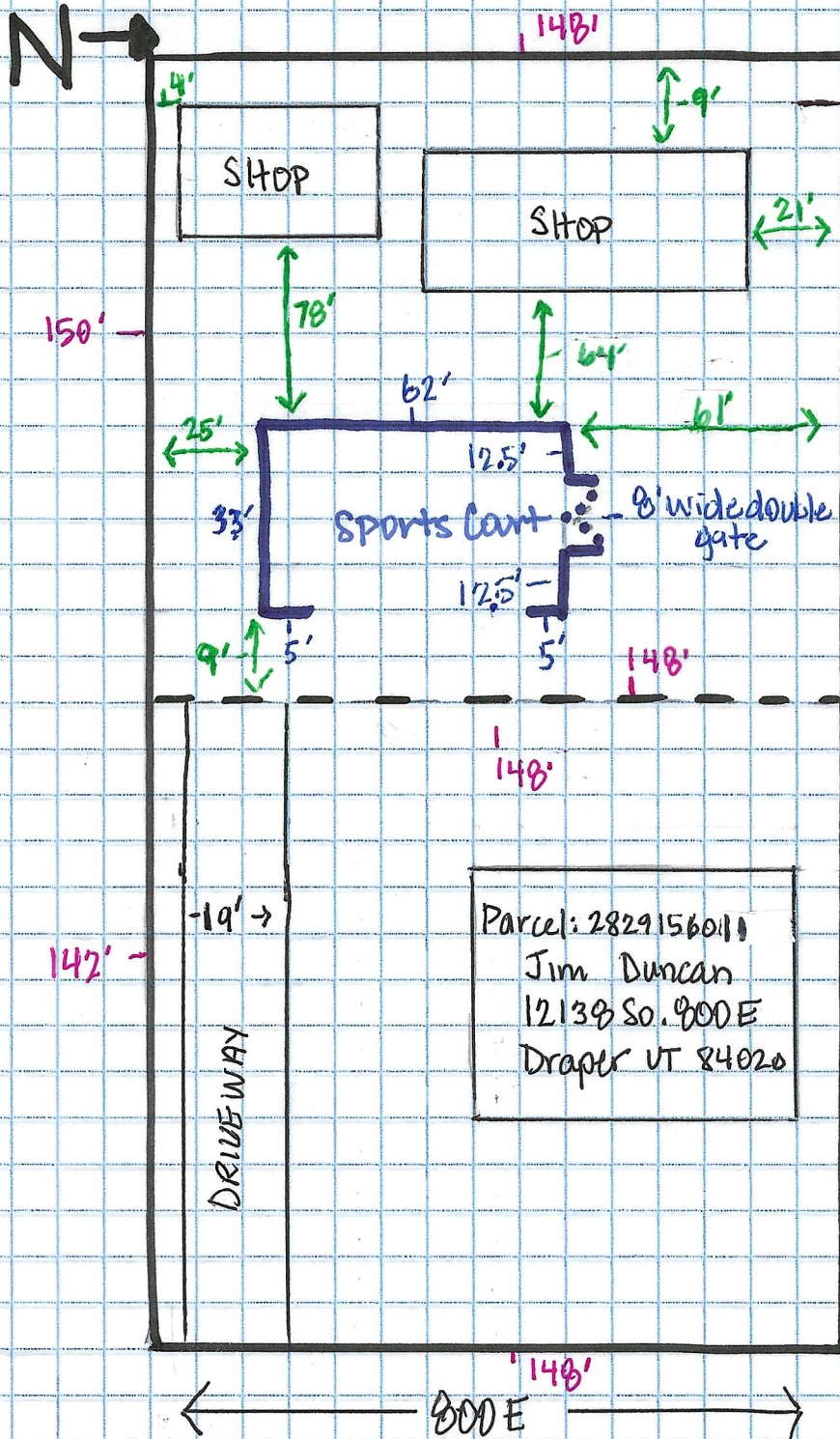


**EXHIBIT F
SITE PLAN**

— INSTALL 8' T. BLACK CHAIN-LINK FENCE & GATE
ENCLOSING A SPORTS COURT

— PROPERTY DIMENSIONS

— SETBACKS



SITE ADDRESS

Parcel: 2829156010
Jim Duncan
12136 So. 800 E.
Draper, UT 84020
801-910-0448
ZONE 1122

Residential Use

Neighborhood 972

APPLICANT

Superior Fence & Rail
- Natalie Davis
801-441-0635

2921 W. Parkway Blvd
West Valley, UT 84119

Parcel: 2829156010
Jim Duncan
12136 So. 800 E
Draper UT 84020

EXHIBIT G
APPLICANT STATEMENTS



September 24, 2025

The site plan for the installation of 8' Tall Black Chain-link Fencing and Gate to enclose the Sports Court at the address below is accurate, complete and meets the conditional use permit approval standards.

Parcel: 2829156010

Jim Duncan

12136 So. 800 E.

Draper, UT 84020

Sincerely,

NATALIE DAVIS | *Office Manager*
natalie.davis@superiorfenceandrail.com

Superior Fence & Rail of Utah
2921 West Parkway Blvd.
West Valley City, UT 84119

O: 801-441-0635

W: superiorfenceandrail.com

MEMO



To: Planning Commission

From: Todd Draper, AICP

Date: 2025-12-11

Re: Public Hearing: Pinnacle Towers Conditional Use Permit Amendment (Administrative Item).

Comments:

This application is a request for approval of a Conditional Use Permit amendment for approximately 0.90 acres located on the east side of Minuteman Dr., at approximately 16211 S Minuteman Dr. The property is currently zoned M2 (Major Manufacturing). The applicant is requesting that an amendment be approved to remove a condition of approval related to review of the permit at 25-year intervals.

Findings for Approval:

1. The proposed use is allowed in the M2 zone and the specific property is suitable for the proposed use.
2. Reasonable conditions have been imposed that substantially mitigate the reasonably anticipated detrimental effects of the proposed use.
3. The proposed use is in harmony with the objectives and requirements of the city's general plan and the zoning ordinance.
4. The proposed use will not be injurious to potential or existing development in the vicinity.
5. The proposed changes do not create additional aesthetic impacts to the surrounding area.
6. The request will not be detrimental to the health, safety or general welfare of the city, the area, or persons owning or leasing property in the area.
7. The lattice tower design is suitable in light of the particular circumstances associated with this location.

Findings for Denial:

1. The specific property is not suitable for the proposed use.
2. Reasonable conditions are not able to be imposed that substantially mitigate the reasonably anticipated detrimental effects of the proposed use.
3. The proposed use is not in harmony with the objectives and requirements of the city's general plan or the zoning ordinance.
4. The proposed use is injurious to potential or existing development in the vicinity.
5. The proposed changes aesthetically impact the surrounding area.
6. The request will be detrimental to the health, safety or general welfare of the city,

the area, or persons owning or leasing property in the area.

7. The lattice tower design is not suitable in light of the particular circumstances associated with this location.

ATTACHMENTS:

[Staff Report -PC 2025-0238-USE - Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

November 12, 2025

To: Draper City Planning Commission
Business Date: December 11, 2025

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: Pinnacle Towers – Conditional Use Permit Amendment Request

Application No.: 2025-0328-USE

Applicant: Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC.

Project Location: approximately 16211 S Minuteman Dr.

Current Zoning: M2 (Major Manufacturing) Zone

Acreage: 0.90 Acres (Approximately 39,204 ft²)

Request: Request for approval of a Conditional Use Permit Amendment in the M2 zone regarding a wireless telecommunications facility and removal a condition of approval related to review of the permit at 25-year intervals.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit amendment for approximately 0.90 acres located on the east side of Minuteman Dr., at approximately 16211 S Minuteman Dr. (Exhibit B & C). The property is currently zoned M2. The applicant is requesting that an amendment be approved to remove a condition of approval related to review of the permit at 25-year intervals.

The original Conditional Use Permit (CUP) was approved in 2001. The existing tower was approved as a 100-foot-tall lattice tower located in the far southwest area of the city between the Staker & Parson gravel pit and the Utah State Flight Park. The tower provides XM radio services and additional antennas for Utah Broadband and NextNav Omni were added to the tower in approximately 2012. Previous addresses of 511 West 16211 South

and 16201 South Minuteman Dr. have also been associated with prior approvals for the site.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community Commercial	Exhibit D
Current Zoning	M2	Exhibit E
Proposed Use	Wireless Telecommunications Facility	
Adjacent Zoning		
East	Mining and Grazing 1 (Unincorporated Utah County)	
West	M2	
North	M2	
South	Mining and Grazing 1 (Unincorporated Utah County)	

The Community Commercial land use designation is characterized as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	- Includes the full scope of commercial land uses that require and utilize exposure to the freeway - Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses - Frontage roads - Deeper setbacks for landscaping and enhancements - Limited traffic access points - Visual unity - Uniform design standards and aesthetics - Access to individual properties should be provided only from frontage roads - Well landscaped street frontages - Limited traffic access points for the site - Common off-street traffic circulation and parking areas - Pedestrian access from surrounding residential areas
LAND USE MIX	- Large-scale, master-planned commercial centers - Big-box stores and offices
COMPATIBLE ZONING	- Community Commercial (CC) - General Commercial (CG) - Interchange Commercial (CI) - Institutional Care (IC)
LOCATION	Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the M2 zone is to, *"provide areas where uses involving industrial processes and natural resource*

extraction may be permitted without negatively impacting other areas of the city, especially when undertaken on a large scale. To assure compatibility with uses in other adjacent zones, most manufacturing operations are allowed only as conditional uses."

Site Plan Layout and Design. The proposed site plan is included as Exhibit F. The tower is located towards the north end of the triangularly shaped subject property, and is accessed by private access roadways. A small equipment shelter measuring approximately ten (10) feet by fifteen (15) feet in size is located to the west of the tower. The lattice tower structure was originally approved with a maximum height of one-hundred feet (100') (Exhibit H). Based on the submitted elevation drawings (Exhibit G), the current tower appears to have been increased to its current overall height of one-hundred sixteen feet eight inches (116' 8") sometime over the past 24 years. Staff has been unable to locate a zoning approval for the additional height above the originally permitted one-hundred feet (100'), however the approved building permit for installation of the NextNav Omni antenna in 2012 showed installation of the top antenna at one-hundred fourteen feet (114'). The additional overall existing height appears to be attributable to a safety climb structure installed on the top of the lattice tower.

There is not a maximum height for lattice towers in the Wireless Facilities ordinance, or for structures in the M1 zone. Furthermore, Federal Section 6409(a) mandates that local governments must permit changes to an existing tower that are not considered to be a substantial change. This would allow additional tower height up to one additional antenna array plus 20-feet (approximately 30 feet). Staff recommends that the 100-foot height limit imposed as a condition of approval under the prior CUP be modified to indicate that the height of the tower may not exceed the additional height allowed under Federal Section 6409(a).

The original CUP required that the tower be available to other carriers for co-location. There appears to be six (6) different antenna arrays located at different heights on the tower. Definitive approvals for only two (2) of the current installations were able to be located by staff. Given the age of the tower, the ambiguity of the street address, and changes to city permitting processes and record keeping over time, it is possible that the other wireless providers located on the tower did receive the necessary approvals to co-locate on the tower even though this is unable to be verified. Staff recommends a condition of approval that all future changes or updates to the antennas and equipment located on or associated with the tower obtain the applicable land use permits and building permits prior to installation of any new antennas or equipment on the site.

As part of the original CUP approval for the tower, a condition was included that the CUP had to be reviewed after 25 years. The current permit would be due for this review in November of 2026. The applicant is requesting that this provision be removed from the list of conditions applicable to the site as part of this CUP amendment. As CUP's run with the land, Planning Staff views this condition as a review, not an expiration and recommends

that the condition be removed.

The applicant's responses to the Conditional Use Permit criteria are included as Exhibit I.

Table 2 **Wireless Telecommunications Facility Permitted Use Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Permitted Use Facility Type	Stealth, Roof, Wall, or Monopole	Lattice Tower	Allowed as Conditional Use
Antennas and Arrays			
Height	10' maximum (typical)	Varies. Largest is 10'-6"', smallest is 2'.	Allowed with Conditional Use
Width	15' maximum (typical)	Varies. Largest is 14'-7.5", smallest is 5'.	Complies
Mechanical and Electrical Equipment Screening	Screened from view from public ROW and adjacent properties with a solid screen	Equipment is located in a shelter or other vaults on the site.	Complies
Setbacks-			
Tower	None specified for lattice towers	North: 40' Southeast: 43' West: 65'	Complies
Accessory Buildings	None	North: 45' Southeast: 49' West: 45'	Complies
Location of Communication and Power lines	All communication and power lines to be located underground	Some lines are above ground and covered with ice bridges. Others are underground.	The current locations of the lines are allowed under the Conditional Use Permit.

Landscaping. No landscaping was required as part of the conditions for the original permit and no changes are being proposed with this application.

Lighting. No exterior lighting was identified as part of the original application and no changes are proposed with this application. Given the proximity of the tower to the Utah State Flight Park, FAA required lighting likely exists and will remain.

Fencing. The original approval required that a six-foot (6') tall vinyl-coated chain link fence be installed around the site. No changes to the existing fencing are proposed with this

application.

Previous Conditions of Approval. The Planning Commission/placed the following conditions of approval on the Conditional Use Permit on November 8, 2001:

1. That a current business license be obtained and continually maintained with Draper City.
2. That a building permit be obtained prior to construction of the tower and that all requirements of the Building Department are met.
3. That all requirements of the Fire Marshal are met.
4. That a six (6) foot vinyl-coated chain-link fence be installed as per drawings dated 22 October 2001.
5. That the tower be limited to 100' in overall height, including associated antennas.
6. That co-location be required on this site.
7. The conditional use permit will expire in 25 years (November 8, 2026)
8. That no landscaping be required.

Criteria For Approval.

As the tower design and height does not conform with the permitted use standards of DCMC 9-41-040 or 9-41-050, a conditional use permit is required as per DCMC 9-41-060.

9-41-060: CONDITIONAL USE:

A wireless telecommunication facility that does not conform to the development standards of section 9-41-040 of this chapter may be established in any agricultural, residential, commercial, public facilities, or industrial zone subject to the issuance of a conditional use permit pursuant to the requirements of section 9-5-080 of this title and the development standards of section 9-41-070 of this chapter. Each facility shall require a separate conditional use permit.

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

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

- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
- 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters*

- relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
- 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
 - 4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. The suitability of the specific property for the proposed use;*
 - c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
 - d. The economic impact of the proposed facility or use on the surrounding area;*
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
 - 5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

The applicable additional conditional use factors for evaluating this particular Conditional Use Permit for a wireless telecommunications facility are found in DCMC Subsections 9-41-070(C), (D), and (H). The additional standards for review of this request are as follows:

C. Fencing And Screening Requirements: Specific fencing and screening plans for each facility shall be submitted to the city in conjunction with any conditional use permit application. Higher grade fencing, more aesthetic fence designs, and landscaping may be required for the purposes of visual screening, architectural compatibility, site compatibility, and other impact mitigation.

D. Lattice Towers: A lattice tower facility shall be permitted only upon a finding that none of the other facility types set forth in subsection 9-41-020(B) of this chapter is suitable in

light of particular circumstances associated with a location where a facility is required for the proper functioning of a low power radio services network.

H. Additional Conditional Use Factors: In addition to conditional use standards outlined in subsection 9-5-080E of this title, the following factors shall be considered in evaluating an application for a conditional use permit:

- 1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
- 2. For new sites, whether location of the antenna on other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., is possible without significantly impacting antenna transmission or reception.*
- 3. Antenna location in relation to existing vegetation, topography and buildings to obtain the best visual screening.*
- 4. Whether spacing between monopoles creates quantifiable detrimental impacts to adjoining properties.*

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

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

1. That compliance with the previous conditions numbered 1, 2, 3, 4, 6, and 8 from the November 8, 2021 Conditional Use Permit approval continue to be maintained.
2. That condition number 5 from the November 8, 2021 Conditional Use Permit approval be altered to limit the overall height of the lattice tower and antenna to the allowable increases to height as permitted under Federal Section 6409(a).
3. That all future changes or updates to the antennas or equipment for the tower obtain the applicable land use permits and building permits prior to installation of any new antennas or equipment on the site.
4. That condition number 7 from the November 8, 2021 Conditional Use Permit approval regarding expiration or periodic review of the permit is removed and is no longer applicable.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Conditional Use Permit Amendment, as requested by Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC application 2025-0238-USE, based on the findings and criteria for approval and subject to the conditions listed in the Staff Report dated November 12, 2025.

Findings for Approval:

1. The proposed use is allowed in the M2 zone and the specific property is suitable for the proposed use.
2. Reasonable conditions have been imposed that substantially mitigate the reasonably anticipated detrimental effects of the proposed use.
3. The proposed use is in harmony with the objectives and requirements of the city's general plan and the zoning ordinance.
4. The proposed use will not be injurious to potential or existing development in the vicinity.
5. The proposed changes do not create additional aesthetic impacts to the surrounding area.
6. The request will not be detrimental to the health, safety or general welfare of the city, the area, or persons owning or leasing property in the area.
7. The lattice tower design is suitable in light of the particular circumstances associated with this location.

Sample Motion for Modified Approval– I move that we approve the Conditional Use Permit Amendment, as requested by Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC application 2025-0238-USE, based on the findings and criteria for approval and subject to the conditions listed in the Staff Report dated November 12, 2025, and as modified by the following additional findings or conditions below:

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

Sample Motion for Denial – I move that we deny the Conditional Use Permit Amendment, as requested by Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC application 2025-0238-USE, based on the findings and criteria for denial as listed in the Staff Report dated November 12, 2025.

Findings for Denial:

1. The specific property is not suitable for the proposed use.
2. Reasonable conditions are not able to be imposed that substantially mitigate the reasonably anticipated detrimental effects of the proposed use.
3. The proposed use is not in harmony with the objectives and requirements of the city's general plan or the zoning ordinance.
4. The proposed use is injurious to potential or existing development in the vicinity.
5. The proposed changes aesthetically impact the surrounding area.
6. The request will be detrimental to the health, safety or general welfare of the city, the area, or persons owning or leasing property in the area.
7. The lattice tower design is not suitable in light of the particular circumstances associated with this location.

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: 2025.11.26 15:36:11-0700'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2025.11.26 13:09:41-0700'

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: 2025.12.01 09:48:04-0700'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.12.01 09:56:13-0700'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No impact to public ROW, utilities, traffic, or public utilities.

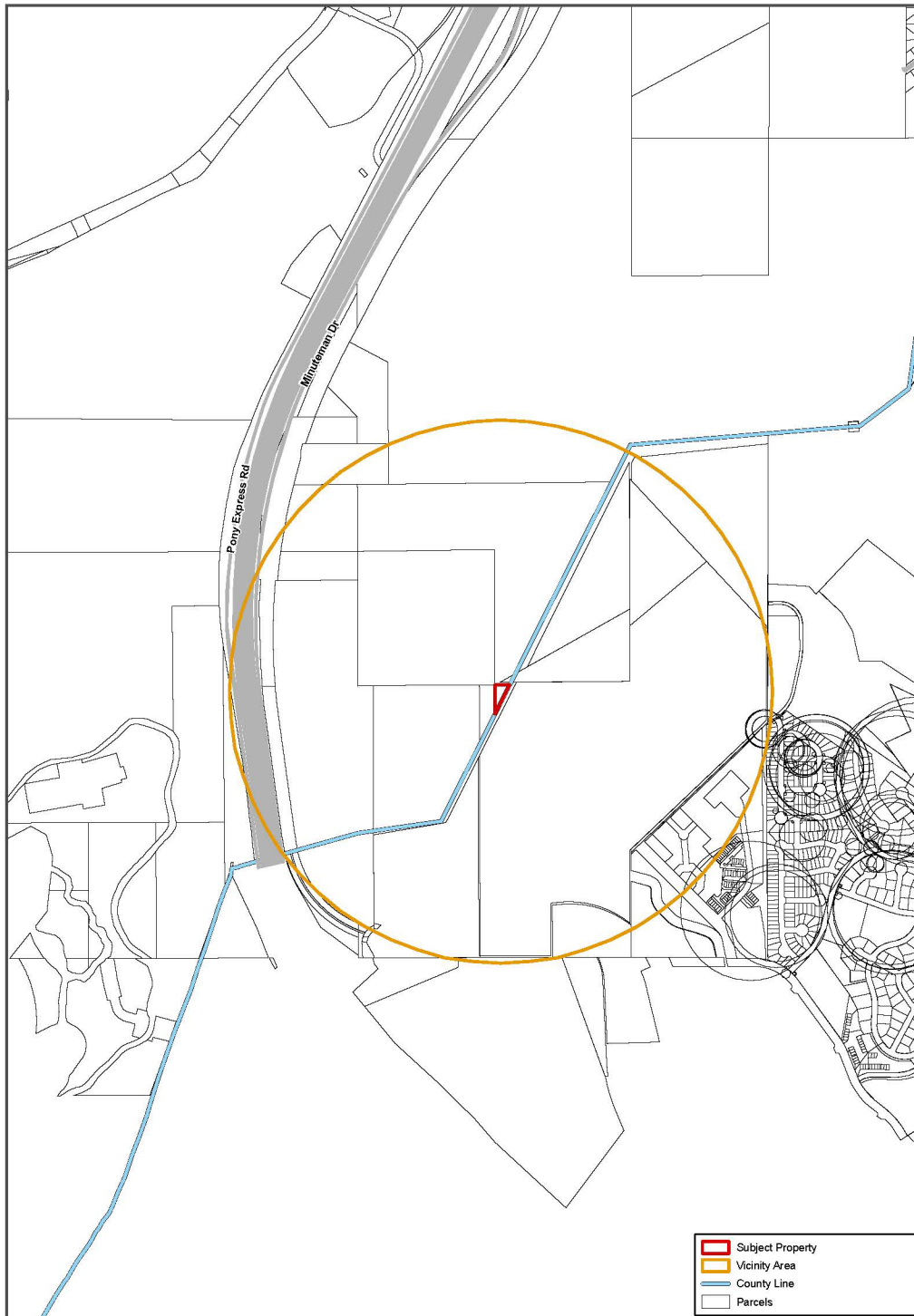
Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



Pinnacle Towers Conditional Use Permit Amendment

16211 S Minuteman Dr.

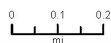
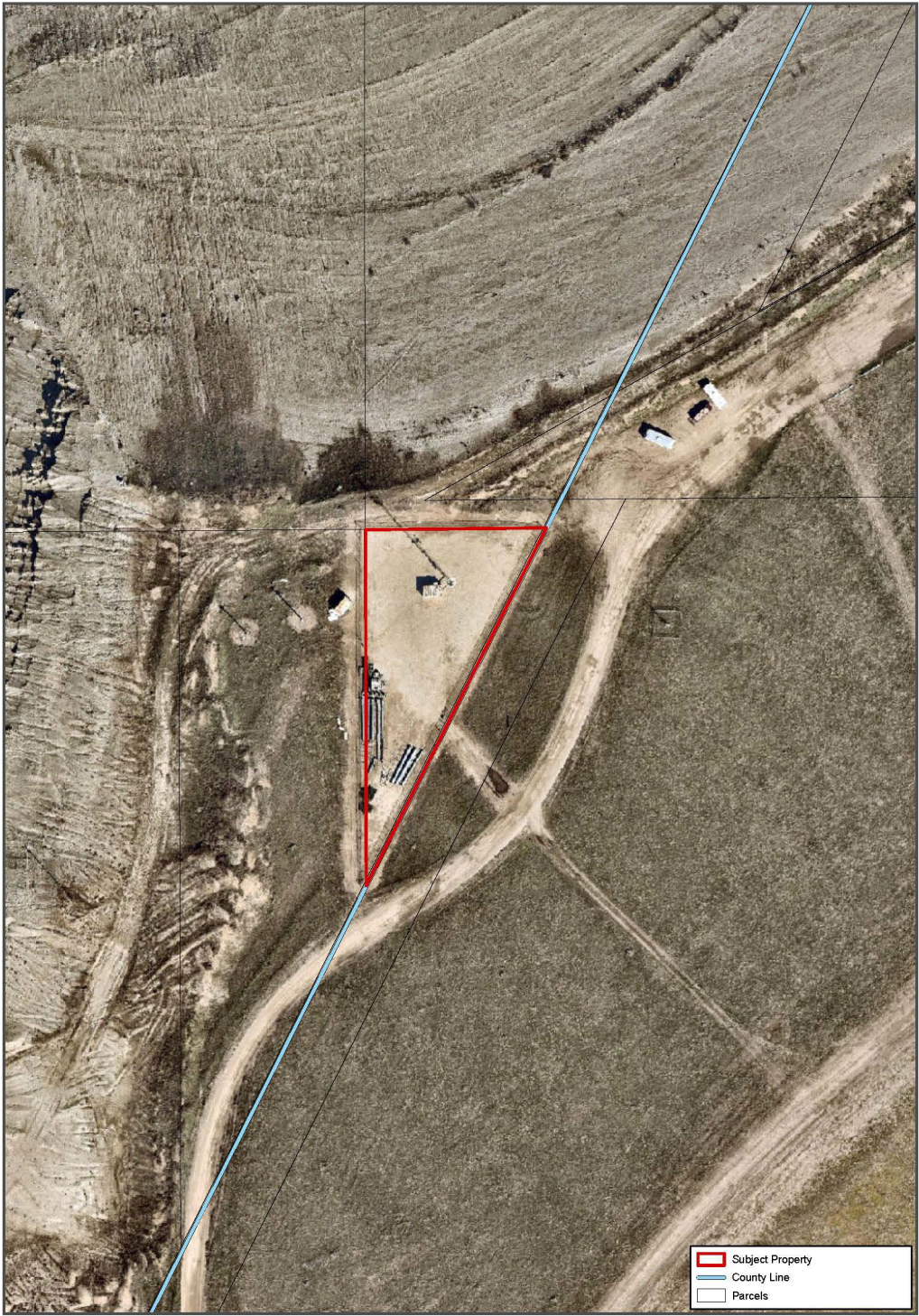


EXHIBIT C
AERIAL MAP





Date Printed: 11/7/2025

Pinnacle Towers Conditional Use Permit Amendment

16211 S Minuteman Dr.

0 0.01 0.02
m

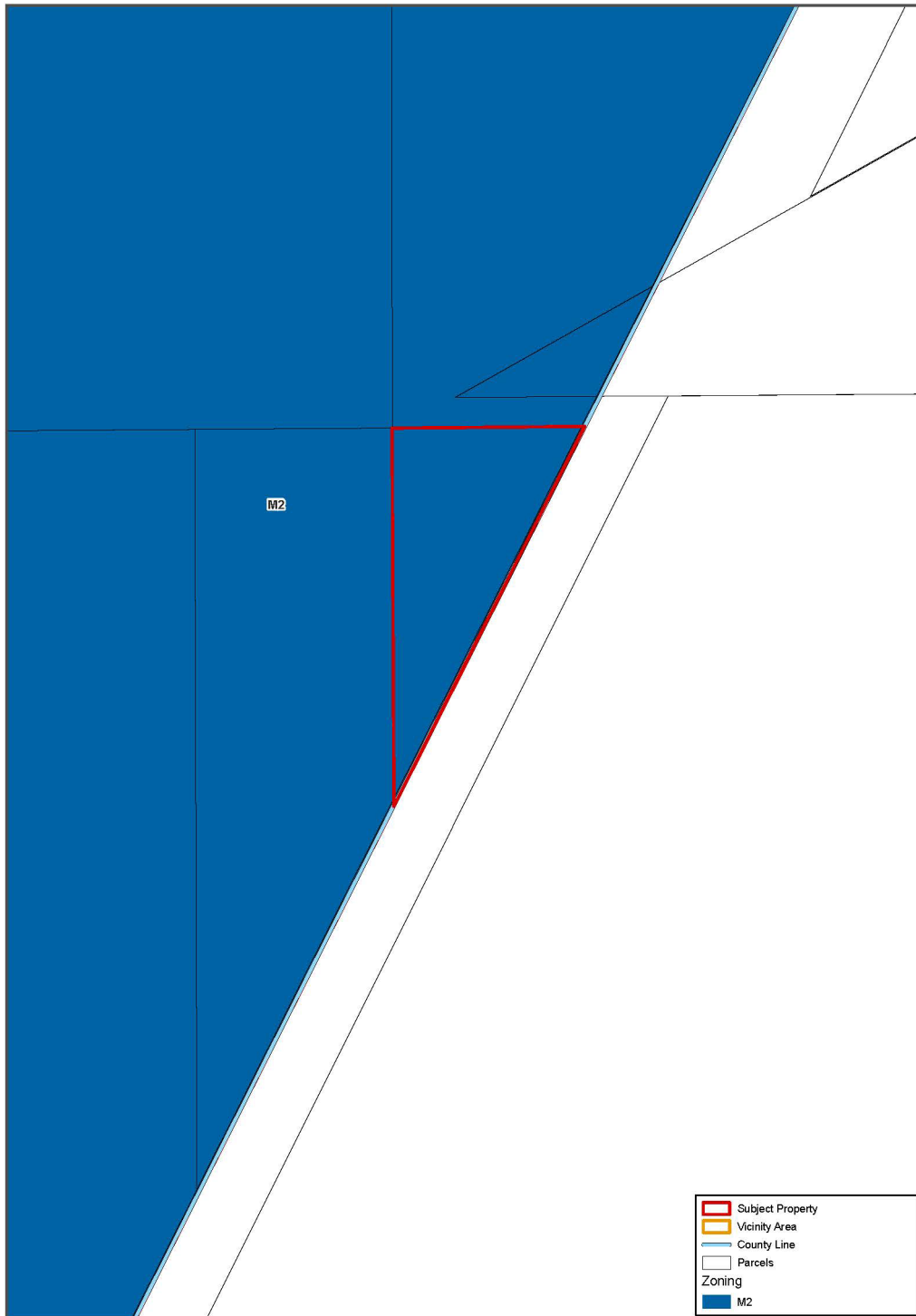
N



EXHIBIT D LAND USE MAP

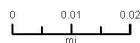


EXHIBIT E ZONING MAP



Pinnacle Towers Conditional Use Permit Amendment

16211 S Minuteman Dr.



**EXHIBIT F
SITE PLAN**

Preliminary Boundary S

Section 24, Township 4 South, Range 1 West of the Salt Lake Base and Meridian
SALT LAKE COUNTY, UTAH

FOR: PINNACLE TOWERS INC.

DESCRIPTION OF PROPOSED LEASE PROPERTY

A parcel of land located within a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 24, Township 4 South, Range 1 West of the Salt Lake Base and Meridian lying within Salt Lake County, State of Utah;

Being more particularly described as follows:

Beginning at the E1/4 Corner of Section 24, Township 4 North, Range 1 West of the Salt Lake Base and Meridian within Salt Lake County, State of Utah, and considering the North line of the NE1/4 SW1/4 of said Section 24 to bear N89°32'04"E, and all bearings contained herein to be relative thereto;

thence along the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24, N89°32'04"E 145.64 feet to the Salt Lake County Line; S26°48'45"W 321.93 feet to the West line of the NE $\frac{1}{4}$ Section along said County Line, S26°48'45"W 286.13 feet to the NW corner of the NW $\frac{1}{4}$ of said Section 24, N90°03'03"W 286.13 feet to the Point of Beginning, containing 0.48 ACRES, as described.

TOGETHER with a 20' wide ingress-egress easement being described along the existing road as follows:

Beginning at the intersection of the northeast of an existing access road and the edge of pavement of the existing frontage road from whence the SW corner of said Section 24 bears S72°24'47"E 118.34 feet;

thence N181°42'W 130.45 feet; thence 150.82 feet along a curve turning to the right, with a radius of 100.00 feet and a chord bearing N24°58'03"E 136.93 feet; thence N86°10'30"E 49.07 feet; thence N75°32'50"E 500.26 feet; thence N77°17'16"E 1445.53 feet; thence 75.07 feet along a curve turning to the right with a radius of 500.00 feet and a chord bearing N78°35'20"E 75.00 feet; thence 1559.11 feet along a curve turning to the left with a radius of 250.00 feet and a chord bearing of N64°39'15"E 156.44 feet; thence N46°23'28"E 374.63 feet; thence 1560.00 feet along a curve turning to the right with a radius of 300.00 feet and a chord bearing of N65°39'37"E 106.04 feet; thence 339.27 feet along a curve turning to the left with a radius of 350.00 feet and a chord bearing of N39°00'47"E 326.14 feet; thence N11°14'37"E 308.51 feet; thence 97.80 feet along a curve turning to the left with a radius of 550.00 feet and a chord bearing of N06°08'58"E 97.67 feet; thence N01°03'20"E 248.25 feet; thence 343.75 feet along a curve turning to the left with a radius of 210.00 feet and a chord bearing N45°50'17"W 306.64 feet; thence S87°16'06"W 215.39 feet; thence along a curve 180.40 feet turning to the right with a radius of 250.00 feet and a chord bearing N72°03'32"W 176.51 feet; thence N51°23'11"W 281.20 feet; thence 152.01 feet along a curve turning to the left with a radius of 80.00 feet and a chord bearing of S74°10'48"W 130.15 feet; thence S19°44'47"W 51.56 feet; thence 285.00 feet along a curve turning to the right with a radius of 350.00 feet and a chord bearing S43°04'27"W 277.19 feet; thence S68°24'07"W 185.65 feet; thence 135.70 feet along a curve turning to the left with a radius of 350.00 feet and a chord bearing S55°17'42"W 134.85 feet; thence S44°11'16"W 117.37 feet; thence 129.91 feet along a curve turning to the right with a radius of 350.00 feet and a chord bearing S58°59'57"W 125.89 feet; thence N86°11'30"E 123.36 feet; thence 130.15 feet along a curve turning to the left with a radius of 150.00 feet and a chord bearing of S78°17'59"W 92.75 feet; thence S60°17'23"W 815.89 feet; thence S61°21'13"W 116.21 feet to the point of termination.

SURVEYOR'S NOTES

- (1) Bearings are based on GPS observations on a line between the SW Corner of Section 24, T4S, R1W of the Salt Lake Base & Meridian and the W4 Corner of Section 24. The bearing between said monuments is S00°11'18"E.
- (2) The vertical datum is NAVD 88.
Benchmark information from NGS Data Sheet.
Benchmark—Station Murphy Elevation=4633.98
- (3) Title Commitment from First American Title Insurance Company
Commitment No. 00084507

Q.E.D.
SURVEYING SYSTEMS, Inc.

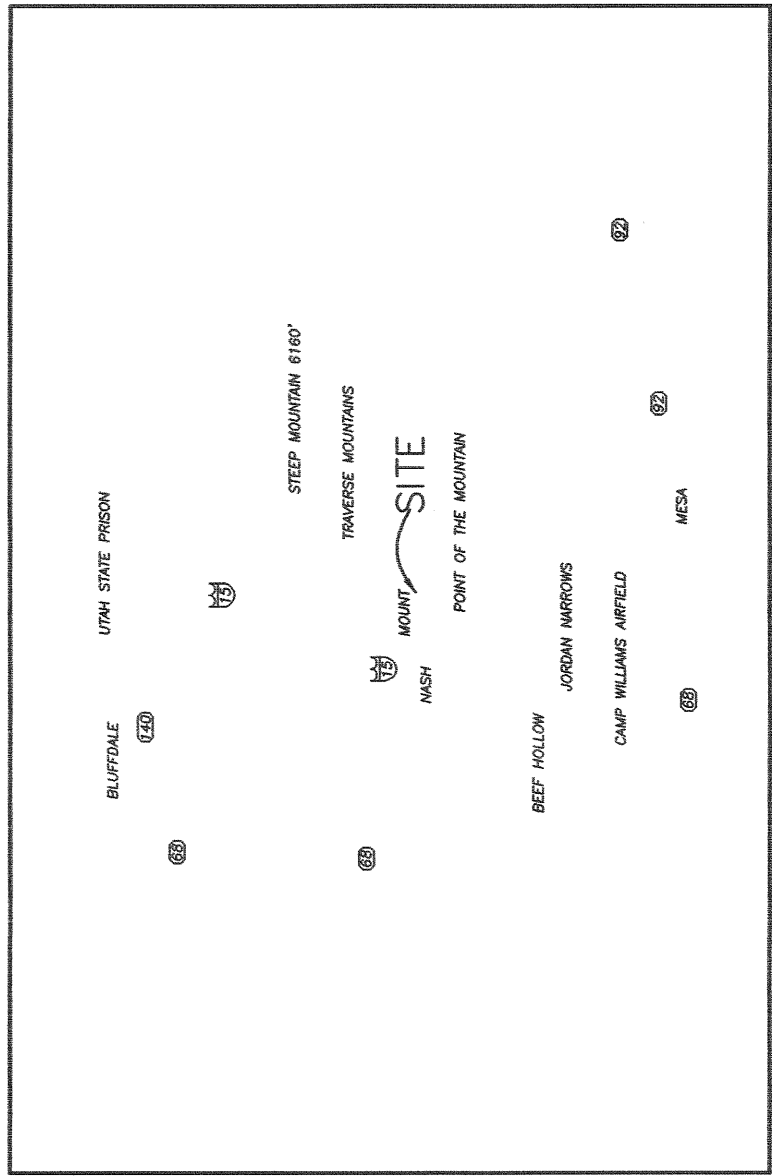
1018 Colorado Ave
Grand Junction, CO
81501-3521
(970) 241-2370
Fax: 241-7025

Surveying Western Colorado

SURVEY BROKERAGE SERVICES BY:



Online Surveying, Inc.
Professional Land Surveyors



Vicinity Map
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

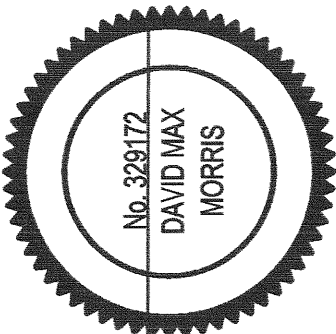
I, David M. Morris, do hereby certify to Bank of America, N.A. as Administrative Underwriter, Prindco Towers Inc., Federal Aviation Administration, Kirk & Pinkerton, and First American Title Insurance Company that this survey was made on the ground under my personal supervision and that this plot is a true, correct and accurate representation of the facts as found at the time of the survey, and more specifically, I so hereby certify that the survey conforms to the conditions and stipulations as checked (X) below.

- (x) 1. The boundary, lines and dimensions of the land indicated herein and each individual parcel thereof indicated herein is correct.
- (x) 2. 1/2" rebars are set at each property corner unless otherwise indicated herein.
- (x) 3. The distance from the nearest intersecting street, road and other point of reference is as shown herein.
- (x) 4. Correctly shows the location and dimension of all ditches, streets, roads, rights-of-way, easement and other matters of record which the surveyor has been advised affects the subject property (each has been identified by instrument volume and page number if available)
- (x) 5. Except as shown, there are no visible easements, rights-of-way, easements, or rights-of-way not visible on the ground.
- (x) 6. The location of all buildings, structures and other improvements or visible items, if shown, are as indicated herein.
- (x) 7. Except as shown, there are no visible perturbations on adjoining premises, structures, or other improvements situated on the subject property.
- (x) 8. Except as shown, there are no visible encroachments onto the subject property by building, structure or other improvements situated on adjoining premises.
- () 9. Correctly shows the location and acres contained in all portions of the subject property which are located in an area designated as a FLOOD PRONE AREA (ZONE A) as defined by the U.S. Department of Housing and Urban Development, Department of the Army, Flood Insurance Study of 1973. No part of the subject property is in Flood Zone "A".

- (X) 10. This survey not for construction purposes.
- (X) 11. Correctly shows the location of all streets and roots visibly providing access to and from the subject property.
- () 12. Correctly depicts the latitudinal and longitudinal coordinates of the subject property. The survey shows the horizontal distance above mean sea level of the base and tip of each tower $\pm 200'$ the elevation of the tip of each tower, and additionally, the ground elevation of the tip of the highest appearance on the tower, if such appearance is shown. The survey also shows the horizontal distance from the tower to the nearest foot, on the survey drawing and on a separate 8 1/2 x 11 certified letterhead. The horizontal and vertical location of the tower is based on the survey of the subject property and the survey of the subject property, equipped with a Coast Guard beacon receiver for differentiation. The vertical datum is NAVD 83. The horizontal datum is NAD 83.
- (X) 13. Survey meets or exceeds the minimum technical standards for Land Boundary surveys set forth by Utah State Law.
- (X) 14. If the survey is developed electronically (CAD File), it is essential that a 3 1/2" disk be provided/sent with the survey or that the survey be sent via internet e-mail to Pinnacle's CAD center, Mr. Scott Devine, whose internet address is scottdevine@pinnaclecad.com. Please call Mr. Scott Devine at 801-488-0000 electronically.

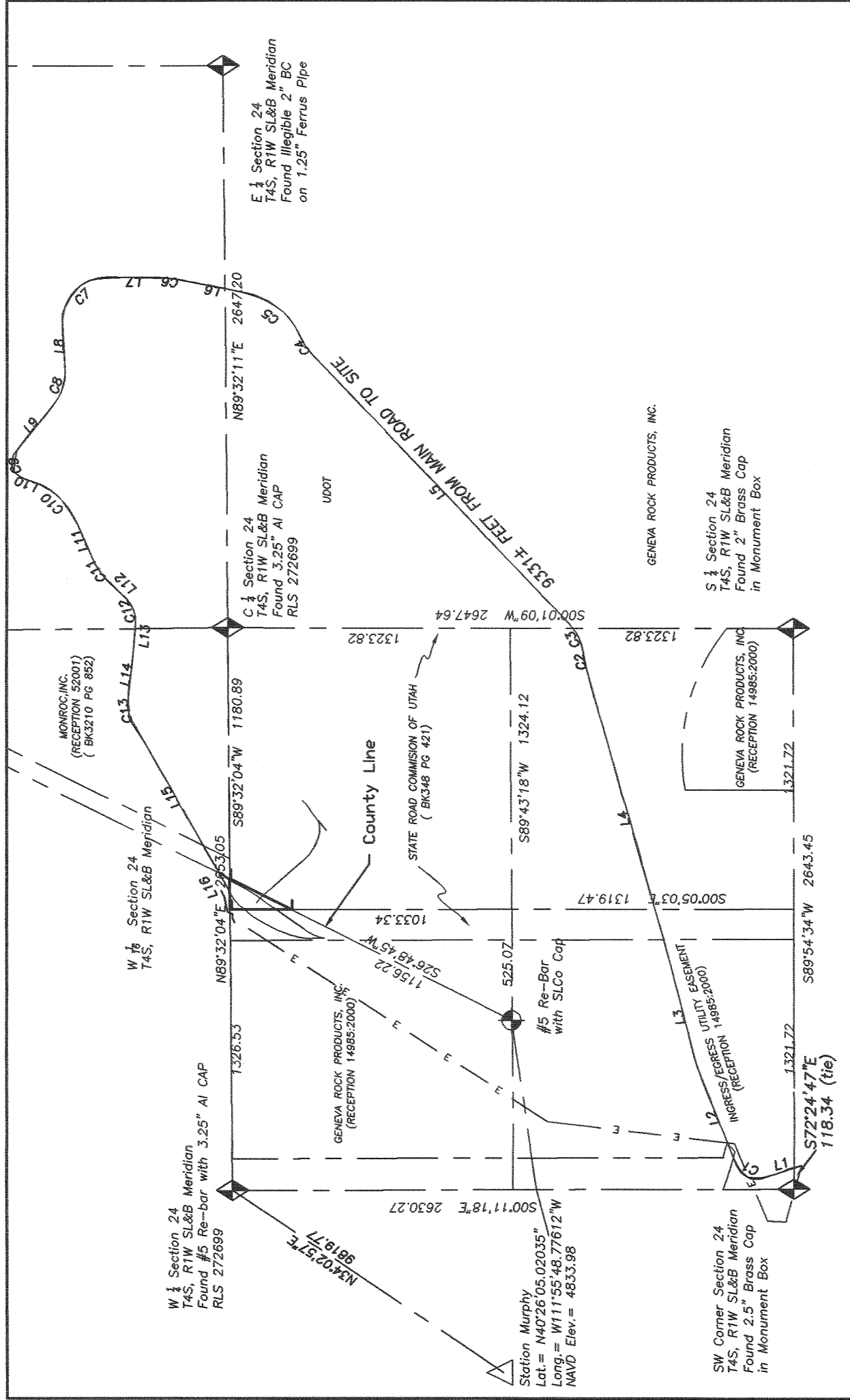
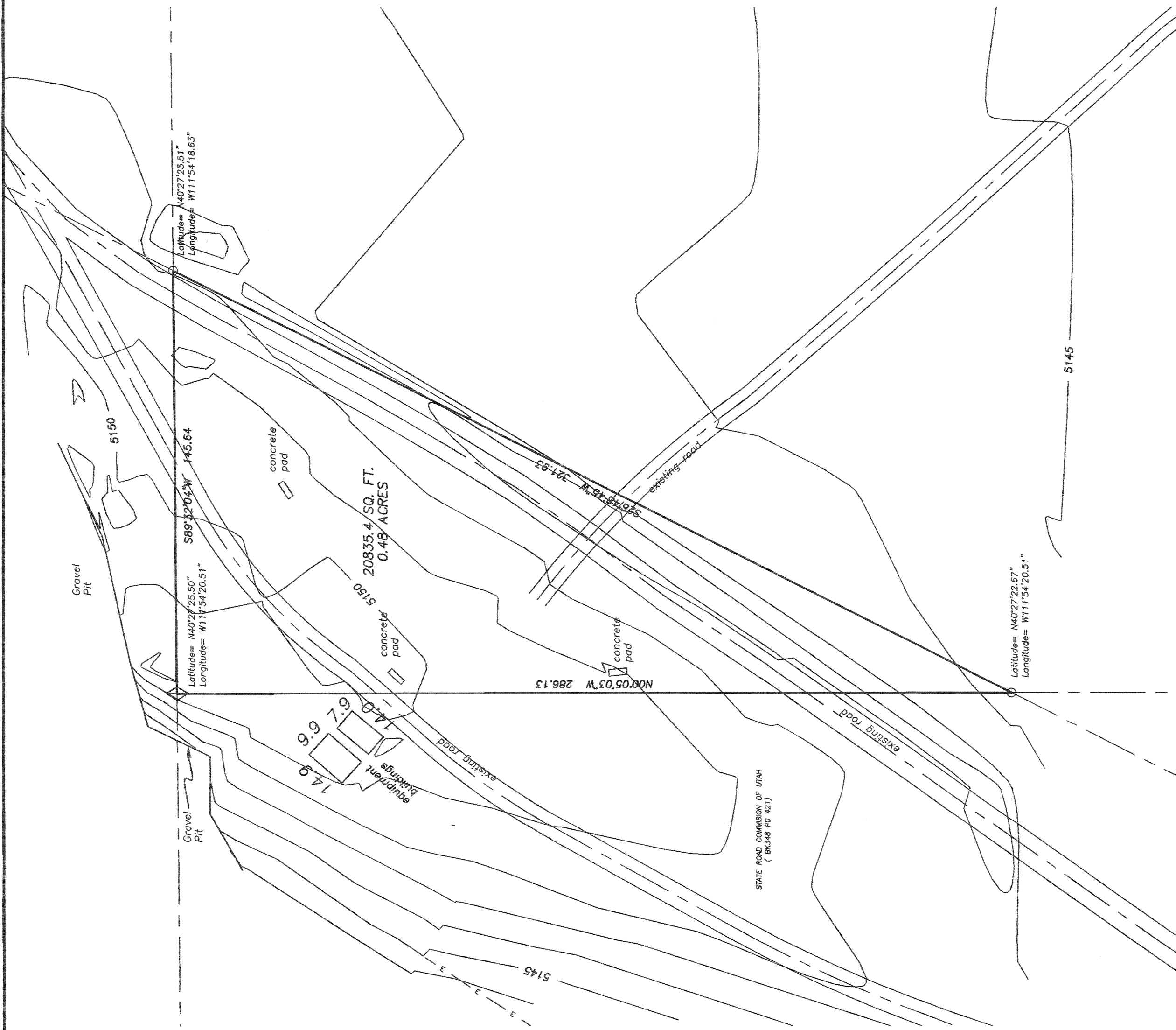
Q.E.D. Surveying Systems, Inc.

David M. Morris
Registered Land Surveyor
329172 Utah
Date of Survey: 10/03/2001
Date of Last Revision: 10/17/2001

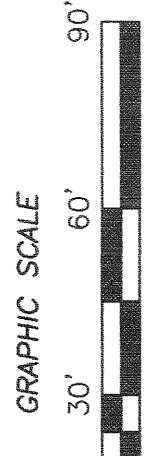


ADDITIONAL EXCEPTIONS IN SCHEDULE B OF TITLE POLICY:

- (10) Lack of access to and from the land.



Section Breakdown Detail



(IN FEET)

1 INCH = 30 FEET

LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
 ◐ FOUND ALIQUOT MONUMENT AS DESCRIBED
 ◑ FOUND ALIQUOT MONUMENT AS DESCRIBED
 ◒ SET #0 30" RE-PAR W/2-1/2" ALUM CAP. L5#329172
 ○ SET #5 RE-PAR W/2-1/2" ALUM CAP. L5#329172
 ε — POWER LINE
 ————— CONTOUR INTERVAL = 1'

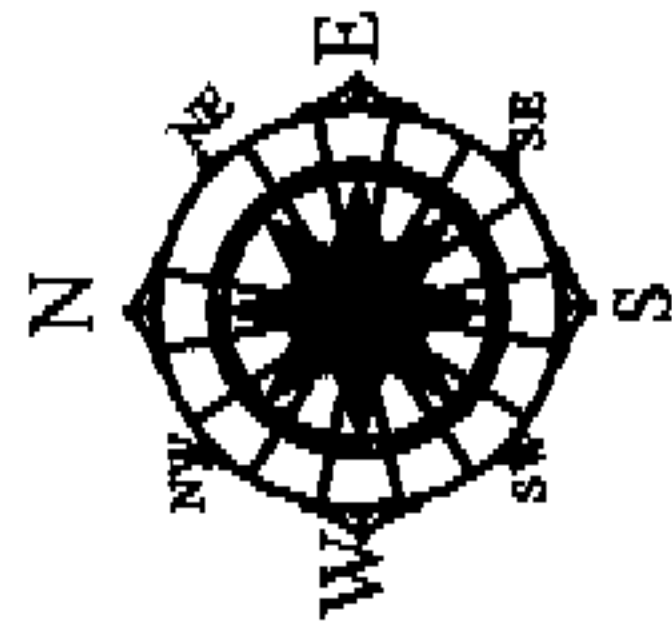
Line Table

	LINE	BEARING	DISTANCE
	L1	N18°14'24"W	190.45
	L2	N68°10'30"E	498.02
	L3	N75°32'50"E	500.26
	L4	N74°17'16"E	1744.53
	L5	N45°25'28"E	1744.63
	L6	N11°14'37"E	308.51
	L7	N7°10'32"E	248.25
	L8	S87°16'06"W	215.59
	L9	S84°13'17"W	281.50
	L10	S84°17'17"W	181.50
	L11	S68°24'07"W	189.65
	L12	S44°11'16"W	111.37
	L13	N86°11'23"W	123.36
	L14	N83°41'25"W	245.04
	L15	N67°17'23"W	816.89
	L16	S67°21'13"W	116.21

Curve Table

[illegible]

ACQUISITION #: 0425-525



Western Aggregate
Property

Geneva
Rock
Property

PROPERTY LINE

PROPERTY LINE

Property of
UTAH STATE
D.O.T.
V.D. 33-24-200-006

PP

Buried Power Cable

Property of
Pinnacle Towers Inc.
V.D. 33-24-200-002

PROPERTY LINE

Access Roadway

Access Roadway

Access Roadway

SALT LAKE
COUNTY

UTAH
COUNTY

SALT LAKE
COUNTY

UTAH
COUNTY

Access Roadway

PROPERTY LINE

REVISIONS

DESCRIPTION

REV

DATE

APPROVED BY

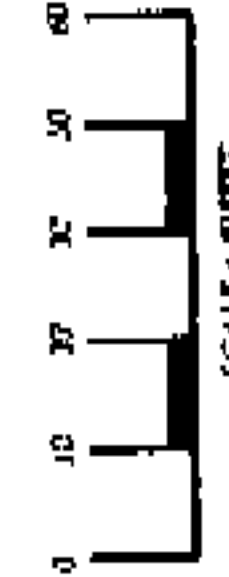
EXHIBIT "A"

Premises

LEGAL DESCRIPTION: A 150' East x 294' South Triangle
Portion of Area from the NE Corner of that portion of NE 1/4
of SW 1/4 SEC 24 T 4S R 1W MER IN SL. CO.
0.9 AC SL CO TD. Parcel Shp # 33-24-300-002-0000



= PROPERTY OF PTI



SCALE - FEET

Pinnacle Towers Inc.
Cableless Fiber Optic Systems, Inc.

PROJECT NEW SITE LEGAL DESCRIPTION

0425-525
POINT OF THE MOUNTAIN PROPERTY
DRAPER, UT

DESIGNED BY	MPM	ACQUISITION NO.	0425-525	DATE	7/11/02	REV	0
DRAWN BY	TA						
CHECKED BY	TA						

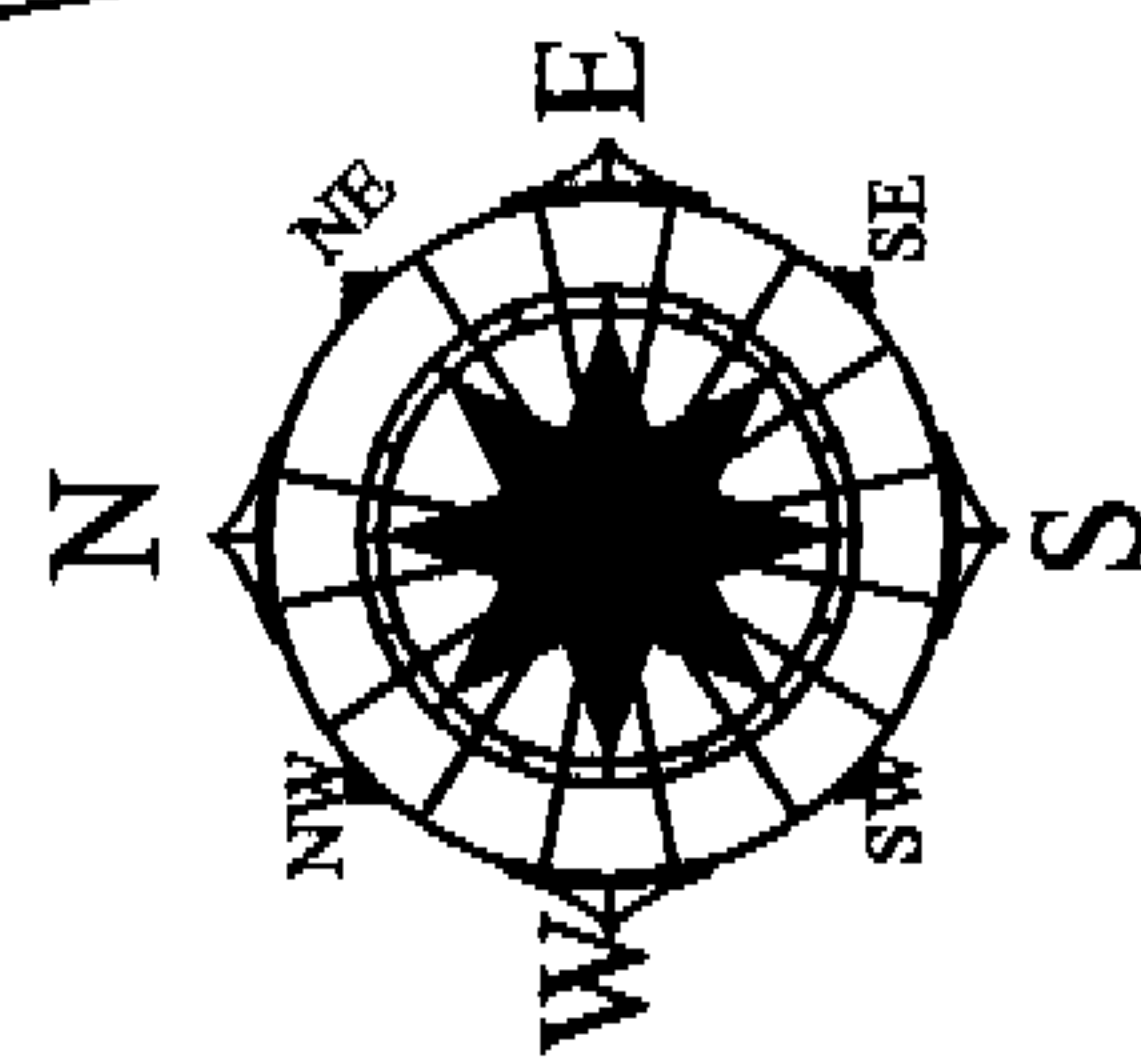
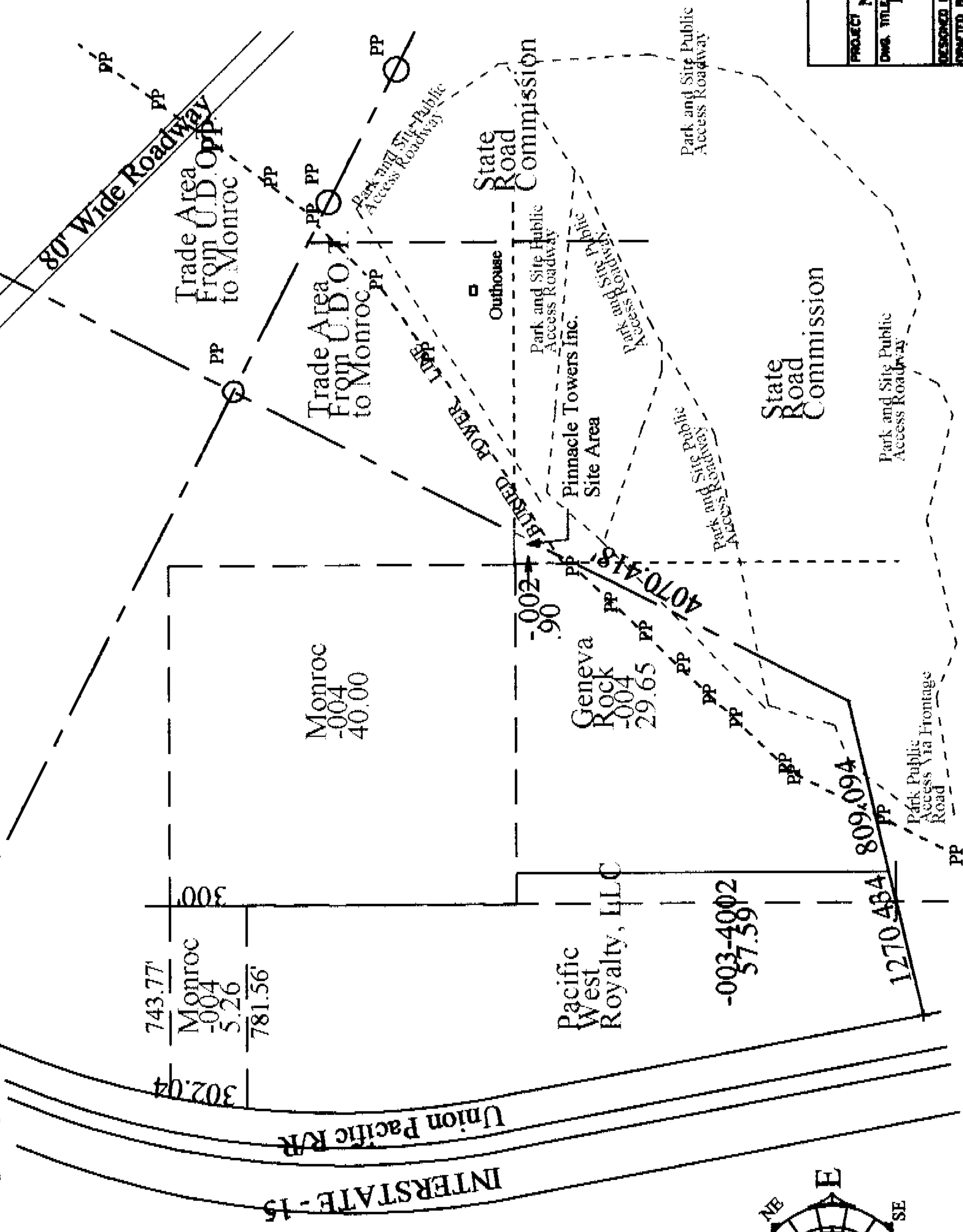
SHEET: 1 of 1

ACQUISITION #: 0425-525

EXHIBIT "B" Easement Property

REVISIONS		
REV	DESCRIPTION	DATE

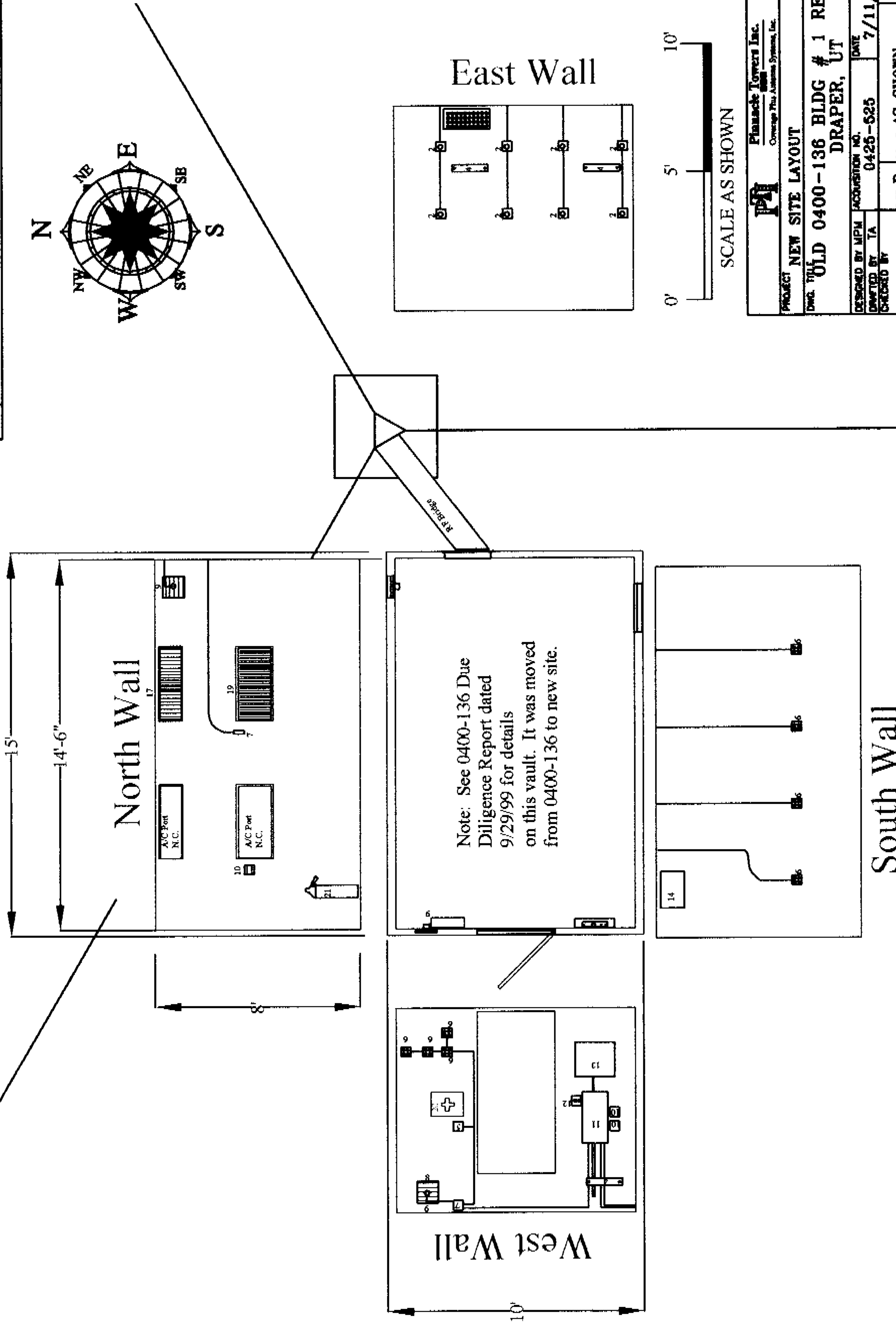
APPROVED BY



Pinnacle Towers Inc. Coverage Plus Antenna Systems, Inc.	
PROJECT NEW SITE PROJECT LAYOUT PLAN	
DWA, TML EXHIBIT "B" PROPERTY EASEMENT POINT OF MOUNTAIN, UT	
DESIGNED BY MPM	ACQUISITION NO.
DRAWN BY TLA	425-525
CHECKED BY	DATE
5-6-02	7/11/02
REV	0
SHEET 1 OF 1	

ACQUISITION # 0425-525

REVISIONS			DATE	APPROVED BY
REV	DESCRIPTION			



PROJECT		NEW SITE LAYOUT	
DRG. #		OLD 0400-136 BLDG # 1 RELOCATED DRAPER, UT	
DESIGNED BY	MPM	ACQUISITION NO.	0425-525
DRAWN BY	TA	DATE	7/11/02
CHECKED BY		REV	0
SHEET B		SCALE AS SHOWN	
		SHEET 1 of 1	

Plasque Towers Inc.
Coverage Plus Antenna Systems, Inc.

EXHIBIT G
ELEVATION DRAWING

115 FT. 6 IN. TIP OF SAFETY CLIMB

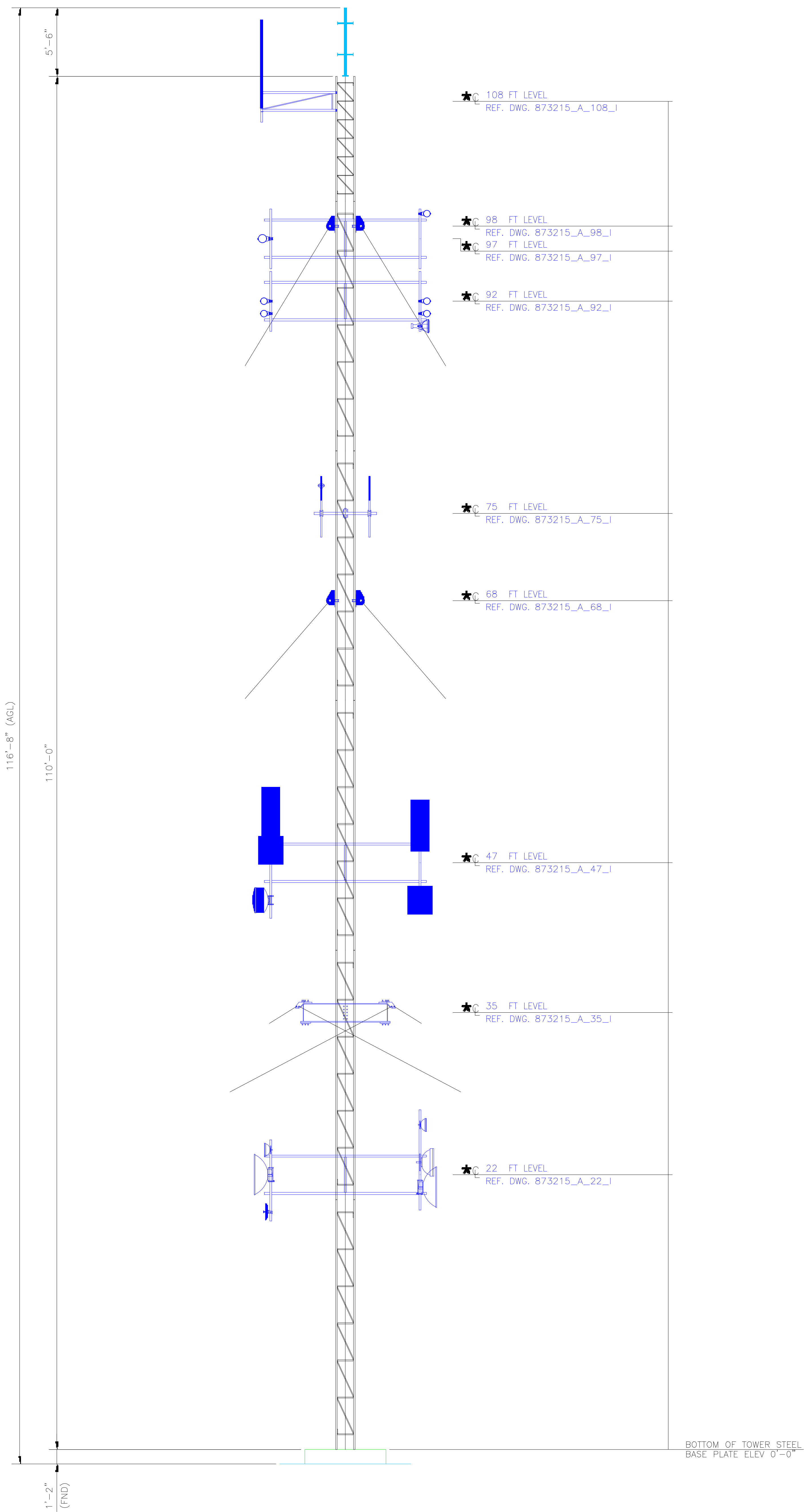


EXHIBIT H
ORIGINAL CUP APPROVAL LETTER

DIRECTOR

Eric Keck, Deputy City Manager

SECRETARIESMarilyn Simmons, Planning
Nancy Bishop, Building**PLANNERS**Brian Maxfield, AICP, Senior Planner
Grant Crowell, AICP, Senior Planner
Gary Fry, Associate Planner**COMMUNITY DEVELOPMENT DEPARTMENT**12441 South 900 East
Draper, Utah 84020

November 9, 2001

Pinnacle Towers Inc.
c/o FCCM
3159 E. Oak Cliff Drive
Salt Lake City, UT 84124

RE: Application #01-104, Pinnacle Towers, Inc. – Conditional Use Permit
 Property Location: Approx. 511 W. 16211 S., Draper, UT 84020
 Zone: M2

On November 8, 2001, the Draper City Planning Commission approved 3-0 a conditional use permit for a 100' XM Radio lattice tower and associated equipment, located at approx. 511 W. 16211 S. subject to the following conditions:

1. That a current business license be obtained and continually maintained with Draper City.
2. That a building permit be obtained prior to construction of the tower and that all requirements of the Building Department are met.
3. That all requirements of the Fire Marshal are met.
4. That a six (6) foot vinyl-coated chain-link fence be installed as per drawings dated 22 October 2001.
5. That the tower be limited to 100' in overall height, including any associated antennas.
6. That co-location be required on this site.
7. The conditional use permit will expire in 25 years (November 8, 2026).
8. That no landscaping be required.

If you have questions regarding this approval, please feel free to give me a call at 576-6569.

Respectfully,

Gary Fry
Associate Planner

cc File
 Engineering Department
 General Services Department
 Building Department
 Economic Development
 Eric Keck, Director, Community and Economic Development

EXHIBIT I
APPLICANT RESPONSES



September 26, 2025

Mr. Todd Drake
City of Draper
1020 E Pioneer Road
Draper, UT 84020

Re: Administrative Amendment to Conditional Use 01-104 to remove the 25-year expiration

Mr. Drake-

Commscapes, on behalf of Crown Castle International, is respectfully requesting an Administrative Amendment to Conditional Use Permit 01-104 to allow for the continued use of a 100' XM Radio lattice tower and associated equipment.

Overview of proposed (existing) Use

The existing facility, located at 16211 South Minuteman Drive (APN 33-24-300-002-0000) was originally developed by Pinnacle Towers, Inc. in 2001, and has been in continuous use since that time. The Use Permit was granted for a term of 25 years, and expires on November 8, 2026.

The triangular shaped .9 acre parcel is owned in fee by Pinnacle Towers, Inc. It is zoned M2, and is improved with a 100' guyed tower and equipment building, secured by a 10' tall chain link fence. The communications tower supporting XM Radio/Sirius, Utah Broadband, and Peak Alarm Company is the parcel's sole land use. It is surrounded by M2 zoning to the north and west (aggregate quarry), and by the Flight Park State Park to the southeast. The site is an unmanned facility and therefore has minimal impact on traffic in the area. Technician parking is provided within the .9 acre facility.

There are two existing towers located adjacently west at 16213 S Minuteman (33243000060000, State Road Commission of Utah) and one 175' to the east within the State Park parcel. This existing verticality serves to minimize the visual impact of the Pinnacle Tower Facility.

The site was acquired through Crown Castle's acquisition of Pinnacle Towers in April of 2004.

Statement of Variance Applicability (DCMC 9-5-110)

A variance will not be required in connection with the existing Conditional Use.

Statement of Compliance with Standards (DCMC 9-5-080E)

The existing Conditional Use meets the approval standards of 9-5-080E because:

- 1.) The existing (existing) use is in compliance with the objectives and requirements of the City's General Plan
- 2.) The proposed (existing) use is well-suited for the property, given its zoning and surrounding land uses
- 3.) The proposed (existing) use is passive and therefore not injurious to potential or existing development in the vicinity
- 4.) The proposed (existing) use supports wireless communications for the area and therefore creates a positive economic impact
- 5.) The aesthetic impact of the proposed (existing) use is mitigated by the existence of three additional towers surrounding the Pinnacle Towers parcel
- 6.) The proposed (existing) use enjoys the benefits of existing utilities, drainage, access, loading, and pedestrian and vehicular circulation within the secured facility
- 7.) The proposed (existing) use is passive in nature, and does not create any noise, glare, dust, pollutants, or odor
- 8.) As a passive use, the proposed (existing) use does not have a detrimental impact on the health, safety, and welfare of the City or residents owning or leasing property in the area

Based on the foregoing factors, we are respectfully requesting an Administrative Amendment removing the 25-year expiration to allow for the continued use of the facility.

Please contact me with any additional questions or comments. I can be reached at (602)549-9054 or tdaoust@commscapesllc.com.

Respectfully,

Todd Daoust

Todd E Daoust
Commscapes, LLC

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2025-12-11

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

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.01 acres located on the south side of Daisyfield Dr. at approximately 182 E. Daisyfield Dr. The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a Home Occupation to operate a personal care service esthetics salon.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

[Tamed Beauty LLC. Staff Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

December 1, 2025

To: Draper City Planning Commission
Business Date: December 11, 2025

From: Development Review Committee

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

Re: Tamed Beauty, LLC. – Home Occupation Conditional Use Permit Request

Application No.: 2025-0214-USE

Applicant: Marissa Lacanienta, representing Tamed Beauty, LLC.

Project Location: 182 E. Daisyfield Dr.

Current Zoning: R3 (Single-Family Residential) Zone

Acreage: 0.01 Acres (Approximately 4,356 ft²)

Request: Request for approval of a Conditional Use Permit to operate a Home Occupation that provides personal care services.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.01 acres located on the south side of Daisyfield Dr. at approximately 182 E. Daisyfield Dr. (Exhibit C). The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a Home Occupation to operate a personal care service esthetics salon.

The property is Unit 1040 of the Fields At Draper Condominiums, Phase 2. The condominium on the property was built in 1998.

ANALYSIS

General Plan and Zoning.



Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential High Density	Exhibit E
Current Zoning	R3	Exhibit F
Proposed Use	Personal Care Service	
Adjacent Zoning		
East	R3	
West	R3	
North	R3	
South	R3	

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

Residential High Density

LAND USE DESCRIPTION		
CHARACTERISTICS	- Abundant landscaping - Architectural variation between units and/or buildings, designed to look like houses, not boxes - Avoid walls and fences, except for screening and buffering with neighboring developments	
LAND USE MIX	Primary - Patio homes - Townhouses - Multifamily housing	Secondary - Parks - Churches - Schools - Open Space
DENSITY	Density range: 8-12 dwelling units per acre	
COMPATIBLE ZONING	- Institutional care (IC) - Multiple-family Residential (RM1) - Multiple-family Residential (RM2) - Master Planned Community (MPC)	
LOCATION	- Near retail centers, offices, or other compatible uses - Near major transit investment corridors	
OTHER CRITERIA	- Care must be taken to minimize impacts on other residential areas to provide adequate circulation to accommodate the traffic demands - The developer must demonstrate that the project provides a quality living environment	

According to the Draper City Municipal Code (DCMC) Section 9-8-020(B)(3), the purpose of the R3 zone is to, *"permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan."*

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

- A. Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
- The applicant has indicated that they own and operate Tamed Beauty, LLC. and are also reside at the subject property.
- B. Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*
- The applicant has submitted an application for a business license which is pending the approval of this Home Occupation Conditional Use Permit Request.
- C. Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
- The applicant has indicated that they are the only employee of the business and that there is no one else employed in the home occupation.
- D. Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*
- The applicant has indicated that they will comply with applicable inspections.
- E. Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*
- The applicant has indicated that they do not have any inventory, stock or merchandise exceeding two hundred fifty (250) square feet on the premises and do not have any outside storage.

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

- No modifications of the structure or yard have been or will be made for the business (Exhibit H).
- Customers will park their vehicles on the existing driveway for the unit (Exhibits F & H).

G. Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.

- The applicant has indicated that the business will not create any of the prohibited nuisances listed in ordinance.

H. Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.

- The space used for the home occupation, including the inventory storage space, is approximately 120 ft² which is 10% of the dwelling unit (Exhibit H).

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

- There are no signs being used or proposed.

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

- The applicant indicates that one (1) off street parking stall is provided for the use of customers (Exhibits F & H).

K. Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home

occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.

- The applicant has indicated that there are no vehicles or equipment associated with the home occupation.

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

- The applicant has indicated that the yard will not be used for any business activities nor storage.

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

- The applicant is requesting a deviation from this standard in order to allow customers to come to the home to receive services (Exhibit H).

N. Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- The applicant has indicated that the home occupation will not cause an excessive demand for public utilities above that necessarily and customarily provided for residential uses.

O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.

- The home occupation is conducted entirely inside of the primary structure within a spare bedroom (Exhibit H).

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

- The applicant indicates that the Home Occupation is located in a multiple-family dwelling and that they will obtain an approval letter from the HOA

(Exhibit H). A condition of approval has been included in the recommendations section of this report.

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

- The home occupation does not provide childcare nor is it engaged in food production.

The applicant is requesting a deviation from criteria listed in DCMC 9-34-40 regarding customers coming to the home. A home occupation that does not comply with the criteria may be established through a conditional use permit per DCMC 9-34-060. The reasonably anticipated detrimental effects related to operating a Person Care Service with customers coming to the home is people coming and going from the property and the potential vehicle traffic generated by customers and vehicles parked on the street. In regards to this particular home occupation, the potential for such detrimental effects is mitigated by how the applicant operates the business. As described in Exhibit H, the anticipated number of customer appointments in a single day is between 2 and 6 customers. Customers schedule their appointment online for a session which is no longer than 60 minutes. Appointments are scheduled one at a time with lead time in between appointments to prevent customers arriving before the previous customer has left the property. Business is conducted only during the hours of operation which are 8 a.m. to 8 p.m., Monday through Saturday. An off-street parking stall is located on the driveway in front of the applicant's garage. Though the proposed parking stall prohibits access to the garage during business hours, the only resident vehicle which utilizes the garage is the applicant's.

Criteria For Approval.

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

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

- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
- 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
- 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
- 4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. The suitability of the specific property for the proposed use;*
 - c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
 - d. The economic impact of the proposed facility or use on the surrounding area;*
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;*
 - f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
 - g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
 - h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
- 5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

Staff believes that the potential detrimental effects related to parking, traffic, customers coming to the home and hours of operation can be mitigated by the applicant's proposed mitigation measures and has incorporated them into the suggested conditions for approval.

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That the applicant shall obtain a letter of approval from their respective HOA representative prior to issuance of a business license.
4. That only one (1) customer at a time shall receive services at the subject property.
5. That all customer appointments shall be scheduled in advance and that

- unscheduled walk-in customers shall not be permitted.
6. Appointments shall be scheduled so as to provide an adequate break or lead time between customers.
 7. That one (1) off-street parking stall shall be provided for the customers of the business in the location shown on the approved site plan.
 8. That the hours of operation be limited to between 8:00 am to 8:00 pm, Monday through Saturday.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Marissa Lacanienta, representing Tamed Beauty, LLC. application 2025-0214-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated December 1, 2025.

Findings for approval:

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

I move that we approve the Home Occupation Conditional Use Permit, as requested by Marissa Lacanienta, representing Tamed Beauty, LLC. application 2025-0214-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated December 1, 2025 and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Marissa Lacanienta, representing Tamed Beauty, LLC. application 2025-0214-USE, based on the following findings and the criteria for denial as listed in the Staff Report dated December 1, 2025.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.12.04 13:23:01-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2025.12.08 09:45:58-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.12.04 14:52:30-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matt Symes

Digitally signed by Matt Symes
DN: C=US,
E=Matt.symes@draperutah.gov, O=Draper
City Corporation, CN=Matt Symes
Date: 2025.12.05 08:43:06-07'00'

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.

Engineering and Public Works Divisions Review.

1. No additional comments.

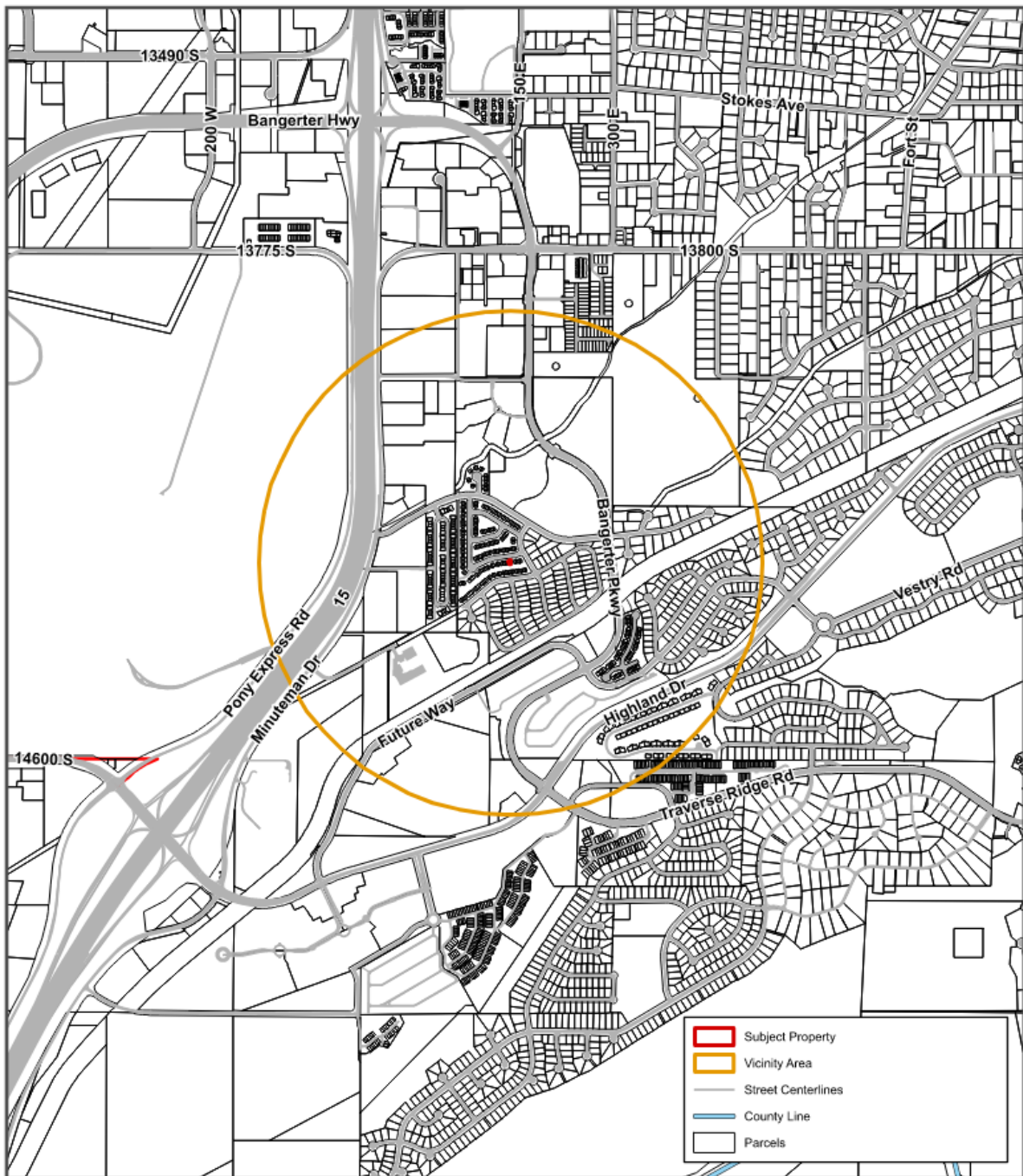
Building Division Review.

1. No additional Comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



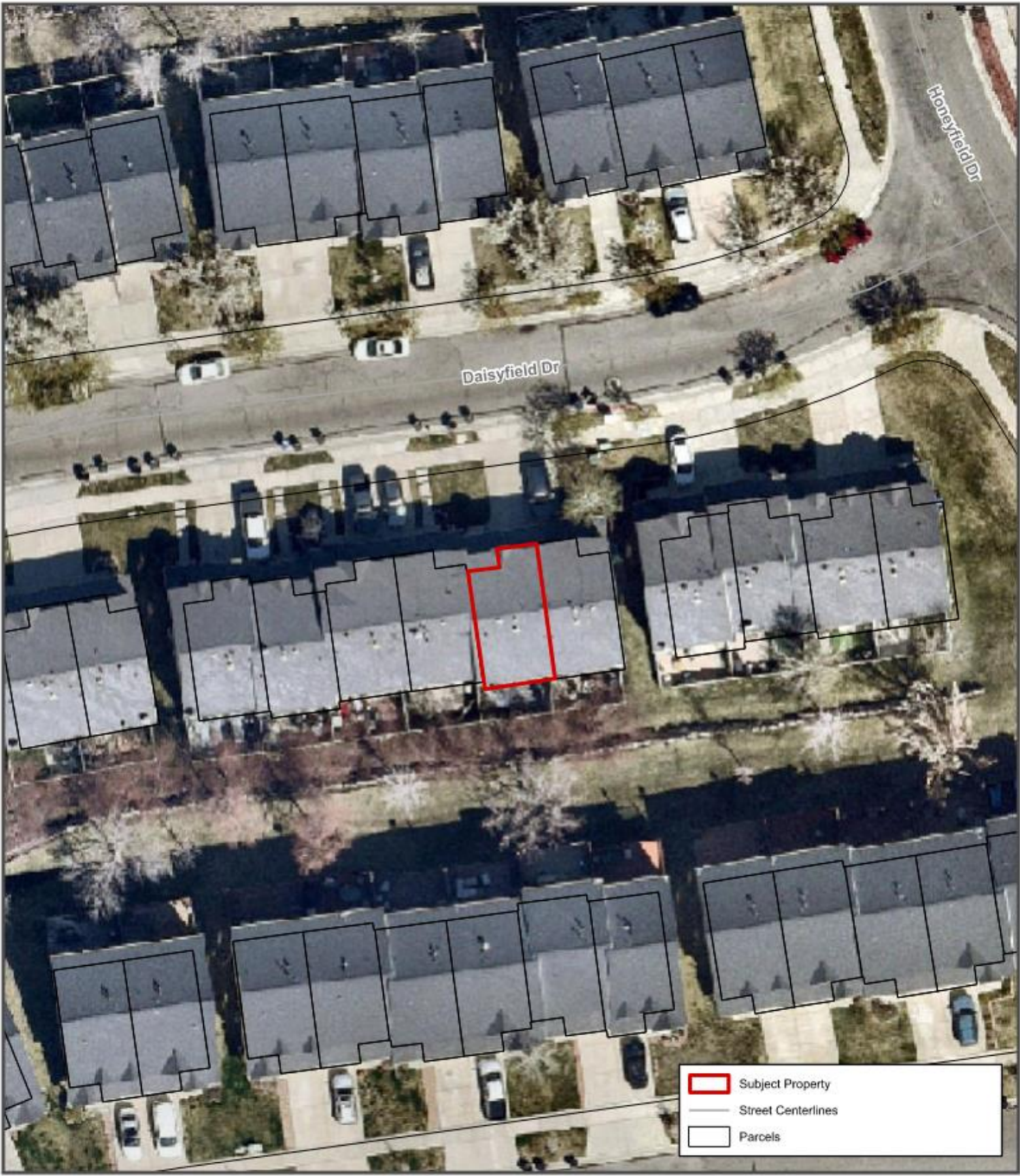
Date Printed: 12/3/2025

182 E DAISYFIELD DR

Tamed Beauty Home Occupation Conditional Use Permit Request



EXHIBIT C
AERIAL MAP





Date Printed: 11/26/2025

182 E DAISYFIELD DR

Tamed Beauty Home Occupation Conditional Use Permit

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0.01

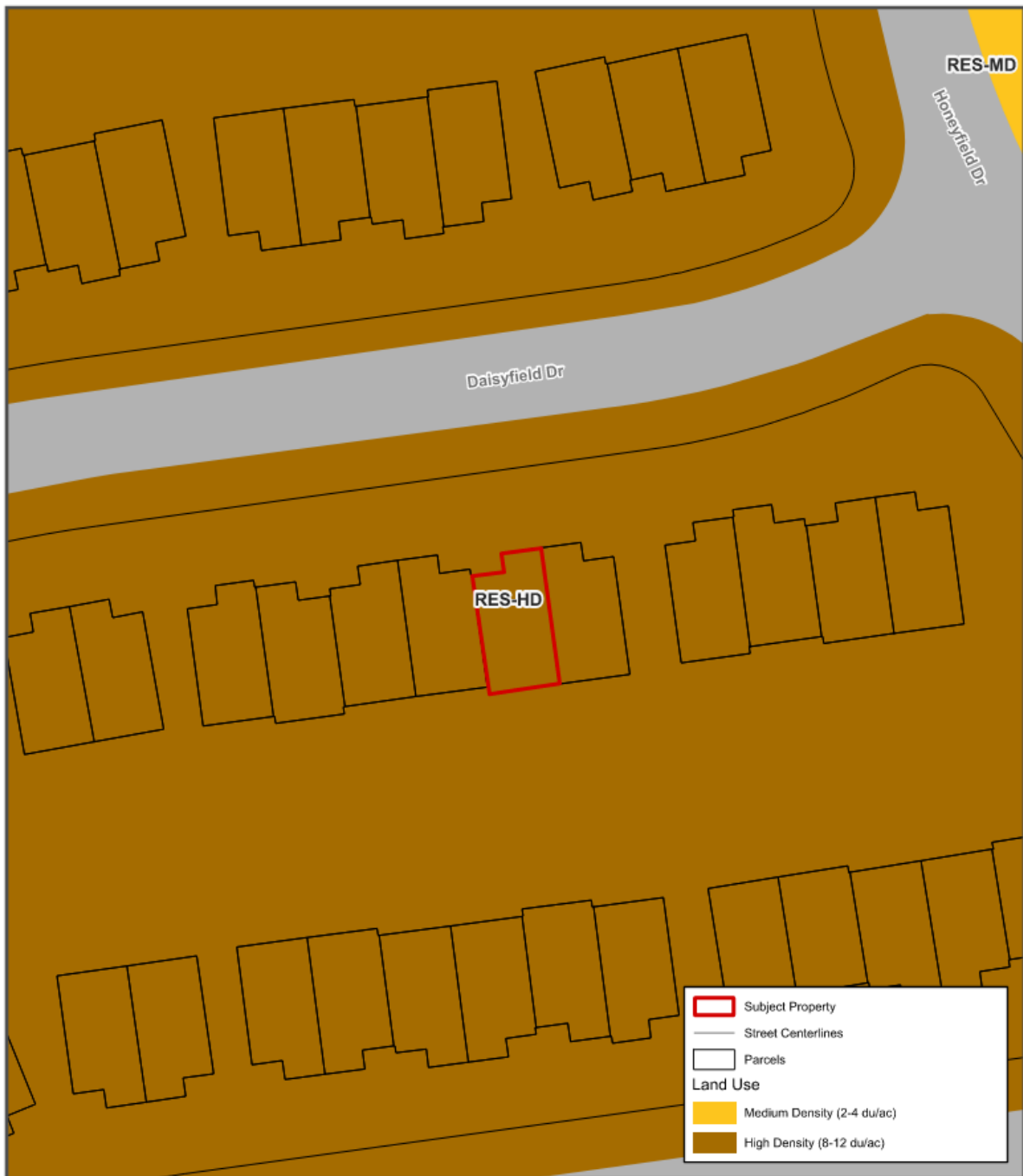
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EXHIBIT D
LAND USE MAP



Date Printed: 11/26/2025

182 E DAISYFIELD DR
Tamed Beauty Home Occupation Conditional Use Permit

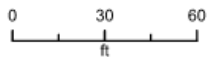
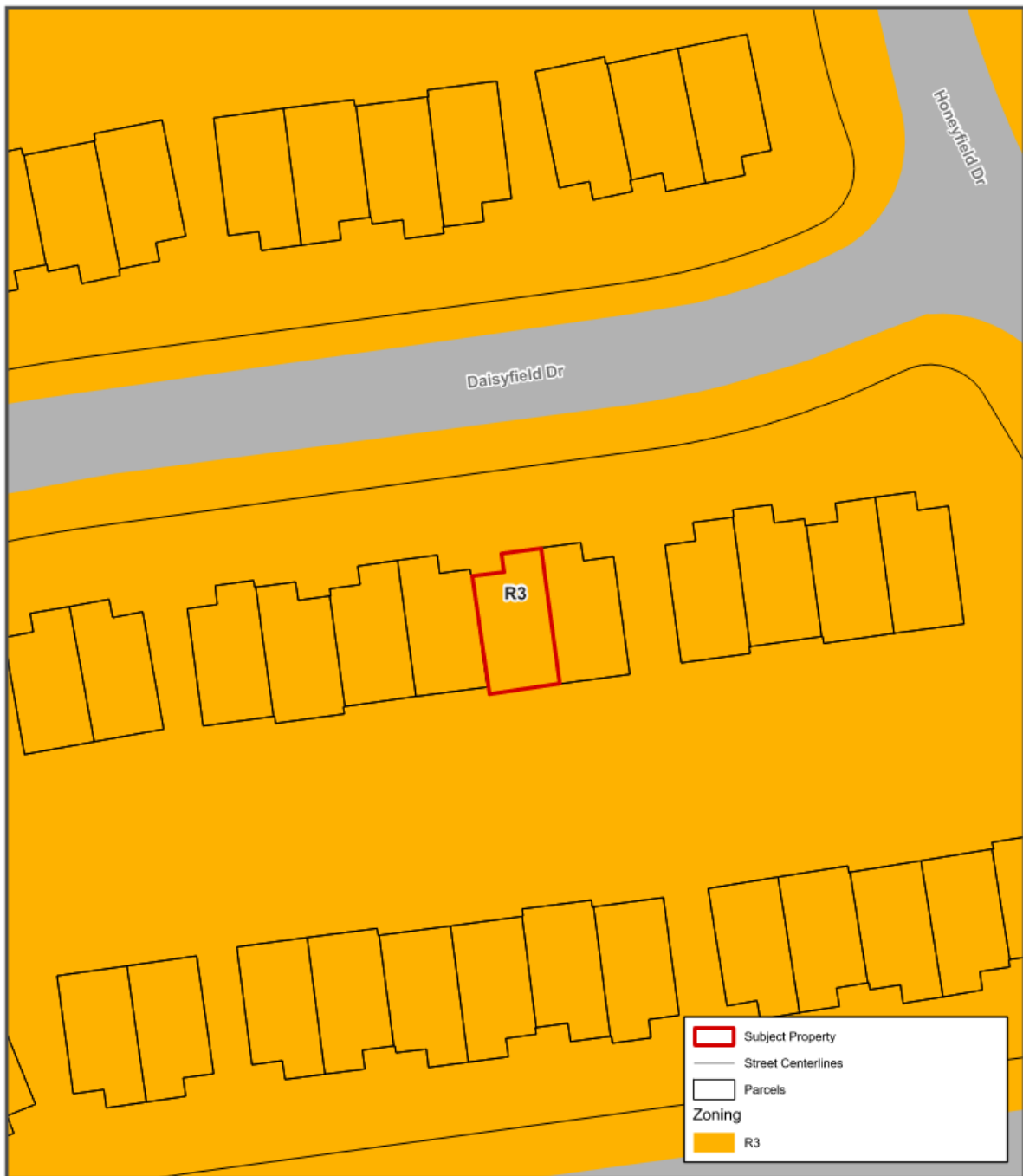
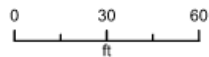


EXHIBIT E
ZONING MAP

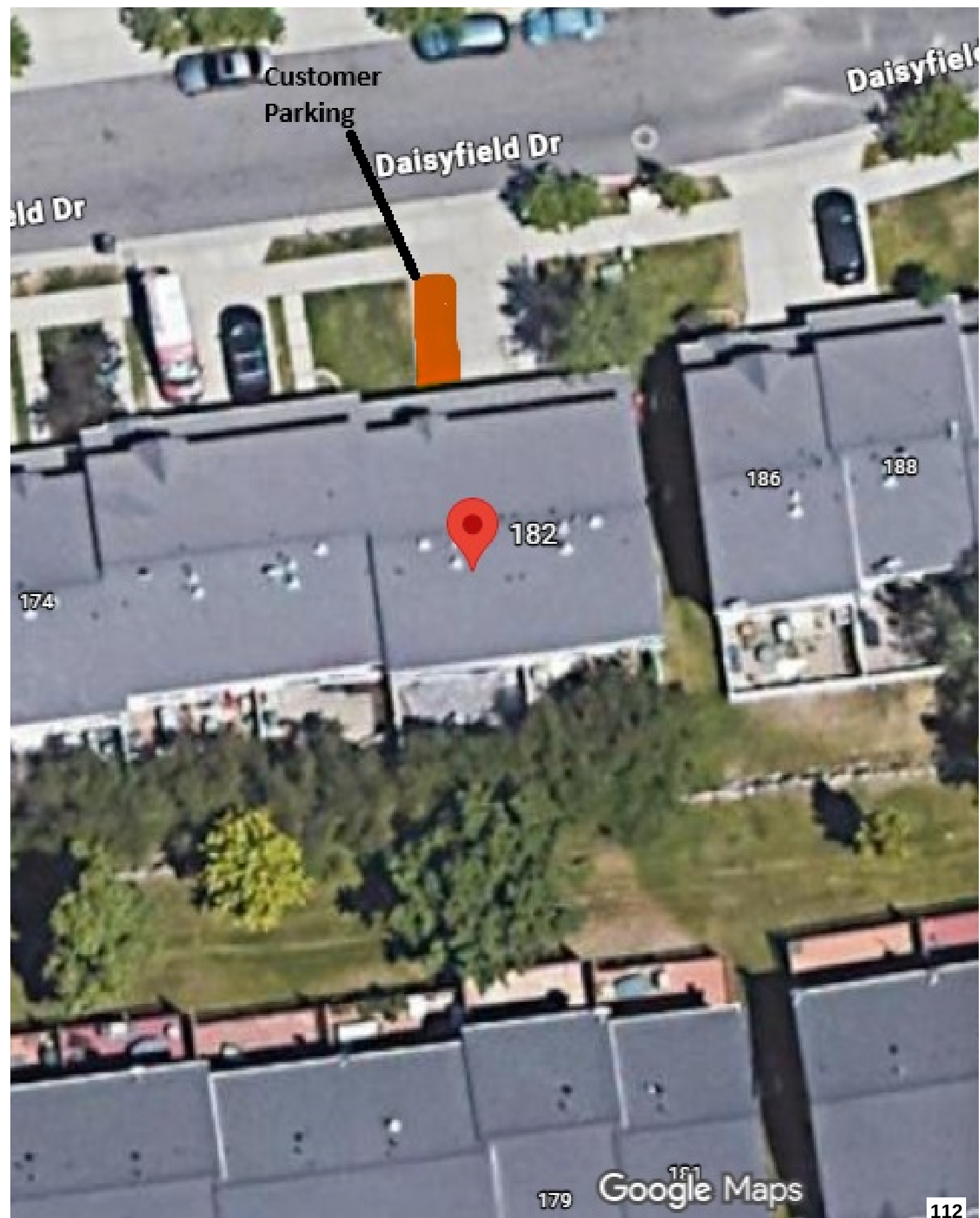


Date Printed: 11/26/2025

182 E DAISYFIELD DR
Tamed Beauty Home Occupation Conditional Use Permit



**EXHIBIT F
SITE PLAN**



Customer
Parking

Daisyfield Dr

Daisyfield Dr

ld Dr

186

188

182

174

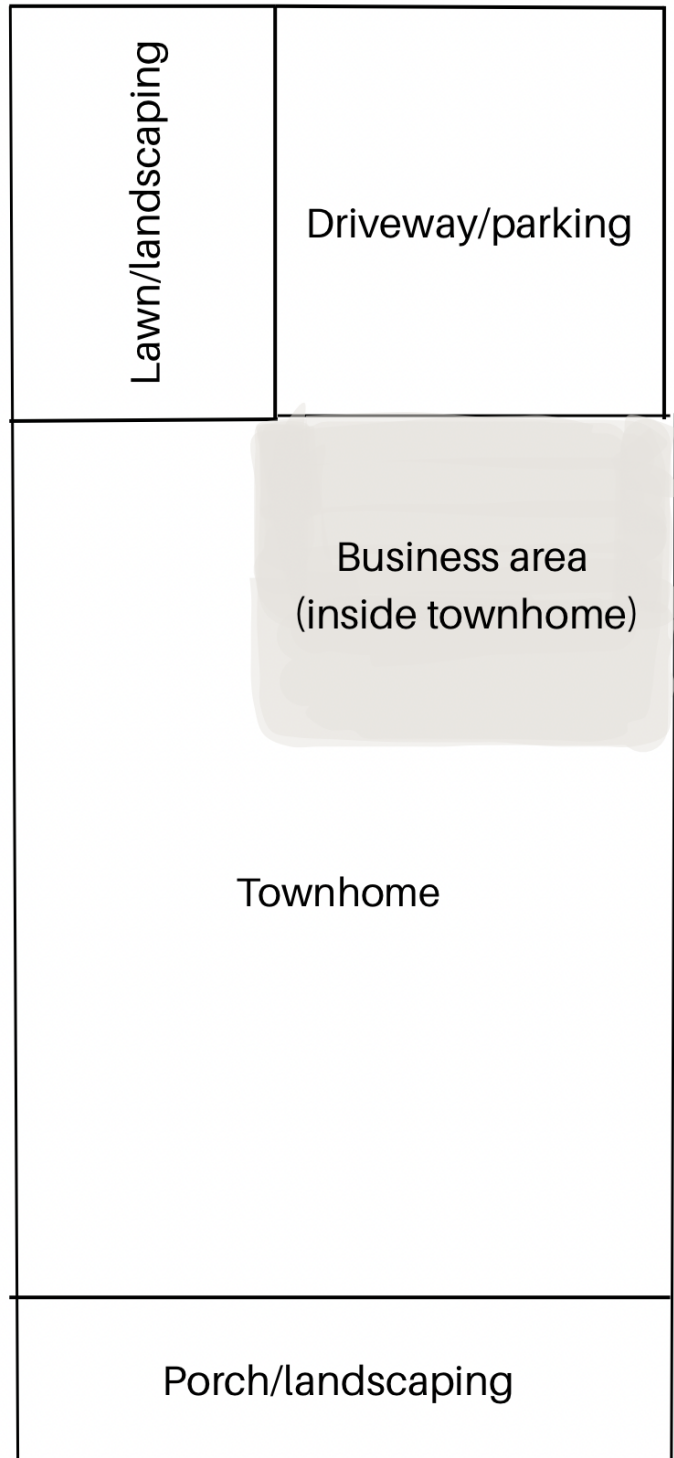
179

Google Maps

112

**EXHIBIT G
FLOOR PLAN**

SCHEMATIC PLANS



← 20' 1/4" →

72'

Project name: Tamed Beauty Home Salon

Applicant: Marissa Lacanienta

Site Address: 182 E Daisyfield Dr, Draper

Date: August 27, 2025

Adjoining property owners:
Weston Roper (east side neighbor) & Zoe Theobald (west side neighbor)

Uses within 100' of property:
-North: Townhome residence
-South: Townhome residence
-East: Townhome residence
-West: Townhome residence

EXHIBIT H
APPLICANT STATEMENTS

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

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

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

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

- I, the owner of the business, reside in the home and will be operating there.

B. Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.

- I have already completed an application for a business license in Draper City and am waiting for approval.

C. Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.

- I will be operating as a solo esthetician and will not be hiring any additional employees.

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

- Health and fire inspection have been completed.

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

- Inventory is kept in the same room where the home occupation is and will not exceed the space of a small closet.

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

- There will be no modification or alteration of the front yard.

G. Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.

- With the business being a spa/salon, services are quiet and will not give off any odor, smoke, gas or noise.

H. Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.

- The home occupation operates in one small bedroom that is 120 square feet which includes the small inventory storage area. It will not disrupt the character of the neighborhood as it is run inside the home.

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

- I will comply with any signage laws if I decide to have any. But as for now, I do not need any signs.

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

- Business will only have one customer at a time with parking provided in the driveway while my car is parked in the garage. I anticipate 2-6 clients spread throughout the day, this will ensure no excess traffic or parking in the neighborhood.

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

- I do not and will not have any additional business vehicles, only my own personal transportation.

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

- No storage or use of the yard will need to be used for the home occupation

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

- There will be customers coming into the home occupation. I intend to mitigate the impact by only having one customer at a time to keep from impacting traffic, parking will be provided in the driveway so that no additional parking spots are

taken in the neighborhood, and giving ample time between clients so there is no back up. Services offered to customers are quiet and will in no way disrupt the neighborhood. Appointments last between 20 and 60 minutes between 8 AM and PM. Monday through Saturday.

N. Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- Utilities will not exceed those of normal residential uses.

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

- The home occupation is conducted inside the home

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

- If home occupation gets approved for licensing, I will get an approval letter from the HOA. If it is needed before then, I will reach out and get their approval.

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

- Childcare will not be provided with this home occupation.

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

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

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

- Draper City Zoning maps can be accessed by following this link:
<https://experience.arcgis.com/experience/601a6dd2a14c4739a90f4eac930a9528>

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

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

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

- a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;
 - The business will comply with all city laws/plans and will not disrupt the harmony of the neighborhood/city.
- b. The suitability of the specific property for the proposed use;
 - The property is very suitable for the proposed use. Only one small room is needed inside the home.
- c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - The home occupation will not be injurious to development of the vicinity as it is inside the home and no modifications need to be made.
- d. The economic impact of the proposed facility or use on the surrounding area;
 - The home occupation will provide a job and income for me and it will attract clients to the area. But that impact will not be major since I only anticipate 2-6 clients per day.
- e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - Only a positive aesthetic impact will be done on the interior of the home/room being used; interior design and home decor. No aesthetic impact on the surrounding area.
- f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - Driveway access will remain open for customers. A fire inspection has been done and will continue to comply with all regulations and stay up to date. Pedestrian and vehicular circulation will be safeguarded by leaving ample time between clients so there is no backup. The remaining listed things do not apply to this home business.

g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;

- The home business provides waxing, brow, and lash lift services. These types of services do not produce any noise, glare, dust, or odor. The most noise will be from conversation.

h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

- There will be no impact regarding the health, safety, and welfare of the area. All that is done will remain in the home and the surrounding area will experience little to no impact.

Overview of Proposed Use

The proposed home-based esthetics business will provide body waxing, brow services, and lash lifts/tints in a dedicated spare bedroom of the residence. Services will be provided by appointment only, with one client at a time, ensuring that the impact on the surrounding neighborhood is minimal.

Hours of Operation: The business will operate approximately from 8:00 AM to 2:00 PM or 2:00 PM to 8:00 PM, depending on client scheduling.

Parking: Clients will park in the residential driveway, eliminating the need for on-street parking. No additional parking improvements are required.

Employees: The business will be operated solely by the owner, with no additional employees.

Site Improvements: No exterior modifications or signage are proposed. All business activities will be conducted indoors, maintaining the residential character of the property.

Anticipated Detrimental Effects and Mitigation:

- Traffic: Client visits will be staggered and limited to one at a time, preventing congestion.
- Noise: All services are conducted indoors and are inherently low-noise.
- Neighborhood Impact: The appearance of the home will remain residential, with no exterior signage or alterations.

Overall, the proposed use is designed to maintain compatibility with the surrounding neighborhood, minimize impacts, and comply with all Draper City codes and regulations.

Statement of Compliance with Standards

The proposed home-based esthetics business, offering waxing, brow, and lash services, will operate within a designated spare bedroom of the residence and is designed to have minimal impact on the surrounding neighborhood. Only one client will be seen at a time, with appointments scheduled to avoid overlapping visits and excessive traffic.

Parking will be provided in the residential driveway, eliminating the need for on-street parking. All services will be conducted indoors, ensuring that noise and activity levels remain consistent with normal residential use. No exterior modifications or business signage are planned, maintaining the residential appearance of the property.

Business hours will generally be limited to 8:00 AM – 2:00 PM or 2:00 PM – 8:00 PM, depending on client scheduling. Estimated client volume is up to 2–5 maximum per day. The use complies with all Draper City zoning, building, fire, and safety codes. Any conditions required by the City will be followed to ensure compatibility with adjacent properties and to preserve the character of the neighborhood.

MEMO



To: Planning Commission

From: Todd A. Draper, AICP

Date: 2025-12-11

Re: Public Hearing: Granite Construction Yard Site Plan and Deviation Requests
(Administrative Items)

Comments:

This application is a request for approval of a Site Plan and associated deviation requests for approximately 0.85 acres located on the north side of 13800 S. and south of Bangerter Highway, at approximately 13488 S. 200 W.). The property is currently zoned M1 (Light Industrial). The applicant is requesting that a Site Plan and deviation requests from strict compliance with requirements for building design and vehicular cross access be approved to allow for the development of the currently vacant site as a construction sales and service materials yard.

Building Orientation Deviation

Findings for Approval

1. The requested deviation is consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development satisfies at least three (3) of the criteria listed in 9-22-030(B).

Findings for Denial

1. The requested deviation is not consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development does not satisfy at least three (3) of the criteria listed in 9-22-030(B).

Cross Access Deviation

Findings for Approval

1. Requiring cross access would create a health hazard by linking uses that are incompatible with each other.
2. The abutting development has not been designed or required to provide reciprocal cross access to the subject property.

Findings for Denial

1. Requiring cross access would not result in the slope of the cross access drive exceeding twelve percent (12%).
2. Requiring cross access would not result in a violation or nonconformity with other

requirements of this title.

3. Requiring cross access would not create a health hazard by linking incompatible uses with each other.
4. There are not site improvements that physically impede the ability to create a cross access drive between both properties.

Site Plan

Findings for Approval

1. The proposal represents development of the entire site at one time.
2. A site plan together with the imposed conditions and approved deviations will conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

Findings for Denial

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

ATTACHMENTS:

[Granite Construction Staff Report -Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

December 1, 2025

To: Draper City Planning Commission
Business Date: December 11, 2025

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: Granite Construction Yard – Site Plan and Deviation Requests

Application No.: 2025-0103-SP, 2025-0211-VAR, 2025-2012-VAR

Applicant: Tina Mudd representing Granite Construction Company and
Stack Bangerter LLC.

Project Location: 13488 S. 200 W.

Current Zoning: M1 (Light Industrial) Zone

Acreage: Approximately 0.85 acres (approximately 37,026 ft²)

Request: Request for approval of a Site Plan in the M1 zone regarding the
creation of a construction sales and service materials yard
together with deviation requests from strict compliance with
requirements for building design and vehicular cross access.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan and associated deviation requests for approximately 0.85 acres located on the north side of 13800 S. and south of Bangerter Highway, at approximately 13488 S. 200 W. (Exhibits B & C). The property is currently zoned M1. The applicant is requesting that a Site Plan and deviation requests from strict compliance with requirements for building design and vehicular cross access be approved to allow for the development of the currently vacant site as a construction sales and service materials yard

ANALYSIS

General Plan and Zoning.



Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Business and Light Manufacturing	Exhibit D
Current Zoning	M1	Exhibit E
Proposed Use	Construction Sales and Service materials yard	
Adjacent Zoning		
East	CSD-IOP (Irvine Commercial Special District)	
West	Bangerter Highway	
North	CBP, DC (Destination Commercial), Bangerter Highway	
South	M1 (State of Utah, The Point Development)	

The Business and Light Manufacturing land use designation is characterized as follows:

Business and Light Manufacturing

LAND USE DESCRIPTION		
CHARACTERISTICS	- Allows for a mixture of employment uses and services for these employees - Park or campus-like atmosphere - Low traffic generation - Buildings should not exceed three stories - Major entry points and features - Well landscaped perimeter and public places - Limited traffic access to major streets - Uniform design standards and aesthetics - Common off-street traffic circulation and parking areas - Pedestrian-friendly design	
LAND USE MIX	Primary - Office - Light manufacturing	Secondary - Retail - Service Uses
COMPATIBLE ZONING	- Light Manufacturing (M1) - Business Manufacturing Park (CBP)	
LOCATION	Along collector and arterial streets	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the M1 zone is to, *“provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.”*

Site Plan Layout. The site plan (Exhibit F) shows the general layout of the construction sales and service materials yard. The proposed use is a permitted use in the M1 zone. The property is roughly triangularly shaped and consists of 3 parcels which are in the process of being consolidated into one parcel under a separate application. Vehicular access is

from the southeast corner of the property where it abuts the existing 13800 South roadway. A small prefabricated office building will be erected towards the south side of the site and a scale will be located to the south of the office building. A small parking area for customers and employees will be located to the west of the building. The trash dumpster will be located between the parking and the building and will be screened with a six-foot (6') tall concrete masonry wall painted to match the building (Exhibit H) and landscaping (Exhibit G). The landscaping analysis section of this report contains additional details regarding necessary changes that need to be made to the landscaping plans for the dumpster area. The gate for the dumpster enclosure is listed on the proposed plans as chain link fabric. The requirement is that the gate for the enclosure must be opaque. Staff has included in the suggested conditions for approval that slats colored to match one of the building colors be added to the chain link gate to bring the enclosure into compliance with the ordinance.

The perimeter of the property will be primarily used for retention of stormwater and landscaped in accordance with the landscaping ordinance. Landscaping material bins will be constructed on the east and west sides of the property just inside the retention areas and perimeter landscaping. A second group of landscape material bins will be located centrally to the property and just north of the office. Fencing will be installed around the entire perimeter of the site as shown on the site plan. Along the front property line adjacent to the right-of-way the fencing will consist of a masonry wall and a chain link entry gate, and along the remaining sides fencing will consist of chain link with slats. Additional details regarding construction of the property fencing and entry gate can be found in Exhibit K.

Table 2 **Site Plan Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	none	4.18 acres	
Street Frontage	none	80-feet	
Setback-			
Front	10-feet	58-feet	
Rear	10-feet	631-feet	
East Side	10-feet	149-feet	
West Side	10-feet	179-feet	

The applicant is seeking two small deviations from the site design requirements, the first is deviation from DCMC subsection 9-22-050(A)(1) which requires that all buildings have the main façade and entrance face the principal street on which is has frontage. The second deviation is from the requirements of Subsection DCMC 9-25-080(E)(1) and 9-22-050(F) to provide cross access to adjoining non-residential properties.

Site Design Standards Modification. DCMC Section 9-22-030 states that the Planning Commission may approve site plans that deviate from the requirements of the design

standards within Chapter 22 of the DCMC based on making certain required findings in whole. Per DCMC Section 9-22-030(b), the Planning Commission shall find an application complies with at least three of the following criteria:

1. *The proposed development includes additional amenities or pedestrian and bike connectivity in excess of what is otherwise required.*
2. *The overall landscape and open space area provided within the proposed development exceeds required amounts by more than ten percent (10%).*
3. *The proposed development is a transit oriented development (TOD) and provides direct connectivity for active transportation methods to a transportation facility.*
4. *The traffic impacts of the proposed development will be mitigated through creative design, traffic calming measures, companywide carpool or transit pass programs, or other similar measures.*
5. *The proposed development is designed to meet LEED certification standards.*
6. *The proposed development involves redeveloped buildings, additions to existing buildings, minor structures being added to a site, or is a new building within a previously approved phased development and the deviation is necessary to create a consistency with other existing buildings.*
7. *Vegetative landscaping (excluding lawn, turf, and groundcovers) exceeds the amounts required in this Title by at least ten percent (10%).*
8. *The building is designed by a licensed architect in a specific architectural style, that utilizes facade materials differently than prescribed in subsection 9-22-040(F) of this chapter.*
9. *The amount of primary materials used for each building facade exceeds the required amount by more than ten percent (10%).*

Additional criteria for approval of a deviation from the requirement to provide cross access are found in DCMC subsection 9-25-080(E)(2):

2. *Deviation from the requirement to provide cross access: The planning commission shall approve a deviation from the requirement to provide cross access upon finding that the required cross access:*
 - a. *Would result in the slope of the cross access drive exceeding twelve percent (12%);*
 - b. *Would result in a violation or nonconformity with other requirements of this title;*
 - c. *Creates a hazard to health, safety, or welfare by linking two uses, such as industrial and residential, that would be incompatible with each other;*
 - d. *Would require connection to an abutting development which:*
 - (1) *Was not previously designed and required to provide reciprocal cross access to the subject property; or*

- (2) *Includes required site improvements that physically impede the ability to create a cross access drive between both properties.*

The applicant's response to the deviation requests is included in Exhibit L. As the combined building floor area is less than twenty-thousand square feet (20,000 ft) outdoor amenities are not required under DCMC Subsection 9-22-050(C)(1). The proposed site plan (Exhibit F) includes an outdoor picnic table and seating amenity which exceeds the minimum amenity requirement of ordinance. The overall landscaping (Exhibit G) for the site is just over 30% which exceeds the minimum 20% requirement by more than 10% percent. Also, the amount of primary materials utilized on each building façade (Exhibit H) is between 89% to 92% which exceeds the minimum requirement of 75% by more than 10%. Accordingly, the applicant has demonstrated that the plans comply with at least three of the criteria found in DCMC 9-22-030 for the approval of the deviation from DCMC subsection 9-22-050(A)(1) requiring that all buildings have the main façade and entrance face the principal street on which is has frontage.

In addition to meeting the threshold for approval of site plan deviations under DCMC section 9-22-030, the applicant has outlined in their request and justifications for approval of the deviation from providing cross-access that as they are an industrial type facility with large trucks that linking their property to potential future uses that may occur on the vacant property to the east that is zoned commercial and would not likely have industrial type uses, would be incompatible and could create a health or safety hazard. Additionally, the applicant points out that the existing vacant property to the east is not designed or equipped to provide reciprocal cross access at this time. For approval of the Deviation the Planning Commission will need to make a determination that the justifications provided are sufficient evidence to find that one or more of the criteria in DCMC subsection 9-25-080(E) have been met.

Landscaping and Lot Coverage. The proposed landscape plans (Exhibit G) show that the majority of the landscaping will be located around the perimeter of the property. Most of this same area will also be utilized as storm water retention for the property. The total landscaped area slightly exceeds 30% of the total site area, which is needed to comply with the criteria for approval of the site design standards related to the building entrance and main façade. The submitted landscape plans do not fully comply with the ordinance requirements regarding plan coverage at maturity. As reported on the proposed landscape plan the plant coverage at maturity would be approximately 40%. Staff however has calculated the plant coverage rate for the proposed plan to be approximately 67%. Both calculations are short of the 75% plant coverage requirement. In addition, staff discovered a discrepancy between the size of the reported landscaping area between the site plan (1.27 acres) and the landscape plan (1.355 acres). If the landscape planting plan were aligned with landscape area reported on the site plan, staff estimates the coverage rate increases to approximately 71%.

Another area where the landscape plan is not fully compliant with ordinance is the use of evergreen shrubs for screening of the trash dumpster (evergreen species is too short) and building mechanical equipment (proposed shrubs are not evergreen).

Staff has provided the applicant with the staff comments and redlined markups on the landscape plans regarding the need to have the plans corrected in order to comply with the ordinance. The noted corrections together with the addition of a few additional plantings in landscaped areas with more limited plant coverage should easily bring the plans into compliance with the coverage requirements of ordinance. Staff has included as a recommended condition of approval that a revised landscape plan in compliance with the ordinance requirements be submitted to staff for review and approval prior to issuance of the building permit for the site.

Table 3 Landscaping Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Lot Coverage			
Overall Landscaping	20%	30%	
Plant Coverage	75% at maturity	40% - reported 67%-71% - staff calculated	Does not comply. See suggested condition of site plan approval.
Parking Lot Landscaping	Not required*	27%	*Parking area is less than 10 stalls.
Perimeter Landscaping	10-feet	Varies between 10- feet and 41-feet	
Buffer Landscaping	Not required*	n/a	*Not adjacent to residential zone or use
Street Trees	From approved tree list	Tree species are from the approved tree list	
Amenities	None required	Picnic seating area	Exceeds minimum

Parking. According to the site plan (Exhibit F) there four (4) parking stalls will be located to the west of the office building. One of these stalls will be ADA compliant. Per the site plan the parking stalls and access will be paved in compliance with city requirements. Although compliance with many typical parking area standards is not required because the parking area contains less than 10 stalls, the applicant is proposing to landscape approximately 27% of the parking area. With approval of the deviation from the requirements for cross access, the proposed parking area will comply with all applicable standards of the

ordinance.

Table 4 Parking Lot Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Construction Sales and Service	4	4	Complies
Pedestrian Connections	Required with cross access requirements.	None. See cross access deviation request.	This is an industrial site with no existing pedestrian connectivity to the site.
Cross Walks	Different material from parking lot required	none	No crosswalks are needed.
Access Point Width	36-feet maximum	35-feet	Complies

Architecture. The architectural elevations and floor plans for the office building are included as Exhibits H and I. The office is roughly 1,410 square feet in size. The overall building is just under fifteen-feet (15') in height. The building entrances face north, towards the interior of the property and entry ramps and stairs will also be installed on the north side of the building. As previously discussed in this report, the orientation of the entry does not comply with the site design standards of DCMC subsection 9-22-050(A)(1), and approval of the associated deviation request would be necessary for construction of the building as proposed. The proposed primary exterior materials for the building consist of light grey concrete composite panels with coffee brown stone accents. Secondary material consists of white steel trim around the windows, doors, and venting. The roofing material and color were not included in the proposal as required by ordinance. Staff has included as a suggested condition that this be provided for review and approval by staff prior to the issuance of a building permit for the building. With the exception of the missing roof material and color, the proposed architecture complies with all other material and color standards found in DCMC 9-22-040(F).

Table 5 Architectural Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	35-feet	14-feet 10-inches	complies
Architectural Features	Up to 14-feet per Planning Commission Decision	none	

Façade Variation			
Vertical	Required when there are long continuous and undisturbed rooflines 50-feet or longer.	Pitched Roof	There is no undisturbed roofline 50-feet or longer.
Horizontal	Required for facades greater than 100' in length.	none	There is no façade greater than 100' in length.
Building Orientation	Main façade and entrance must face street	Main entrance and façade face interior of lot	See deviation request.
Materials			
Primary	Brick, stone, ceramic tile, wood or concrete fiber composite siding, concrete masonry units (CMU), metal composite material, architectural precast concrete	concrete fiber composite siding and stone.	Complies
Secondary	stucco; EIFS, metal, excluding corrugated sheet metal; exposed concrete; vinyl; shake shingles, wood siding	metal	Complies
Percentage of Materials			
Front (South)	75% Primary	92.58%	Exceeds min. by more than 10%.
Rear (North)	75% Primary	89.08%	Exceeds min. by more than 10%.
Side (East)	75% Primary	90.77%	Exceeds min. by more than 10%.
Side (West)	75% Primary	90.77%	Exceeds min. by more than 10%.

Lighting. The proposed lighting plans are included as Exhibit J. There is minimal lighting that will be located on the site. All site lighting will be located on the exterior of the building, or next to proposed signage near the front entry. The afterhours lighting plan includes a reduction in the number of lighting sources as required and complies with the requirements of ordinance requiring maximum and maximum average illumination of the

areas being illuminated. The effective Max:Ave ratios for the areas that will be illuminated on both the operational hours and after-hours plans are within allowable limits. Security lighting will be implemented on the east side of the building near the mechanical and electrical areas for the building and will include a motion sensor as required by ordinance.

Table 6 **Lighting Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	18 max.	0	
Light Pole Height	20-foot max.	n/a	
Foot Candles			
Maximum Illumination	8.0 fc	6.2 fc	
Maximum Average Illumination	5.0 fc	1.5 fc	
Maximum Illumination Ratio (Max:Ave)	2.5:1	1:1*	*Effective Ratio of illuminated areas

Fencing: The proposed fencing and gate construction details are included as Exhibit K. The locations of the various fencing types are as shown on the site plan in Exhibit F. The applicable fencing requirements for outdoor storage and display can be found in DCMC subsection 9-27-230(A):

A. Screening: All outdoor storage shall be in conjunction with and subordinate to a legally established business and shall be allowed only after approval of a conditional use permit by the planning commission. The following screening regulations shall apply to open storage areas:

- 1. An opaque fence shall be required to screen the view of all open storage areas.

 - a. For screening views from public and private streets the fence shall be constructed of masonry, metal, or the same materials as the adjacent building.*
 - b. For screening views from neighboring properties along the side and rear property lines, inclusive of a gate, the fencing may be constructed of the same materials listed in subsection A(1)(a) of this section or chain-link with privacy slats.**
- 2. Outdoor storage areas shall not be located closer than twenty feet (20') to a residential use or zone.*
- 3. Fences used to screen open storage shall be ten feet (10') high unless a lower height is approved by the planning commission as part of the conditional use permit. In approving reduced fence height the planning commission may not approve a fence lower than six feet (6') in height and must find that the reduced height will not create additional impacts to surrounding properties.*

4. *Materials may not be stored or stacked higher than the fence.*
5. *The planning commission may condition or require that specific materials, colors, or design elements to be used in the construction and installation of the screening fence or wall, other than those proposed, upon finding that the specific material, color, or design element will better mitigate existing or potential impacts to surrounding properties.*

Table 7 Outdoor Storage Fencing/Screening Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	Fencing of outdoor storage and display areas is required.	Proposed fencing surrounds the proposed storage yard.	
Height			
Front	10-feet	7-8 feet (horizontal articulations)	Reduction requires CUP. See explanation below.
Rear	10-feet	8-foot	Reduction requires CUP. See explanation below.
Side	10-feet	8-foot	Reduction requires CUP. See explanation below.
Side	10-feet	8-foot	Reduction requires CUP. See explanation below.
Material	Front (Public Street): Masonry, Metal, or same materials as building. Sides and Rear: Same as above or chain link with privacy slats	Front: Concrete Masonry Sides and Rear: Chain link with privacy slats	

Initially there was some confusion between Planning Staff and the Applicant as to whether a CUP was required for the Construction Sales and Service storage yard, the use is defined in DCMC 9-03-040.

CONSTRUCTION SALES AND SERVICE: An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, landscaping and property maintenance contractors' offices and storage yards, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.

As the definition of the use includes outdoor storage areas, they are considered part of the permitted use and a CUP for the inclusion of an outdoor storage area is not required. However, the storage yard is still required to be fenced in accordance with DCMC section 9-27-230. The proposed reduction in fencing height from 10-feet to the 7-foot and 8-foot heights included with the submitted plans would still require approval from the Planning Commission through a CUP application and process. Staff suggests that as a condition of Site Plan approval that the applicant either submit for and receive approval of a CUP application for the fencing height reductions as proposed or submit revised fencing plans for review and approval by planning staff as part of the required building permits for installation of 10-foot-tall fencing in the same locations and constructed with the same materials and colors as currently proposed.

Criteria For Approval.

The criteria for review and potential approval of a Site Plan request are found in Section 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:*
- 1. The entire site shall be developed at one time unless a phased development plan is approved.*
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.*
 - 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.*
 - 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
 - 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.*

For the building design deviation, the criteria for review and potential approval are found in Section 9-22-030 of the DCMC. This section depicts the standard of review for such requests as:

- A. *Purpose: An applicant may request deviations from the design standards of section [9-22-040](#) and [9-22-050](#) of this chapter with the exception of the height and roofline design standards of subsection [9-22-040\(D\)](#). Deviations from the design standards of [9-22-050\(F\)](#) shall meet the deviation criteria listed in [9-25-080\(E\)\(2\)](#).*
- B. *Deviation Criteria Threshold: Proposed developments requesting a deviation under this section shall meet at least three (3) of the following criteria.*
 - 1. *The proposed development includes additional amenities or pedestrian and bike connectivity in excess of what is otherwise required.*
 - 2. *The overall landscape and open space area provided within the proposed development exceeds required amounts by more than ten percent (10%).*
 - 3. *The proposed development is a transit oriented development (TOD) and provides direct connectivity for active transportation methods to a transportation facility.*
 - 4. *The traffic impacts of the proposed development will be mitigated through creative design, traffic calming measures, companywide carpool or transit pass programs, or other similar measures.*
 - 5. *The proposed development is designed to meet LEED certification standards.*
 - 6. *The proposed development involves redeveloped buildings, additions to existing buildings, minor structures being added to a site, or is a new building within a previously approved phased development and the deviation is necessary to create a consistency with other existing buildings.*
 - 7. *Vegetative landscaping (excluding lawn, turf, and groundcovers) exceeds the amounts required in this Title by at least ten percent (10%).*
 - 8. *The building is designed by a licensed architect in a specific architectural style, that utilizes facade materials differently than prescribed in subsection [9-22-040\(F\)](#) of this chapter.*
 - 9. *The amount of primary materials used for each building facade exceeds the required amount by more than ten percent (10%).*
- C. *Request Responsibility: The applicant shall demonstrate to the planning commission that the development application meets three (3) or more of the criteria of subsection [9-22-030\(B\)](#) above and that the deviation is of benefit to the city by:*
 - 1. *Providing a written description and analysis of the proposed design standard deviation(s) and an analysis of the selected criteria from subsection [9-22-030\(B\)](#) above. The analyses shall be written by a licensed professional, such as an architect, engineer or landscape architect;*

2. *Providing a written justification as to why the city should deviate from its design standards that indicates any benefit to the city.*
- D. *Findings Required: The planning commission may approve deviations from the design standards listed in this chapter only if it finds:*
 1. *That the requested deviation is consistent with the purpose and intent of the development standards of the applicable zoning district or land use category; and*
 2. *That the proposed development satisfies at least three (3) of the criteria listed in [9-22-030\(B\)](#).*

For the cross-access deviation, the criteria for review and potential approval are found in Subsection 9-25-080(E)(2) of the DCMC. This section depicts the standard of review for such requests as:

2. *Deviation from the requirement to provide cross access: The planning commission shall approve a deviation from the requirement to provide cross access upon finding that the required cross access:*
 - a. *Would result in the slope of the cross access drive exceeding twelve percent (12%);*
 - b. *Would result in a violation or nonconformity with other requirements of this title;*
 - c. *Creates a hazard to health, safety, or welfare by linking two uses, such as industrial and residential, that would be incompatible with each other;*
 - d. *Would require connection to an abutting development which:*
 - (1) *Was not previously designed and required to provide reciprocal cross access to the subject property; or*
 - (2) *Includes required site improvements that physically impede the ability to create a cross access drive between both properties.*

REVIEWS

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

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

Building Division Review. The Draper City Building Division has completed their review of the Site Plan and Deviation submissions. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon

Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Site Plan submissions. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan and Deviation submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Site Plan and Deviation submissions. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the dumpster enclosure be painted to match the building and that opaque vinyl slats in a color matching one of the three building colors (light grey, stone, or white) be added into the chain link gate for the enclosure in order to bring the gate into compliance with minimum ordinance requirements.
4. Provide a revised landscape plan that is in compliance with ordinance requirements to Planning Staff for review and approval prior to issuance of a building permit for the site.
5. Provide details of the roofing material and color for the building to Planning Staff for review and approval prior to the issuance of a building permit for the site.
6. That the applicant either submit for and receive approval of a CUP application for the fencing height reductions as proposed or submit revised

fencing plans for review and approval by planning staff as part of the required building permits for installation of 10-foot-tall fencing in the same locations and constructed with the same materials and colors as currently proposed.

MODEL MOTIONS

Building Orientation Deviation

Sample Motion for Approval – I move that we approve the Deviation for building orientation, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0211-VAR, based on the findings for approval listed in the Staff Report dated December 1, 2025.

Findings for Approval

1. The requested deviation is consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development satisfies at least three (3) of the criteria listed in 9-22-030(B).

Sample Motion for Modified Approval– I move that we approve the Deviation for building orientation, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0211-VAR, based on the findings for approval listed in the Staff Report dated December 1, 2025, together with the following additional or modified findings:

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

Sample Motion for Denial – I move that we deny the Deviation for building orientation, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0211-VAR, based on the findings for denial listed in the Staff Report dated December 1, 2025.

Findings for Denial

1. The requested deviation is not consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development does not satisfy at least three (3) of the criteria listed in 9-22-030(B).

Cross Access Deviation

Sample Motion for Approval – I move that we approve the Deviation for cross access, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0212-VAR, based on the findings for approval listed in the Staff Report dated December 1, 2025.

Findings for Approval

1. Requiring cross access would create a health hazard by linking uses that are incompatible with each other.
2. The abutting development has not been designed or required to provide reciprocal cross access to the subject property.

Sample Motion for Modified Approval– I move that we approve the Deviation for cross access, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0212-VAR, based on the findings for approval in the Staff Report dated December 1, 2025, together with the following additional or modified findings:

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

Sample Motion for Denial – I move that we deny the Deviation for cross access, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0212-VAR, based on the findings for denial listed in the Staff Report dated December 1, 2025.

Findings for Denial

1. Requiring cross access would not result in the slope of the cross access drive exceeding twelve percent (12%).
2. Requiring cross access would not result in a violation or nonconformity with other requirements of this title.
3. Requiring cross access would not create a health hazard by linking incompatible uses with each other.
4. There are not site improvements that physically impede the ability to create a cross access drive between both properties.

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0103-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated December 1, 2025.

Findings for Approval

1. The proposal represents development of the entire site at one time.
2. A site plan together with the imposed conditions and approved deviations will conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.

3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

Sample Motion for Modified Approval– I move that we approve the Site Plan, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0103-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated December 1, 2025, and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Site Plan, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for application 2025-0103-SP, based on the findings for denial listed in the Staff Report dated December 1, 2025.

Findings for Denial

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

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: 2025.12.08 14:09:38-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2025.12.08 14:01:08-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draper.ut.us,
O=Draper City Fire Department,
OU=Fire Marshal, CN=Don Buckley
Date: 2025.12.08 14:05:12-07'00'

Draper City Fire Department

Draper City Legal Counsel

Reid Gerritsen

Digitally signed by Reid Gerritsen
DN: C=US, E=reid.gerritsen@draperutah.gov, OU=Draper
City Building, CN=Reid Gerritsen
Reason: I attest to the accuracy and integrity of this
document.
Contact info: 801.576.6534
Date: 2025.12.08 14:27:38-07'00'

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.

Engineering and Public Works Divisions Review.

1. Plans conditionally satisfy Engineering requirements. Any changes necessitated by Planning comments will require review by Engineering. Engineering review complete pending future changes.
2. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. Maintenance plan received with 2 nd submittal. No additional action required prior to site plan approval. (Any comments will be returned as part of the Land Disturbance Permit processing.)
3. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. Informational comment – no additional action is required prior to site approval.
4. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. Informational comment – no additional action is required prior to site approval.
5. Draper City requires the engineer of record to provide the site as-built drawings, detention/retention basin(s) volume certification(s), and site grading and drainage certification letter after site construction is complete. Informational comment – no additional action is required prior to site approval.

Building Division Review.

1. No additional comments.

Geotechnical and Geologic Hazards Review.

1. Geotech submittal is complete.

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP

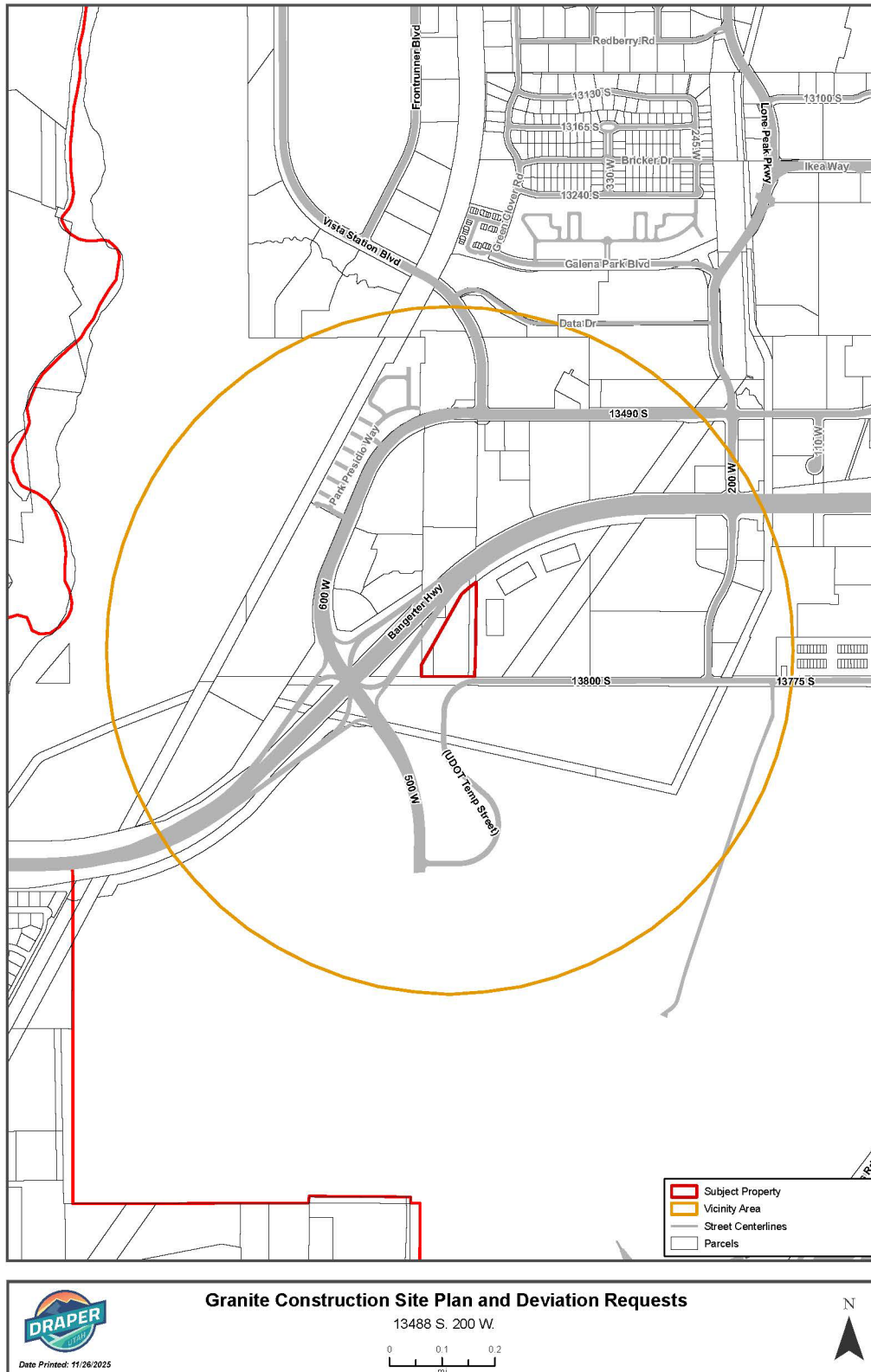
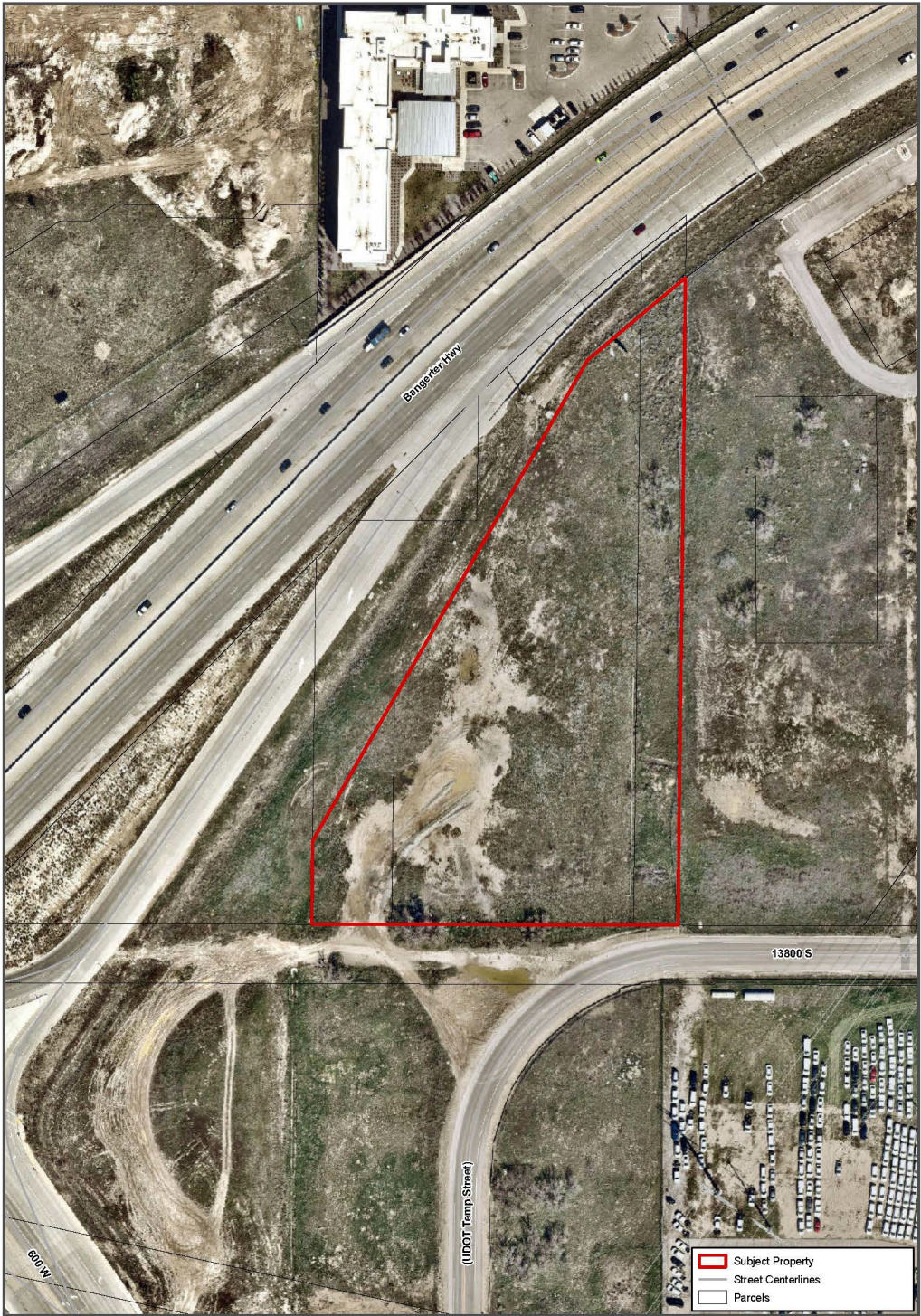


EXHIBIT C
AERIAL MAP





Date Printed: 11/26/2025

Granite Construction Site Plan and Deviation Requests

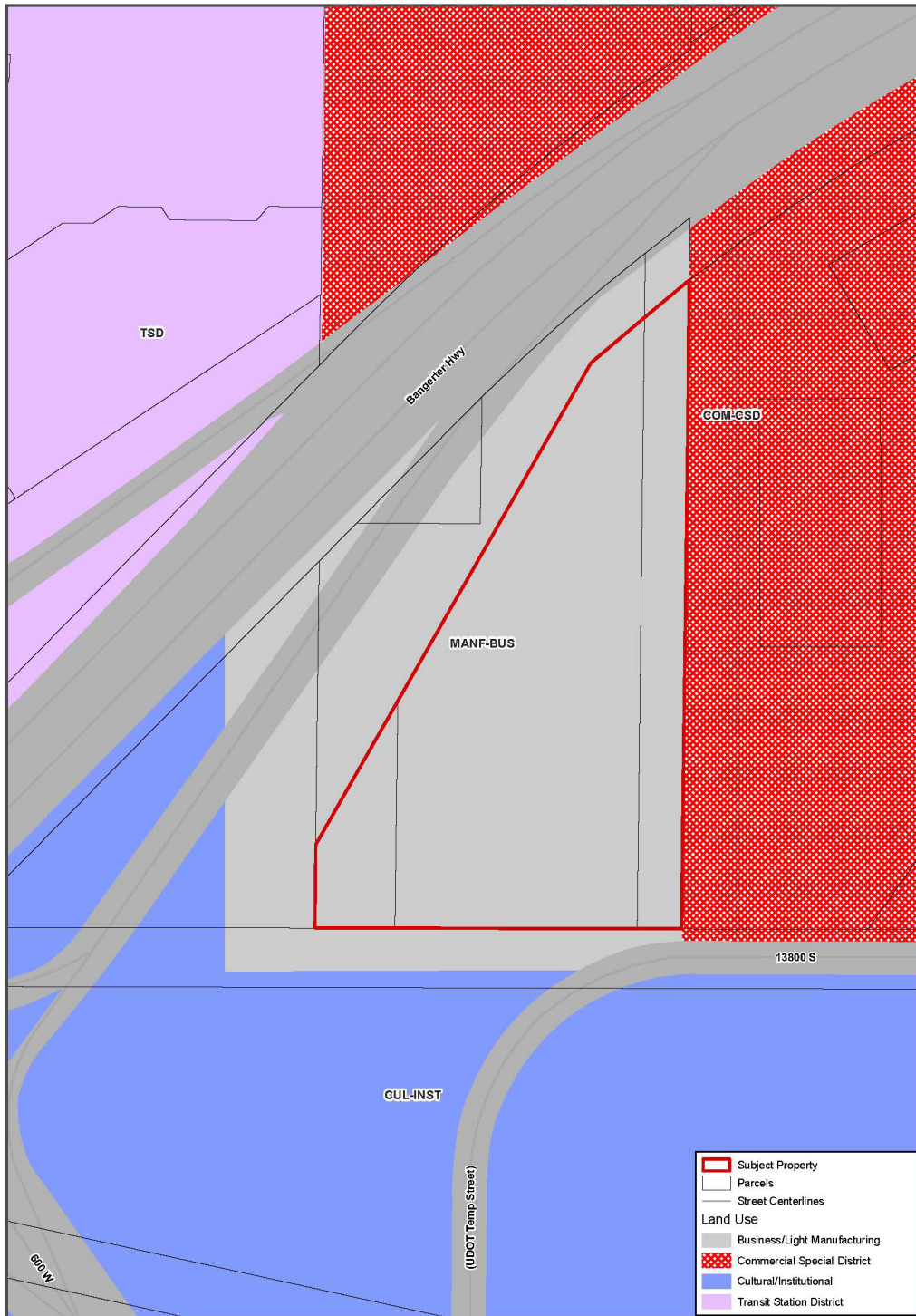
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EXHIBIT D LAND USE MAP





Granite Construction Site Plan and Deviation Requests

13488 S. 200 W.

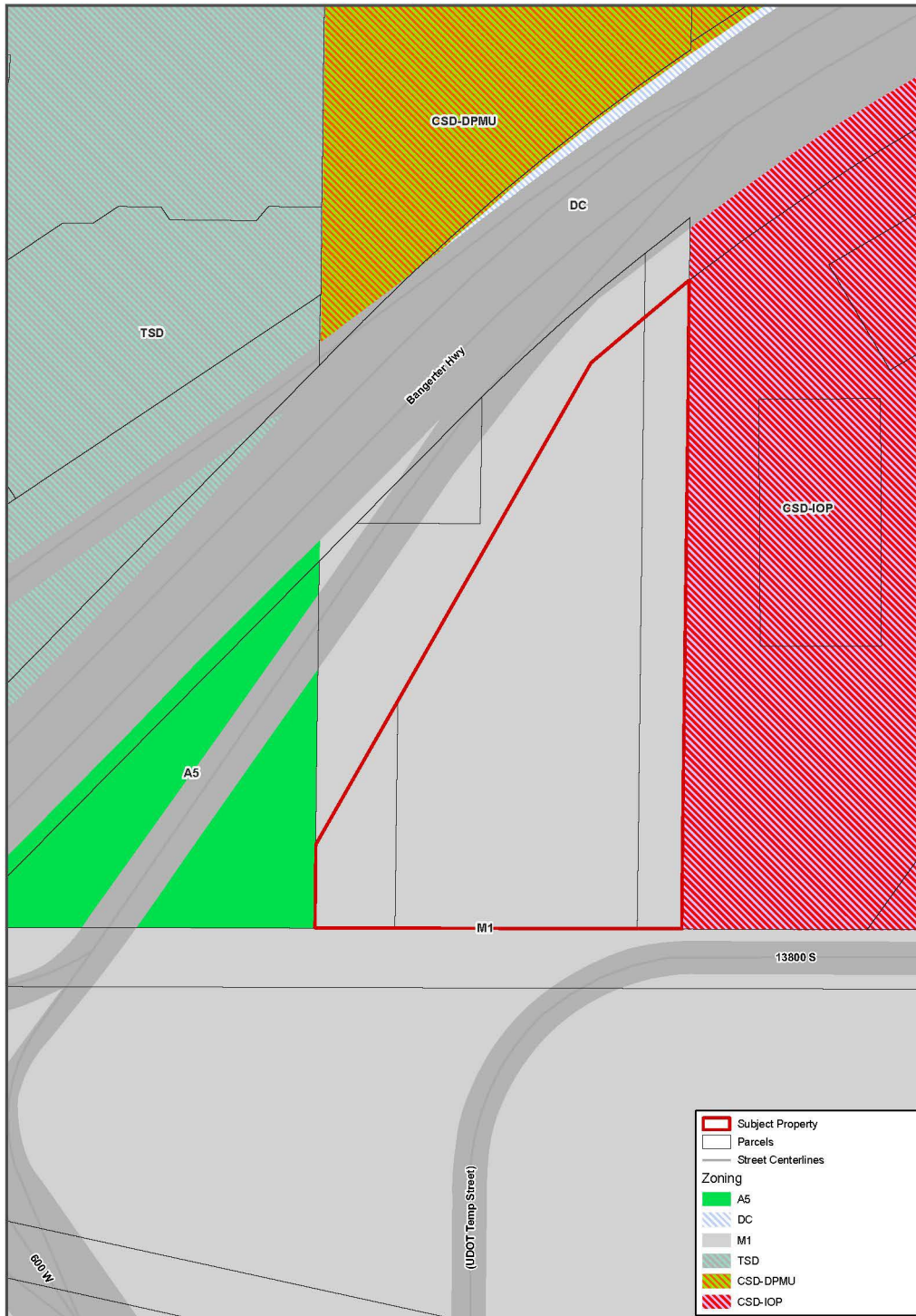
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Date Printed: 11/26/2025

EXHIBIT E ZONING MAP





Date Printed: 11/26/2025

Granite Construction Site Plan and Deviation Requests

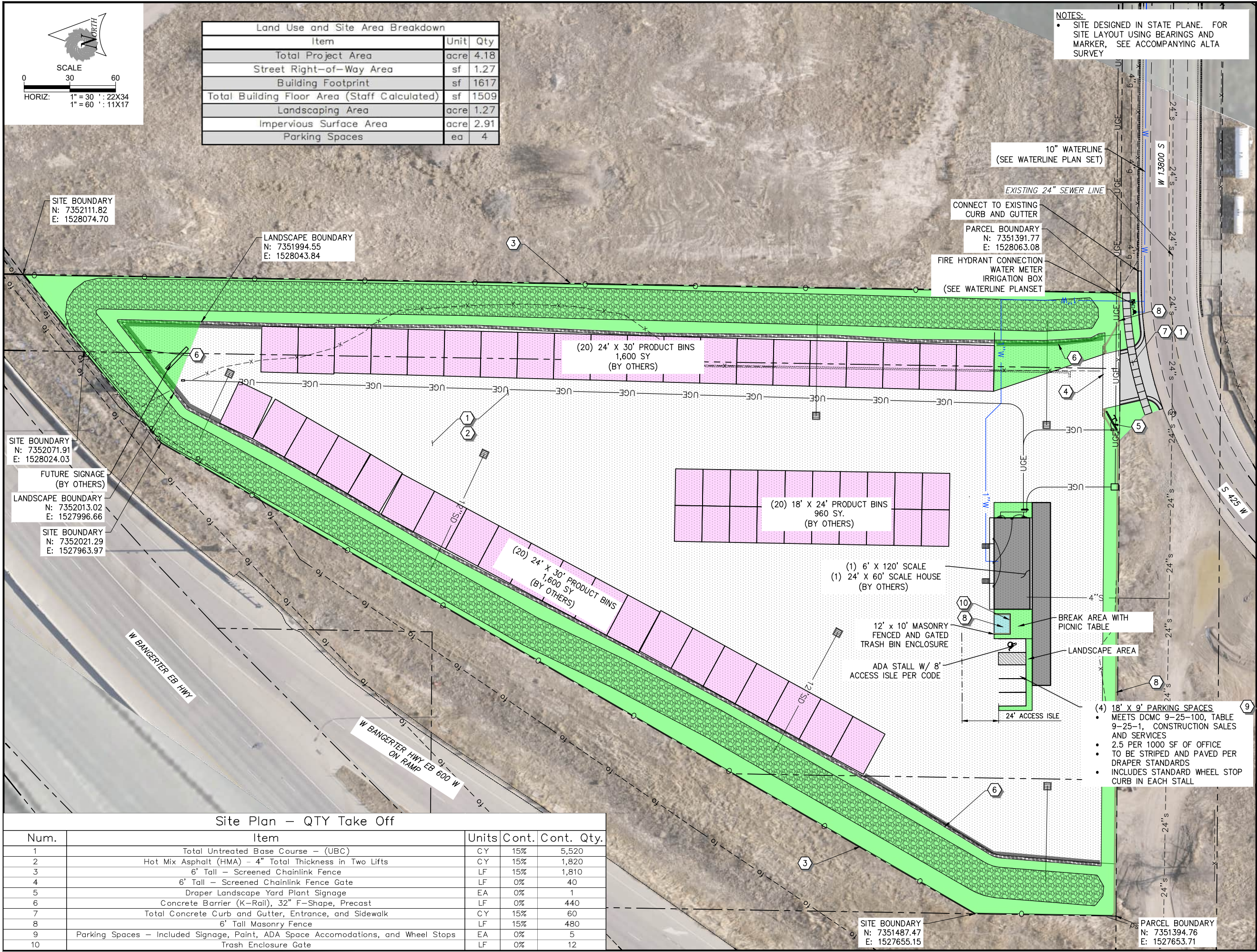
13488 S. 200 W.

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**EXHIBIT F
SITE PLAN**



CONSTRUCTION NOTES

- UNTREATED BASE COURSE, 12" MIN UNDER ASPHALT, 6" MIN UNDER CONCRETE (UBC)
- 4" THK ASPHALT COVER.
- 6' TALL CHAIN LINK FENCE
- 6' SLIDING GATE AT SITE ENTRANCE
- ENTRANCE SIGN. SIGN MUST CONFORM TO DCMC 9-26-070 STANDARDS
- SAFETY K RAIL
- CONCRETE CURB AND GUTTER, ENTRANCE, AND SIDEWALK
- 6' MASONRY WALL
- PARKING STALLS - INC. SIGNAGE, STRIPING, WHEEL STOPS
- TRASH ENCLOSURE GATE

LEGEND

- SCALE HOUSE AND SCALE
- LANDSCAPE MATERIAL BINS (BY OTHERS)
- CONCRETE SURFACE
- ASPHALT SURFACE
- UNTREATED BASE COURSE
- RIPRAP POND - INCLUDED IN LANDSCAPE AREA (SEE SHEET 006)
- LANDSCAPE AREA (BY OTHERS) ASSUMED 1.27 AC
- SCREENED TRASH ENCLOSURE
- SANITARY SEWER LINE (SEE SHEET 010) 4"S
- STORM DRAIN SYSTEM (SEE SHEET 007) 12"SD
- ELECTRICAL SYSTEM (SEE SHEET 018) UGE
- WATER SYSTEM (SEE SHEET 009) 1"W
- 6' PERIMETER FENCING/GATE
- 6' MASONRY FENCING

REV NO.	COMMENT	DATE
01	09/30/2025	

PROFESSIONAL ENGINEER
No. 13356907
JASON HOGGARD
STATE OF UTAH

SUNRISE ENGINEERING
6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com

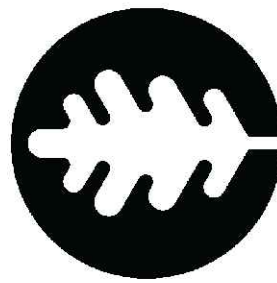
GRANITE DRAPER LANDSCAPE YARD SITE PLAN SHEETS

SITE PLAN - OVERVIEW

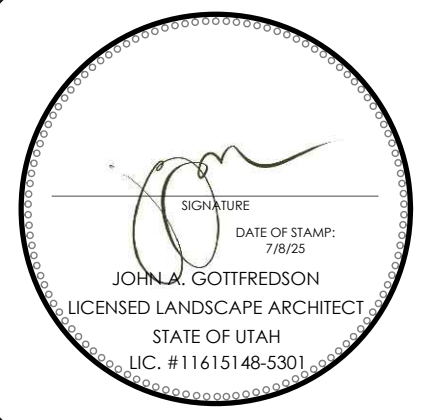
SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
12514	JH	JH	NC	005 of 027

SP2

EXHIBIT G
LANDSCAPE PLAN



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john@treesbydesign.com
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DISCLAIMERS

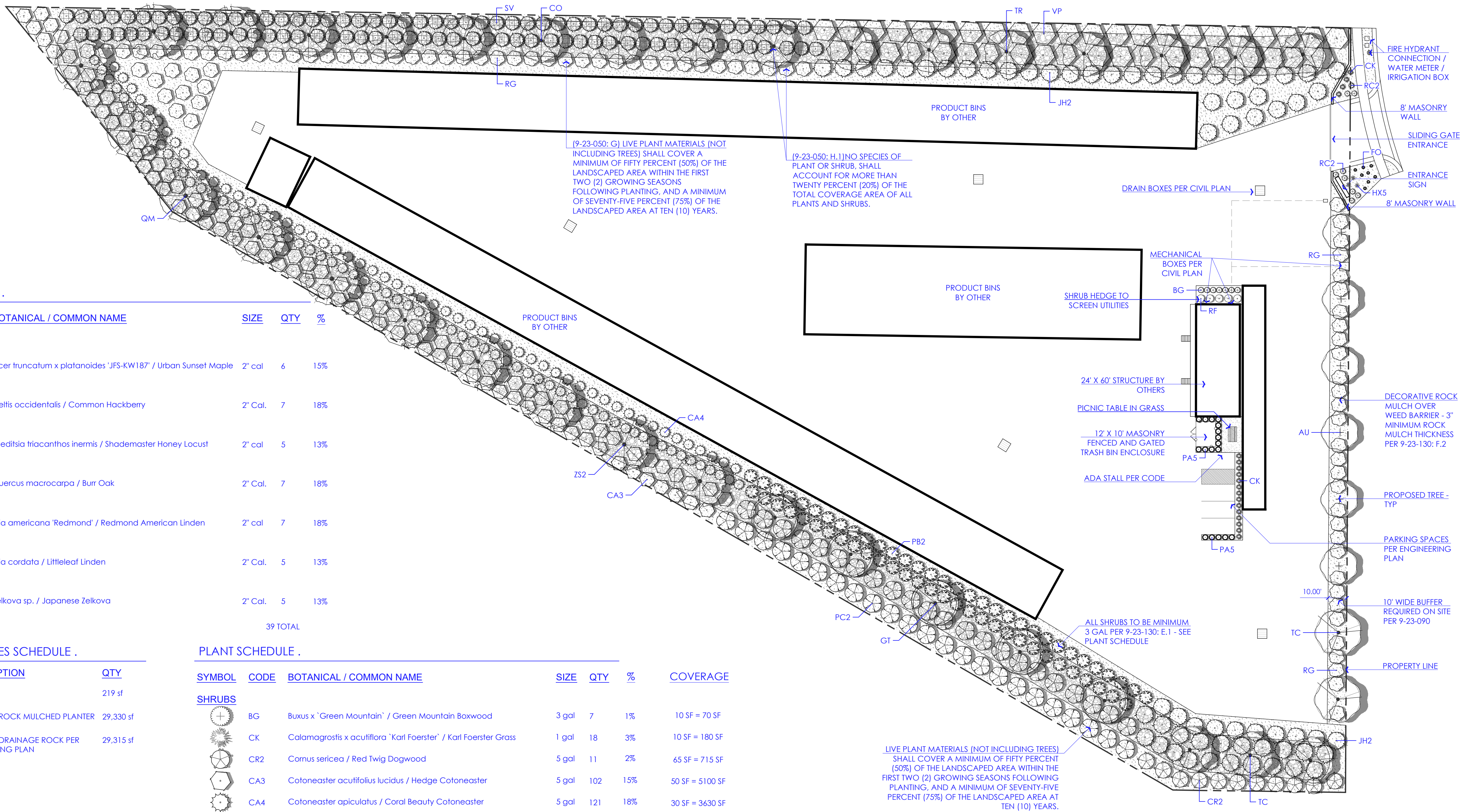
The installation contractor is responsible to discover and abide by any setbacks, easements, and building regulations.
The contractor is also responsible to verify all quantities, measurements, site conditions, grades, and property boundaries.
Property boundaries are derived using county maps and/or provided civil plans. Trees by Design is not responsible for the accuracy of any shown property lines.
Trees by Design makes no claim to accuracy of plans.

CUSTOMER INFO

GRANITE CONSTRUCTION
DRAPER LANDSCAPE YARD
DRAPER, UT

SHEET NAME

layout plan



PLANT SCHEDULE .

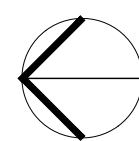
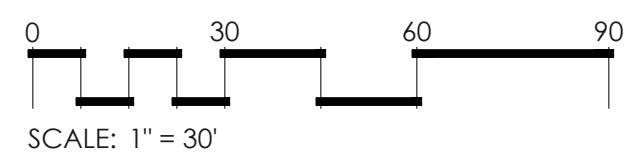
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	%
TREES					
	AU	Acer truncatum x platanoides 'JFS-KW187' / Urban Sunset Maple	2" cal	6	15%
	CO	Celtis occidentalis / Common Hackberry	2" Cal.	7	18%
	GT	Gleditsia triacanthos inermis / Shademaster Honey Locust	2" cal	5	13%
	QM	Quercus macrocarpa / Burr Oak	2" Cal.	7	18%
	TR	Tilia americana 'Redmond' / Redmond American Linden	2" cal	7	18%
	TC	Tilia cordata / Littleleaf Linden	2" Cal.	5	13%
	ZS2	Zelkova sp. / Japanese Zelkova	2" Cal.	5	13%
39 TOTAL					

REFERENCE NOTES SCHEDULE .

SYMBOL	DESCRIPTION	QTY
	GRASS	219 sf
	CRUSHED ROCK MULCHED PLANTER BEDS	29,330 sf
	CRUSHED DRAINAGE ROCK PER ENGINEERING PLAN	29,315 sf

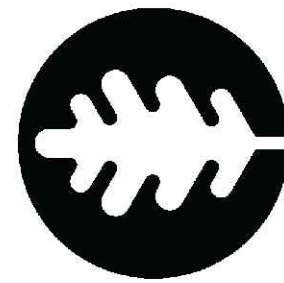
PLANT SCHEDULE .

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	%	COVERAGE
SHRUBS						
	BG	Buxus x 'Green Mountain' / Green Mountain Boxwood	3 gal	7	1%	10 SF = 70 SF
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal	18	3%	10 SF = 180 SF
	CR2	Cornus sericea / Red Twig Dogwood	5 gal	11	2%	65 SF = 715 SF
	CA3	Cotoneaster acutifolius lucidus / Hedge Cotoneaster	5 gal	102	15%	50 SF = 5100 SF
	CA4	Cotoneaster apiculatus / Coral Beauty Cotoneaster	5 gal	121	18%	30 SF = 3630 SF
	FO	Festuca ovina glauca 'Elijah Blue' / Blue Fescue	1 gal	8	1%	12 SF = 96 SF
	HX5	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	3	1%	12 SF = 36 SF
	JH2	Juniperus horizontalis / Blue Star Juniper	5 gal	64	9%	80 SF = 5120 SF
	PA5	Picea abies 'Nidiformis' / Nest Spruce	5 gal	17	2%	10 SF = 170 SF
	PB2	Prunus besseyi / Pawnee Buttes Sand Cherry	5 gal	62	9%	60 SF = 3720 SF
	PC2	Prunus x cistena / Cistena Plum	5 gal	45	7%	80 SF = 3600 SF
	RF	Rhamnus frangula 'Columnaris' / Tall Hedge Buckthorn	5 gal	5	1%	20 SF = 100 SF
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	5 gal	85	12%	60 SF = 5100 SF
	RC2	Rosa x / Shrub Rose	5 gal	9	1%	10 SF = 90 SF
	SV	Syringa vulgaris 'Andenken an Ludwig Spaeth' / Ludwig Spaeth Lilac	5 gal	98	14%	25 SF = 2450 SF
	VP	Viburnum plicatum 'Doublefile' / Doublefile Viburnum	5 gal	42	6%	60 SF = 2520 SF
690 TOTAL						23258 SF TOTAL





TREES BY DESIGN



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DISCLAIMERS

The installation contractor is responsible to discover and abide by any setbacks, easements, and building regulations.

The contractor is also responsible to verify all quantities, measurements, site conditions, grades, and property boundaries.

Property boundaries are derived using county maps and/or provided civil plans. Trees by Design is not responsible for the accuracy of any shown property lines.

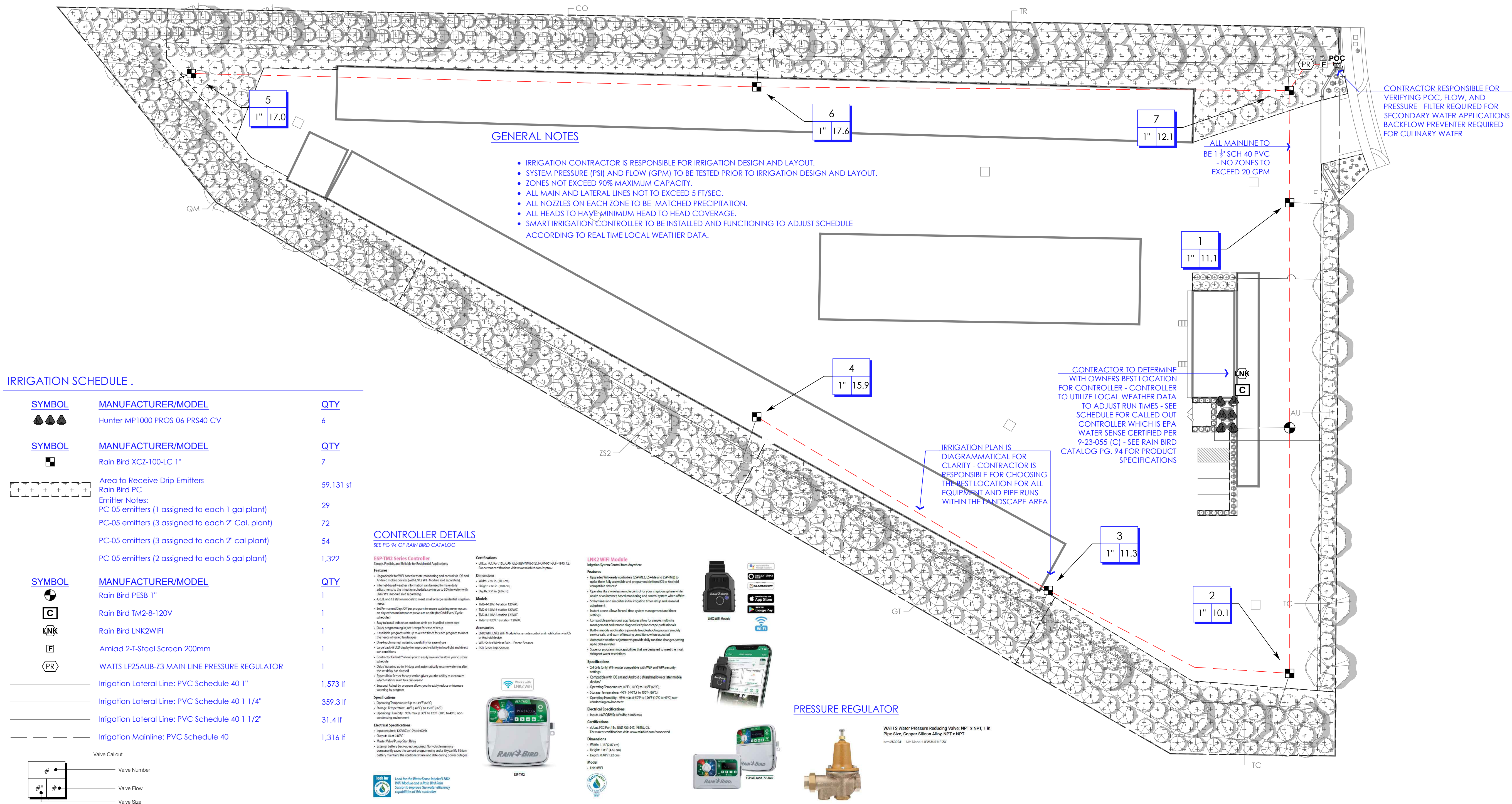
Trees by Design makes no claim to accuracy of plans.

CUSTOMER INFO

GRANITE CONSTRUCTION
DRAPER LANDSCAPE YARD
DRAPER, UT

SHEET NAME

irrigation plan



IRRIGATION SCHEDULE .

SYMBOL	MANUFACTURER/MODEL	QTY
▲▲▲	Hunter MP1000 PROS-06-PRS40-CV	6

SYMBOL	MANUFACTURER/MODEL	QTY
■	Rain Bird XCZ-100-LC 1"	7

+++++	Area to Receive Drip Emitters	59,131 sf
+	Rain Bird PC	29
+	PC-05 emitters (1 assigned to each 1 gal plant)	72
+	PC-05 emitters (3 assigned to each 2" Cal. plant)	54
+	PC-05 emitters (2 assigned to each 5 gal plant)	1,322

SYMBOL	MANUFACTURER/MODEL	QTY
●	Rain Bird PES8 1"	1

C	Rain Bird TM2-8-120V	1
---	----------------------	---

LNK	Rain Bird LNK2WiFi	1
-----	--------------------	---

F	Amiad 2-T-Steel Screen 200mm	1
---	------------------------------	---

PR	WATTS LF25AUB-23 MAIN LINE PRESSURE REGULATOR	1
----	---	---

---	Irrigation Lateral Line: PVC Schedule 40 1"	1,573 lf
-----	---	----------

---	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	359.3 lf
-----	---	----------

---	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	31.4 lf
-----	---	---------

---	Irrigation Mainline: PVC Schedule 40	1,316 lf
-----	--------------------------------------	----------

#	Valve Callout	Valve Number
#	Valve Flow	Valve Flow
#	Valve Size	Valve Size

CONTROLLER DETAILS

SEE PG 94 OF RAIN BIRD CATALOG

ESP-TM2 Series Controller

Simple, Flexible, and Reliable for Residential Applications

Features

- Upgradable for smart sensor monitoring and control via iOS and Android mobile devices with LNK2WiFi module (not included).

- Smart sensor weather information can be used to make daily adjustments to the irrigation schedule using up to 30% in water (with LNK2WiFi module and optional).

- 4, 6, 8, and 12 station models to meet small or large residential irrigation needs.

- Self-Permanence: Once you program to ensure watering never occurs on days when maintenance is not on the Rain Bird's "Calendar" schedule.

- Easy to install: Indicators on stations with pre-installed power cord.

- Quick programming: Just 3 steps for ease of setup.

- Adjustable program with up to 10 start times for each program to meet the needs of varied landscapes.

- One touch manual watering capability for ease of use.

- Large backlit LCD display for improved visibility in low light and direct sunlight.

- Contractor Default® allows you to easily save and restore your custom schedule.

- Daily Warning up to 14 days and automatically resume watering after the scheduled time.

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

Specifications

- Operating Temperature: 14°F to 140°F (5°C to 60°C)

- Storage Temperature: 40°F to 140°F (5°C to 60°C)

- Operating Humidity: 10% to 90% RH (10°C to 60°C) non-condensing environment

Electrical Specifications

- Input required: 120VAC 15A 60Hz (1.8kW)

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

LNK2 WiFi Module

Simple, Flexible, and Reliable for Residential Applications

Features

- Upgradable for smart sensor monitoring and control via iOS and Android mobile devices with LNK2WiFi module (not included).

- Smart sensor weather information can be used to make daily adjustments to the irrigation schedule using up to 30% in water (with LNK2WiFi module and optional).

- 4, 6, 8, and 12 station models to meet small or large residential irrigation needs.

- Self-Permanence: Once you program to ensure watering never occurs on days when maintenance is not on the Rain Bird's "Calendar" schedule.

- Easy to install: Indicators on stations with pre-installed power cord.

- Quick programming: Just 3 steps for ease of setup.

- Adjustable program with up to 10 start times for each program to meet the needs of varied landscapes.

- One touch manual watering capability for ease of use.

- Large backlit LCD display for improved visibility in low light and direct sunlight.

- Contractor Default® allows you to easily save and restore your custom schedule.

- Daily Warning up to 14 days and automatically resume watering after the scheduled time.

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

Specifications

- Operating Temperature: 14°F to 140°F (5°C to 60°C)

- Storage Temperature: 40°F to 140°F (5°C to 60°C)

- Operating Humidity: 10% to 90% RH (10°C to 60°C) non-condensing environment

Electrical Specifications

- Input required: 120VAC 15A 60Hz (1.8kW)

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

- Manual override program allows you to easily reduce or increase watering by program.

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LNK2 WiFi Module

Simple, Flexible, and Reliable for Residential Applications

Features

- Upgradable for smart sensor monitoring and control via iOS and Android mobile devices with LNK2WiFi module (not included).

- Smart sensor weather information can be used to make daily adjustments to the irrigation schedule using up to 30% in water (with LNK2WiFi module and optional).

- 4, 6, 8, and 12 station models to meet small or large residential irrigation needs.

- Self-Permanence: Once you program to ensure watering never occurs on days when maintenance is not on the Rain Bird's "Calendar" schedule.

- Easy to install: Indicators on stations with pre-installed power cord.

- Quick programming: Just 3 steps for ease of setup.

- Adjustable program with up to 10 start times for each program to meet the needs of varied landscapes.

- One touch manual watering capability for ease of use.

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- Storage Temperature: 40°F to 140°F (5°C to 60°C)

- Operating Humidity: 10% to 90% RH (10°C to 60°C) non-condensing environment

Electrical Specifications

- Input required: 120VAC 15A 60Hz (1.8kW)

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- Adjustable program with up to 10 start times for each program to meet the needs of varied landscapes.

- One touch manual watering capability for ease of use.

- Large backlit LCD display for improved visibility in low light and direct sunlight.

- Contractor Default® allows you to easily save and restore your custom schedule.

- Daily Warning up to 14 days and automatically resume watering after the scheduled time.

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Specifications

- Operating Temperature: 14°F to 140°F (5°C to 60°C)

- Storage Temperature: 40°F to 140°F (5°C to 60°C)

- Operating Humidity: 10% to 90% RH (10°C to 60°C) non-condensing environment

Electrical Specifications

- Input required: 120VAC 15A 60Hz (1.8kW)

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

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- Self-Permanence: Once you program to ensure watering never occurs on days when maintenance is not on the Rain Bird's "Calendar" schedule.

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- Quick programming: Just 3 steps for ease of setup.

- Adjustable program with up to 10 start times for each program to meet the needs of varied landscapes.

- One touch manual watering capability for ease of use.

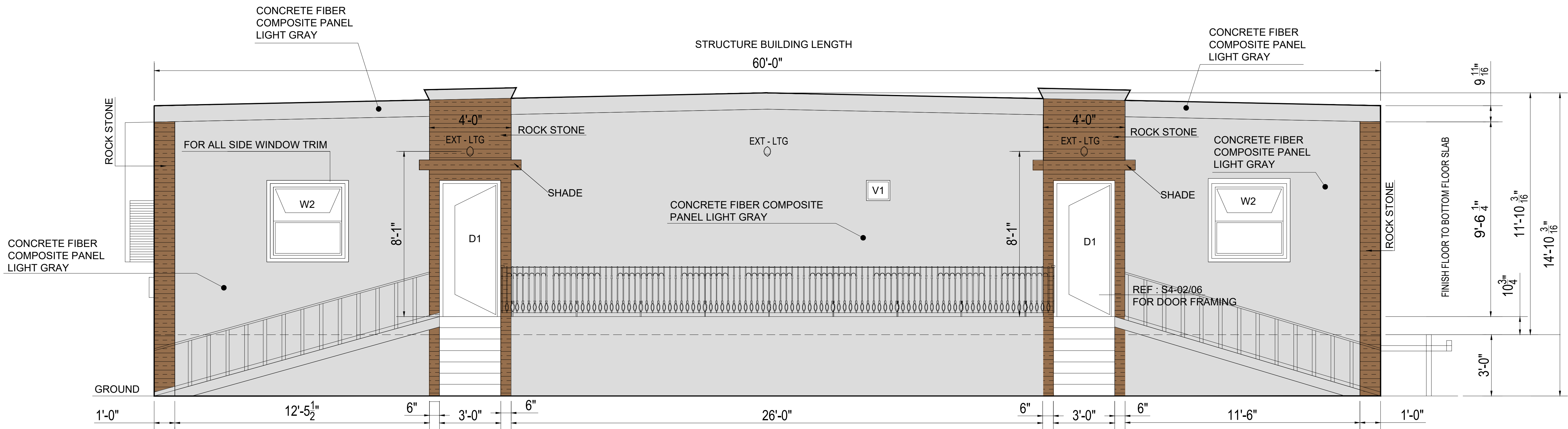
- Large backlit LCD display for improved visibility in low light and direct sunlight.

- Contractor Default® allows you to easily save and restore your custom schedule.

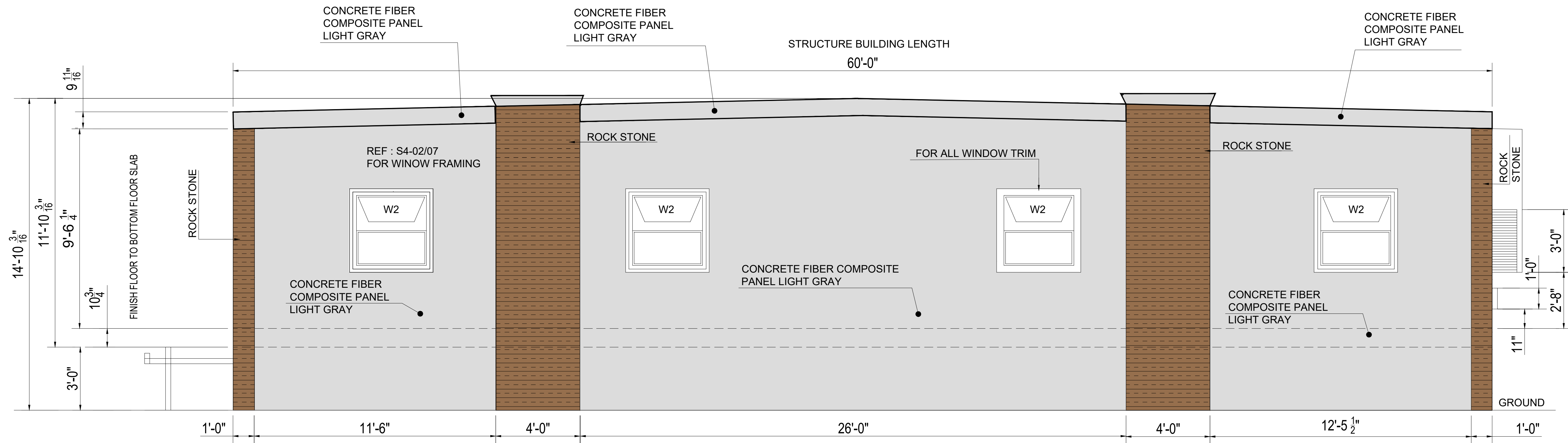
- Daily Warning up to 14 days and automatically resume watering after the scheduled time.

- Rain Bird sensor for any station gives you the ability to customize which stations need to run when.

EXHIBIT H
ELEVATIONS



EXTERIOR ELEVATION 01
SCALE: 3/8" = 1'-0"



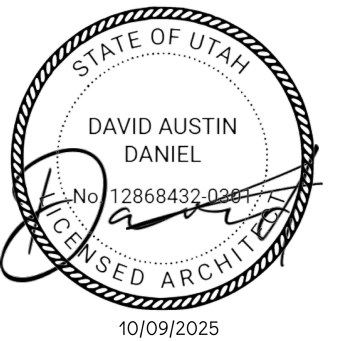
EXTERIOR ELEVATION 02
SCALE: 3/8" = 1'-0"

Owner:

Address:

Phone:

No.	Description	Date

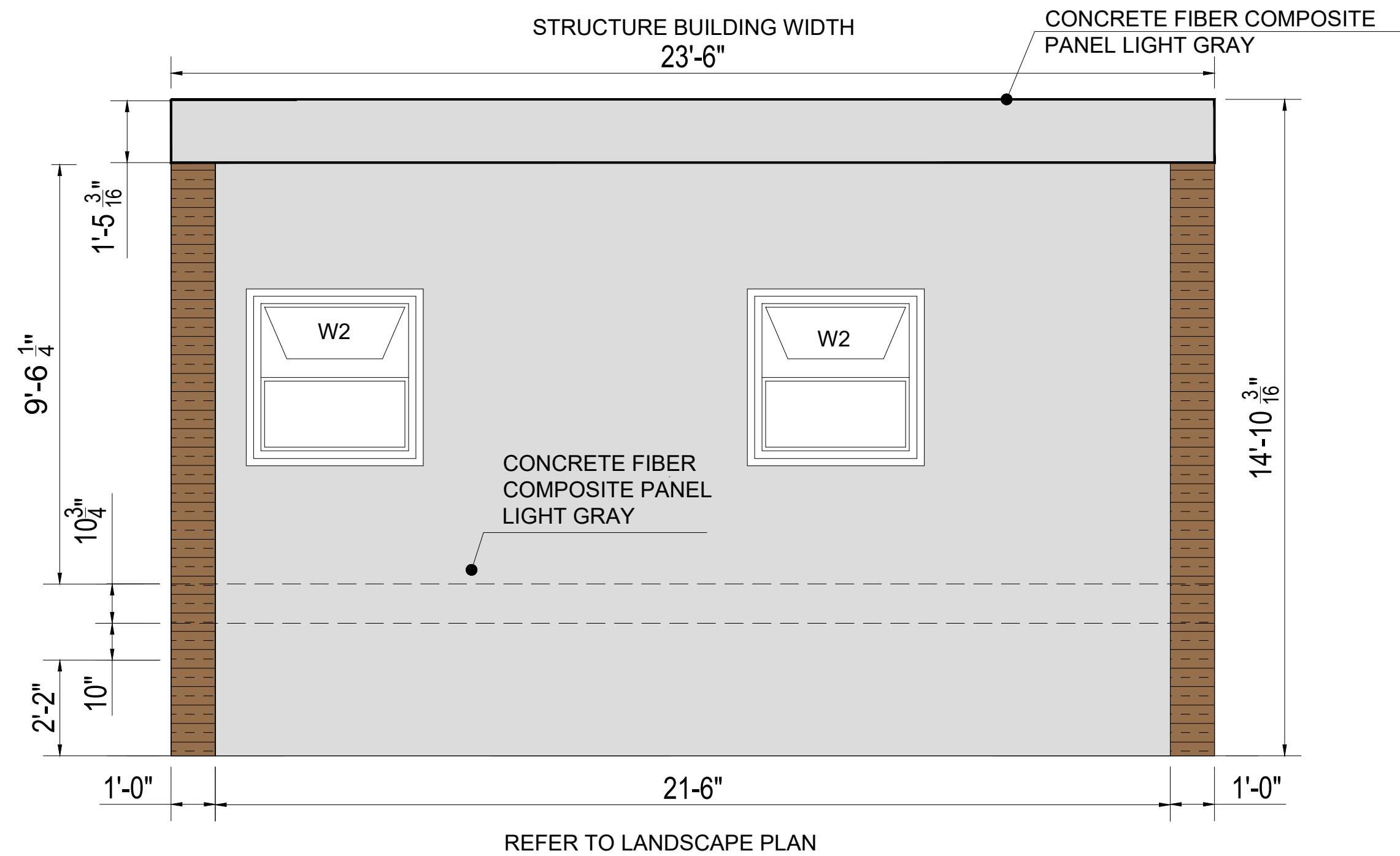


Date	
Scale	3 / 8"-1'-0"
Sheet Size	24" x 36"

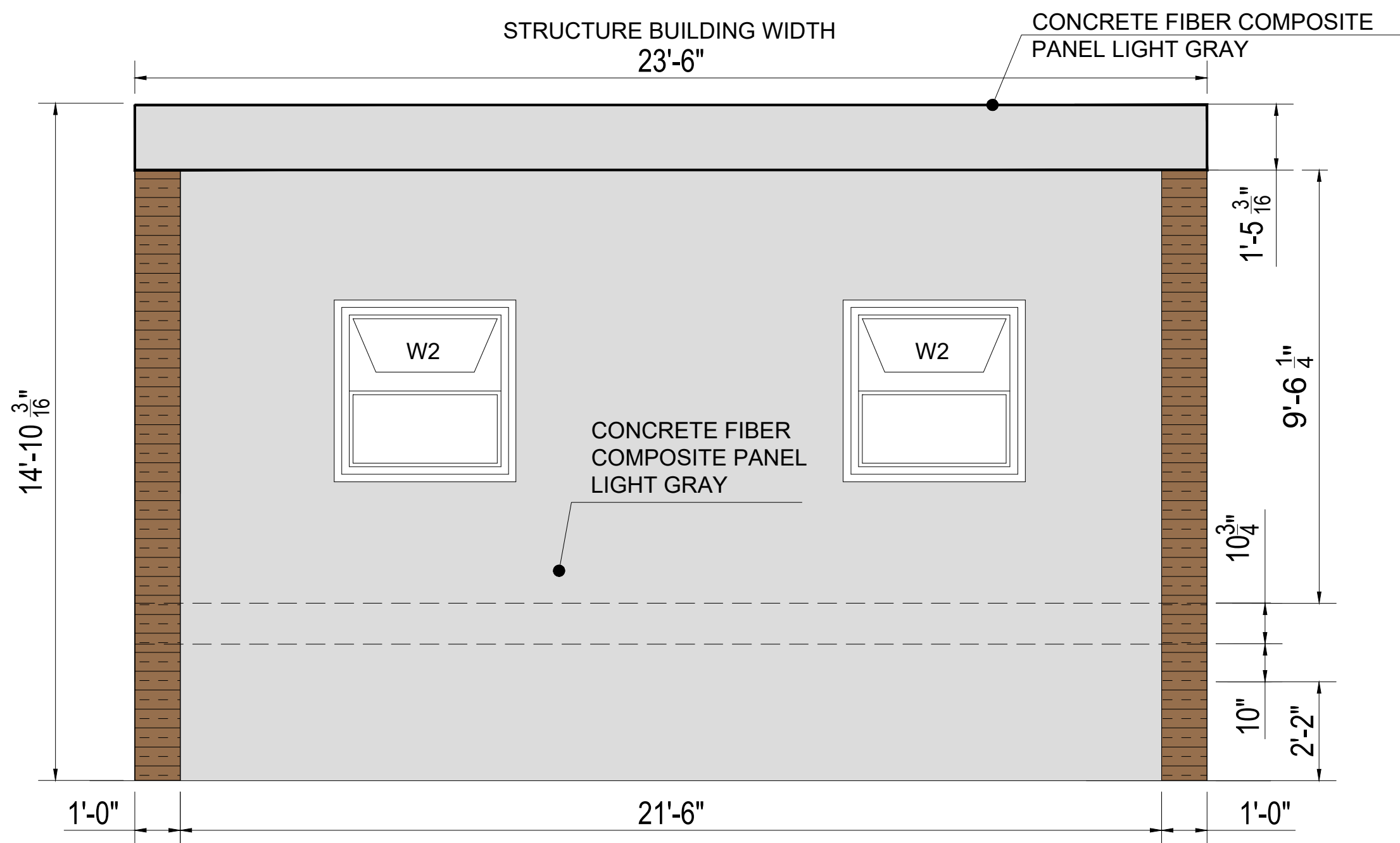
Drawing name
EXTERIOR
ELEVATION 01 &
02

Sheet

A.2



EXTERIOR ELEVATION 03
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION 04
SCALE: 3/8" = 1'-0"

ELEVATION / FACE	MATERIAL	FACE AREA	ALLOCATED AREA (sft)	MATERIAL %	CLASSIFICATION	PRIMARY/ SECONDARY %	
ELEVATION -01	CONCRETE FIBER COMPOSITE PANEL LIGHT GRAY	876.3 sft	699.00 sft	79.8 %	PRIMARY	PRIMARY	89.08%
	STONE VENEER - COFFEE BROWN	876.3 sft	81.00 sft	9.28 %	PRIMARY		
	WINDOW TRIM - STEEL	876.3 sft	5.00 sft	0.57 %	SECONDRY		
	DOOR TRIM - STEEL	876.3 sft	5.7 sft	0.65 %	SECONDRY		
	VENTILATOR TRIM - STEEL	876.3 sft	0.825 sft	0.09 %	SECONDRY		
ELEVATION -02	CONCRETE FIBER COMPOSITE PANEL LIGHT GRAY	876.3 sft	668 sft	76.23 %	PRIMARY	PRIMARY	92.58%
	STONE VENEER - COFFEE BROWN	876.3 sft	143.3 sft	16.35 %	PRIMARY		
	WINDOW TRIM - STEEL	876.3 sft	10.00 sft	1.14 %	SECONDRY		
ELEVATION -03	CONCRETE FIBER COMPOSITE PANEL LIGHT GRAY	348.90 sft	289.84 sft	83.07 %	PRIMARY	PRIMARY	90.77%
	STONE VENEER - COFFEE BROWN	348.90 sft	26.85 sft	7.70 %	PRIMARY		
	WINDOW TRIM - STEEL	348.90 sft	5.00 sft	1.43 %	SECONDRY		
ELEVATION -04	CONCRETE FIBER COMPOSITE PANEL LIGHT GRAY	348.90 sft	289.94 sft	83.07 %	PRIMARY	PRIMARY	90.77%
	STONE VENEER - COFFEE BROWN	348.90 sft	26.85 sft	7.70 %	PRIMARY		
	WINDOW TRIM - STEEL	348.90 sft	5.00 sft	1.43 %	SECONDRY		

MATERIAL DESIGN AND TREATMENT PERCENTAGES

DIGITAL SAMPLE BOARD

CONCRETE FIBER COMPOSITE PANEL LIGHT GRAY

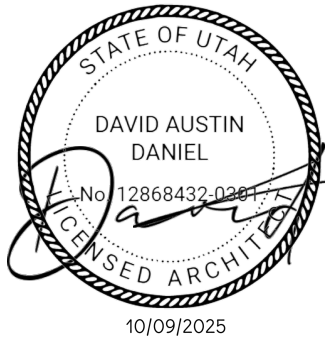
STONE VENEER - COFFEE BROWN

Owner:

Address:

Phone:

No.	Description	Date



Date	
Scale	3 / 8"-1'-0"
Sheet Size	24" x 36"
Drawing name EXTERIOR ELEVATION 03,04 MATERIAL DETAILS	
Sheet A.3	

NOTES

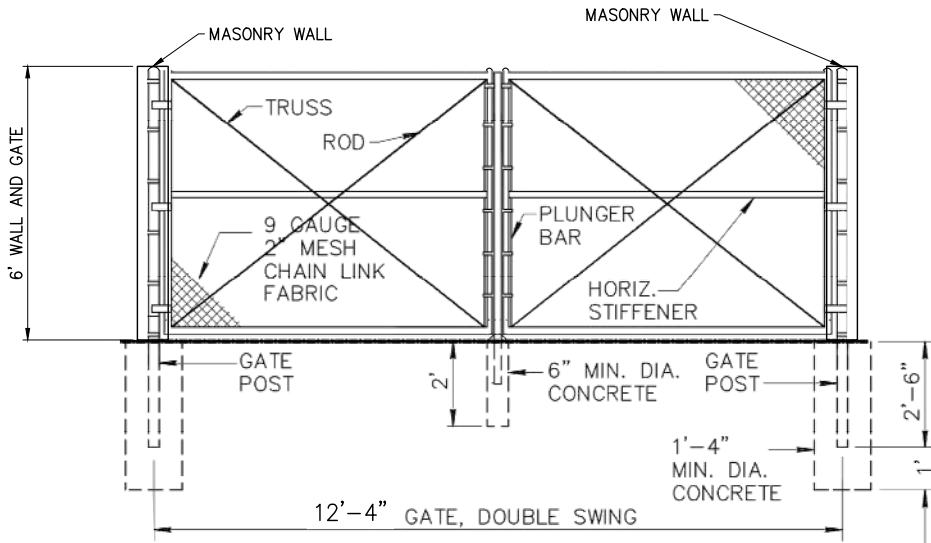
GATE TO BE SINGLE SWING.

NOTES

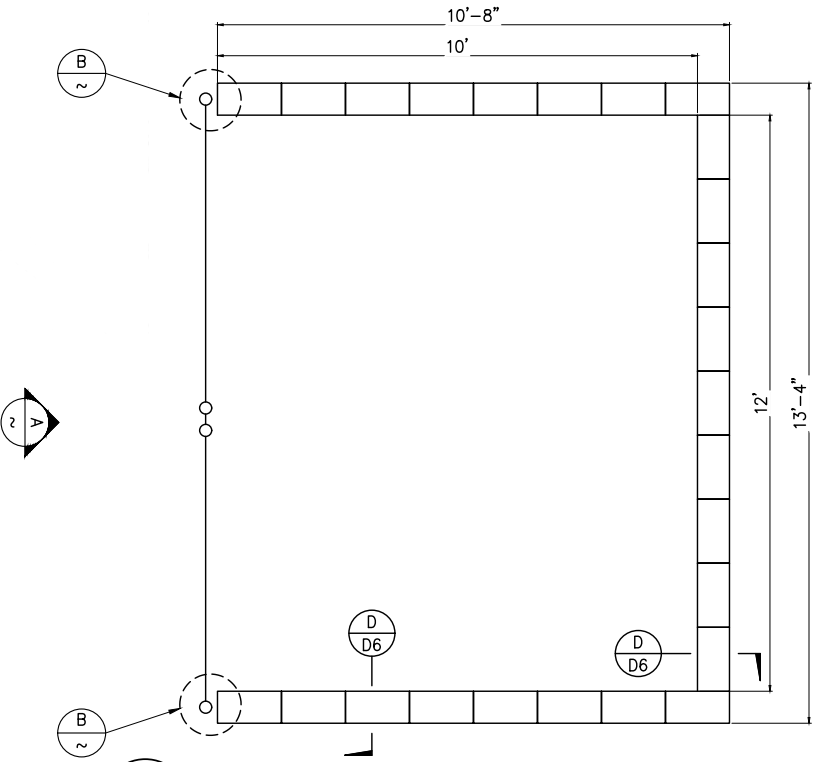
- 1) ALL CONCRETE SHALL BE CLASS 'C' PER SECT. 725
2) ALL POSTS SHALL BE CAPPED
3) ALL MEMBER SIZES SHALL BE THE FOLLOWING
4) GATE NOT TO EXCEED 6'

MEMBER	AISC SIZE	OUTSIDE DIA.
CORNER POST	2-1/2"	2.875"
LINE POST	1-1/2"	1.900"
STRAIN POST	1-1/2"	1.900"
BRACE	1-1/4"	1.666"
STRETCH BAR	3/16"x3/4" FLAT	3/16"x3/4" FLAT
GATE POST	3-1/2"	4.000"
TOP RAIL	1-1/4"	1.666"

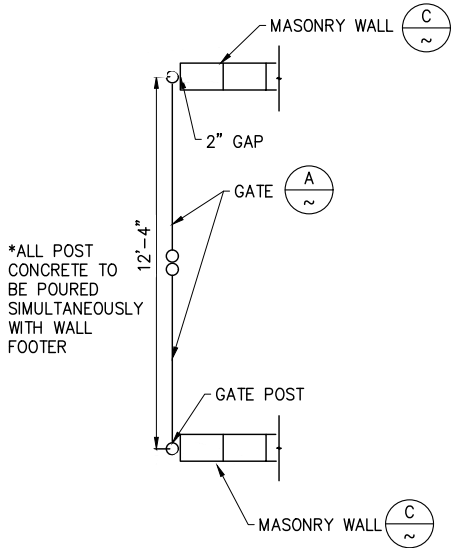
7. CONSTRUCTION AND MATERIALS SHALL CONFORM TO SECT. 420 AND 772, RESPECTIVELY. SEE TABLE 772-1 FOR WEIGHTS OF MEMBERS.



A CHAIN LINK TRASH ENCLOSURE GATE
N.T.S.



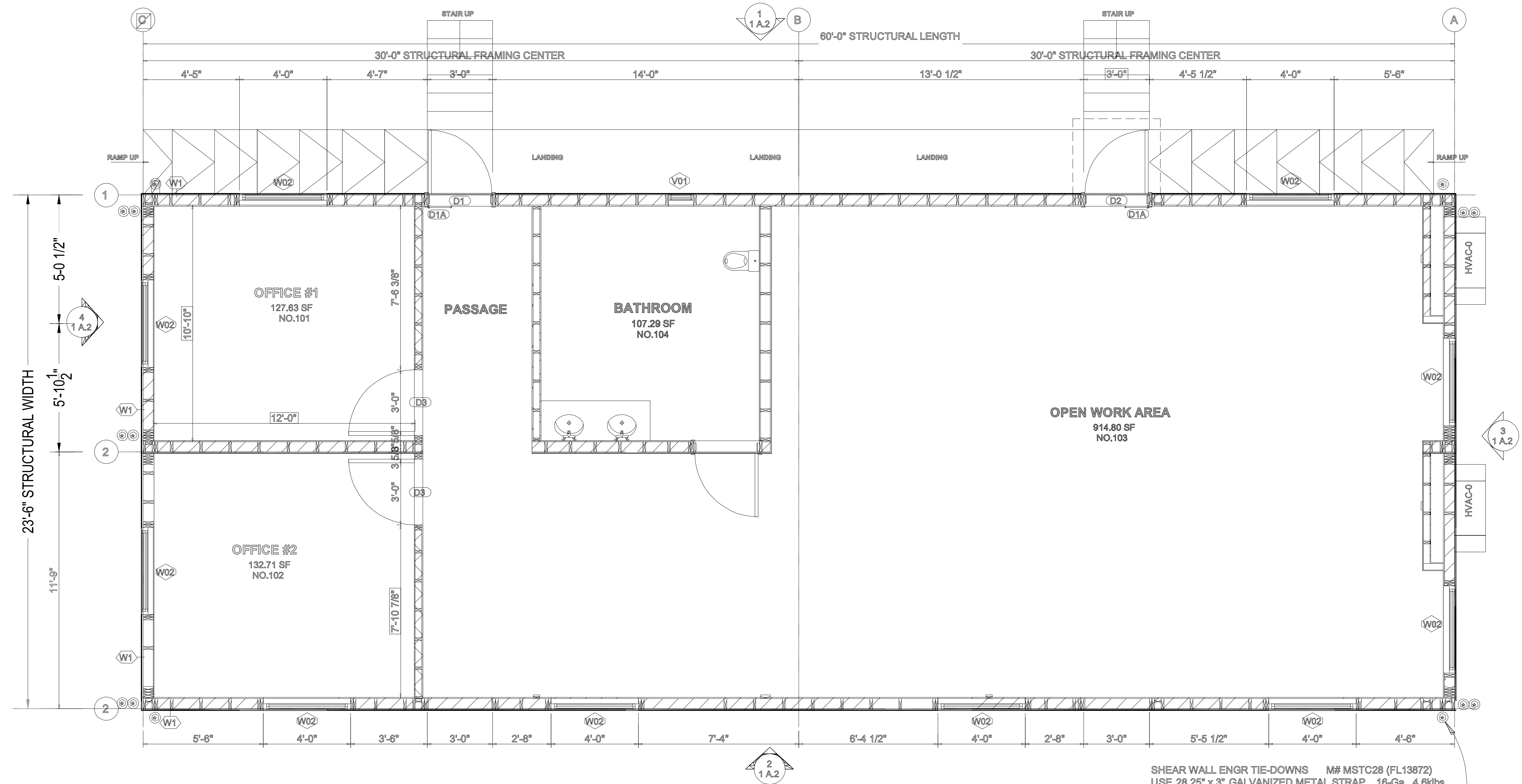
B TRASH ENCLOSURE - PLAN VIEW LAYOUT
N.T.S.



B TRASH ENCLOSURE- GATE TO WALL CONNECTION
N.T.S.

REV NO.	COMMENT	DATE																		
PROFESSIONAL ENGINEER 09/30/2025 No. 13356907 JASON HOGGARD UTAH SUNRISE ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 • FAX 801.523.0990 www.sunrise-eng.com <tr><td colspan="3">GRANITE</td></tr> <tr><td colspan="3">DRAPER LANDSCAPE YARD</td></tr> <tr><td colspan="3">FENCE DETAILS</td></tr> <tr><td colspan="3">MASONRY FENCE DETAIL 3</td></tr> <tr><td>SEI NO. 12514</td><td>DESIGNED XX</td><td>DRAWN XX</td></tr> <tr><td>CHECKED XX</td><td>SHEET NO. 027 of 027</td><td>D8</td></tr>			GRANITE			DRAPER LANDSCAPE YARD			FENCE DETAILS			MASONRY FENCE DETAIL 3			SEI NO. 12514	DESIGNED XX	DRAWN XX	CHECKED XX	SHEET NO. 027 of 027	D8
GRANITE																				
DRAPER LANDSCAPE YARD																				
FENCE DETAILS																				
MASONRY FENCE DETAIL 3																				
SEI NO. 12514	DESIGNED XX	DRAWN XX																		
CHECKED XX	SHEET NO. 027 of 027	D8																		

EXHIBIT I
FLOOR PLAN



ARCHITECTURAL FLOOR PLAN
SCALE: 3/8" = 1'-0"

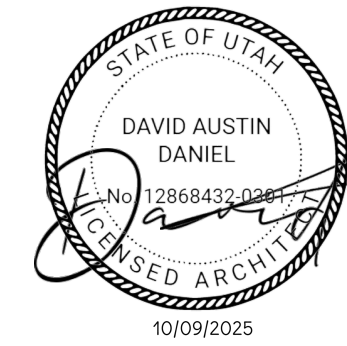
SHEAR WALL ENGR TIE-DOWNS M# MSTC28 (FL13872)
USE 28.25" x 3" GALVANIZED METAL STRAP , 16-Ga., 4.6kibs.
WITH (30) # 10d (0.148") N AILS
(FOUR KING STUD FOR END WALLS)
⊙ = 1 MSTC28
⊙⊙ = 2 MSTC28

Owner:

Address:

Phone:

No.	Description	Date



Date	
Scale	3 / 8"-1'-0"
Sheet Size	36" x 24"

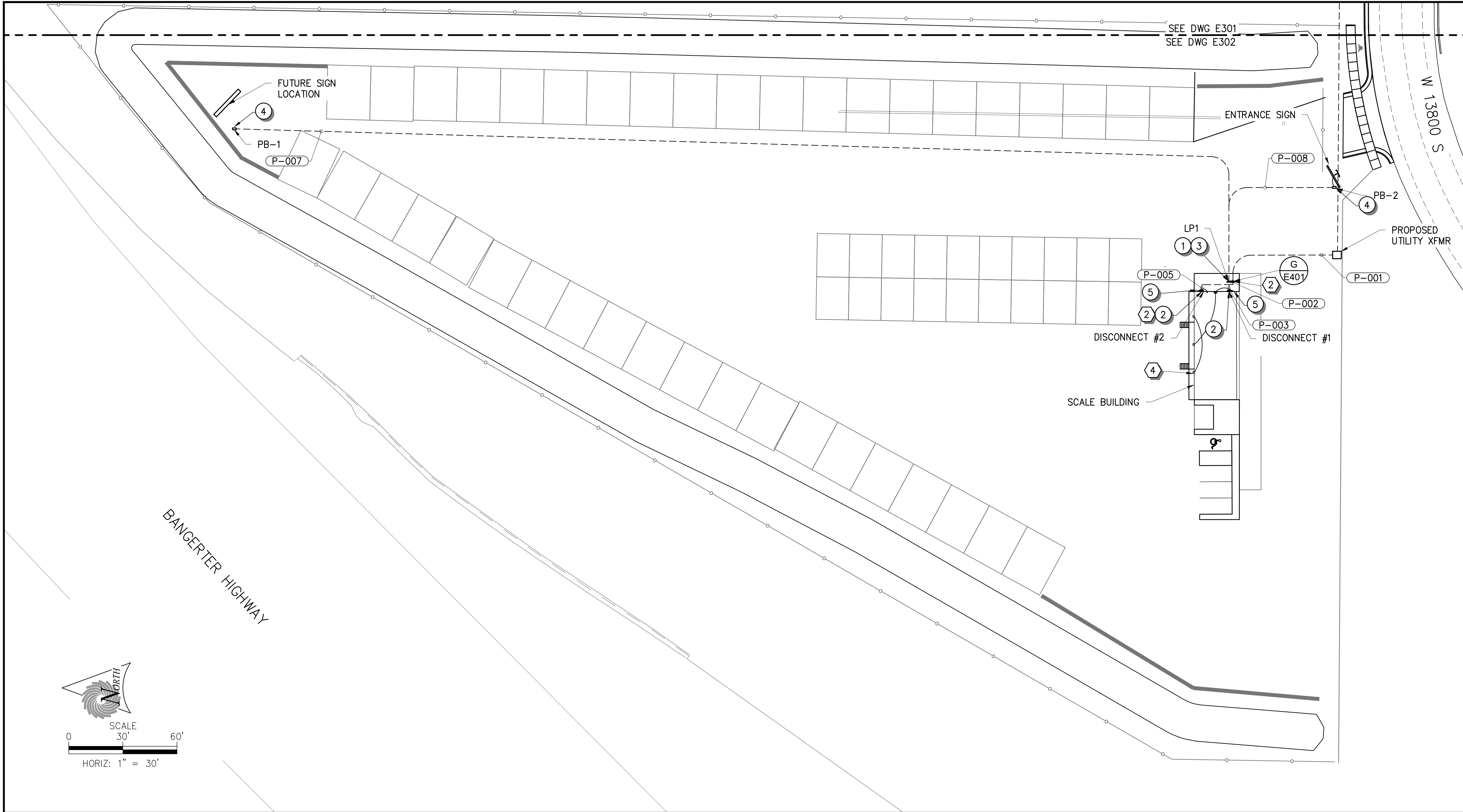
Drawing name

FLOOR PLAN

Sheet

A.1

EXHIBIT J
LIGHTING PLANS



SHEET NOTES:

1. THE CONTRACTOR WILL BE RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO NEW CONDITION OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. NOT ALL CONDUITS ARE SHOWN. REFER TO CONDUIT AND CONDUCTOR SCHEDULE FOR INDIVIDUAL CONDUIT FILL REQUIREMENTS. CONDUIT LAYOUT SHOWN IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD ROUTE AS NECESSARY TO ACCOMMODATE FIELD CONDITIONS AND AVOID OTHER STRUCTURES AS REQUIRED.
3. REFER TO DRAWING E201 FOR CONDUIT AND CONDUCTOR IDENTIFICATION.

KEY NOTES

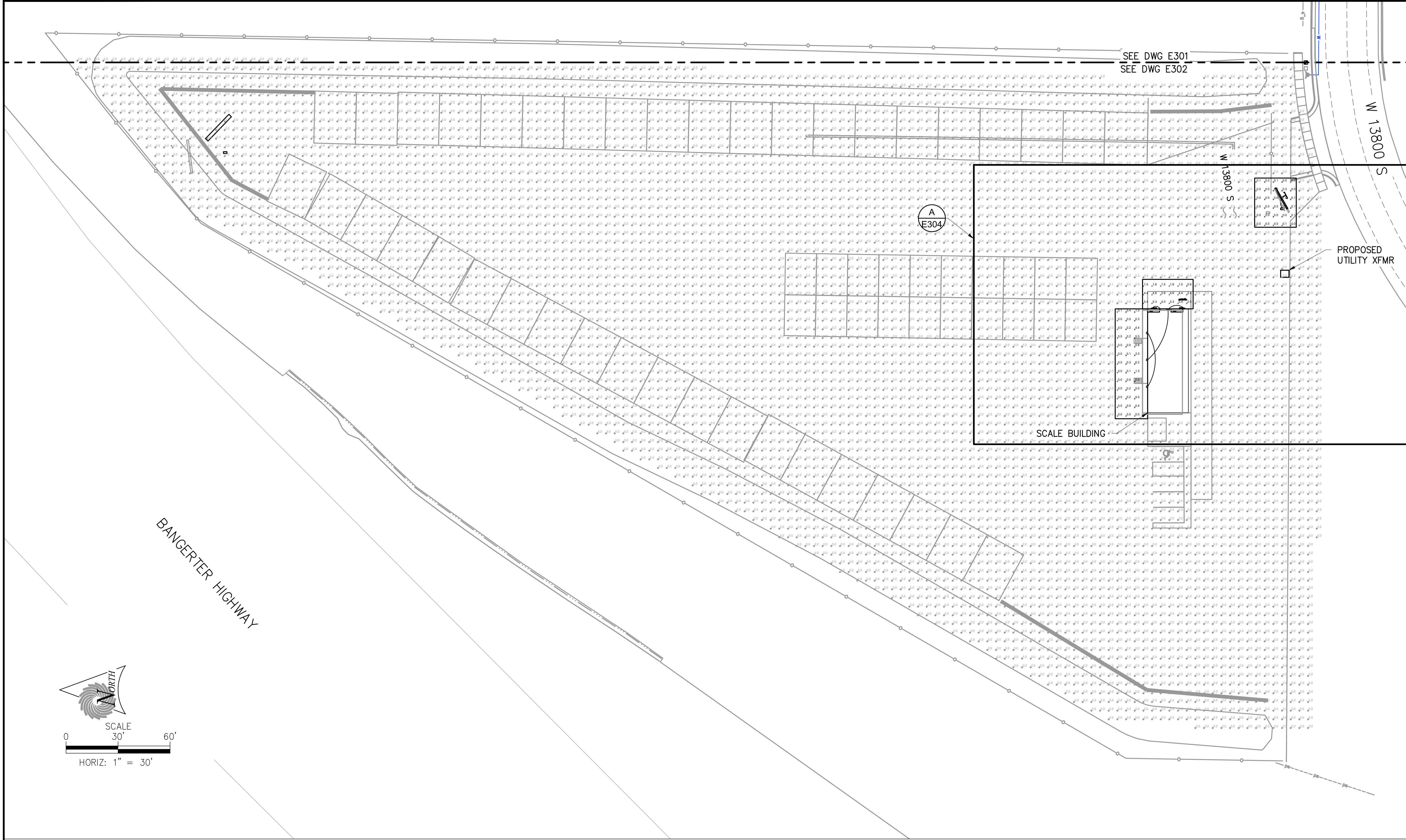
- 1 CONTRACTOR SHALL COORDINATE WITH UTILITY FOR ALL SERVICE ENTRANCE WORK. CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, FITTINGS AND TRENCHING BETWEEN TRANSFORMER AND BUILDING SERVICE ENTRANCE. ALL 90 DEGREE ELBOWS SHALL BE LONG-SWEEP WITH MIN. 36" RADIUS. CONDUIT SHALL BE BURIED PER UTILITY REQUIREMENTS.
- 2 ALL BURIED RIGID CONDUIT SHALL BE TAPE WRAPPED TO 4" ABOVE GRADE WITH 3M-50 10 MIL PIPE WRAP OR APPROVED EQUAL.
- 4 INSTALL WIRING PER BUILDING MANUFACTURER REQUIREMENTS FOR FOUR ENTRY LIGHTS.

A ELECTRICAL SITE PLAN
SCALE 1" = 30' AT SHEET SIZE 22" x 34"

ELECTRICAL EQUIPMENT SCHEDULE					
(X)	DESCRIPTION	QUANTITY	MODEL / SPECIFICATION	MANUFACTURER	COMMENTS
1	PANEL LP1, 240/120V, 1Ø, 3-WIRE, 225A MAIN CB, CU BUS, 22 KAIC, 30 CIRCUIT, NEMA 3R	1	16400	SQUARE D OR APPROVED	
2	DISCONNECT SWITCH, FUSIBLE. 200A, 240V, 2-POLE, NEMA 3R WITH 125A FUSES	2	16010	SQUARE D OR APPROVED	
3	20A GFCI RECEPTACLE	1	GFI5362SGGY / 16010	HUBBELL OR APPROVED	PROVIDE AND INSTALL GFCI RECEPTACLE AS INDICATED. PROVIDE AND INSTALL WEATHER RESISTANT IN-USE COVER FOR RECEPTACLE.
4	ELECTRICAL PULL BOX (13" X 24"), POLYMER	2	H1324 / 16010	OLDCASTLE OR EQUAL	
5	20A HEAVY DUTY SWITCH	2	CSL120GY	HUBBELL OR APPROVED	PROVIDE WITH WEATHERPROOF COVER

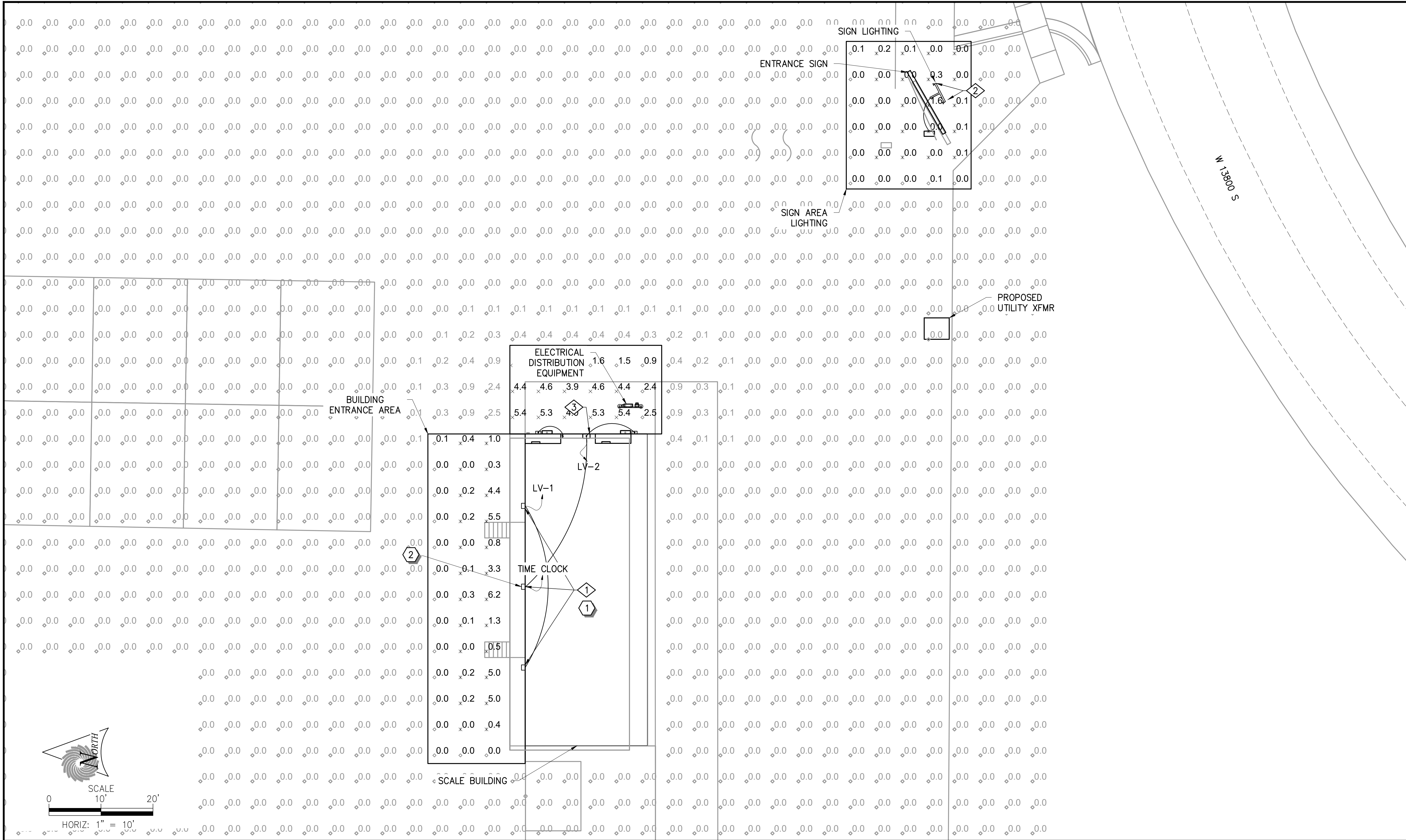
REV. NO.	COMMENT	DATE
SUNRISE ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 Z FAX 801.523.0990 www.sunrise-eng.com		
GRANITE		
DRAPER LANDSCAPE YARD ELECTRICAL ELECTRICAL SITE PLAN		
SEI NO. 12154	DESIGNED JRK	DRAWN TCF
CHECKED JRK	SHEET NO. 19 of 27	E302

Z:\E302\Projects\Granite Construction\2154 Draper Landscape Yard\04 Dwg\03 Electrical Site Plan.dwg Oct 08, 2025 1:47pm rknapp



A SITE PHOTOMETRICS
SCALE 1" = 30' AT SHEET SIZE 22" x 34"

REV NO.		COMMENT		DATE	
08-OCT-2025		No. 362066		J. RANDALL KNAPP	
REGISTERED PROFESSIONAL ENGINEER		SALT LAKE CITY, UTAH 84047		TEL 801.523.0100 Z FAX 801.523.0990	
www.sunrise-eng.com		GRANITE		DRAPER LANDSCAPE YARD	
ELECTRICAL		SITE PHOTOMETRICS		E303	
SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
12154	JRK	TCF	JRK	20 of 27	



KEY NOTES

- 1 PROVIDE A CIRCUIT FROM MANUFACTURER SUPPLIED ELECTRICAL LOAD CENTER. COORDINATE INSTALLATION WITH BUILDING SUPPLIER.
- 2 LIGHT FIXTURES IDENTIFIED AS AFTER HOURS FIXTURES ARE TO BE CONTROLLED BY PROGRAMMABLE 24-HR TIMECLOCK WHICH WILL DISCONNECT FIXTURE FROM POWERED CIRCUIT AFTER HOURS.

A AREA LIGHTING PLAN

SCALE 1" = 10' AT SHEET SIZE 22" x 34"

ENTRANCE AREA LIGHTING	
AVERAGE	1.5 FC
MAX	6.2 FC
MIN	0.0 FC
MAX : AVERAGE	4.13 : 1

SIGN AREA LIGHTING	
AVERAGE	0.1 FC
MAX	1.6 FC
MIN	0.0 FC
MAX : AVERAGE	16:01

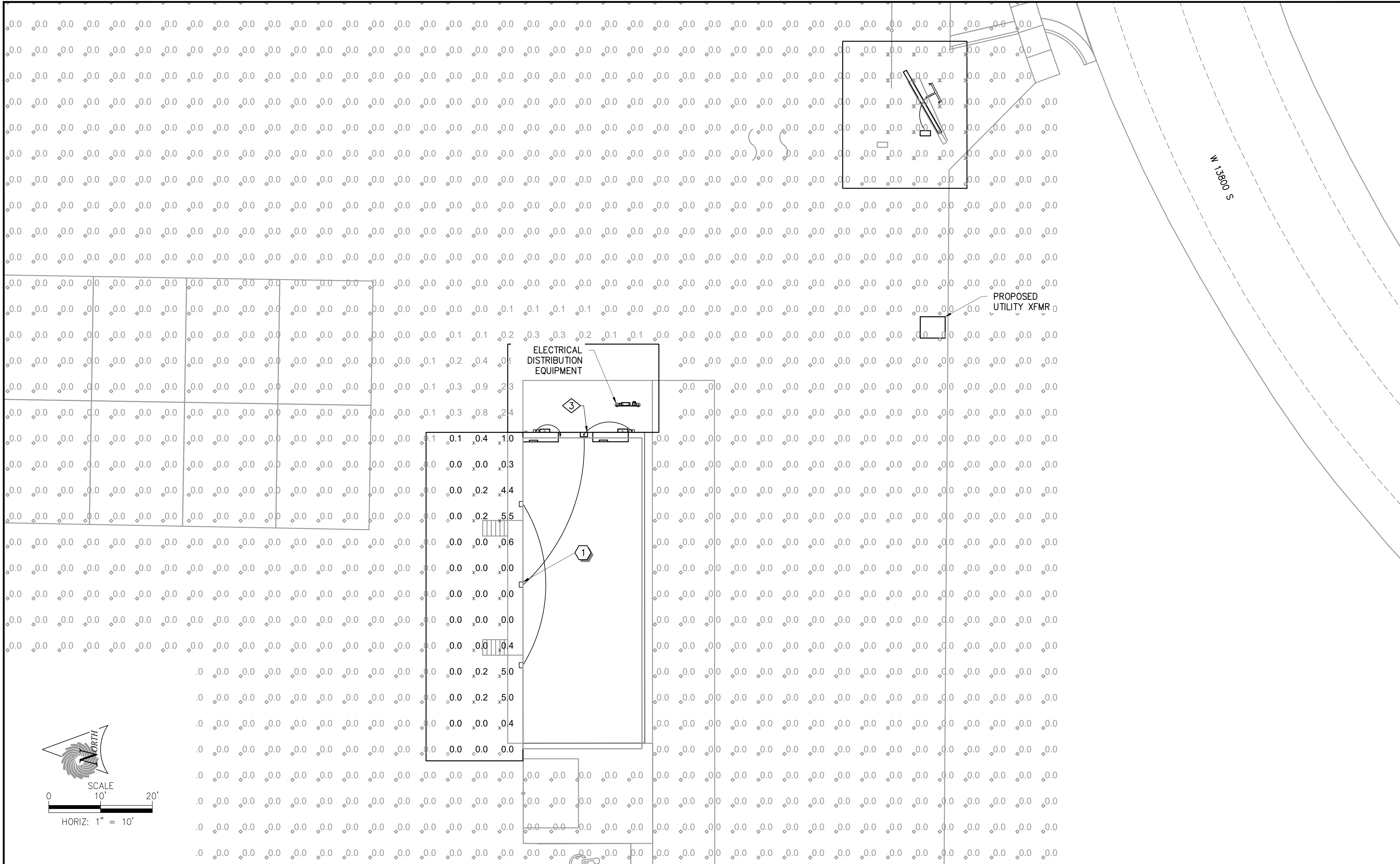
ELECTRICAL LIGHTING FIXTURE SCHEDULE					
ITEM #	DESCRIPTION	QUANTITY	MODEL / SPECIFICATION	MANUFACTURER	COMMENTS
1	LED WALL MOUNT, 100 LUMENS, 6" CYLINDER	3	EV06WC 40/10 AR MWD MVOLT	GOETHAM OR APPROVED EQUAL	
2	SIGN LIGHTING, SINGLE HEAD LED SIGN LIGHT, 715 LUMENS	2	PLACER A P1 80CRI 40K 120 55DEG FLC CN4 S180_48 C2 DDB	HYDREL OR EQUAL	PROVIDE MOUNTING HARDWARE, MOUNT TO SIGN SUPPORT PER MANUFACTURER REQUIREMENTS.
3	TIMECLOCK: 24-HOUR, 1 CKT, INDOOR, 120-277 VAC	1	ET1105C	INTERMATIC	

REV. NO.	COMMENT	DATE
12154	JRK	TCF
DESIGNED	DRAWN	CHECKED
12154	JRK	JRK
SHEET NO.	21 of 27	E304

**SUNRISE
ENGINEERING**

6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 Z FAX 801.523.0990
www.sunrise-eng.com

GRANITE
DRAPER LANDSCAPE YARD
ELECTRICAL
AREA LIGHTING PLAN

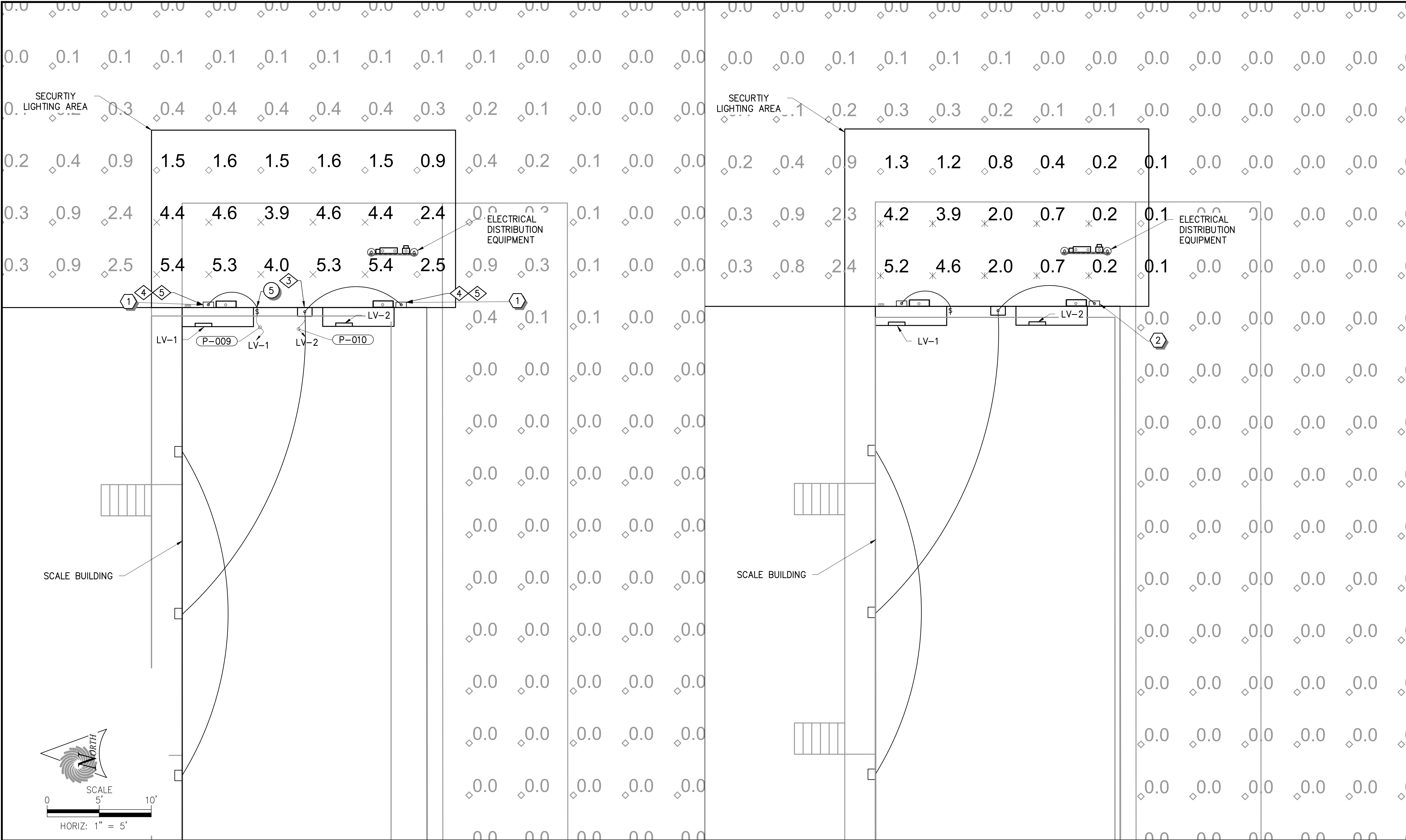


- KEY NOTES**
- 1 LIGHT FIXTURES IDENTIFIED AS AFTER HOURS FIXTURES ARE TO BE CONTROLLED BY PROGRAMMABLE 24-HR TIMECLOCK WHICH WILL DISCONNECT FIXTURE FROM POWERED CIRCUIT AFTER HOURS.
- SEE DRAWING E304 FOR FIXTURE, MOTION SENSOR AND TIMECLOCK DETAILS.

AFTER HOURS ENTRANCE AREA LIGHTING	
AVERAGE	1.0 FC
MAX	5.5 FC
MIN	0.0 FC
MAX : AVERAGE	5.5 : 1

A AFTER HOURS AREA LIGHTING PLAN
SCALE 1" = 10' AT SHEET SIZE 22" x 34"

REV. NO.	COMMENT	DATE
SUNRISE ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 Z FAX 801.523.0990 www.sunrise-eng.com		
GRANITE		
DRAPER LANDSCAPE YARD ELECTRICAL AFTER HOURS AREA LIGHTING PLAN		
SEI NO. 12154	DESIGNED JRK	DRAWN TCF
CHECKED JRK	SHEET NO. 22 of 27	E305



- KEY NOTES**
- 1 PROVIDE A CIRCUIT FROM MANUFACTURER SUPPLIED ELECTRICAL LOAD CENTER. COORDINATE INSTALLATION WITH BUILDING SUPPLIER.
 - 2 LIGHT FIXTURES IDENTIFIED AS AFTER HOURS FIXTURES ARE TO BE CONTROLLED BY PROGRAMMABLE 24-HR TIMECLOCK WHICH WILL DISCONNECT FIXTURE FROM POWERED CIRCUIT AFTER HOURS.
- SEE DRAWING E304 FOR FIXTURE, MOTION SENSOR AND TIMECLOCK DETAILS.

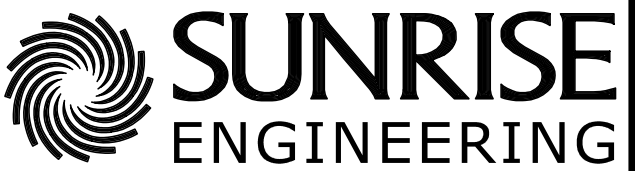
A **SECURITY LIGHTING PLAN**
SCALE 1" = 5' AT SHEET SIZE 22" x 34"

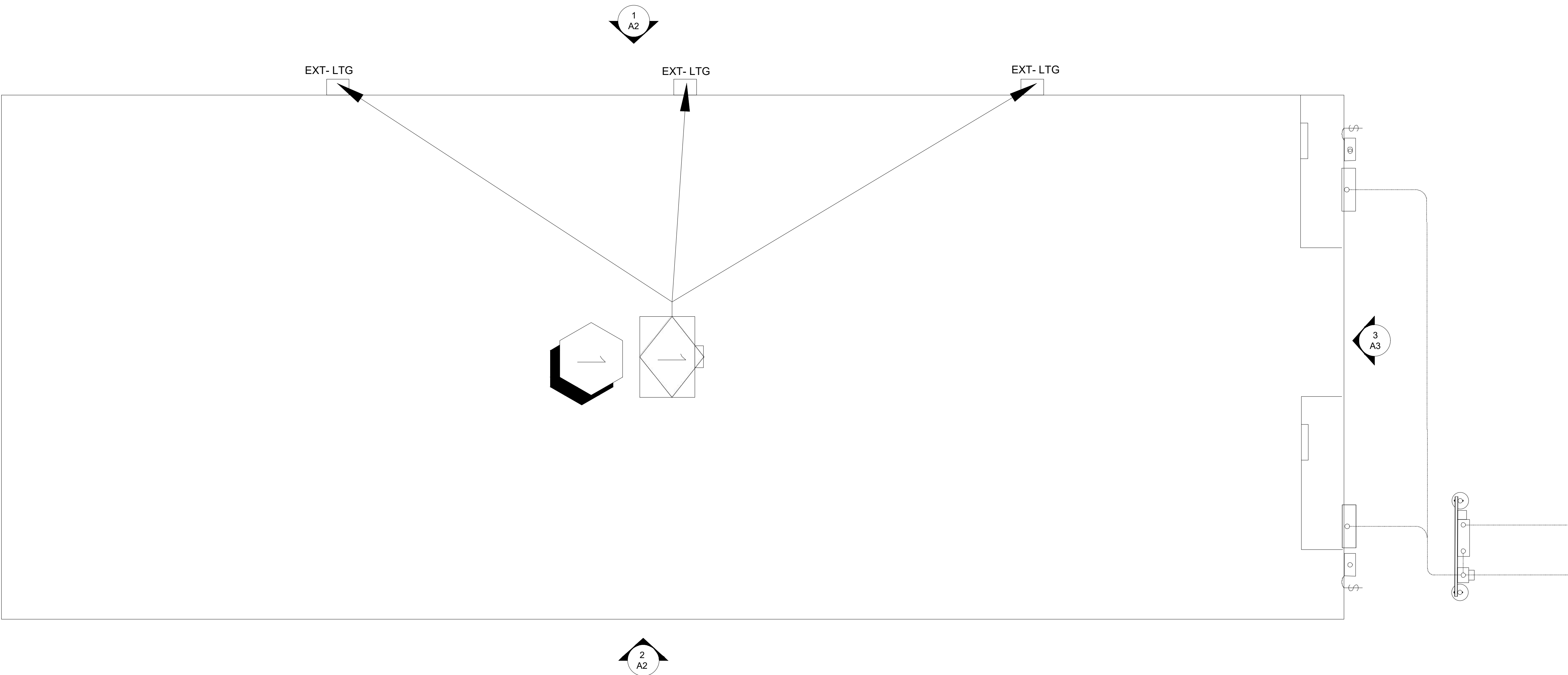
A **AFTER HOURS SECURITY LIGHTING PLAN**
SCALE 1" = 5' AT SHEET SIZE 22" x 34"

SECURITY LIGHTING	
AVERAGE	4.7 FC
MAX	5.4 FC
MIN	3.9 FC
MAX : AVERAGE	1.15 : 1

SECURITY LIGHTING AFTER HOURS	
AVERAGE	2.4 FC
MAX	5.2 FC
MIN	0.2 FC
MAX : AVERAGE	2.7 : 1

ELECTRICAL LIGHTING FIXTURE SCHEDULE					
ITEM #	DESCRIPTION	QUANTITY	MODEL / SPECIFICATION	MANUFACTURER	COMMENTS
4	LED WALL MOUNT	2	WDGE1 LED P1 40K 80CRI VW MVOLT SRM PE DDBXD	LITHONIA OR APPROVED EQUAL	
5	MOTION SENSOR W/ PROGRAMMABLE MOTION TIME DELAY	2	SBO-10-OEX-BK	ACUITY BRANDS / LITHONIA OR EQUAL	PROVIDE WITH PP20 POWERPACK, JUNCTION BOX AND MOUNTING HARDWARE. SET MOTION TIME DELAY TO 15 MINUTES.

REV. NO.	COMMENT	DATE
  SUNRISE ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 Z FAX 801.523.0990 www.sunrise-eng.com		
GRANITE		
DRAPER LANDSCAPE YARD		
ELECTRICAL		
SECURITY LIGHTING PLAN		
SEI NO. 12154	DESIGNED JRK	DRAWN TCF
CHECKED JRK	SHEET NO. 23 of 27	E306



ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

DESCRIPTION:

WALL-MOUNTED LED FIXTURES ABOVE ENTRANCE DOORS. FULL CUTOFF, DARK-SKY COMPLIANT FIXTURES.

REFERENCE: DCMC 9-20-040(F)(6)

SCHEDULE

FIXTURE ID	TYPE / DESCRIPTION	MOUNT HT.	WATTAGE / LUMEN	COLOR TEMPERATURE	LOCATION
			OUTPUT	CCT	
L1	WALL-MOUNTED LED FIXTURE	12'-0"	35W LED / 1000 lm	4000K	ABOVE ENTRANCE DOOR
L2	WALL-MOUNTED LED FIXTURE	12'-0"	35W LED / 1000 lm	4000K	30 FT (MIDPOINT) UNIFORM COVERAGE
L3	WALL-MOUNTED LED FIXTURE	12'-0"	35W LED / 1000 lm	4000K	ABOVE SECOND ENTRANCE

DESIGN NOTES:

- TOTAL BUILDING HEIGHT: 14'-10"
- FIXTURES MOUNTED 2'-10" BELOW TOP EDGE FOR GLARE CONTROL
- FIXTURE LOCATIONS: 15.5 FT – 30 FT – 46 FT (TOTAL LENGTH 60 FT)
- ALL FIXTURES ARE DARK-SKY COMPLIANT PER DCMC 9-20-040(F)(6)
- COLOR TEMPERATURE: 4000K (NEUTRAL WHITE)



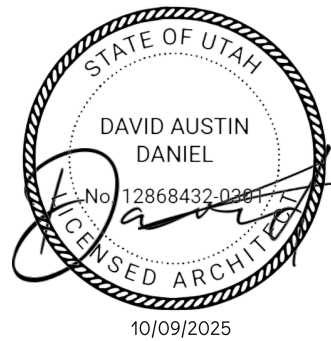
EVO6WC 40/10 AR MWD LD WL MVOLT BL
Gotham EVO 6" Wall-Mount Cylinder

Owner:

Address:

Phone:

No.	Description	Date



Date	
Scale	3 / 8"-1'-0"
Sheet Size	24" x 36"

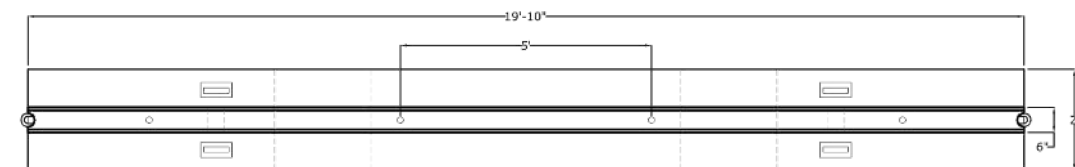
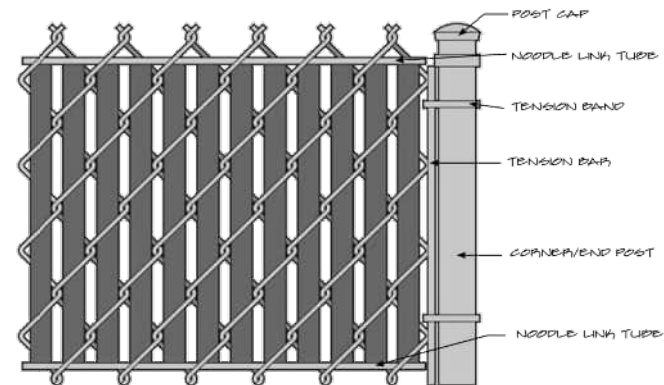
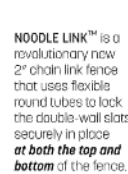
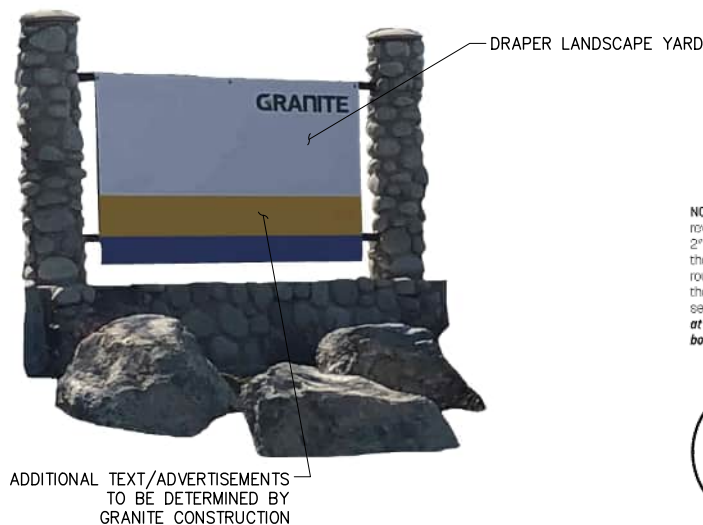
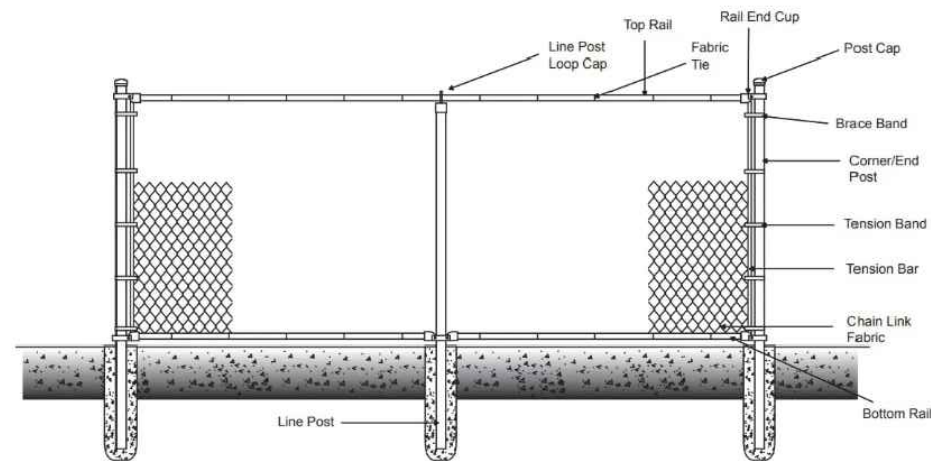
Drawing name

ELECTRICAL PLAN

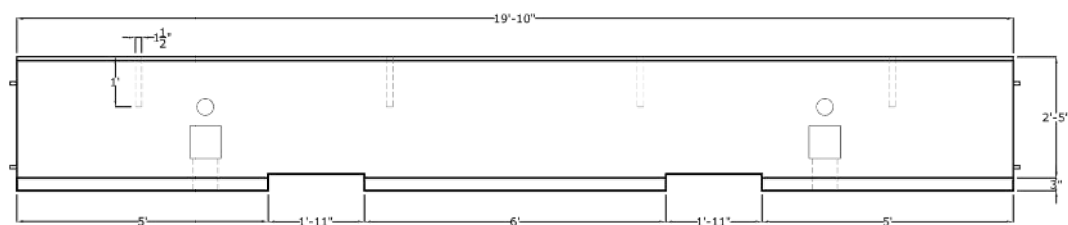
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A.4

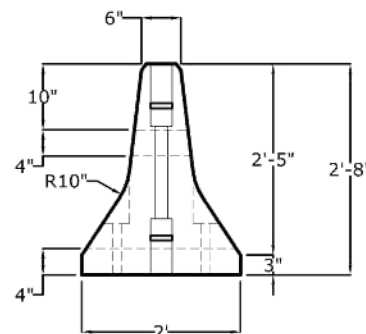
EXHIBIT K
FENCING PLANS



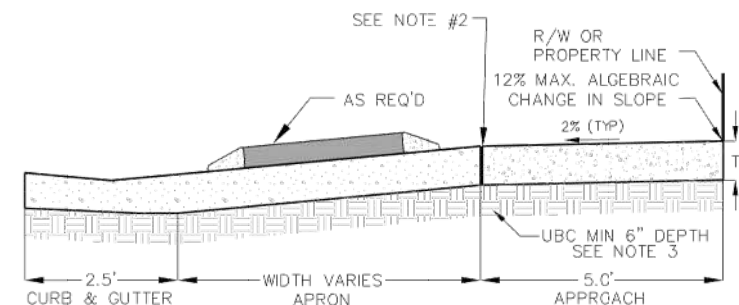
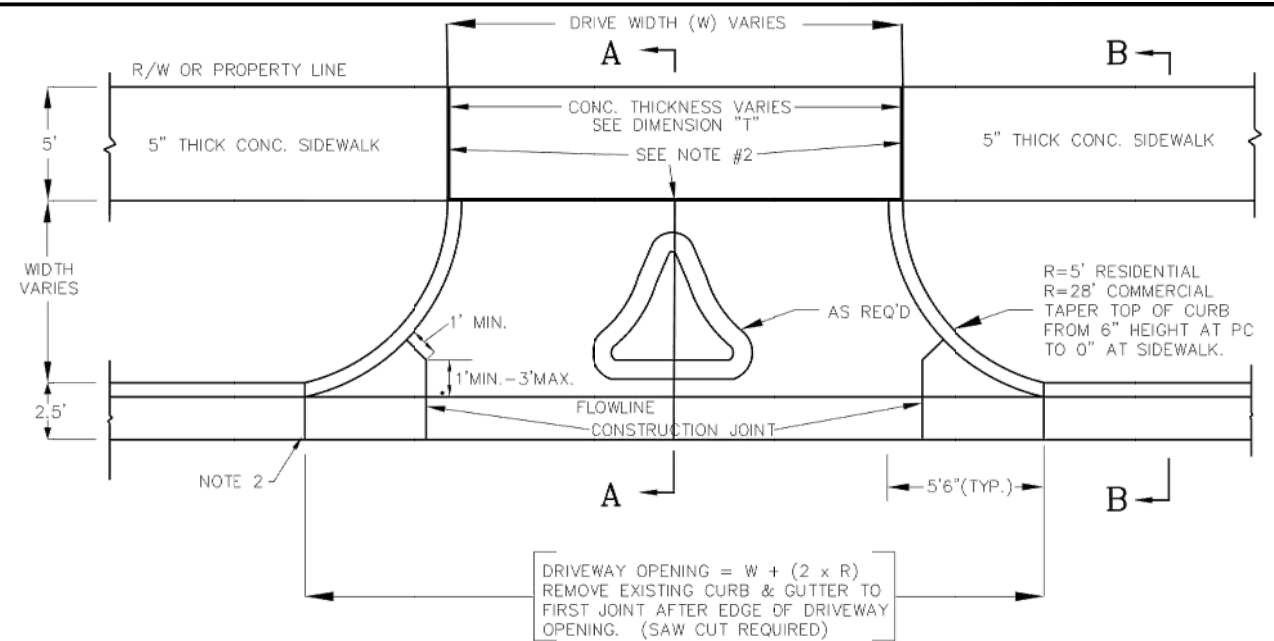
PLAN VIEW



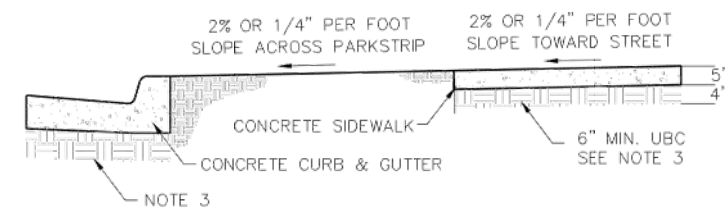
FRONT VIEW



SIDE VIEW



SECTION A-A



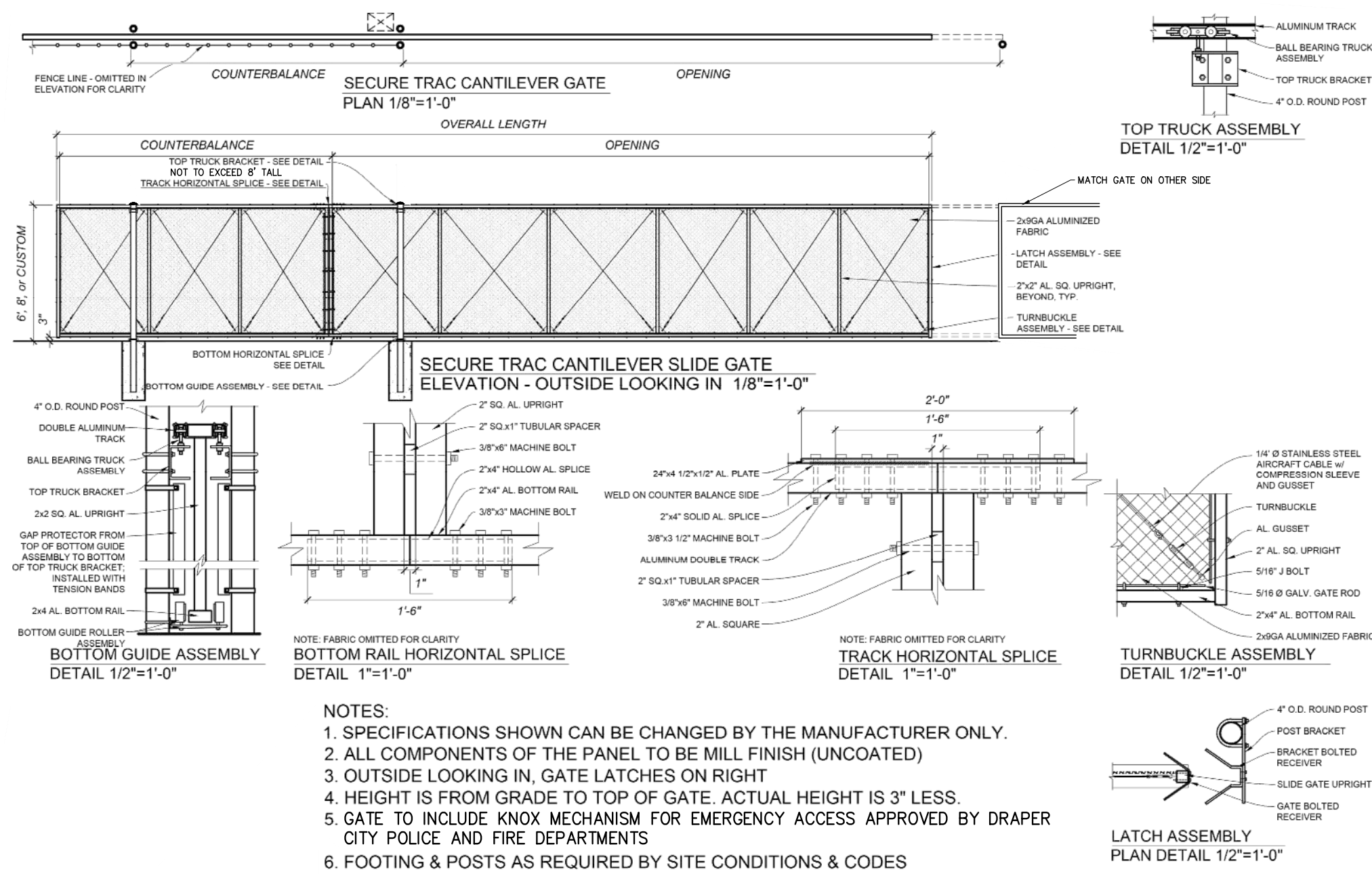
SECTION B-B

TABLE OF DRIVEWAY DIMENSIONS	
DIMENSION	ZONE
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
T	0'-6" MIN. ALL RESIDENTIAL USE 0'-8" MIN. ALL COMMERCIAL USE



REV NO.	COMMENT	DATE
	 SUNRISE ENGINEERING	6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 • FAX 801.523.0990 www.sunrise-eng.com
GRANITE		
DRAPER LANDSCAPE YARD		
DETAILS		
GENERAL DETAILS		
SEI NO. 12514	DESIGNED JH	DRAWN JH
	CHECKED NC	SHEET NO. 011 of 027
		D1

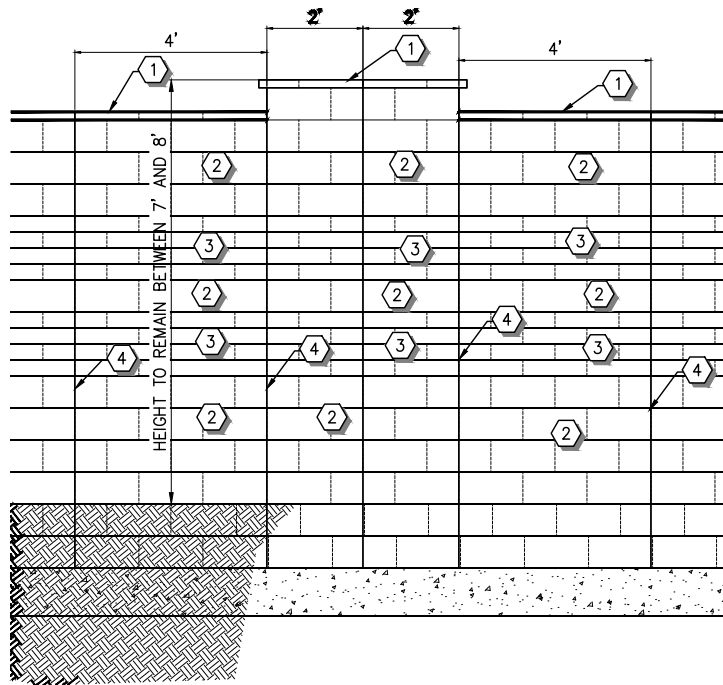
p:\Granite Construction\12514 Draper Landscape Yard\04 Dwg\Sheets\GDLY - DETAIL SHEETS.dwg Oct 06, 2025 7:37pm jason



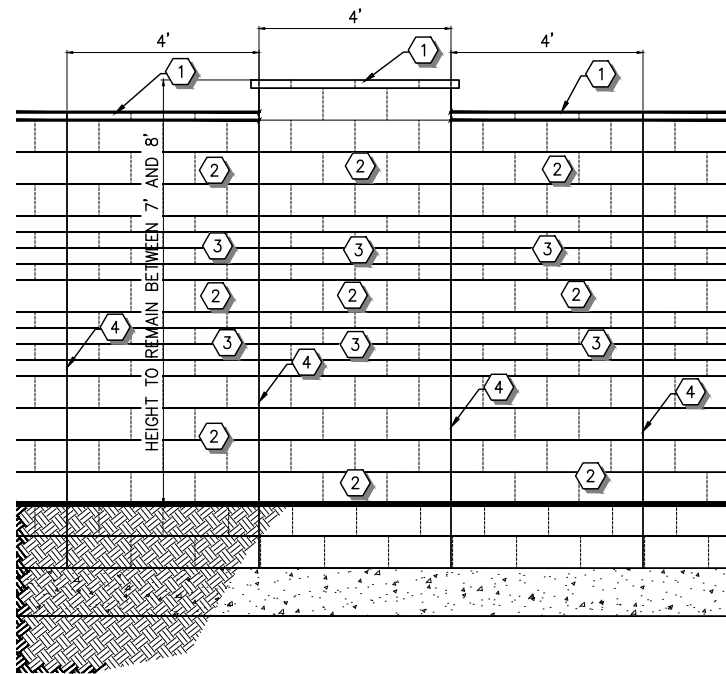
A SLIDING GATE
D2 NTS

REV NO.	COMMENT	DATE
SUNRISE ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 • FAX 801.523.0990 www.sunrise-eng.com		
GRANITE DRAPER LANDSCAPE YARD DETAILS		
SITE ENTRANCE DETAIL		
SEI NO. 12514	DESIGNED JH	DRAWN JH
CHECKED NC	SHEET NO. 012 of 027	D2

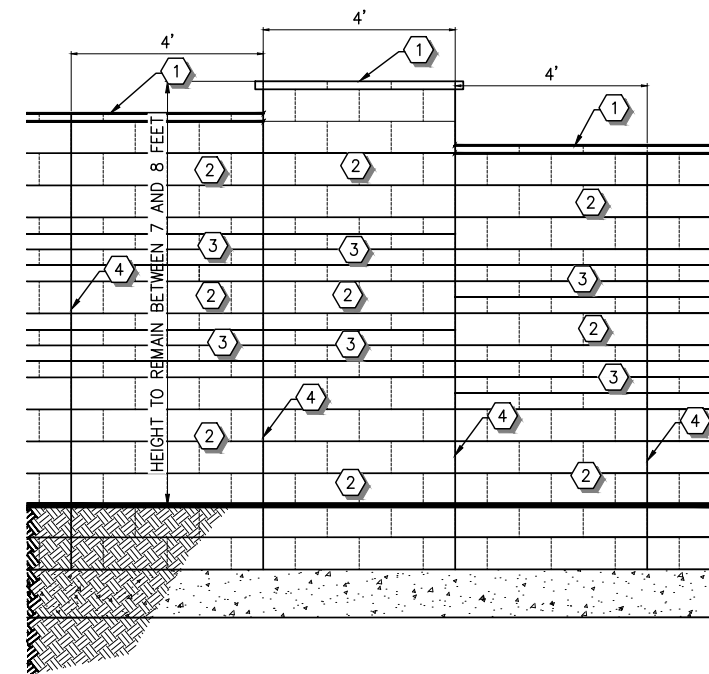
P:\Granite Construction\12514 Draper Landscape Yard\04 Dwg\Sheets\CDLY - DETAIL SHEETS GATE DETAIL.dwg Oct 06, 2025 7:37pm jason



A TYPICAL CORNER PIER ELEVATION
~ N.T.S.



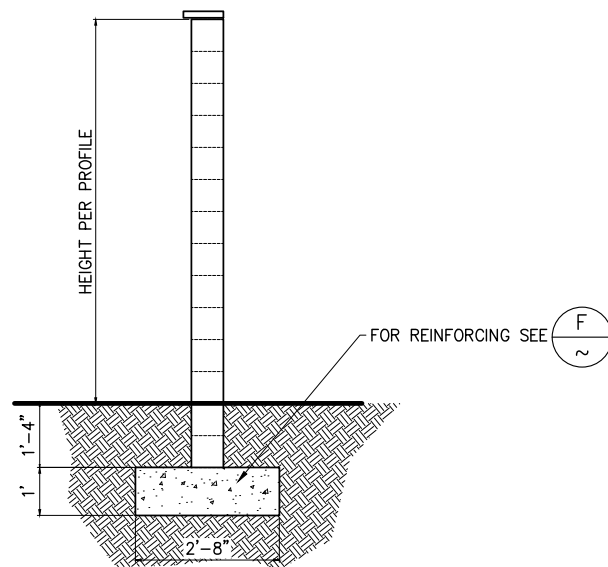
B TYPICAL STEP PIER ELEVATION
~ N.T.S.



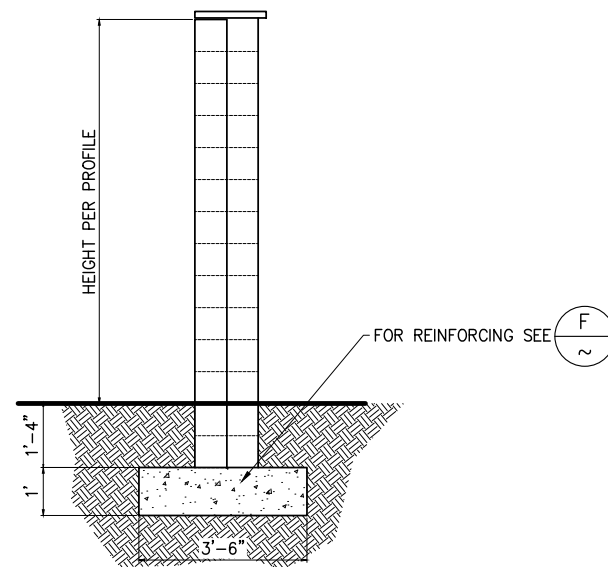
C TYPICAL MID SECTION PIER ELEVATION
~ N.T.S.

KEY NOTES

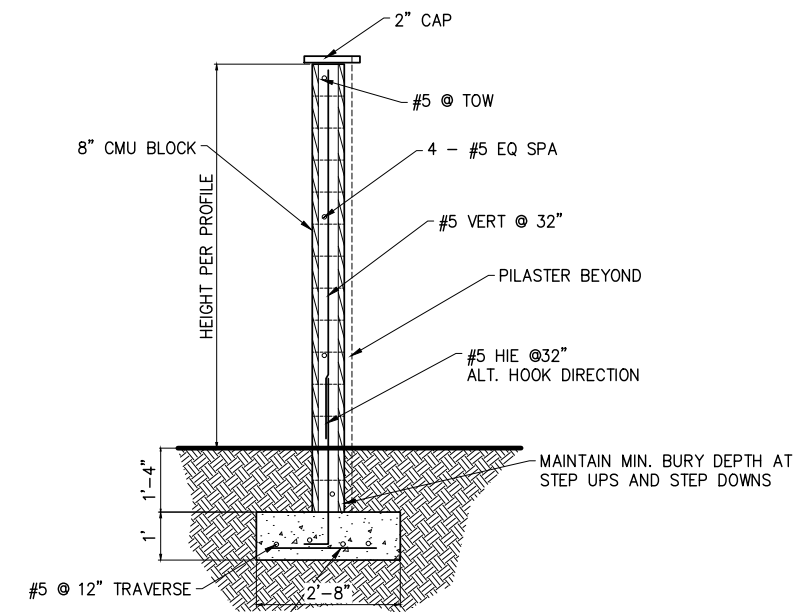
- 1 2" PRECAST CAP
- 2 8"X8"x16" SMOOTH FACE CMU, PAINTED, CONCAVE JOINTS, COLOR 1
- 3 8"X4"x16" SMOOTH FACE CMU, PAINTED, CONCAVE JOINTS, COLOR 2
- 4 EXPANSION JOINT - TYPICAL
- 5 CORNER JOINT



D TYPICAL WALL SECTION
~ N.T.S.



E TYPICAL PIER SECTION
~ N.T.S.



F REINFORCING DETAILS
~ N.T.S.

REV NO.	COMMENT	DATE
01	ADD REINFORCING DETAILS	09/30/2025
02	ADD REINFORCING DETAILS	09/30/2025
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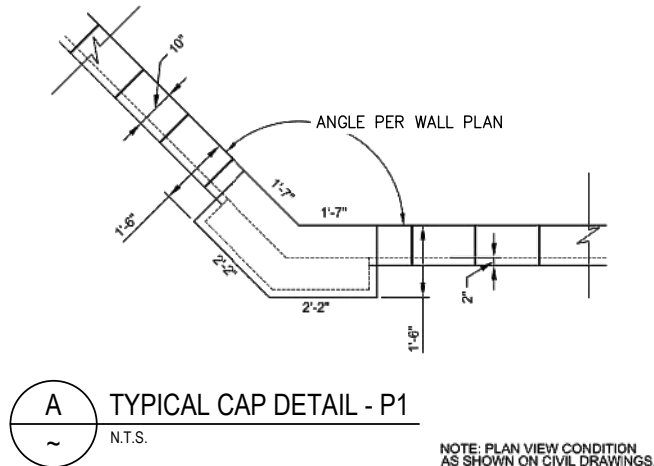
SUNRISE
ENGINEERING

6875 SOUTH 900 EAST
SALT LAKE CITY, UTAH 84047
TEL 801.523.0100 • FAX 801.523.0990
www.sunrise-eng.com

GRANITE
DRAPER LANDSCAPE YARD
FENCE DETAILS

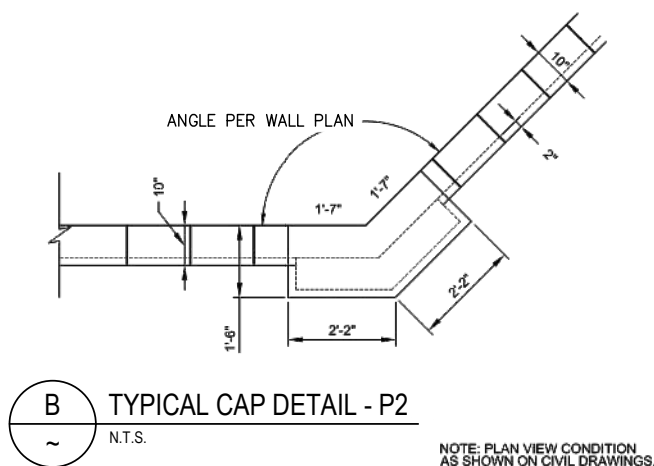
MASONRY FENCE DETAIL 1

REV NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	DATE
12514	JH	JH	NC	025 of 027	D6



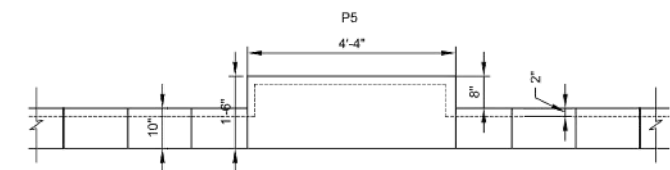
A TYPICAL CAP DETAIL - P1
~ N.T.S.

NOTE: PLAN VIEW CONDITION
AS SHOWN ON CIVIL DRAWINGS.

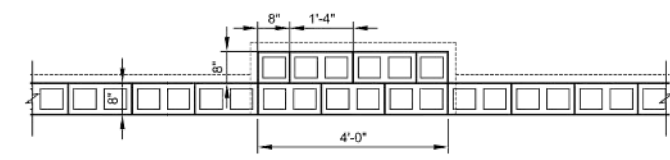


B TYPICAL CAP DETAIL - P2
~ N.T.S.

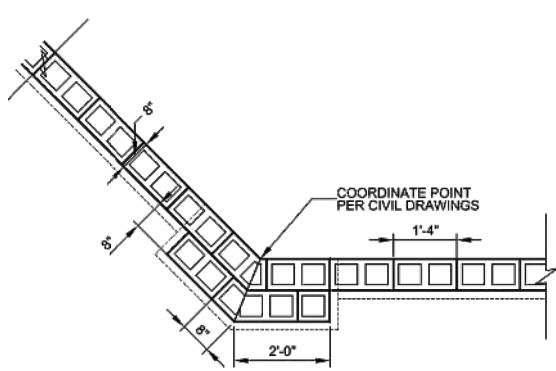
NOTE: PLAN VIEW CONDITION
AS SHOWN ON CIVIL DRAWINGS.



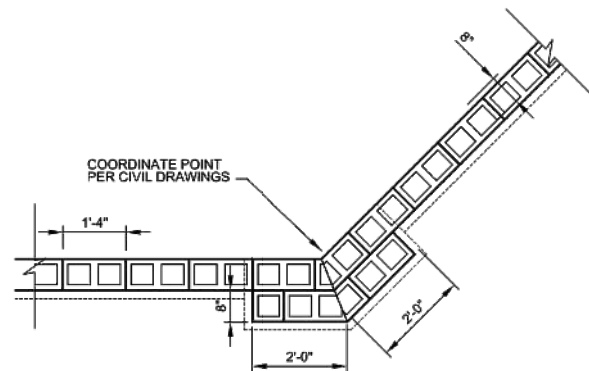
G TYPICAL MID SECTION CAP DETAIL - P5
~ N.T.S.



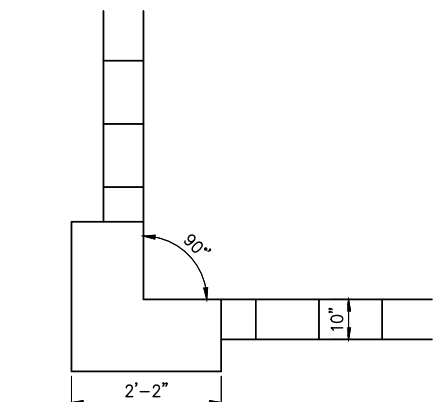
H TYPICAL MID SECTION PIER DETAIL - P5
~ N.T.S.



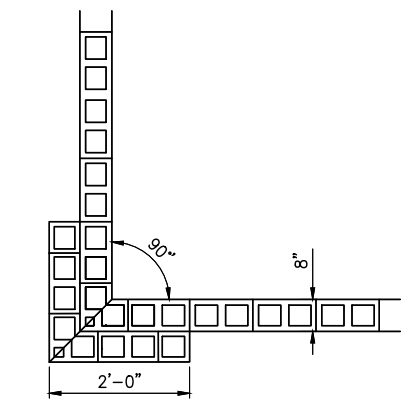
C TYPICAL PIER DETAIL - P1
~ N.T.S.



D TYPICAL PIER DETAIL - P2
~ N.T.S.



E TYPICAL 90° CAP DETAIL - P5
~ N.T.S.



F TYPICAL 90° PIER DETAIL - P5
~ N.T.S.



I CMU BLOCK COLOR 1 (122,99,81)
~ N.T.S.



J CMU BLOCK COLOR 2 (108,102,102)
~ N.T.S.

NOTE
CONTRACTOR TO FIELD VERIFY WALL COLOR TO
ENSURE PROPER MATCH WITH EXISTING WALLS

REV NO.		COMMENT	DATE
PROFESSIONAL ENGINEER 09/30/2025 No. 13356907 JASON HOGGARD UTAH  SUNRISE ENGINEERING 6875 SOUTH 900 EAST SALT LAKE CITY, UTAH 84047 TEL 801.523.0100 • FAX 801.523.0990 www.sunrise-eng.com			
GRANITE DRAPER LANDSCAPE YARD FENCE DETAILS			
MASONRY FENCE DETAIL 2			
SEI NO. 12514	DESIGNED JH	DRAWN JH	CHECKED NC
SHEET NO. 026 of 027		D7	

EXHIBIT L
APPLICANT RESPONSES AND DEVIATION REQUESTS

Jason Hoggard
Sunrise Engineering, LLC
jhoggard@sunrise-eng.com
801-899-5320

Date: July 29, 2025

To:
Draper City Planning Commission
1020 E Pioneer Road
Draper, UT 84020

**Subject: Deviation Request – Building Entrance Orientation (DCMC
§ 9-22-050(A)(1) & § 9-22-030)**

Project: Granite Draper Landscape Yard

Applicant: Granite Construction, represented by Sunrise Engineering, LLC

Dear Planning Commission Members,

On behalf of our client, Granite Construction, we respectfully request a deviation from Draper City Municipal Code sections 9-22-050(A)(1) and 9-22-030. These sections require that the main entrance of a building face the principal street to which it has frontage. The proposed design for the Granite Draper Landscape Yard orients the building entrance toward an internal circulation area and parking lot, rather than the adjacent street frontage.

We are requesting this deviation based on the following grounds:

1. Site Configuration and Operational Efficiency

Due to the nature of this project as a working landscape yard with material storage and heavy-duty vehicle activity, orienting the entrance toward the internal yard provides a safer and more efficient flow for employees and deliveries. Positioning the entrance on the street frontage would introduce potential conflicts between pedestrians, the materials scale, and large equipment, which is not ideal for site functionality or safety.

2. Landscape Yard Layout and Use of Site

The building orientation supports efficient internal operations. The entrance is best located to allow direct access to the weigh scale and vehicle circulation routes while maintaining a clear separation between visitor access and operational zones. Reorienting the building entrance to the public street would disrupt the intended site circulation pattern and reduce operational efficiency for Granite Construction's daily activities.

Despite the entrance facing inward, the building's street-facing façade will incorporate

architectural elements such as quality materials, fenestration, and signage to maintain the visual intent of Draper City's development standards. We believe this design provides both functional performance and aesthetic compatibility, consistent with the goals of the Draper City Code.

Please feel free to contact us with any questions or to request additional information. We appreciate your consideration of this request.

Sincerely,
Jason Hoggard
Project Engineer
Sunrise Engineering, LLC
jhoggard@sunrise-eng.com
801-899-5320

Jason Hoggard
Sunrise Engineering, LLC
jhoggard@sunrise-eng.com
801-899-5320

Date: July 29, 2025

To:
Draper City Planning Commission
1020 E Pioneer Road
Draper, UT 84020

**Subject: Request for Deviation from Cross Access Requirement – DCMC
§ 9-25-080(E)**

Project: Granite Draper Landscape Yard

Applicant: Granite Construction, represented by Sunrise Engineering, LLC

Dear Planning Commission Members,

On behalf of our client, Granite Construction, I am submitting this request for a deviation from the cross-access requirement outlined in DCMC § 9-25-080(E) and § 9-22-050(F)(6-8) for the Granite Draper Landscape Yard project. The Draper City Code requires vehicular and pedestrian cross-access to the adjacent property to the east. However, due to site conditions, undeveloped neighboring property, and land use incompatibilities, we respectfully request a deviation under DCMC § 9-25-080(E)(2)(c) and (d).

Grounds for Deviation:

(c) Incompatibility of Uses

The Granite Draper Landscape Yard will operate as a heavy-duty construction materials storage and operations yard, which involves frequent movement of large trucks and industrial equipment. The adjacent eastern parcel is not currently developed for industrial activity and is anticipated to accommodate a non-industrial or potentially conflicting use. Providing cross-access between these properties could introduce traffic conflicts and safety hazards due to the mismatch in vehicle types, trip generation, and operational characteristics.

(d) Adjacent Property Not Designed or Equipped for Reciprocal Access

The adjacent parcel is undeveloped and lacks site improvements or grading to support a physical or practical cross-access connection. There is no stubbed drive aisle, cross-access easement, or design element in place to suggest the parcel was intended for such integration. Additionally, site constraints such as grading differentials and drainage design

further limit the feasibility of providing a functional or compliant cross-access connection at this time.

Supporting Documentation

Enclosed with this letter are:

- A site plan showing existing conditions and layout of the proposed landscape yard.
- Exhibits illustrating the lack of infrastructure on the adjacent parcel and constraints along the shared property line.
- A narrative addressing traffic circulation, safety, and access management principles.

We believe the proposed development achieves the intent of Draper City's connectivity standards without imposing unreasonable or unsafe conditions. We respectfully request approval of this deviation in accordance with the provisions of DCMC § 9-25-080(E)(2).

Please feel free to contact me directly with any questions.

Sincerely,
Jason Hoggard
Project Engineer
Sunrise Engineering, LLC
jhoggard@sunrise-eng.com
801-899-5320

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2025-12-11

Re: Public Hearing: City Initiated Geologic Hazards Ordinance Text Amendment
(Legislative Item)

Comments:

This application is a request for approval of a Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9, 10, 17 and 18. The purpose of the request is to update the text of the Geologic Hazards Ordinance and move it from Title 9, Land Use and Development Regulations, to Title 10, Building Regulations. Additionally, amendments to Title 17, Land Development, will clarify a standard, and amendments to Title 18, Land Disturbance, will update cross-references. Please note that Titles 10 and 18 are not within the Planning Commission's authority, but the text amendments have been included to show all of the changes that are being proposed.

Findings for Approval:

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

Findings for Denial:

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

community benefit.

5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, and engineering practices.

ATTACHMENTS:

[City Initiated Geologic Hazards Ordinance Staff Report_Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

November 24, 2025

To: Draper City Planning Commission
Business Date: December 11, 2025

From: Development Review Committee

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

Re: City Initiated Geologic Hazards Ordinance – Text Amendment Request

Application No.: 2025-0259-TA

Applicant: Draper City

Project Location: City Wide

Current Zoning: City Wide

Acreage: City Wide

Request: Request for approval of Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9, 10, 17 and 18 in order to update and move the Geologic Hazards Ordinance.

BACKGROUND AND SUMMARY

This application is a request for approval of a Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9, 10, 17 and 18. The purpose of the request is to update the text of the Geologic Hazards Ordinance and move it from Title 9, Land Use and Development Regulations, to Title 10, Building Regulations. Additionally, amendments to Title 17, Land Development, will clarify a standard, and amendments to Title 18, Land Disturbance, will update cross-references. Please note that Titles 10 and 18 are not within the Planning Commission's authority, but the text amendments have been included to show all of the changes that are being proposed.

Draper City adopted its Geologic Hazards chapter on December 11, 2007 after an extensive process involving professionals in the field, and an amendment was adopted on June 10,



2010 related to liquefaction. Other minor amendments to the chapter were made in 2015 and 2020. Recently the need for an update based on recommendations by the City's third-party reviewers, Taylor Geotechnical Engineering and Simon Associates, LLC, coincided with the discovery of an error that needed to be fixed.

ANALYSIS

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

Text Amendments.

DCMC Section 9-5-090: Site Plan Review: This section has been modified to update cross-references and to require geologic-restricted areas be shown on the site plan.

DCMC Section 9-16-020: Scope: This section has been modified to update cross-references.

DCMC Section 9-16-030: Procedure: This section has been modified to update cross-references.

DCMC Section 9-16-050: Development Standards: This section has been modified to update cross-references.

DCMC Chapter 9-19: Geologic Hazards: This entire chapter has been deleted. *The Geologic Hazards Ordinance has been moved to Chapter 10-7.*

DCMC Chapter 10-7: Geologic Hazards: This entire chapter has been added. The chapter includes the updated Geologic Hazards Ordinance which has been moved from Chapter 9-19. The sections within the chapter have been updated to improve clarity for applicants and to include State standards in the Ordinance. The amendments are based upon best engineering practices and insight gained from implementing and interpreting the current ordinance. The Appendices have been removed from the Ordinance and will be added to the Geotechnical Engineering Manual, which will be adopted by the City Council by resolution. See Table 1 for a list of the new and old section numbering for the chapter.

DCMC Section 9-27-085: Retaining Walls: This section has been modified to update the cross-reference.

DCMC Section 17-4-030: Final Plat; Preparation and Required Information: This section has been modified to require geologic-restricted areas be shown on the final subdivision plat.

DCMC Section 18-2-010: Land Disturbance Permit Required: This section has been modified to update cross-references.

Table 1

Existing Section	New Section
9-19-010: Purpose	10-7-010: Purpose
9-19-020: Definitions	10-7-020: Definitions
9-19-030: Applicability	10-7-030: Scope
9-19-040: Responsibility For Geologic Hazard Studies	10-7-040: Responsibility For Geologic Hazard Investigations
9-19-050: Minimum Qualifications Of The Geologist	10-7-050: Minimum Qualifications Of The Geologist
9-19-060: Minimum Qualifications Of The Geotechnical Engineer	10-7-060: Minimum Qualifications Of The Geotechnical Engineer
9-19-070: Preliminary Activities	10-7-070: Preliminary Activities
9-19-080: Geologic Hazards Study Area Maps	10-7-080: Geologic Hazards Special Study Area Maps
9-19-090: Geologic Hazard Studies And Reports Required	10-7-090: Geologic Hazard Investigations And Reports
	10-7-095: Geologic Hazards Study Investigations and Reports Exemptions
9-19-100: Geologic Hazard Reports	10-7-100: Geologic Hazard Study Reports
9-19-110: Review Of Geologic Hazard Reports	10-7-110: Review of Geologic Hazard Study Reports
9-19-120: Disclosure When A Geologic Hazard Report Is Required	10-7-120: Disclosure When A Geologic Hazard Study Report Is Required
9-19-130: Warning And Disclaimer	10-7-130: Warning And Disclaimer
9-19-140: Change Of Use	10-7-140: Change Of Use
9-19-150: Conflicting Regulations	10-7-150: Conflicting Regulations
9-19-160: Table 1	10-7-160: Critical Facilities and Risk Categories III and IV Structures
9-19-161: Appendices	<i>(Appendices have been moved to the Geotechnical Engineering Manual)</i>

Criteria For Approval.

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

2. *Text Amendments:*

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

REVIEWS

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

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

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.

Geotechnical and Geologic Hazards Review. The City's third-party reviewers, Taylor Geotechnical Engineering and Simon Associates, LLC, have completed their reviews of the Text Amendment submission. Comments from Taylor Geotechnical Engineering and Simon Associates, LLC, if any, can be found in Exhibit A.

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Geologic Hazards Ordinance Text Amendment, as requested by Draper City, Application No. 2025-0259-TA, based on the following findings and the criteria for approval as listed in the Staff Report dated November 24, 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 Geologic Hazards Ordinance Text Amendment, as requested by Draper City, Application No. 2025-0259-TA, based on the findings and criteria for approval listed in the Staff Report dated November 24, 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 Geologic Hazards Ordinance Text Amendment, as requested by Draper City, Application No. 2025-0259-TA, based on the following findings and the criteria for denial as listed in the Staff Report dated November 24, 2025.

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

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Draper City Public Works Department

Don Buckley

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Draper City Planning Division

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments 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.

Geotechnical and Geologic Hazards Review

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

TITLE 9
LAND USE AND DEVELOPMENT REGULATIONS

...

9-5-090: SITE PLAN REVIEW:

...

D. Procedure: An application for site plan approval 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 consolidated fee schedule. The application shall include the following information:

...

- d. A single electronic set of development plans showing the information required in subsections D(1)(d)(1) to D(1)(d)(6) of this section. The information required by each subsection shall be shown on separate sheets. Plans shall be drawn at a scale no smaller than one inch equals one hundred feet (1" = 100'). Plan sets shall be prepared, stamped and signed by the professional, licensed with the state of Utah, who prepared the drawings or is professionally responsible for the drawings content, including the engineering, landscaping and architectural drawings. The development plans shall include:

- (1) Site plan showing the following:

...

[\(H\) Geologic-restricted areas as defined in Section 10-7-20.](#)

...

- e. Soils report, geotechnical reports, and geologic hazard reports as required ~~elsewhere~~ in ~~this~~ Title [10, Chapter 7, of this code.](#)

...

9-16-020: SCOPE:

...

- C. Preliminary Activities: The following requirements shall govern any preliminary surveying, testing, or design related activities conducted within the hillside sensitive lands overlay zone for the purpose of exploring, evaluating and/or establishing locations for any permanent improvements. Preliminary activities associated with the investigation of geologic hazards shall also be subject to the requirements of ~~section 9-19-070~~ [Section 10-7-070](#), "Preliminary Activities", of this ~~title~~ [code](#).

...

9-16-030: PROCEDURE:

...

- C. Preliminary Approval: Following conceptual master plan approval, a preliminary approval shall be obtained. The following information and reports shall be submitted as part of an application for preliminary approval and may be in addition to information required for preliminary approval for a subdivision:

...

4. A geotechnical and geological report in accordance with the provisions of ~~chapter 19~~ [Title 10, Chapter 7](#), "Geologic Hazards", of this ~~title~~ [code](#).

...

9-16-050: DEVELOPMENT STANDARDS:

...

- C. Cut And Fill Slopes:
1. Cut and fill slopes shall be provided in accordance with ~~chapter 19 of this title~~ [Title 10, Chapter 7, "Geologic Hazards"](#), ~~slope stability ordinance~~, and title 18, "Land Disturbance", of this code.

...

~~CHAPTER 19~~ ~~GEOLOGIC HAZARDS~~

~~9-19-010: PURPOSE:~~

- ~~A. The purpose of this geologic hazards chapter is to protect the health, safety, and welfare of the citizens of Draper City, protect Draper City's infrastructure and financial health, and minimize adverse effects of geologic hazards to public health, safety, and property by encouraging wise land use.~~

- ~~B. This chapter and its appendices address surface fault rupture, slope stability, liquefaction, debris flow, and rockfall hazards, and present minimum standards and methods for evaluating geologic hazards.~~
- ~~C. Results of geologic hazard studies shall comply with this chapter and its appendices. The standards set forth in the appendices are minimum requirements. More complex projects may require more detailed and in-depth evaluations than outlined herein. In addition, the appendices shall not supersede other more stringent requirements that may be required by other regulatory agents.~~
- ~~D. Section 9-19-161-1, appendix A of this chapter presents geologic hazards study area maps reflecting geological concerns pertaining to development within Draper City. The maps incorporate data obtained from previous geologic hazard studies. Site specific geologic hazard assessments performed by qualified engineering geologists shall be required prior to developing projects located within a geologic hazards study area. In the event known or readily apparent geologic hazards exist in an area subject to a development application, which area is not depicted on the geologic hazards study area maps, the developer shall nevertheless submit the applicable study and the process outlined in this chapter shall be followed.~~

~~9-19-020: DEFINITIONS:~~

~~As used in this chapter:~~

~~ACCEPTABLE AND REASONABLE RISK: No loss or significant injury to occupants, no release of hazardous or toxic substances, and minimal structural damage.~~

~~ACCESSORY BUILDING: Any structure not designed for human occupancy, which may include tool or storage sheds, gazebos, and swimming pools.~~

~~ACTIVE FAULT: A fault displaying evidence of displacement along one or more of its traces during Holocene time, which is approximately ten thousand (10,000) years ago to the present.~~

~~AVALANCHE: A large mass of snow, ice, soil or rock, or a mixture of these materials, falling, sliding, or flowing rapidly under the force of gravity.~~

~~BUILDABLE AREA: Based on an accepted engineering geology report, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to a level where risk to human life, property and city infrastructure are reduced and where structures may be safely sited.~~

~~CITY: The public works director, city engineer, community development director, planning manager, building official, or other Draper City employee.~~

~~CITY COUNCIL: The city council of Draper City.~~

CRITICAL FACILITIES: Essential, hazardous, special occupancy facilities, and occupancy categories III and IV as defined in the currently adopted international building code, and lifelines, such as major utility, transportation, and communication facilities and their connections to critical facilities.

DEBRIS FLOW: A slurry of rock, soil, organic material, and water transported in an extremely fast and destructive flow that flows down channels and onto and across alluvial fans; including a continuum of sedimentation events and processes, including debris flows, debris floods, mudflows, clear water floods, and alluvial fan flooding.

DEVELOPMENT: All critical facilities, subdivisions, single and multi-family dwellings, commercial and industrial buildings; also additions to or intensification of existing buildings, storage facilities, pipelines and utility conveyances, and other land uses.

ENGINEERING GEOLOGIST: A Utah licensed geologist, who, through education, training, and experience, is competent in applying geologic data, geologic techniques, and geologic principles, which includes conducting field investigations, so that geologic conditions and geologic factors affecting engineered works, groundwater resources, and land use planning are recognized, adequately interpreted, and clearly presented for use in engineering practice, land use planning, and for the protection of the public, and who utilizes specialized geologic training and experience to provide quantitative geologic information and recommendations and also works with and for land use planners, environmental specialists, architects, public policymakers, and property owners to provide geologic information on which decisions can be made.

ENGINEERING GEOLOGY: Geologic work that is relevant to engineering and environmental concerns, and the public health, safety, and welfare. "Engineering geology" is the application of geological data, principles, and interpretation so that geological factors affecting planning, design, construction, and maintenance of engineered works, land use planning, and groundwater resources are adequately recognized and properly interpreted for use in engineering, land use planning, and related practice.

ESSENTIAL FACILITY: Buildings and other structures intended to remain operational in the event of an adverse geologic event, including all structures defined in section 9-19-160, "Table 1", of this chapter.

FAULT: A fracture in the earth's crust forming a boundary between rock or soil masses that have moved relative to each other.

FAULT SCARP: A steep slope or cliff formed by movement along a fault.

FAULT SETBACK: An area on either side of a fault within which structures for human occupancy or critical facilities or their structural supports are not permitted.

FAULT TRACE: The intersection of a fault plane with the ground surface, often present as a fault scarp, or detected as a lineament on aerial photographs.

~~FAULT ZONE: A corridor of variable width along one or more fault traces, within which deformation has occurred.~~

~~GEOLOGIC HAZARD: A surface fault rupture, liquefaction, slope stability, landslide, debris flow, and rockfall that may present a risk to life or property.~~

~~GEOLOGIC HAZARD STUDY AREA: A potentially hazardous area as shown on the geologic hazard study area maps within which hazard investigations are required prior to development.~~

~~GEOTECHNICAL ENGINEER: A professional, Utah licensed engineer who, through education, training and experience, is competent in the field of geotechnical engineering.~~

~~GEOTECHNICAL ENGINEERING: The investigation and engineering evaluation of earth materials, including soil, rock, and manmade materials and their interaction with earth retention systems, foundations, and other civil engineering works. The practice involves the fields of soil mechanics, rock mechanics, and earth sciences and requires knowledge of engineering laws, formulas, construction techniques, and performance evaluation of engineering.~~

~~GOVERNING BODY: The city council, or a designee of the city council.~~

~~LANDSLIDE: The downslope movement of a mass of soil, surficial deposits or bedrock, including a continuum of processes between landslides, earth flows, debris flows and debris avalanches, and rockfalls.~~

~~LIQUEFACTION: A process by which certain water saturated soils lose bearing strength because of earthquake related ground shaking and subsequent increase of groundwater pore pressure.~~

~~NONBUILDABLE AREA: That portion of a site which a geologic hazards report has concluded may be impacted by geologic hazards and where the siting of critical facilities is not permitted.~~

~~ROCKFALL: A rock or mass of rock, newly detached from a cliff or other steep slope which moves downslope by falling, rolling, toppling, or bouncing; includes rockslides, rockfall avalanches, and talus.~~

~~SETBACK: An area within which support of critical facilities is not permitted.~~

~~SLOPE STABILITY: The resistance of a natural or artificial slope or other inclined surface to failure by landsliding, usually assessed under both static and dynamic (earthquake induced) conditions.~~

~~SNOW AVALANCHE: A mass of predominantly snow and ice, but also including a mixture of soil or rock and organic debris, falling, sliding, and/or flowing rapidly under the force of gravity.~~

~~STRUCTURE DESIGNED FOR HUMAN OCCUPANCY: Any residential dwelling or any other structure used or intended for supporting or sheltering any use or occupancy, which is expected to have an occupancy rate of at least two thousand (2,000) person hours per year, but does not include an accessory building.~~

~~TALUS: Rock fragments lying at the base of a cliff or a very steep rocky slope.~~

~~9-19-030: APPLICABILITY:~~

~~The regulations contained in this chapter shall apply to all lands in Draper City.~~

~~9-19-040: RESPONSIBILITY FOR GEOLOGIC HAZARD STUDIES:~~

~~Geologic hazard studies often involve both engineering geology and geotechnical engineering. Engineering geologic studies shall be performed under the direct supervision of a qualified engineering geologist. Geotechnical engineering studies shall be performed under the direct supervision of a qualified geotechnical engineer.~~

~~9-19-050: MINIMUM QUALIFICATIONS OF THE GEOLOGIST:~~

~~Engineering geology and the evaluation of geologic hazards is a specialized discipline within the practice of geology requiring technical expertise and knowledge of techniques not commonly used in other geologic investigations. Therefore, geologic hazard investigations involving engineering geologic studies shall only be accepted by Draper City when conducted and signed by a qualified engineering geologist. The minimum qualifications of the engineering geologist who performs geologic hazard investigations are:~~

- ~~A.—An undergraduate or graduate degree in geology, engineering geology, or geological engineering, or closely related field, from an accredited college or university;~~
- ~~B.—Five (5) full years of experience in a responsible position in the field of engineering geology in Utah, or in a state with similar geologic hazards and regulatory environment. This experience must demonstrate the engineering geologist's knowledge and application of appropriate techniques in performing geologic hazard studies; and~~
- ~~C.—A Utah state professional geologist's license.~~

~~9-19-060: MINIMUM QUALIFICATIONS OF THE ENGINEER:~~

~~Evaluation and mitigation of geologic hazards often require contributions from a qualified geotechnical engineer, particularly in the design of mitigation measures. Geotechnical~~

~~engineering is a specialized discipline within the practice of civil engineering requiring technical expertise and knowledge of techniques not commonly used in civil engineering investigations. Therefore, geologic hazard investigations requiring contributions from a qualified geotechnical engineer will only be accepted by Draper City when also signed and sealed by a qualified geotechnical engineer. Minimum qualifications of the geotechnical engineer who participates in geologic hazard investigations are:~~

- ~~A. A graduate degree in civil engineering, with an emphasis in geotechnical engineering; or a B.S. degree in civil engineering with twelve (12) semester hours of post-B.S. credit in geotechnical engineering, or course content related to evaluation of geologic hazards, from an accredited college or university;~~
- ~~B. Five (5) full years of experience in a responsible position in the field of geotechnical engineering in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in participating in geologic hazard studies; and~~
- ~~C. A Utah state professional engineer's license.~~

~~9-19-070: PRELIMINARY ACTIVITIES:~~

- ~~A. Development Improvements: This section shall apply to any geologic hazard investigation for the purpose of determining the feasibility of development or for the purpose of exploring, evaluating or establishing locations for permanent improvements.~~
- ~~B. Scoping Meeting: The developer or consultant shall schedule a scoping meeting with the city to evaluate the engineering geologist/geotechnical engineer's investigative approach. At this meeting, the consultant shall present a work plan that includes locations of anticipated geologic hazards and locations of proposed exploratory excavations, such as trenches, borings, and CPT soundings, which meet the minimum standard of practice. The investigation approach should allow for flexibility due to unexpected site conditions. Field findings may require modifications to the work plan. Upon completion of a successful scoping meeting, a land disturbance permit application may be submitted to Draper City.~~
- ~~C. Land Disturbance Permit: As required by title 18 of this code and except as otherwise noted therein, no person shall commence or perform any land disturbance, grading, relocation of earth, or any other land disturbance activity, without first obtaining a land disturbance permit. Application for a land disturbance permit shall be filed with the city engineer on forms furnished by the city for such purposes only after a scoping meeting has taken place.~~

~~D.—Responsible Contact: The applicant shall specify a primary contact responsible for coordination with the city during the land disturbance activity.~~

~~9-19-080: GEOLOGIC HAZARDS STUDY AREA MAPS:~~

- ~~A.—Geologic hazards study area maps are prepared using the best available scientific information but are necessarily generalized and designed only to indicate areas where hazards may exist and where geologic hazards studies are required. Because the geologic hazards study area maps are prepared at a nonsite specific scale, hazards may exist that are not shown on the geologic hazards study area maps. The fact that a site is not in a geologic hazards study area for a particular hazard does not exempt the applicant from considering the hazard if evidence is found that it may exist. If it is subsequently determined that the site has geologic hazards that are not shown on the geologic hazards study area maps, the review process will be pursuant to this chapter.~~
- ~~B.—Geologic hazards study area boundaries shown on the maps will not be systematically adjusted as each individual site specific study indicates whether or not an actual hazard exists at a site because geologic hazards study area maps are meant only to indicate where scientific evidence indicates a hazard may exist. However, geologic hazards study area maps may be updated and amended by the city if found to be inaccurate or in error, or as new methods or data are developed to better define areas of potential hazards.~~
- ~~C.—Where geologic hazards study area maps are thought by an applicant to be inaccurate or in error and require revision, the applicant shall submit to the city technical evidence by a qualified professional supporting the claim and showing the proposed revision. The city will review the information and render a decision. The applicant may appeal that decision to the city council.~~

~~9-19-090: GEOLOGIC HAZARD STUDIES AND REPORTS REQUIRED:~~

~~Any applicant requesting development approval on a parcel of land within a geologic hazard study area or where there are known or readily apparent geologic hazards and the area is not depicted on the geologic hazards study area maps, shall submit to the city two (2) paper copies and one electronic copy of a site specific geologic hazard study report.~~

~~9-19-100: GEOLOGIC HAZARD REPORTS:~~

- ~~A.—Each geologic hazards report shall be site specific and shall identify all known or suspected potential geologic hazards, originating on site or off site, whether previously identified or previously unrecognized, that may affect the subject property. All geologic~~

hazards reports shall include the original or wet signature and professional seal, both in blue ink, of the qualified professional. Geologic hazards reports coprepared by professional geologists and engineers must include both professionals' original signature and seal in blue ink.

- B. ~~Surface fault rupture reports shall contain all requirements as described in section 9-19-161-2, "Appendix B, Minimum Standards For Surface Fault Rupture Hazard Studies", of this chapter. Surface fault rupture studies shall be prepared by a qualified engineering geologist.~~
- C. ~~Slope stability and landslide reports shall contain all requirements as described in section 9-19-161-3, "Appendix C, Minimum Standards For Slope Stability Analysis", of this chapter. Slope stability and landslide studies shall be prepared by a qualified engineering geologist and a qualified geotechnical engineer.~~
- D. ~~Liquefaction reports shall contain all requirements as described in section 9-19-161-4, "Appendix D, Minimum Standards For Liquefaction Investigations And Evaluations", of this chapter. Liquefaction analyses shall be prepared by a qualified geotechnical engineer. Liquefaction investigations are not required for residential construction classified in the international residential code as R-3.~~
- E. ~~Debris flow reports shall contain all requirements as described in section 9-19-161-5, "Appendix E, Minimum Standards For Debris Flow Analyses", of this chapter. Debris flow hazard investigations shall be prepared by a qualified engineering geologist. Mitigation measures will generally require contributions from geotechnical engineers, hydrologists, or civil engineers.~~
- F. ~~Rockfall reports shall contain all requirements as described in section 9-19-161-6, "Appendix F, Minimum Standards For Rockfall Analyses", of this chapter. Rockfall studies shall be prepared by a qualified engineering geologist. Mitigation measures will generally require contributions from geotechnical and/or civil engineers.~~
- G. ~~All geologic hazards reports shall include, at a minimum:~~
 - 1. ~~A one to twenty four thousand (1:24,000) scale geologic map, with references, showing the general surface geology (landslides, alluvial fans, etc.), bedrock geology where exposed, bedding attitudes, faults, and other geologic structural features;~~
 - 2. ~~A detailed site map of the subject area, at a scale equal to or more detailed than one inch equals two hundred feet (1" = 200'), showing the locations of subsurface investigations and site specific geologic mapping performed as part of the geologic investigation, including boundaries and features related to any geologic hazards, topography, and drainage. The site map must show the location and boundaries of the property, geologic hazards, delineation of any recommended setback distances from hazards, and recommended locations for structures. Buildable and nonbuildable areas shall be clearly identified;~~

- ~~3. Trench logs, when applicable, prepared in the field and presented in the geologic hazard report at a scale equal to or more detailed than one inch equals five feet (1" = 5');~~
 - ~~4. Boring logs when applicable, prepared with standard geologic nomenclature;~~
 - ~~5. Listing of aerial photographs used and other supporting information, as applicable;~~
 - ~~6. Conclusions, clearly supported by adequate data included in the report, that summarize the characteristics of the geologic hazards, and that address the potential effects of the geologic conditions and geologic hazards on the proposed development and occupants thereof, particularly in terms of risk and potential damage;~~
 - ~~7. Specific recommendations for additional or more detailed studies, as may be required to understand or quantify a geologic hazard;~~
 - ~~8. An evaluation of whether or not mitigation measures are required, including an evaluation of multiple mitigation options;~~
 - ~~9. Specific recommendations for avoidance or mitigation of the effects of the hazards, consistent with the purposes set forth in section 9-19-010 of this chapter, including design or performance criteria for engineered mitigation measures and all supporting calculations, analyses, modeling or other methods, and assumptions. Final design plans and specifications for engineered mitigation must be signed and stamped by a qualified geotechnical, civil and/or structural engineer, as appropriate;~~
 - ~~10. Data upon which recommendations and conclusions are based, shall be clearly stated in the report; and~~
 - ~~11. A statement shall be provided regarding the suitability of the proposed development from a geologic hazard perspective.~~
- ~~H. When a submitted report does not contain adequate data to support its findings, additional or more detailed studies shall be required to explain or quantify a particular geologic hazard or to describe how mitigation measures recommended in the report are appropriate and adequate.~~

~~9-19-110: REVIEW OF GEOLOGIC HAZARD REPORTS:~~

- ~~A. Scope: The city shall review any proposed land use which requires preparation of a geologic hazards report under this chapter to determine the possible risks to the safety of persons, property and city infrastructure from geologic hazards.~~

- ~~B. Submittal: Prior to consideration of any request for preliminary plat approval or site plan approval, the geologic hazards report, if required, shall be submitted to the city for review.~~
- ~~C. Time Frame For Review: The city will complete each review in a reasonable time frame, not to exceed forty five (45) days.~~
- ~~D. Costs Borne By Applicant: All direct costs associated with the review of geologic hazard studies shall be paid by the applicant.~~
- ~~E. Records: The city shall retain a copy of each geologic report in the planning division project file.~~
- ~~F. Standards: The city shall determine whether the report complies with all of the following standards:~~
- ~~1. A suitable geologic hazard report has been prepared by qualified professionals.~~
 - ~~2. The proposed land use does not present an unreasonable risk to the health, safety, and welfare of persons or property, including buildings, storm drains, public streets, culinary water facilities, utilities or critical facilities, whether off site or on site, or to the aesthetics and natural functions of the landscape, such as slopes, streams or other waterways, drainage, or wildlife habitat, whether off site or on site, because of the presence of geologic hazards or because of modifications to the site due to the proposed land use.~~
 - ~~3. The proposed land use demonstrates that, consistent with the state of the practice, the identified geologic hazards can be mitigated to a level where the risk to human life and damage to property are reduced to an acceptable and reasonable level in a manner which will not violate applicable federal, state, or local statutes, ordinances or regulations. Mitigation measures should consider, in their design, the intended aesthetic functions of other governing ordinances, such as the sensitive lands overlay zone. The applicant must include with the geologic hazards report a mitigation plan that defines how the identified hazards or limitations will be addressed without impacting or adversely affecting off site areas. Mitigation measures must be reasonable and practical to implement especially if such measures require ongoing maintenance by property owners.~~
- ~~G. Additional Requirements: The city may set other requirements as are necessary to overcome any geologic hazards and to ensure that the purposes of this chapter are met. These requirements may include, but are not limited to:~~
- ~~1. Additional or more detailed studies to understand or quantify the hazard or determine whether mitigation measures recommended in the report are adequate;~~
 - ~~2. Specific mitigation requirements; establishing buildable and nonbuildable areas; limitations on slope grading and controls on grading, or revegetation;~~

- ~~3. Grading plans, when required, shall be prepared, signed and sealed by a licensed professional engineer. As built grading plans, when required, shall be signed and sealed by the project geotechnical engineer as well as the professional engineer that prepared the grading plans. Grading plans, when required, shall include, at a minimum, the following:
 - ~~a. Maps of existing and proposed contours;~~
 - ~~b. Present and proposed slopes for each graded area;~~
 - ~~c. Existing and proposed drainage patterns;~~
 - ~~d. Location and depth of all proposed cuts and fills;~~
 - ~~e. Description of methods to be employed to achieve stabilization and compaction;~~
 - ~~f. Location and capacities of proposed drainage, structures, and erosion control measures based on maximum runoff for a 100-year storm;~~
 - ~~g. Location of existing buildings or structures on or within one hundred feet (100') of the site, or which may be affected by proposed grading and construction; and~~
 - ~~h. Plan for monitoring and documentation of testing, field inspections during grading, and reporting to the city.~~~~
 - ~~4. Installation of monitoring equipment and seasonal monitoring of surface and subsurface geologic conditions, including groundwater levels; and~~
 - ~~5. Other requirements such as time schedules for completion of the mitigation and phasing of development.~~
- ~~H. Condition Of Approval: Draper City may also set requirements necessary to protect the health, safety, and welfare of the citizens of Draper City, protect Draper City's infrastructure and financial health, and minimize potential adverse effects of geologic hazards to public health, safety, and property as a condition of approval of any development which requires a geologic hazards report.~~
- ~~I. On Site Professional; Final Inspection: Draper City may require a qualified professional be on site, at the cost of the developer, during certain phases of construction, particularly during grading phases and the construction of retaining walls. For any real property with respect to which development has proceeded on the basis of a geologic or geotechnical report which has been accepted by the city, no final inspection shall be completed or certificate of occupancy issued or performance bond released until the geotechnical engineer or engineering geologist who signed and approved the report certifies, in writing, that the completed improvements and structures conform to the descriptions and requirements contained in said report.~~

~~J.—Appeal: An applicant may appeal any decision made under the provisions of this chapter only after the city has issued a written review of a report, and shall set forth the specific grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to the director of community development within thirty (30) days of the issuance of the written review or other decision. The city shall assemble a professional panel of three (3) qualified experts to serve as the appeal authority for any technical dispute. The panel shall consist of an expert designated by the city, an expert designated by the applicant, and an expert chosen by the city's and the applicant's designated experts. If the city's and the applicant's designated experts cannot reach a consensus of the third expert within thirty (30) days, the city shall select the third expert. Decisions of the panel will be binding and will be based on the majority decision of the panel. The costs of the appeal process shall be paid by the applicant.~~

~~9-19-120: DISCLOSURE WHEN A GEOLOGIC HAZARD REPORT IS REQUIRED:~~

~~A.—Form Of Disclosure: Whenever a geologic hazards report is required under this chapter, the owner of the parcel shall record a notice running with the land in a form satisfactory to Draper City prior to the approval of any development or subdivision of such parcel. Disclosure shall include signing a disclosure and acknowledgment form provided by the city, which includes:~~

- ~~1.—Notice that the parcel is located within a geologic hazards study area as shown on the geologic hazards study area map or as otherwise defined in this chapter; and~~
- ~~2.—Notice that a geologic hazards report was prepared and is available for public inspection in the city's files.~~

~~B.—Additional Notification On Plat: Where geologic hazards and related setbacks are delineated in a subdivision, the owner shall also place additional notification on the plat stating the above information, prior to final approval of the plat.~~

~~9-19-130: WARNING AND DISCLAIMER:~~

~~The geologic hazards study area maps represent only those potentially hazardous areas known to Draper City and should not be construed to include all possible potential hazard areas. This chapter and the geologic hazards study area maps may be amended as new information becomes available pursuant to procedures set forth in section 9-5-060 of this title. The provisions of this chapter do not in any way assure or imply that areas outside the geologic hazards study area maps boundaries are free from the possible adverse effects of geologic hazards. This chapter shall not create any liability on the part of Draper City, any Draper City officer, Draper City reviewer, or Draper City employee thereof, for any damages~~

~~from geologic hazards that result from reliance on this chapter or any administrative requirement or decision lawfully made hereunder.~~

~~9-19-140: CHANGE OF USE:~~

~~No change in use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this chapter.~~

~~9-19-150: CONFLICTING REGULATIONS:~~

~~In cases of conflict between the provisions of existing zoning classifications, building code, subdivision ordinance, or any other ordinance of Draper City and the geologic hazards ordinance codified in this chapter, the most restrictive provision shall apply.~~

~~9-19-160: TABLE 1:~~

~~In the event of failure, the following buildings and structures represent a substantial hazard to human life:~~

- ~~1. Those where more than 300 people congregate in one area;~~
- ~~2. Elementary schools, secondary schools, or daycare facilities with an occupancy greater than 250;~~
- ~~3. Those colleges or adult education facilities with an occupancy greater than 500;~~
- ~~4. Healthcare facilities with an occupancy greater than 50 or more resident patients but not having surgery or emergency treatment facilities;~~
- ~~5. Jails and detention facilities;~~
- ~~6. Any structure with an occupancy greater than 1,000;~~
- ~~7. Power generating stations, water treatment or storage for potable water, wastewater treatment facilities and other public utility facilities; and~~
- ~~8. Those containing toxic or explosive substances that would be dangerous to the public if released.~~

~~The following buildings and structures are designated as essential facilities, including, but not limited to:~~

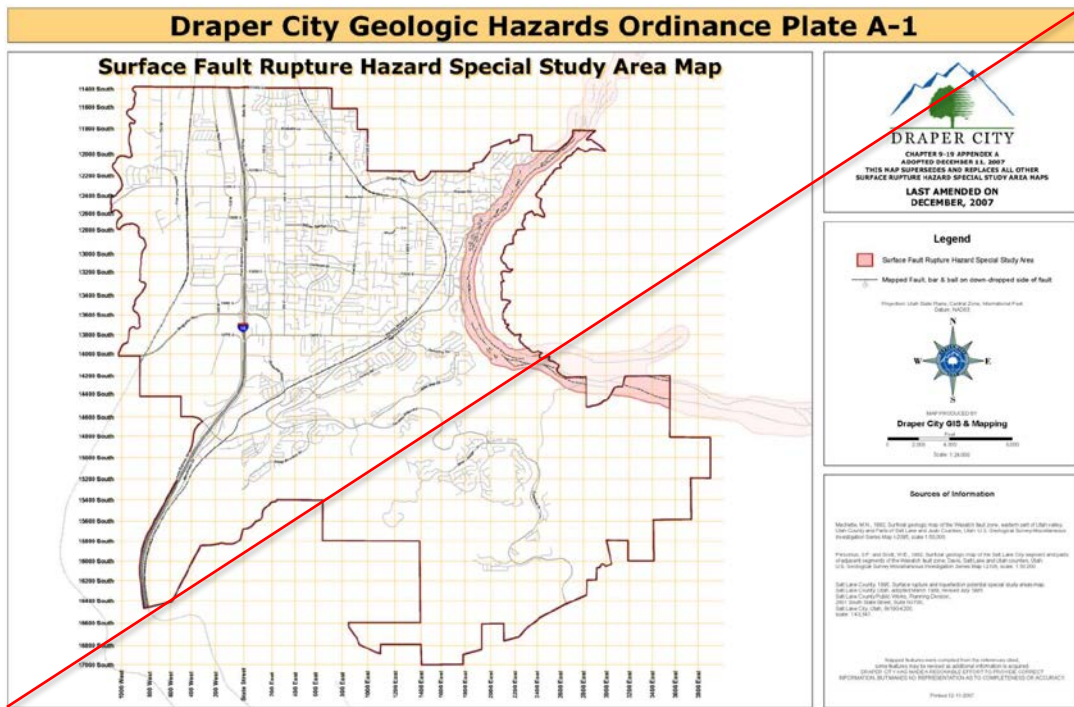
- ~~1. Hospitals and other care facilities having surgery or emergency treatment facilities;~~

- ~~2. Fire, rescue and police stations and emergency vehicle garages and fueling facilities;~~
- ~~3. Designated emergency shelters;~~
- ~~4. Designated emergency preparedness, communications, and operation centers and other facilities required for emergency response;~~
- ~~5. Power generating stations and other public utility facilities required as emergency backup facilities for facilities and structures included in this table;~~
- ~~6. Structures containing highly toxic materials as defined by the most recently adopted version of the IBC;~~
- ~~7. Aviation control towers, air traffic centers and emergency aircraft hangars;~~
- ~~8. Buildings and other structures having critical national defense functions; and~~
- ~~9. Water treatment and storage facilities required to maintain water pressure for fire suppression.~~

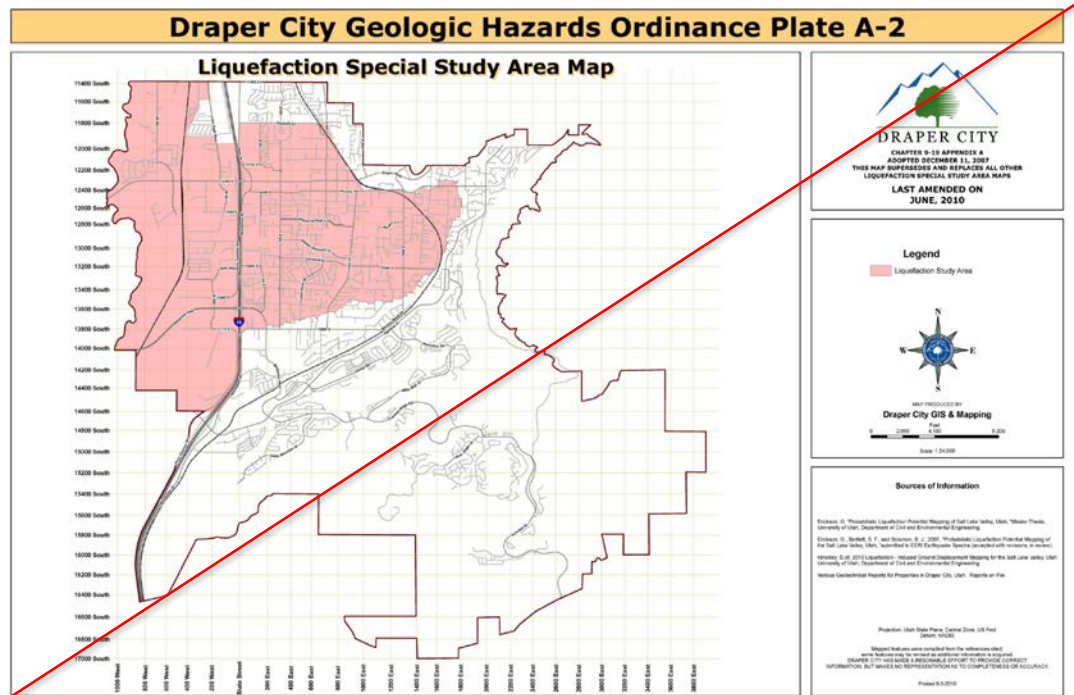
~~9-19-161: APPENDICES:~~

~~9-19-161-1: APPENDIX A, GEOLOGIC HAZARDS STUDY AREA MAPS:~~

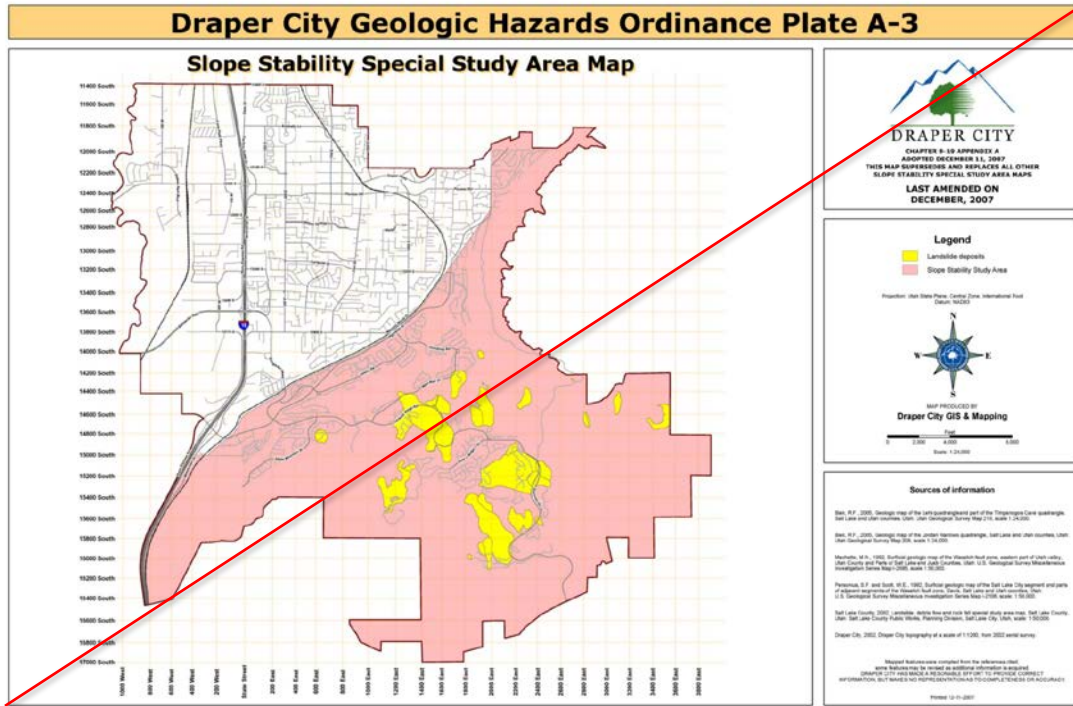
~~— PLATE A-1: SURFACE FAULT RUPTURE HAZARD SPECIAL STUDY AREA MAP~~



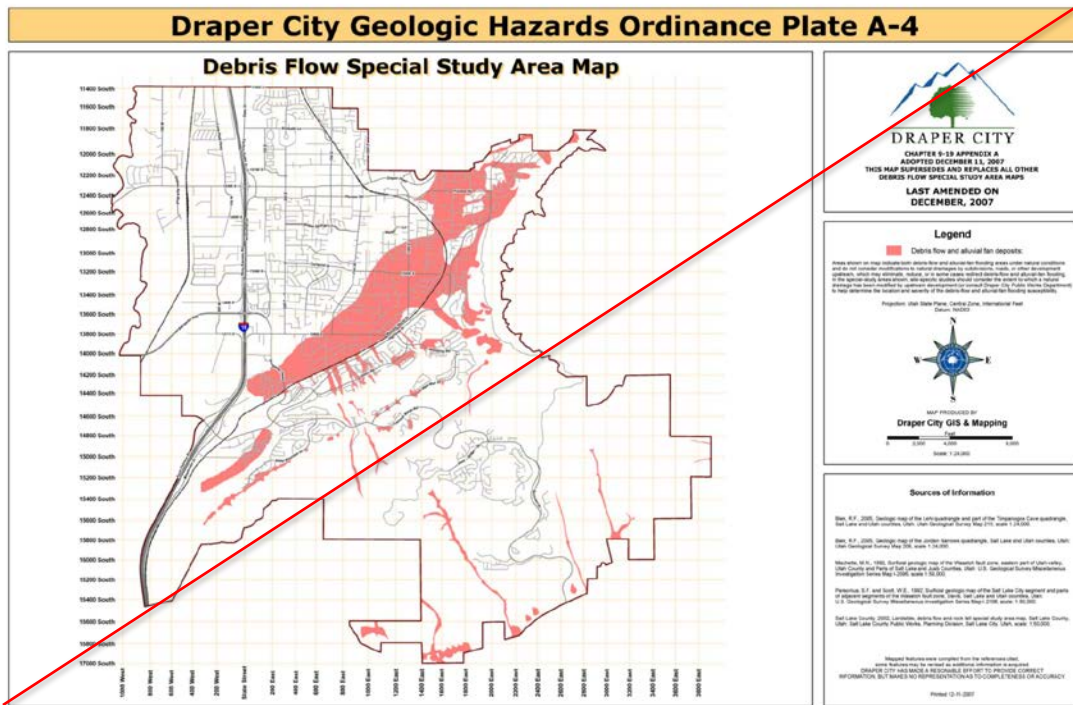
~~PLATE A-2: LIQUEFACTION SPECIAL STUDY AREA MAP~~



~~—PLATE A-3: SLOPE STABILITY SPECIAL STUDY AREA MAP~~



~~—PLATE A-4: DEBRIS FLOW SPECIAL STUDY AREA MAP~~



[illegible]

~~1.0 INTRODUCTION~~

The WFZ consists of a series of normal-slip fault segments with relative movement down to the west and up to the east. Ten major fault segments are recognized along the WFZ (Machette and others, 1992), which are believed to be independent in regard to their potential for surface faulting. These segments have distinct geomorphic expression and are clearly visible on aerial photographs.

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Repeated Holocene movement has been well documented along the Salt Lake City segment. Studies along Wasatch Boulevard near the mouth of Little Cottonwood Canyon and at South Fork Dry Creek indicate at least four major earthquake events in the last 6,000 years (Black and others, 2003).

If a fault were to break the ground surface beneath a building, significant damage could occur, perhaps resulting in injuries or loss of life. To reduce risk from surface-fault-rupture hazards and to protect public health and safety, the City has defined Surface-Fault-Rupture Special Study Areas. Quaternary faults located within the Surface-Fault-Rupture Special Study Areas should be considered active until proven otherwise.

To ensure that buildings are not sited across Holocene-age (active) faults, the Draper City Geologic Hazards Ordinance (Article 4, chapter 9-19 of the Draper City Municipal Code) requires a site-specific geologic investigation of the portion of the property situated within the Surface-Fault-Rupture Special Study Area. The primary purposes of the geologic investigation are to assess the surface-fault-rupture potential of the property and to assess the suitability of the property for the proposed development from the standpoint of surface-fault-rupture. If a fault is discovered and determined (or presumed) to be Holocene-age (i.e., "active"), appropriate building setbacks from the fault are required such that structures are not located astride the fault trace. Building setbacks must be established prior to development of sites located within the Surface-Fault-Rupture Special Study Area.

A site-specific surface-fault-rupture hazard study includes a field investigation (usually involving the excavation and geologic documentation of a trench) and report. This appendix describes the minimum standards required by the City for surface-fault-rupture hazard studies.

The purpose of establishing minimum standards for surface fault rupture hazard studies is to:

- (a) Protect the health, safety, welfare, and property of the public by minimizing the potentially adverse effects of surface fault rupture and related hazards;
- (b) Assist property owners and land developers within the Surface-Fault-Rupture Special Study Area in conducting reasonable and adequate studies;
- (c) Provide consulting engineering geologists with a common basis for preparing proposals, conducting investigations, and recommending setbacks; and,
- (d) Provide an objective framework for review of fault study report.

The procedures outlined herein are intended to provide the developer and consulting engineering geologist with an outline of appropriate exploration methods, standardized report information, and expectations of the City.

~~These standards constitute the minimum level of effort required in conducting surface-fault-rupture-hazard special studies in the City. Considering the complexity of evaluating surface and near-surface faults, additional effort beyond the minimum standards may be required at some sites to adequately address the fault hazard. The information presented herein does not relieve the engineering geologist from his/her duty to perform additional geologic or engineering services he/she believes are necessary to assess the fault rupture potential at a site.~~

~~1.1—References and Sources~~

~~The minimum standards presented herein were developed from the following sources:~~

- ~~(a) Guidelines for Evaluating Surface Fault Rupture Hazards in Utah (AEG, 1987).~~
- ~~(b) Guidelines to geologic and seismic reports, (CDMG, 1986a).~~
- ~~(c) Guidelines for preparing engineering geologic reports (CDMG, 1986b).~~
- ~~(d) Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada (Nevada Earthquake Safety Council, 1998).~~
- ~~(e) Fault Setback Requirements to Reduce Fault Rupture Hazards in Salt Lake County (Batatian and Nelson, 1999).~~
- ~~(f) Salt Lake County Geologic Hazards Ordinance (2002).~~
- ~~(g) Draper City geologic hazard ordinance (2003).~~
- ~~(h) Guidelines for evaluating surface-fault-rupture hazards in Utah: Christenson and others (2003).~~

~~1.2—Properties Requiring a Fault Investigation~~

~~A fault study is required, prior to approval of any land use, for properties situated within Surface Fault Rupture Study Areas, as shown on the Surface Fault Rupture Study Area map (Plate A-1). This map identifies known active faults in the City, and defines special study areas where site-specific geologic investigations are required. Development of any parcel within a Surface Fault Rupture Study Areas requires submittal and review of a site-specific fault study prior to receiving a land use or building permit from the City. It is the responsibility of the applicant to retain a qualified engineering geologist to perform the fault study (see Draper City Geologic Hazards Ordinance 9-19).~~

~~In addition, a fault investigation may be required if on-site or nearby fault-related features not shown on the Surface Fault Rupture Study Area map are identified during the course of other geologic or geotechnical studies performed on or near the site or during construction.~~

2.0—MINIMUM STANDARDS FOR FAULT STUDIES

Following are the minimum standards for a comprehensive fault investigation. Fault investigations may be reported in conjunction with other geological and geotechnical investigations, or may be submitted separately. See Draper City Geologic Hazards Ordinance (9-19) for supplemental requirements.

2.1—Scoping Meeting

The developer's consultant must schedule a scoping meeting with the City to evaluate the fault investigation approach. At this meeting, the consultant should present a site plan that includes: proposed building locations (if known); expected fault location(s) and orientation; and the proposed trench locations, orientation, length, and depth (see section 2.3, Fault Investigation Method). The investigative approach should allow for flexibility due to unexpected site conditions; field findings may require modifications to the work plan.

2.2—Fault Investigation Method

Inherent in fault study methods is the assumption that future faulting will recur along pre-existing faults and in a manner consistent with past displacement. The focus of fault investigations is therefore to accurately locate existing faults. If faults are documented, the investigation shall also 1) evaluate the age of movement along the fault trace(s), and 2) estimate amounts of past displacement, which is required in order to derive fault setbacks.

2.2.1—Previous Studies and Aerial Photograph Review

A fault investigation shall include review of available literature pertinent to the site and vicinity, including previous published and unpublished geologic/soils reports, and interpretation of available stereo-paired aerial photographs. The photographs reviewed should include more than one set and should include pre-urbanization aerial photographs, if available. Efforts must be made to accurately plot the locations of mapped or inferred fault traces on the property as shown by previous studies in the area.

2.2.2—Exploration Methods

Subsurface exploration consisting of trenching is required. The engineering geologist shall clean and document ("log") trench exposures as described in section 2.3.5. Existing faults may also be identified and mapped in the field by direct observation of young, fault-related geomorphic features, and by examination of aerial photographs. When trenching is not feasible (i.e., the presence of shallow ground water, excessive thickness of fill, etc.), supplemental methods such as closely spaced Cone Penetration Test (CPT) soundings may be employed. Such supplemental methods must be discussed with the City prior to implementation and should be clearly described in the report.

In lieu of conventional trenching or the CPT method, an alternative subsurface exploration program may be acceptable, depending upon site conditions. Such a program may consist

of a sufficient number of closely spaced downhole-logged bucket-auger borings, geophysical exploration techniques, or a combination of techniques.

When an alternative exploration program is proposed, a written description of the proposed exploration program along with an exploration plan should be submitted to the City for review, prior to the exploration. The plan must include, at a minimum, a map of suitable scale showing the site limits, surface geologic conditions within several thousand feet of the site boundary, the location and type of the proposed alternative subsurface exploration, and the anticipated earth materials present at depth on the site.

The actual subsurface exploration program to be used on any specific parcel will be determined on an individual basis, considering the current state of technical knowledge about the fault zone and information gained from previous exploration on adjacent or nearby parcels. At all times, consideration must be given to safety, and trenching should comply with all applicable safety regulations.

2.2.3—Trench Siting

Exploratory trenches must be oriented approximately perpendicular to the anticipated trend of known fault traces. The trenches shall provide the minimum footage of trenching necessary to explore the portion of the property situated in the surface fault rupture special study area, such that the potential for surface fault rupture may be adequately assessed. When trenching to determine if faults might affect a proposed building site, the trench should extend beyond the building footprint at least the minimum setback distance for the building type (see Table A-1).

Test pits or potholes alone are neither adequate nor acceptable. In some instances more than one trench may be required to cover the entire building area, particularly if the proposed development involves more than one building. Where feasible, trenches shall be located outside the proposed building footprint, as the trench is generally backfilled without compaction, which could lead to differential settlement beneath the footings. Supplemental trenching may be required in order to: 1) further refine fault locations (or the absence thereof); 2) accurately define building restriction areas, and/or; 3) provide additional exposures for evaluating the age of movement along fault traces.

2.2.4—Location Determination

All trenches and fault locations must be surveyed by a registered professional land surveyor. Fault locations should be surveyed with an accuracy of about 0.1 foot or better, so that structural setbacks can be developed.

2.2.5—Depth of Excavation

The depth of the trenches will ultimately depend on the trench location, occurrence of ground water, stability of subsurface deposits, and the geologic age of the subsurface geologic units. As a minimum, however, trenches shall extend substantially below the A

~~and B soil horizons and well into distinctly bedded Pleistocene-age materials, if possible. Where possible, the trenches should extend below Holocene deposits and should expose contacts between Holocene materials and the underlying older materials.~~

~~Appropriate safety measures pertaining to trench safety for ingress, egress, and working in or in the vicinity of the trench must be implemented and maintained. It is the responsibility of the person in the field directing trench excavation to ensure that fault trenches are excavated in compliance with current Occupational Safety and Health Administration excavation safety regulations.~~

~~Trench backfilling methods and procedures should be documented in order to establish whether additional corrective excavation, backfilling, and compaction should be performed at the time of site grading.~~

~~In cases where Holocene (i.e., active) faults may be present, but pre-Holocene deposits are below the practical limit of excavation, the trenches must extend at least through sediments that are clearly older than several fault recurrence intervals. The practical limitations of the trenching must be acknowledged in the report and recommendations must reflect resulting uncertainties.~~

~~2.2.6 Documenting Trench Exposures~~

~~Trench walls shall be cleaned of debris and backhoe smear prior to documentation. Trench logs shall be carefully drawn in the field at a minimum scale of 1-inch equals 5-feet (1:60) following standard and accepted fault trench investigation practices. Vertical and horizontal control must be used and shown on trench logs. Trench logs must document all significant geologic information from the trench and should graphically represent the geologic units observed; see section 2.6.3(E). The strike, dip, and net vertical displacement (or minimum displacement) of faults must be noted.~~

~~2.2.7 Age Dating~~

~~The engineering geologist shall interpret the ages of geologic units exposed in the trench. When necessary, radiocarbon or other age determinations methods shall be used. If evidence of faulting is documented, efforts shall be made to date the time of latest movement (to determine whether recent (Holocene) displacement has occurred) using appropriate geologic and/or soil stratigraphic dating techniques. When necessary, obtain radiocarbon or other age determinations. If soil stratigraphic dating techniques are used, a geologist experienced in using the techniques and soil development rates in the area should perform them.~~

~~Many of the surficial deposits within Salt Lake Valley were deposited during the last pluvial lake cycle, referred to as the Bonneville lake cycle. Although late-stage Bonneville lake cycle sediments do not correspond to the Pleistocene-Holocene boundary (i.e., Bonneville lake cycle deposits are older than 10,000 years old), for purposes of evaluating fault activity,~~

these deposits provide a useful regional datum (particularly so when the entire Holocene sequence of sediments is not present).

For practical purposes, and due to documented Holocene displacement along the Salt Lake segment of the Wasatch fault, any fault which displaces late-stage Bonneville Lake Cycle deposits should be considered active unless the Bonneville deposits are overlain by clearly unfaulted early Holocene-age deposits. Conversely, the presence of demonstrably unbroken, undeformed, and stratigraphically continuous Bonneville sediments constitutes reasonable geologic evidence for the absence of active faulting.

2.3 Field Review

A field review by the City is required during exploratory trenching. The applicant must provide a minimum of 48 hours notice to schedule the field review with the City. The trenches should be open, safe, cleaned, and a preliminary log completed at the time of the review. The field review allows the City to evaluate the subsurface data (i.e., age and type of sediments; presence/absence of faulting, etc.) with the consultant. Discussions about questionable features or an appropriate setback distance are encouraged, but the City will not help log the trench, explain the stratigraphy, or give verbal approval of the proposed development during the field review.

2.4 Recommendations for Fault Setbacks

To address wide discrepancies in fault setback recommendations, the City has adopted the fault setback calculation methodology for normal faults of Batatian and Nelson (1999) and Christenson and others (2003). The consultant should use this method to establish the recommended fault setback for critical facilities and structures designed for human occupancy. If another fault setback method is used, the consultant must provide justification in the report for the method used. Faults and fault setbacks must be clearly identified on site plans and maps.

Minimum setbacks are based on the type and occupancy of the proposed structures (see Table A-1). A setback should be calculated using the formulas presented below, and then compared to the minimum setback established in Table A-1. The greater of the two shall be used as the setback. Minimum setbacks apply to both the hanging wall and footwall blocks.

Top of slope and/or toe of slope setbacks required by the local Building Code must also be considered; again, the greater setback must be used.

Downthrown Fault Block (Hanging Wall)

The fault setback for the downthrown block will be calculated using the following formula:
 $S = U(2D + F/\tan)$ where:

-

- S = Setback within which structures for human occupancy are not permitted;
- U = Criticality Factor, based on the proposed occupancy of the structure (see Table A-4)
- D = Expected fault displacement per event (assumed to be equal to the net vertical displacement measured for each past event)
- F = Maximum depth of footing or subgrade portion of the building
- = Dip of the fault (degrees)

-

Uprhrown Fault Block (Footwall)

The dip of the fault and depth of the subgrade portion of the structure are irrelevant in calculating the setback on the upthrown fault block. Therefore, the setback for the upthrown side of the fault will be calculated as:

$$S = U \times 2D$$

The setback is measured from the portion of the building closest to the fault, whether subgrade or above grade. Minimum setbacks apply as discussed above.

2.5—Small Displacement Faults

Small displacement faults are not categorically exempt from setback requirements. Some faults having less than 4 inches (100 mm) of displacement ("small displacement faults") may be exempt from setback requirements.

Specific structural risk reduction options such as foundation reinforcement may be acceptable for some small displacement faults in lieu of setbacks. Structural options must minimize structural damage.

Fault studies must still identify faults and fault displacements (both net vertical displacements and horizontal extension across the fault or fault zone), and consider the possibility that future displacement amounts may exceed past amounts. If structural risk reduction measures are proposed for small displacement faults, the following criteria must be addressed:

- (a) Reasonable geologic data indicating that future surface displacement along the particular fault will not exceed 4 inches.
- (b) Specific structural mitigation to minimize structural damage.
- (c) A structural engineer must provide appropriate designs and the City shall review the designs.

2.6—Required Outline for Surface Fault Rupture Hazard Studies

~~The information described herein may be presented as a separate surface-fault-rupture-potential report or it may be incorporated within other geology or engineering reports that may be required for the property.~~

~~The report shall contain a conclusion regarding the potential risk of surface fault rupture on the subject property and a statement addressing the suitability of the proposed development from a surface-fault-rupture-hazard perspective. If exploration determines that there is a potential for surface rupture due to faulting, or if gradational contacts or other uncertainties associated with the exploration methods preclude the determination of absence of small fault offsets, the report should provide estimates of the amplitude of fault offsets that might affect habitable structures.~~

~~Surface-fault-rupture-hazard reports submitted to the City are expected to follow the outline and address the subjects presented below. However, variations in site conditions may require that additional items be addressed, or permit some of the subjects to be omitted (except as noted).~~

~~2.6.1.—Report~~

~~(a) Purpose and scope of work: The report shall contain a clear and concise statement of the purpose of the investigation and the scope of work performed for the investigation.~~

~~(b) Geologic and tectonic setting: The report shall contain a clear and concise statement of the general geologic and tectonic setting of the site vicinity. The section should include a discussion of active faults in the area, paleoseismicity of the relevant fault system(s), and should reference relevant published and unpublished geologic literature.~~

~~(c) Site description and conditions: The report shall include information on geologic units, graded and filled areas, vegetation, existing structures, and other factors that may affect site development, choice of investigative methods, and the interpretation of data.~~

~~(d) Methods of investigation:~~

~~(1) Review of published and unpublished maps, literature and records concerning geologic units, faults, surface and ground water, and other factors.~~

~~(2) Stereoscopic interpretation of aerial photographs to detect fault-related topography, vegetation or soil contrasts, and other lineaments of possible fault origin. Reference the photograph source, date, flightline numbers, and scale. Salt Lake County has an excellent collection of stereoscopic aerial photographs dating back to 1937 (including 1937, 1940, 1958, 1964, and 1985).~~

~~(3) Observations of surface features, both on-site and off site, including mapping of geologic and soil units; geomorphic features such as scarps, springs, and seeps (aligned or not); faceted spurs, offset ridges or drainages; and geologic structures. Locations and relative ages of other possible earthquake-induced features such as sand blows, lateral spreads, liquefaction, and ground settlement should be mapped and described. Slope~~

~~failures, although they may not be conclusively tied to earthquake causes, should also be noted.~~

~~(4) Subsurface investigations: The report shall include a description of the program of subsurface exploration, including trench logs, purpose of trench locations, and a summary of trenching or other detailed, direct observation of continuously exposed geologic units, soils, and geologic structures. All trench logs shall be at a scale of at least 1-inch equals five-feet.~~

~~The report must describe the criteria used to evaluate the ages of the deposits encountered in the trench, and clearly evaluate the presence or absence of active (Holocene) faulting.~~

~~(e) Conclusions: Conclusions must be supported by adequate data and shall contain, at a minimum:~~

~~(1) Summary of data upon which conclusions are based.~~

~~(2) Location of active faults, including orientation and geometry of faults, amount of net slip along faults, anticipated future offset, and delineation of setback areas.~~

~~(3) Degree of confidence in and limitations of data and conclusions.~~

~~(f) Recommendations: Recommendations must be supported by adequate geologic data and appropriate reasoning behind each statement. Minimum recommendations shall include:~~

~~(1) Recommended setback distances per section 2.5. Supporting calculations must be included. Faults and setbacks must be shown on site maps and final recorded plat maps.~~

~~(2) Other recommended building restrictions or use limitations (i.e., placement of detached garages, swimming pools, or other non-habitable structures).~~

~~(3) Need for additional or future studies to confirm buildings are not sited across active faults, such as inspection of building footing or foundation excavations by the consultant.~~

~~2.6.2. Report References~~

~~Reports must include citations of literature and records used in the study, referenced aerial photographs or images interpreted (air-photo source, date and flight number, scale), and any other sources of data and information, including well logs, personal communications, etc.~~

~~2.6.3. Illustrations:~~

~~At a minimum, reports must include the following illustrations:~~

~~(a) Location Map: A site location map depicting topographic and geographic features and other pertinent data. Generally a 1:24,000-scale USGS topographic base map will suffice.~~

~~(b) Geologic Map: A regional-scale map (1:24,000 to 1:50,000 scale) is generally adequate. Depending on site complexity, a site-scale geologic map (1 inch = 200 ft or more detailed) may also be necessary. The map should show Quaternary and bedrock geologic units, faults, seeps or springs, soil or bedrock slumps, and other geologic and soil features existing on and adjacent to the project site. Geologic cross-sections may be included as needed to illustrate 3-dimensional relationships.~~

~~(c) Site Plan: A detailed site plan is required. The site plan should be at a scale of at least 1 inch = 200 feet (or more detailed) and should clearly show site boundaries, proposed building footprints, existing structures, streets, slopes, drainages, exploratory trenches, boreholes, test pits, geophysical traverses, and any other data pertinent data.~~

~~(d) Site Specific Fault Map: If faulting is documented at a parcel, the report shall include a site-specific fault map. The fault map should be at a scale of at least 1 inch = 200 feet and should clearly show the surveyed locations of trenches (and any other exploratory techniques), surveyed location(s) of faults documented in the trenches, inferred location of the faults between trenches, recommended fault setback distance on each side of the faults, topographic contours, and proposed building locations, if known.~~

~~(e) Exploratory Trench Logs: Trench logs are required for each trench excavated as part of the study. Trench logs shall accurately depict all observed geologic features and conditions. Trench logs shall not be generalized or diagrammatic. The minimum scale is 1 inch = 5 feet (1:60) with no vertical exaggeration. Trench logs must accurately reflect the features observed in the trench (see section 2.3.6).~~

~~—Trench logs shall include: trench orientation and indication of which trench wall was logged; trench top and bottom; stratigraphic contacts; stratigraphic unit descriptions including lithology, USCS soil classification, genesis (geologic origin), age, and contact descriptions; soil (pedogenic) horizons; marker beds; and deformation or offset of sediments, faults, and fissures. Other features of tectonic significance such as buried scarp free-faces, colluvial wedges, in-filled soil cracks, drag folds, rotated clasts, lineations, and liquefaction features including dikes, sand blows, etc. should also be shown. Interpretations of the age and origin of the deposits and any faulting or deformation must be included, based on depositional sequence. Fault orientation and geometry (strike and dip), and amount of net displacement must be measured and noted.~~

~~(f) Exploratory boreholes and CPT soundings: Should boreholes or CPT soundings be utilized as part of the investigation, reports shall include the logs of the borings/soundings. Borehole logs must include lithology descriptions, interpretations of geologic origin, USCS soil classification or other standardized engineering soil classification (include an explanation of the classification scheme), sample intervals, penetrative resistance values, static ground-water depths and dates measured, total depth of borehole, and identity of the person logging the borehole. Electronic copies of CPT data files should be provided to the City's reviewer, upon request.~~

(g) ~~Geophysical data: All geophysical data, showing stratigraphic interpretations and fault locations, must be included in the report, along with correlations to trench or borehole logs to confirm interpretations.~~

(h) ~~Photographs: Photographs of scarps, trench walls, or other features that enhance understanding of site conditions and fault-related conditions are not required but should be included when deemed appropriate. Composited, rectified digital photographs of trench walls may be used as background for trench logs, but features as outlined in section F above must still be delineated.~~

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TABLE A-1

SETBACK RECOMMENDATIONS AND CRITICALITY FACTORS (U) FOR IBC OCCUPANCY CLASSES

(International Code Council, 2003)

Class (IBC)	Occupancy Group	Criticality	U	Minimum Setback
Class (IBC)	Occupancy Group	Criticality	U	Minimum Setback
A	Assembly	2	2.0	25 feet
B	Business	2	2.0	20 feet
E	Educational	1	3.0	50 feet
F	Factory/Industrial	2	2.0	20 feet
H	High hazard	1	3.0	50 feet
I	Institutional	1	3.0	50 feet
M	Mercantile	2	2.0	20 feet
R	Residential (R-1, R-2, R-4)	2	2.0	20 feet
R-3	Residential (R-3, includes single family homes)	3	1.5	15 feet
S	Storage	-	1	0
U	Utility and misc.	-	1	0
-	Table A-2	1	3.0	50 feet

TABLE A-2

ADDITIONAL STRUCTURES REQUIRING GEOLOGIC INVESTIGATION

Buildings and other structures that represent a substantial hazard to human life in the event of failure, but not limited to:

1. Buildings and other structures where more than 300 people congregate in one area.
2. Buildings and other structures with elementary school, secondary school or day care facilities with occupancy greater than 250.
3. Buildings and other structures with occupancy greater than 500 for colleges or adult education facilities.
4. Health care facilities with occupancy greater than 50 or more resident patients but not having surgery or emergency treatment facilities.
5. Jails and detention facilities.
6. Any other occupancy with occupancy greater than 1000.

~~7. Power generating stations, water treatment or storage for potable water, waste water treatment facilities and other public utility facilities.~~

~~8. Buildings and other structures containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released.~~

~~Buildings and other structures designed as essential facilities including, but not limited to:~~

~~1. Hospitals and other care facilities having surgery or emergency treatment facilities.~~

~~2. Fire, rescue and police stations and emergency vehicle garages and fueling facilities.~~

~~3. Designated emergency shelters.~~

~~4. Designated emergency preparedness, communications, and operation centers and other facilities required for emergency response.~~

~~5. Power generating stations and other public utility facilities required as emergency backup facilities for facilities and structures included in this table.~~

~~6. Structures containing highly toxic materials as defined by the most recently adopted version of the IBC where the quantity of the material exceeds the maximum allowable quantities defined by the most recently adopted version of the IBC.~~

~~7. Aviation control towers, air traffic centers and emergency aircraft hangars.~~

~~8. Buildings and other structures having critical national defense functions.~~

~~9. Water treatment and storage facilities required to maintain water pressure for fire suppression.~~

~~9-19-161-3: APPENDIX C, MINIMUM STANDARDS FOR SLOPE STABILITY ANALYSIS:~~

~~1.0 INTRODUCTION~~

~~The procedures outlined herein are intended to provide consultants with a general outline for performing quantitative slope stability analyses and to clarify the expectations of Draper City. These standards constitute the minimum level of effort required in conducting quantitative slope stability analyses in Draper City. Considering the complexity inherent in performing slope stability analyses, additional effort beyond the minimum standards presented herein may be required at some sites to adequately address slope stability. The information presented herein does not relieve consultants of their duty to perform additional geologic or engineering analyses they believe are necessary to assess the stability of slopes at a site.~~

~~The evaluation of landslides generally requires quantitative slope stability analyses. Therefore, the standards presented herein are directly applicable to landslide investigation,~~

~~and also constitute the minimum level of effort when performing landslide investigations. This appendix does not address debris flows (see appendix E) or rock falls (see appendix F).~~

~~The purposes for establishing minimum standards for slope stability analyses are to:~~

- ~~(a) Protect the health, safety, welfare, and property of the public by minimizing the potentially adverse effects of unstable slopes and related hazards;~~
- ~~(b) Assist property owners and land developers in conducting reasonable and adequate studies;~~
- ~~(c) Provide consulting engineering geologists and geotechnical engineers with a common basis for preparing proposals, conducting investigations, and mitigation; and,~~
- ~~(d) Provide an objective framework for regulatory review of slope stability reports.~~

~~1.1 References and Sources~~

~~The minimum standards presented herein were developed, in part, from the following sources:~~

- ~~(a) Guidelines for Evaluating Landslide Hazards in Utah (Hylland, 1996).~~
- ~~(b) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California (Blake et al., 2002).~~
- ~~(c) CDMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California~~
- ~~(d) Salt Lake County Geologic Hazards Ordinance (2002).~~
- ~~(e) Holladay City, Utah Natural Hazards Areas Provision (2006).~~
- ~~(f) Cottonwood Heights, Utah Code of Ordinances (2005).~~
- ~~(g) Centerville City Planning and Zoning Ordinance, section 12-330-2 Hillside Overlay District (1995).~~
- ~~(h) City of Camarillo, California 2003 Guidelines for the preparation of geotechnical and geologic studies, prepared by Fugro, dated June 18, 2003.~~
- ~~(i) City of Palmdale, California, Guidelines for preparation of geotechnical reports, prepared by GeoDynamics, Inc., dated April 2006 (draft copy).~~
- ~~(j) City of Malibu, California, Guidelines for the preparation of engineering geologic and geotechnical engineering reports and procedure for report submittal, prepared by Bing Yen and Associates) dated April, 2006.~~

1.2—Areas Requiring Slope Stability Analyses

Slope stability analyses shall be performed for all sites located within the Slope Stability Study Area Map (Plate A-3) and for all slopes that may be affected by the proposed development which meet the following criteria:

- (a) Cut and/or fill slopes steeper than about 2 horizontal (h) to 1 vertical (v).
- (b) Natural slopes steeper than or equal to 3 horizontal (h) to 1 vertical (v).
- (c) Natural and cut slopes with potentially adverse geologic conditions (e.g., bedding, foliation, or other structural features that are potentially adverse to the stability of the slope).
- (d) Natural and cut slopes which include a geologic hazard such as a landslide, irrespective of the slope height or slope gradient.
- (e) Buttresses and stability fills.
- (f) Cut, fill, or natural slopes of water retention basins or flood control channels.
- (g) In hillside areas (Plate A-3), investigations shall address the potential for surficial instability, debris/mudflows (see Appendix E), rock falls (see Appendix F), and soil creep on all slopes that may affect the proposed development or be affected by the proposed development.
- (h) When evaluating site conditions to determine the need for slope stability analyses, off-property conditions shall be considered (both up-slope to the top(s) of adjacent ascending slopes and down-slope to and beyond the toe(s) of adjacent descending slopes). Also, the consultant shall demonstrate that the proposed hillside development will not affect adjacent sites or limit adjacent property owners' ability to develop their sites.

1.3—Roles of Engineering Geologist and Engineering

The investigation of the static and seismic stability of slopes is an interdisciplinary practice. To provide greater assurance that the hazards are properly identified, assessed, and mitigated, involvement of both an engineering geologist and geotechnical engineer is required. Analyses shall be performed only by or under the direct supervision of licensed professionals, qualified and competent in their respective area of practice. An engineering geologist shall provide appropriate input to the geotechnical engineer with respect to the potential impact of the geology, stratigraphy, and hydrologic conditions on the stability of the slope. The shear strength and other geotechnical earth material properties shall be evaluated by the geotechnical engineer. Qualified engineering geologists, geological engineers and geotechnical engineers may assess and quantitatively evaluate slope stability. However, the geotechnical engineer shall perform all design stability calculations. Ground motion parameters for use in seismic stability analysis may be provided by either the engineering geologist or geotechnical engineer.

~~1.4 Minimum Qualifications of the Licensed Professional~~

~~Slope stability analyses must be performed by qualified engineering geologists and qualified geotechnical engineers (see sections 9-19-050 and 9-19-060 of the Draper City Geologic Hazards Ordinance, chapter 9-19).~~

~~2.0 GENERAL REQUIREMENTS~~

~~Except for the derivation of the input ground motion for pseudostatic and seismic deformation analyses (see section 12), slope stability analyses and evaluations should be performed in general accordance with the latest version of Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California (Blake et al., 2002). Procedures for developing input ground motions to be used in Draper City are described in section 12.1. See Draper City Geologic Hazard Ordinance, chapter 9-19, for supplemental requirements.~~

~~3.0 SUBMITTALS~~

~~Submittals for review shall include boring logs; geologic cross sections; trench and test pit logs; laboratory data (particularly shear strength test results, including individual stress-deformation plots from direct shear tests); discussions pertaining to how idealized subsurface conditions and shear strength parameters used for analyses were developed; analytical results, including computer output files (if requested); and summaries of the slope stability analyses and conclusions regarding slope stability.~~

~~Subsurface geologic and groundwater conditions must be illustrated on geologic cross sections and must be utilized by the geotechnical engineer for the slope stability analyses. If on-site sewage or storm water disposal exists or is proposed, the slope stability analyses shall include the effects of the effluent plume on slope stability.~~

~~The results of any slope stability analyses must be submitted with pertinent backup documentation (i.e., calculations, computer output, etc.). Printouts of input data, output data (if requested), and graphical plots must be submitted for each computer-aided slope stability analysis. In addition, input data files, recorded on diskettes, CDs, or other electronic media may be requested to facilitate the City's review.~~

~~4.0 FACTORS OF SAFETY~~

~~The minimum acceptable static factor of safety is 1.5 for both gross and surficial slope stability. The minimum acceptable factor of safety for a calibrated pseudostatic analysis is 1.0 using the method of Stewart and others (2003) (see section 12.2).~~

~~5.0 LANDSLIDES~~

~~The evaluation of landslides generally requires quantitative slope stability analyses. Therefore, the standards presented herein are directly applicable to landslide investigation, and also constitute the minimum level of effort when performing landslide investigations.~~

~~Evaluation of landslides shall be performed in the preliminary phase of hillside developments. Where landslides are present or suspected, sufficient subsurface exploration will be required to determine the basic geometry and stability of the landslide mass and the required stabilization measures. The depth of geologic exploration shall consider the regional geologic structure, the likely failure mode of the suspected failure, and past geomorphic conditions.~~

~~6.0 SITE INVESTIGATION AND GEOLOGIC STUDIES~~

~~Adequate evaluation of slope stability for a given site requires thorough and comprehensive geologic and geotechnical engineering studies. These studies are a crucial component in the evaluation of slope stability. Geologic mapping and subsurface exploration are normal parts of field investigation. Samples of earth materials are routinely obtained during subsurface exploration for geotechnical testing in the laboratory to determine the shear strength parameters and other pertinent engineering properties.~~

~~In general, geologic studies for slope stability consist of the following fundamental phases:~~

- ~~(a) Study and review of published and unpublished geologic information (both regional and site specific).~~
- ~~(b) Review and interpretation of available stereoscopic and oblique aerial photographs, DEMs, and LiDAR.~~
- ~~(c) Geologic field mapping, including, but not necessarily limited to, measurement of bedding, foliation, fracture, and fault attitudes and other parameters.~~
- ~~(d) Documentation and evaluation of subsurface groundwater conditions (including effects of seasonal and longer term natural fluctuations as well as landscape irrigation), surface water, on-site sewage disposal, and/or storm water disposal.~~
- ~~(e) Subsurface exploration.~~
- ~~(f) Analysis of the geologic failure mechanisms that could occur at the site (e.g., mode of failure and construction of the critical geologic cross sections).~~
- ~~(g) Presentation and analysis of the data, including an evaluation of the potential impact of geologic conditions on the project.~~

~~Geologic/geotechnical reports shall demonstrate that each of these phases has been adequately performed and that the information obtained has been considered and logically evaluated. Minimum criteria for the performance of each phase are described and discussed in Blake and others (2002).~~

~~7.0 SUBSURFACE EXPLORATION~~

~~The purpose of subsurface exploration is to identify potentially significant geologic materials and structures at a site and to provide samples for detailed laboratory~~

characterization of materials from potentially critical zones. Subsurface exploration is almost always required and may be performed by a number of widely known techniques such as bucket-auger borings, conventional small-diameter borings, cone penetration testing (CPT), test pits, trenches, and/or geophysical techniques (see section 4.2 of Blake et al., 2002). A discussion of the applicability of some subsurface exploration techniques follows.

7.1—Trenching

Subsurface exploration consisting of trenching has proven, in some cases, to be necessary when uncertainty exists regarding whether or not a particular landform is a landslide. Care must be exercised with this exploration method because landslides characteristically contain relatively large blocks of intact geologic units, which in a trench exposure could give the false impression that the geologic unit is "in-place." Although limited to a depth of about 15 feet below existing grades, trenching has also proven to be a useful technique for verifying margins of landslides, although the geometry of a landslide can generally be readily determined from evaluation of stereoscopic aerial photographs. Once a landslide is identified, conventional subsurface exploration drilling techniques will be required (see section 7.2 and 7.3). Slope stability analyses based solely on data obtained from trenches will not be accepted.

7.2—Methods for Bedded Formations

Conventional subsurface exploration techniques involving continuous core drilling with an oriented core barrel, test pits, and deep bucket-auger borings may be used to assess the subsurface soil and geologic conditions, particularly for geologic units with inclined bedding that includes weak layers.

Although not commonly utilized in Utah, a 24-inch-diameter bucket-auger boring with down-hole logging can provide valuable data (provided the consultant has determined the drill hole is safe to enter). The evaluation of safety of the proposed subsurface exploration program will be the responsibility of the consultant.

Particular attention must be paid to the presence or absence of weak layers (e.g., clay, claystone, silt, shale, or siltstone units) during the exploration. Unless adequately demonstrated (through comprehensive and detailed subsurface exploration) that weak (clay, claystone, silt, shale, or siltstone) layers (even as thin as 1/16-inch or less) are not present, a weak layer shall be assumed to possibly occur anywhere in the stratigraphic profile (i.e., ubiquitous weak clay beds).

The depth of the subsurface exploration must be sufficient to assess the conditions at or below the level of the deepest potential failure surface possessing a factor of 1.5 or less. A preliminary slope stability analysis may need to be performed to assist in the planning of the subsurface exploration program.

7.3—Other Geologic Units

For alluvium, fill materials, or other soil units that do not contain weak interbeds, other exploration methods such as small-diameter borings (e.g., rotary wash or hollow-stem-auger) or cone penetration testing may be suitable.

8.0—SOIL PARAMETERS

Soil properties, including unit weight and shear strength parameters (cohesion and friction angle), may be based on conventional field and laboratory tests as well as on field performance. Where appropriate (i.e., for landslide slip surfaces, along bedding planes, for surficial stability analyses, etc.), laboratory tests for saturated, residual shear strengths must be performed. Estimation of the shear resistance along bedding (or landslide) planes normally requires an evaluation of saturated residual along-bedding strength values of the weakest interbedded (or slide-plane) material encountered during the subsurface exploration, or in the absence of sufficient exploration, the weakest material that may be present, consistent with site geologic conditions. Strength parameters derived solely from CPT data may not be appropriate for slope stability analysis in some cases, particularly for strengths along existing slip surfaces where residual strengths have developed. Additional guidance on the selection of strength parameters for slope stability analyses is contained in Blake et al. (2002).

8.1—Residual Shear Strength Parameters

Residual strength parameters may be determined using the direct shear or ring shear testing apparatus; however ring shear tests are preferred. If performed properly, direct shear test results may approach ring shear test results. The soil specimen must be subjected to a sufficient amount of deformation (e.g., a significant number of shearing cycles in the direct shear test or a significant amount of rotation in the ring shear test) to assure that residual strength has been developed. In the direct shear and ring shear tests, stress-deformation curves can be used to determine when a sufficient number of cycles of shearing have been performed by showing that no further significant drop in shear strength results with the addition of more cycles or more rotation. The stress-deformation curves obtained during the shear tests must be submitted with the other laboratory test results. It shall be recognized that for most clayey soils, the residual shear strength envelope is curved and passes through the origin (i.e., at zero normal stress there is zero shear strength). Any "apparent shear strength" increases resulting from a non-horizontal shear surface (i.e., ramping) or "bulldozing" in residual direct shear tests shall be discounted in the interpretation of the strength parameters.

8.2—Interpretation

The engineer will need to use considerable judgment in the selection of appropriate shear test methods and in the interpretation of the results to develop shear strength parameters commensurate with slope stability conditions to be evaluated. Scatter plots of shear strength data may need to be presented to allow for assessment of idealized parameters.

The report shall summarize shear strength parameters used for slope stability analyses and describe the methodology used to interpret test results and estimate those parameters.

Peak shear strengths may be used to represent across-bedding failure surfaces or compacted fill, in situations where strength degradations are not expected to occur (see guidelines in Blake et al., 2002). Where peak strengths cannot be relied upon, fully softened (or lower) strengths shall be used.

Ultimate shear strength parameters shall be used in static slope stability analyses when there has not been past deformation. Residual shear strength parameters shall be used in static slope stability analyses when there has been past deformation.

Averaged strength parameters may be appropriate for some across-bedding conditions, if sufficient representative samples have been carefully tested. Analyses for along-bedding or along-existing-landslide slip surfaces shall be based on lower-bound interpretations of residual shear strength parameters and comparison of those results to correlations, such as those of Stark and others (2005).

8.3—Default Soil Parameters

In the Traverse Mountain area, failure surfaces for known landslides commonly occur within the Tertiary volcanics. Those failure surfaces typically are along clay layers formed by the in situ alteration of tuff deposits. In cases when the failure surface has been sampled and tested, relatively low residual shear strength values have been obtained; these values are cohesion equal to 0 psf and a friction angles equal to 11 to 12 degrees. Similar values have also been reported from the Springhill landslide in North Salt Lake that is in a similar tuffaceous volcanic formation of Tertiary age.

To assist in understanding shear strengths of these materials, the following shear strength parameters for landslide failure surfaces and along weak layers within the Tertiary volcanics shall be used; cohesion equal to 0 psf and a friction angle equal to 11 degrees, unless otherwise demonstrated. If site-specific testing produces lower residual shear strength than these values, the site-specific test results should be used. If site-specific testing produces higher values, documentation must be provided to demonstrate that the weakest materials were retrieved and tested and that the materials retrieved truly represent the basal landslide slip surface.

9.0—SOIL CREEP

The potential effects of soil creep shall be addressed where any proposed structure is planned in close proximity to an existing fill slope or natural slope. The potential effects on the proposed development shall be evaluated and mitigation measures proposed, including appropriate setback recommendations. Setback recommendations shall consider the potential affects of creep forces.

~~All reports in hillside areas shall address the potential for surficial instability, debris/mudflow (Appendix E), rock falls (Appendix F), and soil creep on all slopes that may affect the proposed development or be affected by the proposed development. Stability of slopes along access roads shall be addressed.~~

~~10.0—GROSS STATIC STABILITY~~

~~Gross stability includes rotational and translational deep-seated failures of slopes or portions of slopes existing within or outside of but potentially affecting the proposed development. The following guidelines, in addition to those in the Blake and others (2002) document, shall be followed when evaluating slope stability:~~

- ~~(a) Stability shall be analyzed along cross-sections depicting the most adverse conditions (e.g., highest slope, most adverse bedding planes, shallowest likely ground-water table, and steepest slope). Often analyses are required for different conditions and for more than one cross-section to demonstrate which condition is most adverse. When evaluating the stability of an existing landslide, analyses must also address the potential for partial reactivation. Inclinometers may be used to help determine critical failure surfaces and, along with high-resolution GPS, the state of activity of existing landslides. The critical failure surfaces on each cross-section shall be identified, evaluated, and plotted on the large-scale cross-section.~~
- ~~(b) If the long-term, static factor of safety is less than 1.5, mitigation measures will be required to bring the factor of safety up to the required level or the project may be redesigned to achieve a minimum factor of safety of 1.5.~~
- ~~(c) The temporary stability of excavations shall be evaluated and mitigation measures shall be recommended as necessary to obtain a minimum factor of safety of 1.3.~~
- ~~(d) Long-term stability shall be analyzed using the highest known or anticipated groundwater level based upon a groundwater assessment performed under the requirements of section 6.0.~~
- ~~(e) Where back-calculation is appropriate, shear strengths utilized for design shall be no higher than the lowest strength computed using back-calculation. If a consultant proposes to use shear strengths higher than the lowest back-calculated value, justification shall be required. Assumptions used in back-calculations regarding pre-sliding topography and groundwater conditions at failure must be discussed and justified.~~
- ~~(f) Reports shall describe how the shear strength testing methods used are appropriate in modeling field conditions and long-term performance of the subject slope. The utilized design shear strength values shall be justified with laboratory test data and geologic descriptions and history, along with past performance history, if known, of similar materials.~~

~~(g) Reports shall include shear strength test plots consisting of normal stress versus shear resistance (failure envelope). Plots of shear resistance versus displacement shall be provided for all residual and fully softened (ultimate) shear tests.~~

~~(h) The degree of saturation for all test specimens shall be reported. Direct shear tests on partially saturated samples may grossly overestimate the cohesion that can be mobilized when the material becomes saturated in the field. This potential shall be considered when selecting shear strength parameters. If the rate of shear displacement exceeds 0.005 inches per minute, the consultant shall provide data to demonstrate that the rate is sufficiently slow for drained conditions.~~

~~(i) Shear strength values higher than those obtained through site-specific laboratory tests generally will not be accepted.~~

~~(j) If direct shear or triaxial shear testing is not appropriate to model the strength of highly jointed and fractured rock masses, the design strengths shall be evaluated in a manner that considers overall rock mass quality and be consistent with rock mechanics practice.~~

~~(k) Shear strengths used in slope stability analyses shall be evaluated considering the natural variability of engineering characteristics inherent in earth materials. Multiple shear tests on each site material are likely to be required.~~

~~(l) Direct shear tests do not always provide realistic strength values (Watry and Lade, 2000). Correlations between liquid limit, percent clay fraction, and strength (fully softened and residual) with published data (e.g., Stark and McCone, 2002) shall be performed to verify tested shear strength parameters. Strength values used in analyses that exceed those obtained by the correlation must be appropriately justified.~~

~~(m) Shear strengths for proposed fill slopes shall be evaluated using samples mixed and remolded to represent anticipated field conditions. Confirming strength testing may be required during grading.~~

~~(n) Where bedding planes are laterally unsupported on slopes, potential failures along the unsupported bedding planes shall be analyzed. Similarly, stability analyses shall be performed where bedding planes form a dip-slope or near-dip-slope using composite potential failure surfaces that consist of potential slip surfaces along bedding planes in the upper portions of the slope in combination with slip surfaces across bedding planes in the lower portions of the slope.~~

~~(o) The stability analysis shall include the effect of expected maximum moisture conditions on soil unit weight.~~

~~(p) For effective stress analyses, measured groundwater conditions adjusted to consider likely unfavorable conditions with respect to anticipated future groundwater levels, seepage, or pore pressure shall be included in the slope stability analyses.~~

~~(q) Tension crack development shall be considered in the analyses of potential failure surfaces. The height and location of the tension crack shall be determined by searching.~~

~~(r) Anticipated surcharge loads as well as external boundary pressures from water shall be included in the slope stability evaluations, as deemed appropriate.~~

~~(s) Analytical chart solutions may be used provided they were developed for conditions similar to those being analyzed. Generally though, computer-aided searching techniques shall be used, so that the potential failure surface with the lowest factor of safety can be located. Examples of typical searching techniques are illustrated on figures 9.1a through 9.1f in Blake and others (2002). However, verification of the reasonableness of the analytical results is the responsibility of the geotechnical engineer and/or engineering geologist.~~

~~(t) The critical potential failure surface used in the analysis may be composed of circles, wedges, planes, or other shapes considered to yield the minimum factor of safety most appropriate for the geologic site conditions. The critical potential failure surface having the lowest factor of safety with respect to shearing resistance must be sought. Both the lowest factor of safety and the critical failure surface shall be documented.~~

~~11.0 SURFICIAL STABILITY OF SLOPES~~

~~Surficial slope stability refers to slumping and sliding of near- surface sediments and is most critical during the snowmelt and rainy season or when excessive landscape water is applied. The assessment of surficial slope stability shall be based on analysis procedures for stability of an infinite slope with seepage parallel to the slope surface or an alternate failure mode that would produce the minimum factor of safety. The minimum acceptable depth of saturation for surficial stability evaluation shall be four feet.~~

~~11.1 Applicability and Procedures~~

~~Conclusions shall be substantiated with appropriate data and analyses. Residual shear strengths comparable to actual field conditions shall be used in completing surficial stability analyses. Surficial stability analyses shall be performed under rapid draw-down conditions where appropriate (e.g., for debris and detention basins).~~

~~Where 2:1 or steeper slopes have soil conditions that can result in the development of an infinite slope with parallel seepage, calculations shall be performed to demonstrate that the slope has a minimum static factor of safety of 1.5, assuming a fully saturated 4-foot thickness. If conditions will not allow the development of a slope with parallel seepage, surficial slope stability analyses may not be required (provided the geologic/geotechnical reviewer concurs).~~

~~Surficial slope stability analyses shall be performed for fill, cut, and natural slopes assuming an infinite slope with seepage parallel to the slope surface or other failure mode that~~

would yield the minimum factor of safety against failure. A suggested procedure for evaluating surficial slope stability is presented in Blake et al. (2002).

11.2—Soil Properties

Soil properties used in surficial stability analyses shall be determined as noted in section 8.1. Residual shear strength parameters for surficial slope stability analyses shall be developed for a stress range that is consistent with the near-surface conditions being modeled. As indicated in section 8.1, it shall be recognized that for most clayey soils, the residual shear strength envelope is curved and passes through the origin (i.e., at zero normal stress there is zero shear strength). For sites with deep slip surfaces, the guidelines given by Blake and others (2002) should be followed.

11.3—Seepage Conditions

The minimum acceptable vertical depth for which seepage parallel to the slope shall be applied is four feet for cut or fill slopes. Greater depths may be necessary when analyzing natural slopes that have significant thicknesses of loose surficial material.

12.0—SEISMIC SLOPE STABILITY

In addition to static slope stability analyses, slopes shall be evaluated for seismic slope stability as well. Acceptable methods for evaluating seismic slope stability using calibrated pseudo-static limit-equilibrium procedures and simplified methods (e.g., those based on Newmark, 1965) to estimate permanent seismic slope movements are summarized in Blake and others (2002).

Nonlinear, dynamic finite element/finite difference numerical methods also may be used to evaluate slope movements resulting from seismic events as long as the procedures, input data, and results are thoroughly documented, and deemed acceptable by the City.

12.1—Ground Motion for Pseudostatic and Seismic Deformation Analyses

The two controlling faults that would most affect Draper City are the Salt Lake City and Provo segments of the Wasatch fault zone (WFZ). Repeated Holocene movement has been well documented along both segments (Black and others, 2003). Studies along the Provo segment of the WFZ indicate a recurrence interval of about 1150 years (Olig, and others, 2006; later revised, Olig, 2007) and the most recent event being about 500 to 650 years ago (Black and others, 2003; Olig, and others, 2006). Studies along the Salt Lake City segment of the WFZ indicate a recurrence interval of about 1300 years and the most recent event being about 1300 years ago (Lund, 2005). Based on the paleoseismic record of the Salt Lake City segment and assuming a time-dependent model, McCalpin (2002) estimates a conditional probability (using a log-normal renewal model) of 16.5% in the next 100 years (8.25% in the next 50 years) for a $M > 7$ surface-faulting earthquake. Therefore, using a time-dependent rather than Poisson or random model for earthquake recurrence, the likelihood of a large surface-faulting earthquake on the Salt Lake City segment of the WFZ is relatively

high and therefore the Salt Lake City segment is considered the primary controlling fault for deterministic analyses.

In regards to design ground accelerations for seismic slope stability analyses, Draper City prefers a probabilistic approach to determining the likelihood that different levels of ground motion will be exceeded at a particular site within a given time period. In order to more closely represent the seismic characteristics of the WFZ and better capture this possible high likelihood of a surface-faulting earthquake on the Salt Lake City segment, design ground motion parameters for seismic slope stability analyses shall be based on the peak accelerations with a 3.5 percent probability in 50 years (1,400-year return period). Peak bedrock ground motions can be readily obtained via the internet from the United States Geological Survey (USGS) National Seismic Hazard Maps, Data and Documentation web page (USGS, 2002), which is based on Frankel and others (2002). PGAs obtained from the USGS (2002) web page should be adjusted for effects of soil/rock (site-class) conditions in accordance with Seed and others (2001). Site specific response analysis may also be used to develop PGA values as long as the procedures, input data, and results are thoroughly documented, and deemed acceptable by the City.

12.2 Pseudo-Static Evaluations

Pseudo-static methods for evaluating seismic slope stability are acceptable as long as minimum factors of safety are satisfied, and due consideration is given in the selection of the seismic coefficient, k_h , reduction in material shear strengths, and the factor of safety for pseudo-static conditions.

Pseudo-static seismic slope stability analyses can be performed using the "screening analysis" procedure described in Blake et al. (2002). For that procedure a k_h value is selected from seismic source characteristics (modal magnitude, modal distance, and firm rock peak ground acceleration) and an acceptable level of deformation (5 cm) is specified. For that procedure, a factor of safety of 1.0 or greater is considered acceptable; otherwise, an analysis of permanent seismic slope deformation shall be performed.

12.3 Permanent Seismic Slope Deformation

For seismic slope stability analyses, estimates of permanent seismic displacement are preferred and may be performed using the procedures outlined in Blake and others (2002). It should be noted that Bray and Rathje (1998), referenced in Blake and others (2002), has been updated and superseded by Bray and Travarasrou (2007), which is the City's currently preferred method. For those analyses, calculated seismic displacements shall be 5 cm or less, or mitigation measures shall be proposed to limit calculated displacements to 5 cm or less.

For specific projects, different levels of tolerable displacement may be possible, but site-specific conditions, which shall include the following, must be considered:

~~(a) The extent to which the displacements are localized or broadly distributed – broadly distributed shear deformations would generally be less damaging and more displacement could be allowed.~~

~~(b) The displacement tolerance of the foundation system – stiff, well-reinforced foundations with lateral continuity of vertical support elements would be more resistant to damage (and hence could potentially tolerate larger displacements) than typical slabs-on-grade or foundation systems with individual spread footings.~~

~~(c) The potential of the foundation soils to experience strain softening – slopes composed of soils likely to experience strain softening should be designed for relatively low displacements if peak strengths are used in the evaluation of k_y due to the potential for progressive failure, which could involve very large displacements following strain softening.~~

~~In order to consider a threshold larger than 5 cm, the project consultant shall provide prior, acceptable justification to the City and obtain the City's approval. Such justification shall demonstrate, to the satisfaction of the City, that the proposed project will achieve acceptable performance 1–.~~

~~13.0 WATER RETENTION BASINS AND FLOOD CONTROL CHANNELS~~

~~For cut, fill, or natural slopes of water retention basins or flood control channels, slope stability analyses shall be performed. In addition to analyzing typical static and seismic slope stability, those analyses shall consider the effects of rapid drawdown, if such a condition could develop.~~

~~14.0 MITIGATION~~

~~When slope stability hazards are determined to exist on a project, measures to mitigate impacts from those hazards shall be implemented. Some guidance regarding mitigation measures is provided in Blake et al. (2002). Slope stability mitigation methods include 1) hazard avoidance, 2) grading to improve slope stability, 3) reinforcement of the slope or improvement of the soil within the slope, and (4) reinforcement of the structure built on the slope to tolerate anticipated slope displacements.~~

~~Where mitigation measures that are intended to add stabilizing forces to the slope are to be implemented, consideration may need to be given to strain compatibility. For example, if a compacted fill buttress is proposed to stabilize laterally unsupported bedding or a landslide, the amount of deformation needed to mobilize the recommended shear strength in the buttress shall be considered to confirm that it will not result in adverse movements of the upslope bedding or landslide deposits. Similarly, if a series of drilled soldier piers is to be used to support a potentially unstable slope and a residential structure will be built on the piers, pier deformations resulting from movements needed to mobilize the soil's shear strength shall be compared to tolerable deflections in the supported structure.~~

14.1—Full Mitigation

Full mitigation of slope stability hazards shall be performed for developments in the City. Remedial measures that produce static factors of safety in excess of 1.5 and acceptable seismic displacement estimates shall be implemented as needed.

14.2—Partial Mitigation for Seismic Displacement Hazards

On some projects or portions thereof (such as small structural additions, residential "infill projects", non-habitable structures, and non-structural natural slope areas), full mitigation of seismic slope displacements may not be possible, due to physical or economic constraints. In those cases, partial mitigation, to the extent that it prevents structural collapse, injury, and loss of life, may be possible if it can be provided consistent with IBC philosophies, and if it is approved by Draper City. The applicability of partial mitigations to specific projects will be evaluated on a case-by-case basis.

15.0—Notice of Geologic Hazard and Waiver of Liability

For developments where full mitigation of seismic slope displacements is not implemented, a Notice of Geologic Hazard shall be recorded with the proposed development describing the displacement hazard at issue and the partial mitigation employed. The Notice shall clearly state that the seismic displacement hazard at the site has been reduced by the partial mitigation, but not totally eliminated.

In addition, the owner shall assume all risks, waive all claims against the City and its consultants, and indemnify and hold the City and its consultants harmless from any and all claims arising from the partial mitigation of the seismic displacement hazard.

—APPENDIX C - REFERENCES

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Notes

1. The SP117 Guidelines Committee (Blake and others, 2002) struggled in its deliberations regarding this issue and was unable to reach unanimous consensus. However, it was the judgment of all but one of the committee members (14 out of the 15) that when the critical slip surface from slope stability analysis daylights within a structure that is likely to be occupied by people during an earthquake, and if calculated median displacements (u) can be maintained at less than 5 cm, it is unlikely that the building would be damaged sufficiently to significantly threaten its structural integrity. One of the committee members felt that the calculated median seismic displacements through occupied structures should be maintained at less than 15 cm, but other than having that opinion, he did not offer a specific justification for that choice. Neither of those values (5 or 15 cm) is necessarily the "correct" median value, because they are judgment-based.

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Ideally, allowable displacements for analyses would be established from a database in which observed slope displacements from earthquakes are correlated to measures of damage in structures. Unfortunately, however, such data do not exist in sufficient quantity to be useful, and hence there is an insufficient basis for selecting allowable displacements empirically. Accordingly, allowable displacement levels are established from engineering judgment. A number of factors affect the degree to which slope displacements will be damaging to structures. Displacements that occur beneath occupied structures are more critical than those in garden areas or streets. Displacements that occur abruptly across a narrow shear surface can be more damaging than those that are broadly distributed across a wide zone of deformation. Moreover, different structural systems will have different tolerances to differential movements beneath their foundation.

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In their recent paper, Bray and Travasarou (2007) describe displacements of 1 cm or less as "negligible" and displacements of 5 cm or less as "minor." In an oral presentation made to the Los Angeles section of ASCE (on November 15, 2007), Jonathan Bray described seismic displacements of 15 cm to 1 m as "moderate" and those larger than 1 m as "large," but he cautioned that such general classifications depend on things such as the foundation system, consequences of displacement, the soil behavior, etc.

9-19-161-4: APPENDIX D, MINIMUM STANDARDS FOR LIQUEFACTION INVESTIGATIONS AND EVALUATIONS:

1.0 INTRODUCTION

The procedures outlined herein are intended to provide consultants with a general outline for performing liquefaction investigations and to specify the expectations of Draper City. These standards constitute the minimum level of effort required in conducting liquefaction investigations in Draper City. Considering the complexity inherent in performing liquefaction investigations, additional effort beyond the minimum standards presented herein may be required at some sites to adequately address the liquefaction potential at the site. The information presented herein does not relieve consultants of their duty to perform additional geologic or geotechnical engineering analyses they believe are necessary to adequately assess the liquefaction potential at a site.

The purpose of establishing minimum standards for liquefaction investigations is to:

- (a) Protect the health, safety, welfare, and property of the public by minimizing the potentially adverse effects of liquefaction and related hazards;
- (b) Assist property owners and land developers in conducting reasonable and adequate studies;
- (c) Provide consulting engineering geologists and geotechnical engineers with a common basis for preparing proposals, conducting investigations, and mitigation; and,
- (d) Provide an objective framework for regulatory review of liquefaction investigation reports.

1.1 References and Sources

The minimum standards presented herein were developed, in part, from the following sources:

- (a) CDMG Special Publication 117, Guidelines for evaluating and mitigating seismic hazards in California (1997).
- (b) Recommended procedures for implementation of DMG special publication 117, guidelines for analyzing and mitigating liquefaction hazards in California (Martin and Lew, 1999).
- (c) Proceedings of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils, Technical Report NCEER-97-0022 (Youd and Idriss, 1997).
- (d) Liquefaction Resistance of Soils: Summary Report from the 1996 and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils, Journal of Geotechnical and Environmental Engineering, (Youd et al., 2001).
- (e) Salt Lake County geologic hazards ordinance (2002).
- (d) Draper City geologic hazard ordinance (2003).

~~(e) City of Camarillo, California 2003 Guidelines for the preparation of geotechnical and geologic studies, prepared by Fugro, dated June 18, 2003.~~

~~(f) City of Palmdale, California, Guidelines for preparation of geotechnical reports, prepared by GeoDynamics, Inc., dated April 2006 (draft copy).~~

~~(g) City of Malibu, California, Guidelines for the preparation of engineering geologic and geotechnical engineering reports and procedure for report submittal, prepared by Bing Yen and Associates) dated April, 2006.~~

~~1.2 Properties Requiring Liquefaction Analyses~~

~~Plate A-2 (Appendix A of the Draper City Geologic Hazards Ordinance, chapter 9-19), Liquefaction Special Study Area Map, depicts generalized liquefaction susceptibility for the city, and shall be used to determine whether or not a site-specific liquefaction assessment is required for a particular project.~~

~~The Liquefaction Special Study Area map is based on a regional-scale investigation of Salt Lake County. These maps may not identify all areas that have potential for liquefaction; a site located outside of a zone of required investigation is not necessarily free from liquefaction hazard. The zone does not always include lateral spread run-out areas. The Liquefaction Special Study Area map is available from the Draper City Planning Department.~~

~~The Draper City Geologic Hazards Ordinance requires a site-specific liquefaction investigation to be performed prior to approval of a project based on the land-use/liquefaction potential matrix shown in the following table.~~

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Type Of Facility	Liquefaction Study Area	Acceptable Factor Of Safety
Critical facilities (essential facilities, hazardous facilities, and special occupancy structures as defined in section 9-19-20	YES	1.3
Category III and IV in table 1604.58 of the most recently adopted edition of the IBC.	YES	1.3
Industrial and commercial buildings.	YES	1.25
Residential structures and subdivisions	NO	-

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~~1.3 Roles of Engineering Geology and Geotechnical Engineering~~

~~The investigation of liquefaction hazard is an interdisciplinary practice. The site investigation report must be prepared by a qualified engineering geologist or geotechnical~~

engineer, who must have competence in the field of seismic hazard evaluation and mitigation, and be reviewed by a qualified engineering geologist or geotechnical engineer, also competent in the field of seismic hazard evaluation and mitigation.

Because of the differing expertise and abilities of qualified engineering geologists and geotechnical engineers, the scope of the site investigation report for the project may require that both types of professionals prepare and review the report, each practicing in the area of their expertise. Involvement of both a qualified engineering geologist and geotechnical engineer will generally provide greater assurance that the hazard is properly identified, assessed, and mitigated.

Liquefaction analyses are the responsibility of the geotechnical engineer, although the engineering geologist should be involved in the application of screening criteria (section 3.0, steps 1 and 2) and general geologic site evaluation (section 4.1) to map the likely extent of liquefiable deposits and shallow groundwater. Engineering properties of earth material shall be evaluated by the geotechnical engineer. The performance of the quantitative liquefaction analysis resulting in a numerical factor of safety and quantitative assessment of settlement and liquefaction-induced permanent ground displacement shall be performed by geotechnical engineers. The geotechnical and civil engineers shall develop all mitigation and design recommendations. Ground motion parameters for use in quantitative liquefaction analyses may be provided by either the engineering geologist or geotechnical engineer.

1.4—Minimum Qualifications of the Licensed Professional

Liquefaction analyses must be performed by qualified engineering geologists and qualified geotechnical engineers (see sections 9-19-050 and 9-19-060 of the Draper City Geologic Hazards Ordinance).

—2.0—GENERAL REQUIREMENTS

Except for the derivation of input ground motion (see section 5.0), liquefaction investigations should be performed in general accordance with the latest version of Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California (Martin and Lew, 1999). Additional protocol for liquefaction investigations is provided in Youd and Idriss (1997). See Draper City Geologic Hazard Ordinance (Chapter 9-19) for supplemental requirements. Acceptable factors of safety are shown on the table in section 1.2.

3.0—PRELIMINARY SCREENING FOR LIQUEFACTION

The Liquefaction Study Area map is based on broad regional studies and does not replace site-specific studies. The fact that a site is located within a Liquefaction Study Area does not mean that there is a significant liquefaction potential at the site, only that a study shall be performed to determine if there is.

Soil liquefaction is caused by strong seismic ground shaking where saturated, cohesionless, granular soil undergoes a significant loss in shear strength that can result in settlement and permanent ground displacement. Surface effects of liquefaction include: settlement, bearing capacity failure, ground oscillations, lateral spread and flow failure. It has been well documented that soil liquefaction may occur in clean sands, silty sands, and sandy silt, non-plastic silts and gravelly soils. The following conditions must be present for liquefaction to occur:

- (a) Soils must be submerged below the water table;
- (b) Soils must be loose to moderately dense;
- (c) Ground shaking must be relatively intense; and
- (d) The duration of ground shaking must be sufficient for the soils to generate seismically-induced excess pore water pressure and lose their shearing resistance.

The following screening criteria may be applied to determine if further quantitative evaluation of liquefaction hazard is required:

- (a) If the estimated maximum past-, current-, and maximum- future-groundwater levels (i.e., the highest groundwater level applicable for liquefaction analyses) are determined to be deeper than 50 feet below the existing ground surface or proposed finished grade (whichever is deeper), liquefaction assessments are not required. For soil materials that are located above the level of the groundwater, a quantitative assessment of seismically induced settlement is required.
- (b) If "bedrock" or similar lithified formational material underlies the site, those materials need not be considered liquefiable and no analysis of their liquefaction potential is necessary.
- (c) If the corrected standard penetration blow count, $(N_1)_{60}$, is greater than or equal to 33 in all samples with a sufficient number of tests, liquefaction assessments are not required. If cone penetration test soundings are made, the corrected cone penetration test tip resistance, qc_{1N} , should be greater than or equal to 180 in all soundings in sand materials, otherwise liquefaction assessments are needed.

If plastic soil ($PI \geq 20$) materials are encountered during site exploration, those materials may be considered non-liquefiable. Additional acceptable screening criteria regarding the effects of plasticity on liquefaction susceptibility are presented in Boulanger and Idriss (2004), Bray and Sancio (2006), and Seed and others (2003).

If the screening investigation clearly demonstrates the absence of liquefaction hazards at a project site and the City concurs, the screening investigation will satisfy the site investigation report requirement for liquefaction hazards. If not, a quantitative evaluation is required to assess the liquefaction hazards.

4.0—FIELD INVESTIGATIONS

Geotechnical field investigations are routinely performed for new projects as part of the normal development and design process. Geologic reconnaissance and subsurface explorations are normally performed as part of the field exploration program even when liquefaction does not need to be investigated.

4.1—Geologic Reconnaissance

Geologic research and reconnaissance are important to provide information to define the extent of unconsolidated deposits that may be prone to liquefaction. Such information should be presented on geologic maps and cross sections and provide a description of the formations present at the site that includes the nature, thickness, and origin of Quaternary deposits with liquefaction potential. There also should be an analysis of groundwater conditions at the site that includes the highest recorded water level and the highest water level likely to occur under the most adverse foreseeable conditions in the future.

During the field investigation, the engineering geologist should map the limits of unconsolidated deposits with liquefaction potential. Liquefaction typically occurs in cohesionless silt, sand, and fine-grained gravel deposits of Holocene to late Pleistocene age in areas where the groundwater is shallower than about 50 feet.

Shallow groundwater may exist for a variety of reasons, some of which are of natural and or manmade origin. Landscape irrigation, on-site sewage disposal, and unlined manmade lakes reservoirs, and storm-water detention basins may create a shallow groundwater table in sediments that were previously unsaturated.

4.2—Subsurface Explorations

Subsurface explorations shall consist of drilled borings and/or cone penetration tests (CPTs). The exploration program shall be planned to determine the soil stratigraphy, groundwater level, and indices that could be used to evaluate the potential for liquefaction by either in situ testing or by laboratory testing of soil samples. Borings and CPT soundings must penetrate a minimum of 50 feet below final ground surface. If a standard penetration test (SPT) is used, sampling intervals shall not exceed 2.5 feet.

For saturated cohesionless soils where the SPT (N₁)₆₀ values are less than 15, or where CPT tip resistances are below 60 tsf, grain-size analyses, hydrometers tests, and Atterberg Limits tests shall be performed on these soils to further evaluate their potential for permanent ground displacement (Youd et al., 2002) and other forms of liquefaction-induced ground failure and settlement.

Where a structure may have subterranean construction or deep foundations (e.g., caissons or piles), the depth of investigation should extend to a depth that is a minimum of 20 feet (6 m) below the lowest expected foundation level (e.g., caisson bottom or pile tip) or 50 feet (15 m) below the existing ground surface or lowest proposed finished grade, whichever is

deeper. If, during the investigation, the indices to evaluate liquefaction indicate that the liquefaction potential may extend below that depth, the exploration should be continued until a significant thickness (at least 10 feet or 3 m, to the extent possible) of nonliquefiable soils are encountered.

5.0—GROUND MOTION FOR LIQUEFACTION SUSCEPTIBILITY AND GROUND DEFORMATION ANALYSES

The two controlling faults that would most affect Draper City are the Salt Lake City and Provo segments of the Wasatch Fault Zone (WFZ). Repeated Holocene movement has been well documented along both segments (Black and others, 2003). Studies along the Provo segment of the WFZ indicate a recurrence interval of about 1150 years (Olig, and others, 2006; later revised, Olig, 2007) and the most recent event being about 500 to 650 years ago (Black and others, 2003; Olig, and others, 2006). Studies along the Salt Lake City segment of the WFZ indicate a recurrence interval of about 1300 years and the most recent event being about 1300 years ago (Lund, 2005). Based on the paleoseismic record of the Salt Lake City segment and assuming a time-dependent model, McCalpin (2002) estimates a conditional probability (using a log-normal renewal model) of 16.5% in the next 100 years (8.25% in the next 50 years) for a $M > 7$ surface-faulting earthquake. Therefore, using a time-dependent rather than Poisson or random model for earthquake recurrence, the likelihood of a large surface-faulting earthquake on the Salt Lake City segment of the WFZ is relatively high and therefore the Salt Lake City segment is considered the primary controlling fault for deterministic analyses.

In regards to design ground accelerations for liquefaction analyses, Draper City prefers a probabilistic approach to determining the likelihood that different levels of ground motion will be exceeded at a particular site within a given time period. In order to more closely represent the seismic characteristics of the WFZ and better capture this possible high likelihood of a surface-faulting earthquake on the Salt Lake City segment, design ground motion parameters for liquefaction analyses shall be based on the peak accelerations with a 3.5 percent probability in 50 years (1,400-year return period). Peak bedrock ground motions can be readily obtained via the internet from the United States Geological Survey (USGS) National Seismic Hazard Maps, Data and Documentation web page (USGS, 2002), which is based on Frankel and others (2002). PGAs obtained from the USGS (2002) web page should be adjusted for effects of soil/rock (site-class) conditions in accordance with Seed and others (2001) or other appropriate methods that consider the site-specific soil conditions and their potential for amplification/deamplification of the high frequency strong motion.

6.0—REMEDIAL DESIGN

Sites, facilities, buildings, structures and utilities that are founded on or traverse liquefiable soils may require further remedial design and/or relocation to avoid liquefaction-induced damage. These should be investigated and evaluated on a site-specific basis with sufficient geologic and geotechnical evaluations to support the remedial design and/or mitigative

~~plan. This design or plan may include: changes/modifications to the soil, foundation system, structural frame or support of the building, etc. and should be reviewed and approved by the City.~~

~~7.0 SUBMITTALS~~

~~Submittals for review shall include: boring logs; geologic cross sections; laboratory data; discussions pertaining to how idealized subsurface conditions and parameters used for analyses were developed; analytical results, including computer output files (on request); and summaries of the liquefaction analyses and conclusions regarding liquefaction potential and likely types and amounts of ground failure.~~

~~Subsurface geologic and groundwater conditions must be illustrated on geologic cross-sections and must be utilized by the geotechnical engineer for the liquefaction analyses. If on-site sewage or storm water disposal exists or is proposed, the liquefaction analyses shall include the effects of the effluent plume on liquefaction potential.~~

~~The results of any liquefaction analyses must be submitted with pertinent backup documentation (i.e., calculations, computer output, etc.). Printouts of input data, output data (on request), and graphical plots must be submitted for each computer-aided liquefaction analysis. In addition, input data files, recorded on diskettes, CDs, or other electronic media, may be requested to facilitate the City's review.~~

~~—Appendix D—References~~

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~~9-19-161-5: APPENDIX E, MINIMUM STANDARDS FOR DEBRIS FLOW ANALYSES:~~

~~Debris-flow reports shall follow general guidance contained in "Guidelines for the geologic evaluation of debris-flow hazards on alluvial fans in Utah," Utah Geological Survey Miscellaneous Publication 05-6. Debris-flow hazard analyses and mitigation measures may require contributions from hydrologists as well as qualified engineering geologists and geotechnical engineers.~~

~~9-19-161-6: APPENDIX F, MINIMUM STANDARDS FOR ROCKFALL ANALYSES:~~

~~Useful methods to evaluate rock-fall hazards are outlined in: Evans, S.G., and Hungr, O., 1993, The assessment of rockfall hazard at the base of talus slopes: Canadian Geotechnical Journal, v. 30, p. 620-636; Jones, C.L., Higgins, J.D., and Andrew, R.D., 2000, Colorado rockfall simulation program, version 4.0: Report prepared for the Colorado Department of Transportation, 127 p.; and Wieczorek, G.F., Morrissey, M.M., Iovine, G., and Godt, J., 1998, Rock-fall hazards in the Yosemite Valley: U.S. Geological Survey Open-File Report 98-467, 7 p., 1 pl., scale 1:12,000. Rock-fall studies shall be prepared by a qualified engineering geologist and may require contributions from a qualified geotechnical engineer, particularly in the design of mitigation measures.~~

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9-27-085: RETAINING WALLS:

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- D. Geologic Hazard Ordinance Applicability: The Draper City geologic hazard ordinance, [section 9-19-161-3 Title 10, Chapter 7](#), and "Appendix C, "Minimum Standards For Slope Stability Analysis", of [this title, section 1.2 the Geotechnical Engineering Manual](#), requires global stability analysis of modified natural slopes steeper than three horizontal to one vertical (3H:1V) and cut or fill slopes of two horizontal to one vertical (2H:1V) or greater.

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TITLE 10
BUILDING REGULATIONS

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CHAPTER 7
GEOLOGIC HAZARDS

10-7-010: PURPOSE:

- A. The purpose of the Draper City (the City) geologic hazards ordinance is to protect the health, safety, welfare, and property of the citizens of the City, protect the city's infrastructure and financial health and minimize adverse effects of geologic hazards to public health, safety, and property by encouraging wise land use.
- B. This chapter and the appendices of the Geotechnical Engineering Manual address fault activity, slope stability, liquefaction, debris-flow, and rockfall hazards and present minimum standards and methods for evaluating geologic hazards.
- C. All persons required to comply with this chapter shall present the results of geologic hazard investigations in compliance with this chapter and the appendices of the Geotechnical Engineering Manual. The standards set forth in the appendices of the Geotechnical Engineering Manual are minimum requirements. More complex projects may require more detailed and in-depth evaluations than outlined herein. In addition, the appendices of the Geotechnical Engineering Manual shall not supersede other, more-stringent requirements that may be required by other regulatory agencies.
- D. Geologic hazards special study area maps reflecting geological concerns pertaining to development within the City may be viewed at the City online map portal via the geologic information application. The maps incorporate data obtained from previous geologic hazard study investigations performed in the City. Site-specific geologic hazards assessments performed by engineering geologists shall be required before developing projects located within a geologic hazards study area. In the event known or readily apparent geologic hazards exist in an area subject to a development application, which area is not depicted on the geologic hazards special study area maps, the applicant shall nevertheless submit the applicable investigation and the process outlined in this chapter shall be followed.

10-7-015: ESTABLISHMENT OF STANDARDS AND SPECIFICATIONS:

The city manager, with the advice and consent of the city council through resolution, shall establish certain standards and specifications that shall be applicable to this chapter. All

such standards and specifications shall be published in the Geotechnical Engineering Manual on file with the building division for public inspection and review.

10-7-020: DEFINITIONS:

As used in this chapter:

ACCEPTABLE AND REASONABLE RISK: no loss of life or significant injury to occupants, no release of hazardous or toxic substances, and structural damage following an earthquake, rockfall, debris flow or other natural hazard that retains a margin against the onset of partial or total collapse.

ACCESSORY BUILDING: any structure not designed for human occupancy, which may include tool or storage sheds, gazebos, and swimming pools.

ALLUVIAL FAN: a gently sloping fan-shaped landform (in plan view), created over time by stream deposition of eroded sediments where the stream emerges from a narrow drainage onto a plain or broad valley.

APPLICANT: any person, including a person's agents or consultants, required to act in compliance with this chapter. The city and its agents and consultants are not applicants.

BUILDABLE AREA:

1. The part of a site that may be developed after required setbacks have been deducted and open space requirements of title 9 of this code have been met, and
2. If applicable, based on an accepted geologic hazard study report, the part of a site not impacted by geologic hazards, or the part of a site where the identified geologic hazards can be mitigated to an acceptable risk.

CITY: the city council, mayor, city manager, public works director, city engineer, community development director, planning manager, building official, or other city employee.

CRITICAL FACILITIES: essential, hazardous, special occupancy facilities, and Risk Categories III and IV as defined in the currently adopted International Building Code, and lifelines such as major utility, transportation, and communication facilities and their connections to critical facilities.

DEBRIS FLOW: a slurry of rock, soil, organic material, and water transported in an extremely fast and destructive flow that flows down channels and onto and across alluvial fans, including a continuum of sedimentation events and processes including debris flows, debris floods, mudflows, clear-water floods, and alluvial-fan flooding.

DEVELOPMENT: all critical facilities, subdivisions, single- and multi-family dwellings, commercial and industrial buildings, retaining walls, and public right-of-way improvements, also additions to or intensification of existing buildings, storage facilities, pipelines, and utility conveyances, and other land uses.

ENGINEERING GEOLOGIST: a Utah-licensed geologist, who, through education, training, and experience, is competent in applying geologic data, techniques, and principles, such that geologic conditions and factors affecting engineered works are recognized, adequately interpreted, and clearly presented for use in engineering practice, land use planning, and the protection of the public, safety, and welfare.

The individual must meet the following qualifications:

1. An undergraduate or graduate degree in geology, engineering geology, or geological engineering, or closely related field, from an accredited college or university.
2. Five full years of experience in a responsible position in the field of engineering geology in Utah, or in a state with similar geologic hazards and regulatory environments.

ENGINEERING GEOLOGY: geologic work relevant to engineering and environmental concerns, and public health, safety, welfare, and property. Engineering geology is the application of geological data, principles, and interpretation so geological factors affecting planning, design, construction, and maintenance of engineered works, land use planning, and groundwater resources are adequately recognized and properly interpreted for use in engineering, land-use planning, and related practice.

ESSENTIAL FACILITY: buildings and other structures intended to remain operational in the event of an adverse geologic event, including all structures defined in section 10-7-160 of this chapter.

FAULT: a fracture in the earth's crust forming a boundary between rock or soil masses that have moved relative to each other.

GEOLOGIC HAZARD: a surface-fault rupture, liquefaction, slope instability, landslide, debris flow, and rockfall that may present a risk to life or property.

GEOLOGIC HAZARD STUDY REPORT: a report containing the results of the geologic hazard study including maps, figures, data, and calculations that substantiate all conclusions and recommendations.

GEOLOGIC HAZARD STUDY AREA: a potentially hazardous area as shown on the geologic hazard special study area maps within which geologic hazard investigations are required prior to development.

GEOLOGIC RESTRICTED AREA: 1) an area of a property not included in a site-specific geologic hazard investigation, and 2) where a geologic hazard investigation must be performed before development and/or issuance of building permits for habitable structures.

GEOTECHNICAL ENGINEER: a Utah-licensed civil engineer who, through education, training, and experience, is competent in the field of geotechnical engineering for use in engineering practice, land use planning, and the protection of the public, safety, and welfare.

The individual must meet the following qualifications:

1. A graduate degree in civil engineering, with an emphasis in geotechnical engineering; or an undergraduate degree in civil engineering with twelve (12) semester hours of graduate level education in geotechnical engineering, or course content related to evaluation of geologic hazards, from an accredited college or university.
2. Five (5) full years of experience in a responsible position in the field of geotechnical engineering in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in participating in geologic hazard investigations, including slope stability analyses.

GEOTECHNICAL ENGINEERING: the investigation and engineering evaluation of earth materials including soil, rock, and man-made materials and their interaction with earth retention systems, foundations, and other civil engineering works. The practice involves the fields of soil mechanics, rock mechanics, and earth sciences and requires knowledge of engineering laws, formulas, construction techniques, and performance evaluation of engineering.

GEOTECHNICAL ENGINEERING REPORT: reports prepared to provide data on the physical properties of surface and subsurface soil conditions for the development of a property that contain the findings of field investigations, including maps, plans, figures, data, calculations, etc. necessary to substantiate all geotechnical engineering conclusions and recommendations.

LANDSLIDE: the downslope movement of a mass of soil, surficial deposits, or bedrock, including a continuum of processes between landslides, earth-flows, debris flows, debris avalanches, and rockfalls.

LIQUEFACTION: a process by which certain water-saturated soils lose bearing strength because of earthquake-related ground shaking and subsequent increase of groundwater pore pressure.

NON-BUILDABLE AREA: the portion of a site which a geologic hazard study report has concluded may be impacted by geologic hazards and cannot be reasonably mitigated to an acceptable level, and where the siting of structures designed for human occupancy, structures requiring a building permit, or critical facilities is not permitted.

ROCKFALL: a rock or mass of rock, newly detached from a cliff or other steep slope which moves downslope by falling, rolling, toppling, or bouncing; includes rockslides, rockfall avalanches, and talus.

SETBACK: an area subject to risk from a geologic hazard, within which construction of critical facilities and structures designed for human occupancy are not permitted.

SLOPE STABILITY: the resistance of a natural or artificial slope or other inclined surface to failure by landsliding, usually assessed under both static and dynamic (earthquake-induced) conditions.

SLOPE STABILITY ANALYSIS: the analysis of the static and seismic stability of engineered and natural slopes of soil and rock.

STRUCTURE DESIGNED FOR HUMAN OCCUPANCY: any building or structure containing a habitable space, or classified as an assembly, business, educational, factory and industrial, institutional, mercantile, or residential occupancy classification under the adopted International Building Code and/or any residential dwelling or any other structure containing a habitable space used or intended for supporting or sheltering any use or occupancy, which is expected to have an occupancy rate of at least 2000 person-hours per year but does not include an accessory building.

10-7-030: SCOPE:

- A. The regulations contained in this chapter shall apply to all lands in the City.
- B. This chapter shall apply to any geologic hazard investigation for the purpose of determining the feasibility of development or for exploring, evaluating, or establishing locations for permanent improvements.

10-7-040: RESPONSIBILITY FOR GEOLOGIC HAZARDS STUDY INVESTIGATIONS:

Geologic hazards investigations often involve both engineering geology and geotechnical engineering. Geologic hazards investigations shall be performed under the direct supervision of an engineering geologist (see Section 10-7-050). Geotechnical engineering investigations shall be performed under the direct supervision of a geotechnical engineer (see Section 10-7-060).

10-7-050: MINIMUM QUALIFICATIONS OF THE GEOLOGIST:

Engineering geology and the evaluation of geologic hazards is a specialized discipline within

the practice of geology requiring technical expertise and knowledge of techniques not commonly used in other geologic investigations. Therefore, geologic hazards investigations shall only be accepted by the City when conducted and signed and sealed by a Utah-licensed geologist meeting the qualifications of an engineering geologist as defined in Section 10-7-020.

10-7-060: MINIMUM QUALIFICATIONS OF THE GEOTECHNICAL ENGINEER:

Evaluation and mitigation of geologic hazards often require contributions from a geotechnical engineer, particularly in the design of mitigation measures. Geotechnical engineering is a specialized discipline within the practice of civil engineering requiring technical expertise and knowledge of techniques not commonly used in civil engineering investigations. Therefore, geologic hazards investigations requiring contributions from a geotechnical engineer will only be accepted by the City when also signed and sealed by a Utah-licensed civil engineer meeting the qualifications of a geotechnical engineer as defined in Section 10-7-020.

10-7-070: PRELIMINARY ACTIVITIES:

This section shall apply to the investigation of any geologic hazard as defined herein.

- A. Scoping Meeting: The applicant or consultant shall schedule a scoping meeting with the City to evaluate the engineering geologist's and geotechnical engineer's (if applicable) investigative approach. Before scheduling the scoping meeting, the applicant's engineering geologist consultant and geotechnical engineering consultant (if applicable) shall present a written work plan which includes a site plan depicting anticipated geologic hazards and proposed explorations, such as trenches, borings, cone penetration test, proposed cross-section(s) for slope stability analysis as applicable that meet the requirements of the City Geologic Hazards Ordinance, and any other information upon request. All work plans shall include the original or electronic signature and professional seal, both in blue ink, of the qualified professional(s) responsible for the work plan.

The investigation approach should allow for flexibility due to unexpected site conditions. Field findings may require modifications to the work plan. Upon completion of a successful scoping meeting, a land disturbance permit application may be submitted to the City. A work plan approval letter will be issued by the City after acceptance of the consultants' work plan.

- B. Land Disturbance Permit: As required by Title 18 of this code and except as otherwise noted therein, no person shall commence or perform any land disturbance, grading, relocation of earth, or any other land disturbance activity, without first obtaining a land disturbance permit. For geologic hazard investigations, an application for a land

disturbance permit shall be filed with the City Engineer on forms furnished by the City for such purposes only after a scoping meeting has taken place.

- C. Responsible Contact: The applicant shall specify a primary contact responsible for coordination with the City during the land disturbance activity.

10-7-080: GEOLOGIC HAZARDS SPECIAL STUDY AREA MAPS:

- A. Geologic hazards special study area maps are prepared using the best available scientific information but are necessarily generalized and intended only to indicate areas where hazards may exist and where geologic hazards investigations are required. Because the City geologic hazards special study area maps are prepared at a non-site-specific scale, geologic hazards special study area maps may exist that are not shown on the geologic hazards special study area maps. The fact that a site is not in a geologic hazards study area map for a particular hazard does not exempt the applicant from considering the hazard if evidence is found that it may exist. If it is subsequently determined that the site has geologic hazards that are not shown on the geologic hazards special study area maps, the review process will be pursuant to this chapter.
- B. Geologic hazards special study area boundaries shown on the maps will not be systematically adjusted as each individual site-specific study indicates whether an actual hazard exists at a site because geologic hazards-study-area maps are meant only to indicate where scientific evidence indicates a hazard may exist. However, geologic hazards special study area maps may be updated and amended by the City if found to be inaccurate or in error, or as new methods or data are developed to better define areas of potential hazards.
- C. Where geologic hazards special study area maps are thought by an applicant to be inaccurate or in error and require revision, the applicant shall submit to the City technical evidence by a qualified professional supporting the claim and showing the proposed revision. The City will review the information and render a decision. The applicant may appeal the decision using the process outlined in Section 10-7-110(L).

10-7-090: GEOLOGIC HAZARDS STUDY INVESTIGATIONS AND GEOLOGIC HAZARDS STUDY REPORTS:

Except as provided in 10-7-095, any applicant requesting development approval on a parcel or lot of land within a geologic hazards study area or where there are known, or readily apparent geologic hazards and the area is not depicted on the geologic hazards special study area maps, the applicant shall:

1. Perform a geologic hazards investigation, and,

2. Submit one electronic copy and two paper copies of site-specific geologic hazard study report to the City. Only electronic copies of geologic hazard study reports are retained by the City. Paper copies of geologic hazard study reports are only provided for use by the City geologic and geotechnical engineering consultants to facilitate the review process.

For sites outside the slope stability special study areas shown in the City online Geologic Information Application, slope stability analyses shall be completed in accordance with Appendix B of the Geotechnical Engineering Manual when proposed development includes:

1. Cut and/or fill slopes steeper than 2 horizontal (h) to 1 vertical (v); and,
2. Natural slopes steeper than or equal to 3 horizontal (h) to 1 vertical (v).

10-7-095: GEOLOGIC HAZARDS STUDY INVESTIGATIONS AND REPORTS EXEMPTIONS:

- A. Any applicant requesting development on a lot that has been included in a subdivision plat prior to the adoption of this section may apply for a building permit for that lot without submitting a geologic hazards study unless the subdivision plat notes for the lot indicate that inclusion in the plat does not guarantee a right to develop.
- B. Any applicant requesting development on a lot that has been included in a subdivision plat after the adoption of this section does not need to conduct or submit a geologic hazards study within the first five (5) years after the plat has been recorded.
- C. In order to qualify for an exemption under this section, an applicant for a building permit must acknowledge geologic hazards that may apply to the lot in a form provided by the city.

10-7-100: GEOLOGIC HAZARDS STUDY REPORTS:

- A. Each geologic hazards study report shall be site-specific and shall identify all known or suspected potential geologic hazards, originating on-site or off-site, whether previously identified or previously unrecognized, that may affect the subject property.
- B. All geologic hazards study reports shall include the original or electronic signature and professional seal, both in blue ink, of the engineering geologist and geotechnical engineer. Geologic hazards reports co-prepared by professional geologists and geotechnical engineers must include both professionals' original or electronic signatures and professional seals in blue ink.
- C. All final geologic maps, geologic cross-sections, sketches, drawings, plans, etc., prepared by, or under the supervision of, the engineering geologist shall bear the signature and

seal, both in blue ink, of the engineering geologist when submitted to the City.

- D. Geologic hazard study reports for fault activity investigations shall contain all requirements as described in Appendix A, *Minimum Standards for Fault Activity Investigations*, of the Geotechnical Engineering Manual. Fault activity investigations shall be prepared by an engineering geologist.
- E. Geologic hazard study reports for slope stability and landslide investigations shall contain all requirements as described in Appendix B, *Minimum Standards for Slope-Stability Analysis*, of the Geotechnical Engineering Manual. Slope-stability and landslide investigations shall be prepared by an engineering geologist and a geotechnical engineer.
- F. Geologic hazard study reports for liquefaction investigations shall contain all requirements as described in Appendix C, *Minimum Standards for Liquefaction Investigations and Evaluations*, of the Geotechnical Engineering Manual. Liquefaction analyses shall be prepared by a geotechnical engineer.
- G. Geologic hazard study reports for debris-flow investigations shall contain all requirements as described in Appendix D, *Minimum Standards for Debris-Flow Investigations*, of the Geotechnical Engineering Manual. Debris-flow-hazard investigations shall be prepared by an engineering geologist. Mitigation measures will generally require contributions from geotechnical engineers, hydrologists, and/or civil engineers.
- H. Geologic hazard study reports for rockfall investigations shall contain all requirements as described in Appendix E, *Minimum Standards for Rockfall Investigations*, of the Geotechnical Engineering Manual. Rockfall investigations shall be prepared by an engineering geologist. Mitigation measures will generally require contributions from geotechnical and/or civil engineers.
- I. All geologic hazards reports shall include, at a minimum:
 - 1. A discussion of:
 - a) the proposed development.
 - b) geologic hazards present within and adjacent to the proposed development.
 - c) field investigation program.
 - d) laboratory testing program.
 - 2. Conclusions based on adequate and substantiated data regarding the presence or absence of geologic hazards within and adjacent to the proposed development.
 - 3. A vicinity map, with a north arrow and bar scale, depicting major streets, roadways, geographic features, and other pertinent data to locate and orient the site.

4. A site plan at a scale of at least 1 inch = 200 feet (or more detailed), with a north arrow and bar scale, clearly depicting site boundaries, contours labeled at a minimum of 10-foot intervals, proposed buildable area, existing structures, streets, slopes, drainages, subsurface explorations, geophysical traverses, etc., and all other pertinent data.
5. A regional geologic map, with a north arrow and bar scale, contours, and references, depicting the general surface geology (landslides, alluvial fans, etc.), bedrock geology where exposed, bedding attitudes, faults, and other geologic structural features near the site (generally a 1:24,000 scale map is adequate); geologic cross-sections may be included as deemed appropriate to illustrate three-dimensional relations. The map shall include a legend defining all items noted on the map.
6. A site-specific geologic map of the subject area, with a north arrow and bar scale, at a scale equal to or more detailed than 1 inch = 200 feet, depicting the locations of subsurface explorations and site-specific geologic mapping performed as part of the geologic investigation, including boundaries and features related to all geologic hazards, topography, contours labeled at a minimum of 10-foot intervals, and drainage.

The site geologic map must show the location and boundaries of the property, geologic hazards, delineation of any recommended setbacks from hazards, geologic-restricted areas, and recommended locations for structures. Buildable and non-buildable areas must be clearly identified. The map shall include a legend defining all items noted on the map.

All bedding, jointing, and other geologic structures must be shown on the site plan and/or geologic map following the Federal Geographic Data Committee (FGDC) Standard Geologic Map Symbolization.

7. Trench and test pit logs, when applicable, prepared in the field by an engineering geologist, and presented in the geologic hazard study report at a scale equal to or more detailed than 1 inch = 5 feet.
8. Geologic boring logs when applicable, prepared with standard geologic nomenclature.
9. Geologic cross-section(s), when applicable, prepared by an engineering geologist.
10. All final geologic maps, geologic cross-sections, sketches, drawings, plans, etc., shall be prepared by, or under the supervision of, an engineering geologist.
11. Citations of literature and records used in the investigation, referenced aerial photographs interpreted (air-photo source, date and flight number, scale), referenced lidar images interpreted and any other sources of data and information, including water-well logs, personal communications, etc.

12. Conclusions, clearly supported by adequate and substantiated data included in the geologic hazards study report, summarizing the characteristics of the geologic hazards, and addressing the potential effects of the geologic conditions and geologic hazards on the proposed development and occupants thereof, particularly in terms of risk and potential damage.
 13. Specific recommendations for additional or more detailed investigations, as may be required to understand or quantify a geologic hazard.
 14. An evaluation of whether mitigation measures are required, including an evaluation of multiple mitigation options.
 15. Specific recommendations for avoidance or mitigation of the effects of identified hazards, consistent with the purposes set forth in this chapter, including design or performance criteria for engineered mitigation measures, including all supporting calculations, analyses, modeling, or other methods, and assumptions. Final design plans and specifications for engineered mitigation must be signed and sealed in blue ink by a geotechnical, civil and/or structural engineer, as appropriate.
 16. Data upon which recommendations and conclusions are based shall be clearly stated in the geologic hazards study report.
 17. A statement that the proposed development and buildable area depicted on the site plan meet the requirements of the geologic hazards ordinance and the proposed development and buildable area are suitable for development from a geologic and geotechnical engineering perspective.
- J. When a submitted geologic hazard study report does not contain adequate and substantiated data to support the findings in the geologic hazards study report, additional or more detailed investigations shall be required to explain or quantify a particular geologic hazard or to describe how mitigation measures recommended in the geologic hazards study report are appropriate and adequate.

10-7-110: REVIEW OF GEOLOGIC HAZARDS STUDY REPORTS:

- A. Scope: All geologic hazards study reports performed in the City will be reviewed by the City's retained consultants and permanently filed with the City. The City's consultants will evaluate geologic hazards study investigations and geologic hazards study reports for conformance with the City geologic hazards ordinance and applicable City codes and advise the City regarding the conformance of the consultant geologic hazards study investigation and geologic hazards study reports with the City geologic hazards ordinance and applicable City codes.

The City consultants will not approve consultant documents or the supporting data in

consultant documents. The City consultants will recommend the City either consider a consultant submittal complete or incomplete in accordance with applicable City codes and ordinances. The City consultants will not deviate from applicable City codes and ordinances.

The City shall review any proposed land use that requires the preparation of a geologic hazards study report under this chapter to determine the possible risks to the safety of persons, property, and City infrastructure from geologic hazards.

- B. Submittal: Before the consideration of any request for preliminary plat approval or site plan approval, the geologic hazards study report shall be submitted to the City for review.
- C. Time Frame For Review: The City will complete each review in a reasonable time frame, not to exceed 21 working days.
- D. Costs Borne By Applicant: All direct costs associated with the review of geologic hazard investigations shall be paid by the applicant.
- E. Records: The City shall retain an electronic copy of each geologic hazards study report.
- F. Standards: The City shall determine whether geologic hazards study investigations and geologic hazards study reports comply with all the following standards:
 - 1. The City Geologic Hazard Ordinance and applicable City codes.
 - 2. The City Geotechnical Engineering Manual, if the geologic hazard study report contains geotechnical engineering recommendations.
 - 3. The geologic hazards study report has been prepared, signed, and sealed by a Utah-licensed geologist meeting the qualifications of an engineering geologist as defined in Section 10-7-020.
 - 4. The geologic hazards study report has been prepared, signed, and sealed by a Utah-licensed civil engineer meeting the qualifications of a geotechnical engineer as defined in Section 10-7-020, if the geologic hazards study report contains geotechnical engineering recommendations.
 - 5. All final geologic maps, geologic cross-sections, sketches, drawings, plans, etc., prepared by, or under the supervision of the engineering geologist, and shall bear the signature and seal, both in blue ink, of the engineering geologist when submitted to the City.
 - 6. The proposed land use does not present an unreasonable risk to the health, safety, and welfare of persons or property, including buildings, storm drains, public streets, culinary water facilities, utilities, or critical facilities, whether off-site or on-site, or to the aesthetics and natural functions of the landscape, such as slopes, streams or other waterways, drainage, or wildlife habitat, whether off-site or on-site, because of

the presence of geologic hazards or because of modifications to the site due to the proposed land use.

7. Identified geologic hazards can be mitigated to an Acceptable and Reasonable Risk in a manner that will not violate applicable federal, state, or local statutes, ordinances, or regulations. Mitigation measures shall consider, in their design, the intended aesthetic functions of other governing ordinances such as the Sensitive Lands Overlay Zone.
 8. The geologic hazards study report contains a mitigation plan defining how the identified hazards or limitations will be addressed without impacting or adversely affecting off-site areas, if applicable.
 9. Whether mitigation measures are reasonable and practical to implement, especially if such measures require ongoing maintenance by property owners.
- G. When a geologic hazards investigation and geologic hazards study report complies with the City geologic hazards ordinance and applicable City codes, the City reviewers will prepare a report to the City recommending the City consider the geologic hazards investigation and geologic hazards study report complete.
- H. The City reviewers do not approve consultant documents or the supporting data in consultant documents. The City reviewers recommend the City either consider a consultant submittal complete or incomplete in accordance with applicable City codes and ordinances.
- I. Additional Requirements: The City may, at the City's discretion, set other requirements as are necessary to mitigate any geologic hazards and to ensure the purposes of this chapter are met. These requirements may include, but are not limited to:
1. Additional or more detailed investigations to understand or quantify the hazard or determine whether mitigation measures recommended in the geologic hazards study report are adequate.
 2. Field reviews of exploratory excavations.
 3. Specific mitigation requirements; establishing buildable and non-buildable areas; limitations on slope grading and controls on grading, or re-vegetation.
 4. Grading plans, when required, shall be prepared, signed, and sealed in blue ink by a licensed professional engineer. As-built grading plans, when required, shall be signed and sealed in blue ink by the project geotechnical engineer as well as the Utah-licensed civil engineer responsible for the preparation of the grading plans. Grading plans, when required, shall include, at a minimum, the following:
 - a. Maps of existing and proposed contours with the contours labeled at a minimum

- of 10-foot intervals.
- b. Present and proposed slopes for each graded area.
 - c. Existing and proposed drainage patterns.
 - d. Location and depth of all proposed cuts and fills.
 - e. Description of methods to be employed to achieve stabilization and compaction.
 - f. Location and capacities of proposed drainage, structures, and erosion control measures based on maximum runoff for a 100-year storm.
 - g. Location of existing buildings or structures on or within 100 feet of the site, or which may be affected by proposed grading and construction.
 - h. Plan for monitoring and documentation of testing, field inspections during grading, and reporting to the City.
- 5. Installation of monitoring equipment and seasonal monitoring of surface and subsurface geologic conditions, including groundwater levels.
 - 6. Other requirements such as time schedules for completion of the mitigation and phasing of development.
- J. Condition of Approval: The City may also set requirements necessary to protect the public health, safety, welfare, and property of the citizens of the City, protect the City's infrastructure and financial health, and minimize potential adverse effects of geologic hazards to public health, safety, welfare, and property as a condition of approval of any development which requires a geologic hazards study report.
 - K. On-Site Professional: The City may require an engineering geologist and/or geotechnical engineer to be on-site, at the cost of the applicant, during certain phases of construction, particularly during grading phases and the construction of retaining walls. For any real property to which development has proceeded based on a geologic hazards study or a geotechnical engineering report that has been accepted by the City, no final inspection shall be completed, or certificate of occupancy issued, or performance bond released until the geotechnical engineer and/or engineering geologist who signed and approved the geologic hazards study or a geotechnical engineering report certifies, in writing, the completed improvements and structures conform to the descriptions and requirements contained in said geologic hazards study or a geotechnical engineering report.
 - L. Appeal: An applicant may appeal any decision made under the provisions of this chapter only after the City has issued a written review of a geologic hazards study report. The applicant shall set forth the specific grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to the Community Development Director within 30 days of the issuance of the City's written review or other decision.

The City shall assemble a professional panel of three engineering geologists and/or geotechnical engineers, qualified as defined in this ordinance, to serve as the appeal authority for any technical dispute. The appeal panel shall consist of an engineering geologist and/or geotechnical engineer (if applicable) designated by the City, an engineering geologist and/or geotechnical engineer (if applicable) designated by the applicant, and an engineering geologist and/or geotechnical engineer (if applicable) designated by the City's and the applicant's designated engineering geologists and/or geotechnical engineers (if applicable). If the City's and the applicant's designated engineering geologists and/or geotechnical engineers cannot reach a consensus on the third engineering geologist and/or geotechnical engineer within thirty days, the City shall select the third engineering geologist and/or geotechnical engineer.

The costs of the appeal process shall be paid by the applicant. Decisions of the appeal panel will be binding and based on the majority decision of the appeal panel. Before commencement of appeal panel activities, the City will issue a scope of work outlining the specific purpose and goals of the appeal panel.

10-7-120: DISCLOSURE WHEN A GEOLOGIC HAZARDS STUDY REPORT IS REQUIRED:

- A. Form of Disclosure: Whenever a geologic hazards study report is required under this chapter, the owner of the parcel shall record a notice running with the land in a form satisfactory to the City before the approval of any development or subdivision of such parcel. Disclosure shall include signing a Disclosure and Acknowledgment Form provided by the City, which includes:
1. Notice the parcel is located within a City geologic hazard special study area as shown on the geologic hazards special study area maps or as otherwise defined in this chapter.
 2. Notice a geologic hazards study report was prepared and is available for public review in the City's files.
- B. Additional Notification on Plat: Where geologic hazards and related setbacks are delineated in a subdivision, the applicant shall also place additional notification on the plat stating the above information, prior to final approval of the plat.

10-7-130: WARNING AND DISCLAIMER:

The geologic hazards special study area maps, which may be viewed at the City online map portal via the geologic information application, represent only those potentially hazardous areas known to the City and should not be construed to include all possible potential hazard areas. The City geologic hazards ordinance and the geologic hazards special study area maps

may be amended as new information becomes available. The provisions of this chapter do not in any way assure or imply areas outside the geologic hazards special study area maps boundaries are free from the possible adverse effects of geologic hazards. This chapter shall not create any liability on the part of the City, any City officer, City consultants, or City employee thereof for any damages from geologic hazards that result from reliance on this chapter, or any administrative requirement or decision lawfully made hereunder.

10-7-140: CHANGE OF USE:

No change in use that results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this chapter.

10-7-150: CONFLICTING REGULATIONS:

In cases of conflict between the provisions of existing zoning classifications, building code, subdivision ordinance, or any other ordinance of the City and the geologic hazards ordinance codified in this chapter, the most restrictive provision shall apply.

10-7-160: CRITICAL FACILITIES AND RISK CATEGORIES III AND IV STRUCTURES:

Critical Facilities means essential, hazardous, special occupancy facilities, and Risk Categories III and IV as defined in the currently adopted International Building Code, and lifelines such as major utility, transportation, and communication facilities and their connections to critical facilities.

In the event of failure, the following buildings and structures represent a substantial hazard to human life:

1. Those where more than 300 people congregate in one area.
2. Elementary schools, secondary schools, or daycare facilities with an occupancy greater than 250.
3. Colleges or adult education facilities with an occupancy greater than 500.
4. Health-care facilities with an occupancy greater than 50 or more resident patients but not having surgery or emergency treatment facilities.
5. Jails and detention facilities.
6. Any structure with an occupancy greater than 1,000.

7. [Power-generating stations, water treatment or storage for potable water, wastewater treatment facilities, and other public utility facilities.](#)
8. [Those facilities containing toxic or explosive substances that would be dangerous to the public if released.](#)

[The following buildings and structures are designated as essential facilities, including but not limited to:](#)

1. [Hospitals and other care facilities having surgery or emergency treatment facilities.](#)
2. [Fire, rescue, and police stations and emergency vehicle garages and fueling facilities.](#)
3. [Designated emergency shelters.](#)
4. [Designated emergency preparedness, communications, operation centers, and other facilities required for emergency response.](#)
5. [Power-generating stations and other public utility facilities required as emergency backup facilities for facilities and structures.](#)
6. [Structures containing highly toxic materials as defined by the most recently adopted version of the International Building Code.](#)
7. [Aviation control towers, air traffic centers, and emergency aircraft hangars.](#)
8. [Buildings and other structures having critical national defense functions.](#)
9. [Water treatment and storage facilities which are required to maintain water pressure for fire suppression.](#)

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TITLE 17 LAND DEVELOPMENT

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17-4-030: FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:

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[S. The final plat shall show geologic-restricted areas as defined in Section 10-7-20 of this code.](#)

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TITLE 18
LAND DISTURBANCE

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18-2-010: LAND DISTURBANCE PERMIT REQUIRED:

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B. Manufacturing, Commercial, Or Institutional Properties:

1. Except for preliminary geological and geotechnical activities as described in ~~section 9-19-070~~ [Section 10-7-070](#) of this code, no land disturbance permit shall be issued for any site or project in a manufacturing, commercial or institutional zone within the slope stability study area, [as shown on the Geologic Hazards Study Area Map, which may be viewed at the City online map portal via the geologic information application.](#) ~~of the Draper City geologic hazards ordinance plate A-3 zone~~ or sensitive lands overlay until and unless a final site plan or subdivision plat has been approved and recorded for the site or project.
2. Land disturbance permit applications to improve, construct, disturb or otherwise modify land in manufacturing, commercial or institutional zones not subject to either the slope stability study area, [as shown on the Geologic Hazards Study Area Map, which may be viewed at the City online map portal via the geologic information application.](#) ~~of the Draper City geologic hazards ordinance plate A-3~~ or a sensitive lands overlay zoning, where the modifications do not require site plan or subdivision plat approval, as determined by the zoning administrator and city engineer, and where the cuts and fills do not exceed thirteen feet (13'), shall be reviewed and processed in accordance with the provisions of this title by the city engineer.

C. Residential And Agricultural Properties:

1. Except for preliminary geological and geotechnical activities described in ~~section 9-19-070~~ [Section 10-7-070](#) of this code, or for city engineer approved placement of excavated material generated by other city approved applications, no land disturbance permit shall be issued for any site or project in a residential or agricultural zone within the slope stability study area, [as shown on the Geologic Hazards Study Area Map, which may be viewed at the City online map portal via the geologic information application.](#) ~~of the Draper City geologic hazards ordinance plate A-3 zone~~ until and unless a final site plan or subdivision plat has been approved and recorded for the site or project.
2. Land disturbance permit applications to improve, construct, disturb or otherwise modify land in residential and agricultural zones not subject to the slope stability study area, [as shown on the Geologic Hazards Study Area Map, which may be viewed at the City online map portal via the geologic information application](#) ~~of the Draper City geologic hazards ordinance plate A-3~~, a sensitive lands overlay zoning, and where the modifications do not require site plan or subdivision plat approval, as determined by the zoning

administrator and city engineer, shall be reviewed and processed in accordance with the provisions of this title by the city engineer. In this particular circumstance, applicants may not submit a subdivision plat or site plan application for at least three (3) months from the date of approval of the land disturbance permit.

3. Land disturbance permit applications to improve, construct, disturb or otherwise modify land in residential and agricultural zones subject to the slope stability study area, as shown on the Geologic Hazards Study Area Map, which may be viewed at the City online map portal via the geologic information application, ~~of the Draper City geologic hazards ordinance plate A-3~~ where the modifications do not require site plan or subdivision plat approval, as determined by the zoning administrator and city engineer, shall be denied unless the disturbance is associated with the completion of a condition of subdivision plat approval previously rendered by the Draper City council. In this particular circumstance, applications shall satisfy all provisions of this code.

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MEMO



To: Planning Commission

From:

Date: 2025-12-11

Re: Annual Planning Commissioner Training by City Staff

Comments: