



## PLANNING COMMISSION AGENDA

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Thursday, January 8, 2026, 6:30 PM  
1020 E. Pioneer Rd.  
Draper, Utah 84020  
Council Chambers

### 6:30 PM BUSINESS MEETING

#### 1. Items for Commission Consideration

##### 1.a Public Hearing: England Salon Home Occupation Conditional Use Permit (Administrative Action)

On the request of Kayleen England, property owner, a Conditional Use Permit for a Home Occupation that provides personal; care services on approximately 1.34 acres, located at 13850 S. 1300 East. Known as application 2025-0418. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

##### 1.b Public Hearing: Western States Flooring Conditional Use Permit Request (Administrative item)

On the behalf of Marshall Peterson, representing Western States Flooring, a Conditional Use Permit request to operate a limited wholesale and warehousing business on approximately 6.80 acres located at 12453 S. 265 W., Suite A. Known as application 2025-0184-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

##### 1.c Public Hearing: Bell, Peterson and Gustin Land Use and Zoning Map Amendment Requests (Legislative Items)

On the request of Dave Johnson, representing all three property owners, to: 1) amend the land use designation for a portion of 693 E. 13800 South from Residential Low Medium Density to Residential Medium Density, 2) amend the land use designation for 13777 S. Shadow Mountain Lane from Residential Medium Density to Residential Low Medium Density, 3) amend the zoning designation from RA1 (Residential Agricultural) to RA2 (Residential Agricultural) and R3 (Single-Family Residential) for 693 E. 13800 South, and 4) amend the zoning designation from RA1 to RA2 (Residential Agricultural) for the entire property at 703 E. 13800 South. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

#### 2. Other Business

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

### 3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **January 8, 2026**, were posted at Draper City Hall, Draper City website [www.draperutah.gov](http://www.draperutah.gov), and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn).



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

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

# MEMO



To: Planning Commission

From: Maryann D. Pickering, AICP

Date: 2026-01-08

Re: Public Hearing: England Salon Home Occupation Conditional Use Permit  
(Administrative Action)

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## Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 1.34 acres located on the west side of 1300 East, at approximately 13850 S. 1300 East. The property is currently zoned RA2 (Residential Agricultural). 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 for hair and skin services.

## 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.

## Finding 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:

[01-08-26 PC Staff Report \(England\).pdf](#)



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## Development Review Committee

1020 East Pioneer Road  
Draper, Utah 84020

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### STAFF REPORT

December 30, 2025

**To:** Draper City Planning Commission  
Business Date: January 8, 2026

**From:** Development Review Committee

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

**Re: England Salon – Home Occupation Conditional Use Permit Request**

Application No.: 2025-0418-USE  
Applicant: Kayleen England, property owner  
Project Location: 13850 S. 1300 East  
Current Zoning: RA2 (Residential Agricultural) Zone  
Acreage: 1.34 acres (approximately 58,370 sq. ft.)  
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 1.34 acres located on the west side of 1300 East, at approximately 13850 S. 1300 East (Exhibits B and C). The property is currently zoned RA2. 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 for hair and skin services.

The property is developed with a single-family home that was completed in 2022. A detached accessory dwelling unit (ADU) permit and building permit were issued in 2024. The proposed salon will be located within the permitted detached ADU building.



## ANALYSIS

### *General Plan and Zoning.*

<b>Table 1</b>	<b>General Plan and Zoning Designations</b>	<b>Exhibit</b>
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA2	Exhibit F
Proposed Use	Personal Care Service	
Adjacent Zoning		
East	RA1 (Residential Agricultural) and RM2 (Multiple Family Residential)	
West	RA2	
North	RA2	
South	RA2	

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

### *Residential Low-Medium Density*

LAND USE DESCRIPTION			
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character</li> <li>• Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions</li> <li>• Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas</li> <li>• Equestrian uses and privileges may exist in certain areas</li> </ul>		
<b>LAND USE MIX</b>	<table> <tr> <td> <b>Primary</b> <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul> </td><td> <b>Secondary</b> <ul style="list-style-type: none"> <li>• Parks</li> <li>• Open space</li> <li>• Churches</li> <li>• Schools</li> </ul> </td></tr> </table>	<b>Primary</b> <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul>	<b>Secondary</b> <ul style="list-style-type: none"> <li>• Parks</li> <li>• Open space</li> <li>• Churches</li> <li>• Schools</li> </ul>
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<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• Density range: up to 2 dwelling units per acre</li> <li>• Reduction for non-buildable areas</li> </ul>		
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Residential Agricultural (RA1)</li> <li>• Residential Agricultural (RA2)</li> <li>• Single-family Residential Hillside (RH)</li> <li>• Master Planned Community (MPC)</li> </ul>		
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"> <li>• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures</li> <li>• Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques</li> </ul>		

According to the Draper City Municipal Code (DCMC) Section 9-8-020(B)(3), the purpose of the RA2 zone is to *“foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City’s 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.”*

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 represent the owner and operator of the proposed salon 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 property. A condition of approval is included that the required fire turnaround is not blocked by customers (Exhibits F and 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 273 square feet which is approximately 10% of the accessory dwelling unit square footage (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 (Exhibit H).
- K. Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*
- 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 a permitted accessory dwelling unit on the property (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.*



- Does not apply as this is a single family home and accessory dwelling unit.

*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 cottage food production.

The applicant is requesting a deviation from criteria listed in DCMC 9-34-40 regarding customers coming to the home and the business not being located in the main dwelling. 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 personal 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 G, the anticipated number of customer appointments in a single day is up to six (6) customers. 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 9:00 a.m. to 5:00 p.m., Monday through Friday. An off-street parking stall is located on the driveway, but does not block any garage access. The DCMC standards require the use to be in the main dwelling and this proposed use will be located in an existing accessory dwelling unit. This is not detrimental as the accessory dwelling unit was designed and built with the future salon planned and the lot is large enough to accommodate the use.

#### 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 only one (1) customer at a time shall receive services at the subject property.
4. That all customer appointments shall be scheduled in advance and that unscheduled walk-in customers shall not be permitted.
5. Appointments shall be scheduled so as to provide an adequate break or lead time between customers.

6. 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.
7. That the hours of operation be limited to between 9:00 am to 5:00 pm, Monday through Friday.
8. Parking for the salon shall not obstruct the required Fire Department turn around area on the driveway.

### **MODEL MOTIONS AND FINDINGS**

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Kayleen England, property owner, application 2025-0418-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated December 30, 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 Kayleen England, property owner, application 2025-0418-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated December 30, 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 Kayleen England, property owner, application 2025-0418-USE, based on the following findings and the criteria for denial as listed in the Staff Report dated December 30, 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.



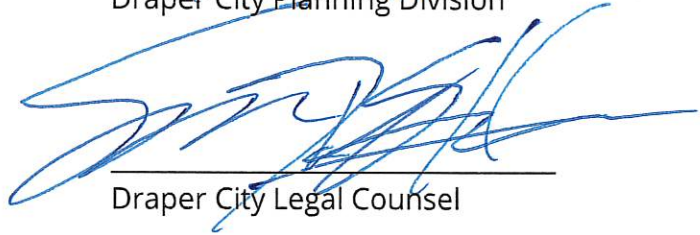
Draper City Public Works Department



Draper City Planning Division



Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes  
DN: C=US,  
E=matt.symes@draperutah.gov, O=Draper  
City Corp., CN=Matthew Symes  
Date: 2025.12.23 13:35:01-0700'

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. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted as described. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other potential utilities.
2. The number of trips generated by the home owner as the applicant and business operator and up to six clients coming to the residence by appointment only will not have a detrimental impact to traffic in the area. Based on the applicant's statements, the potential for issues with traffic would be minimal. The capacity of the fronting public streets, 1300 East is a major collector street, with significant capacity. While the actual site is located on a private street, which is equivalent to a residential street with limited neighborhood traffic. Based on the description of the traffic generated by the business, the number of trips generated by the associated occupation and clients is limited and does not impact current traffic loads on the street. Based on the statements of the applicant about no employees and requiring appoints for clients coming to the subject property, no significant impact to traffic is anticipated with the proposed use.
3. The applicant indicated that all needed parking is available in the existing driveway. The subject home is located on a private street with no on-street permitted due to width. All associated parking is required to be on the driveway. Based on the information from the applicant that any clients will park on the existing driveway, no significant impact to parking is anticipated with the proposed use.

### Building Division Review.

1. No additional comments.

### Fire Division Review.

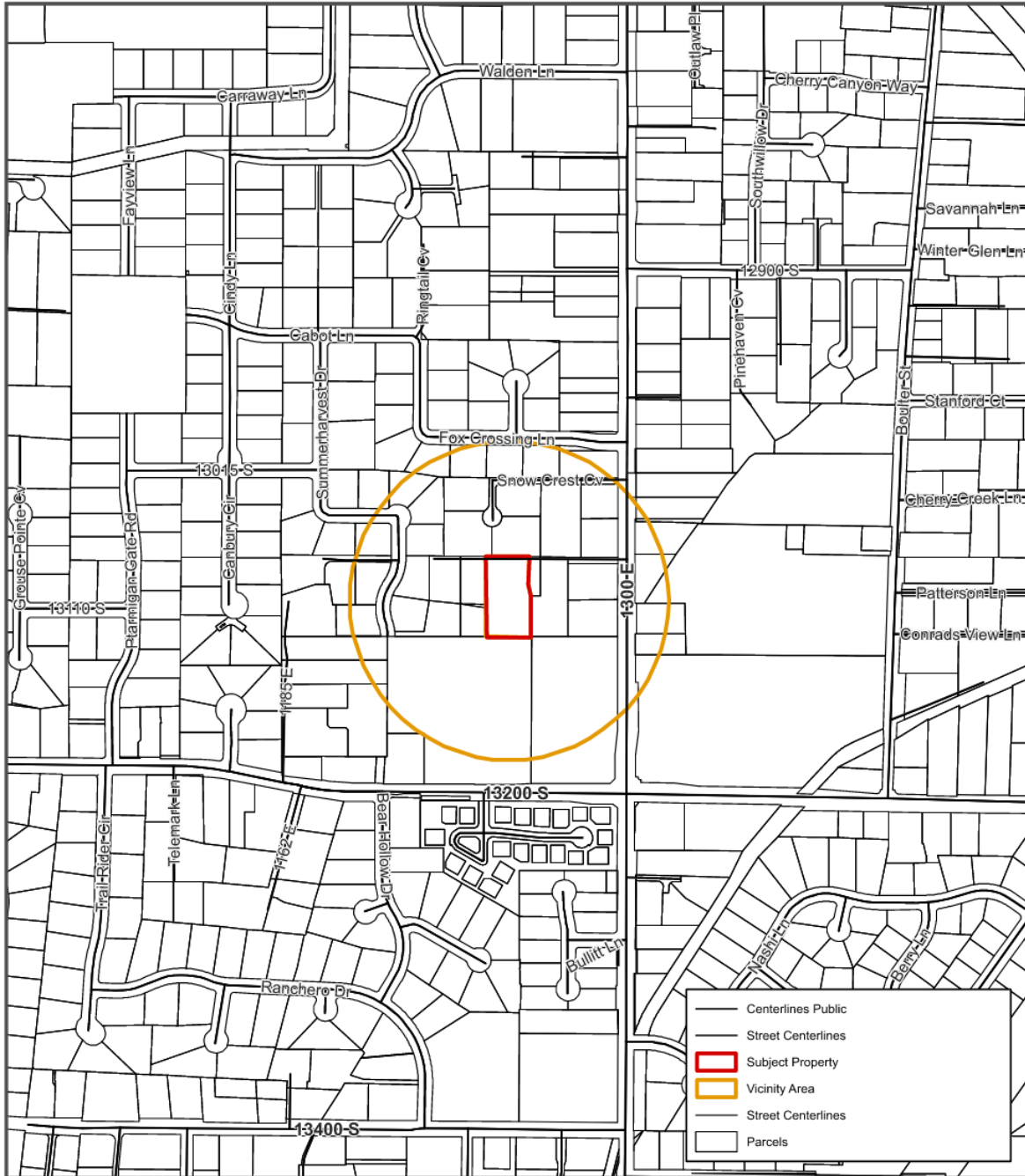
1. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed on every level of the home. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
2. There shall be single station interconnected smoke detectors in good working condition on each level occupied by the clients. Battery operated smoke detectors

shall be, permitted if the home demonstrates testing, maintenance, and battery replacement to insure continued operation of the smoke detectors.

3. **603.6 Extension Cords.** Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.
4. **603.6.1 Application and Use.** Extension cords shall be plugged directly into an approved receptacle, relocatable power tap or current tap and, except for approved multiplug extension cords, shall serve only one portable appliance.
5. **603.6.2 Ampacity.** The ampacity of the extension cords shall be not less than the rated capacity of the portable appliance supplied by the cord.
6. **603.6.3 Maintenance.** Extension cords shall be maintained in good condition without splices, deterioration or damage.
7. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.



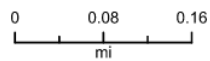
**EXHIBIT B  
VICINITY MAP**



Date Printed: 12/23/2025

**England Salon Home Occupation**

13058 S. 1300 East



# EXHIBIT C AERIAL MAP



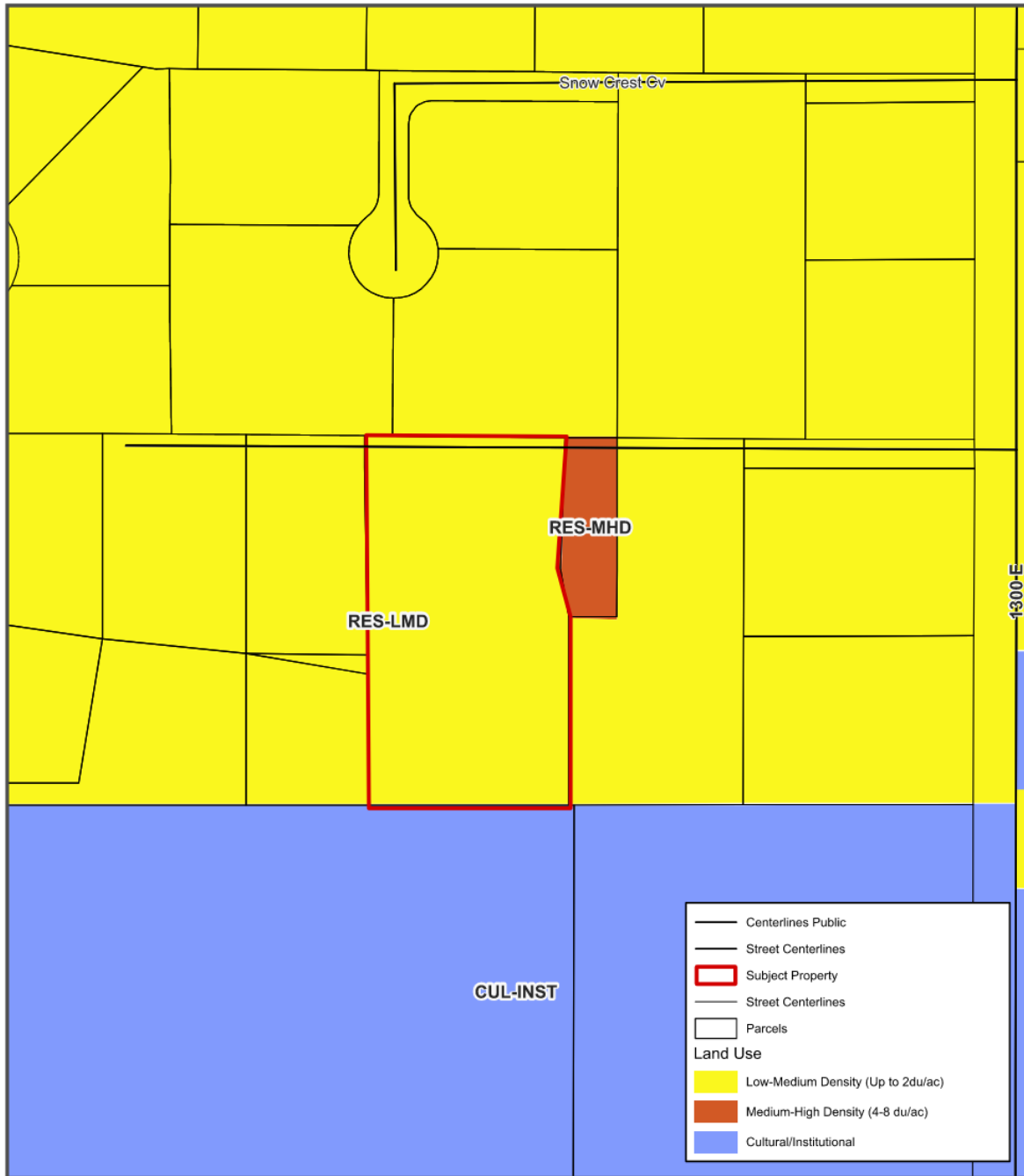
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## England Salon Home Occupation

13058 S. 1300 East



# EXHIBIT D LAND USE MAP



Date Printed: 12/23/2025

## England Salon Home Occupation

13058 S. 1300 East

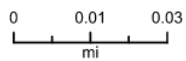
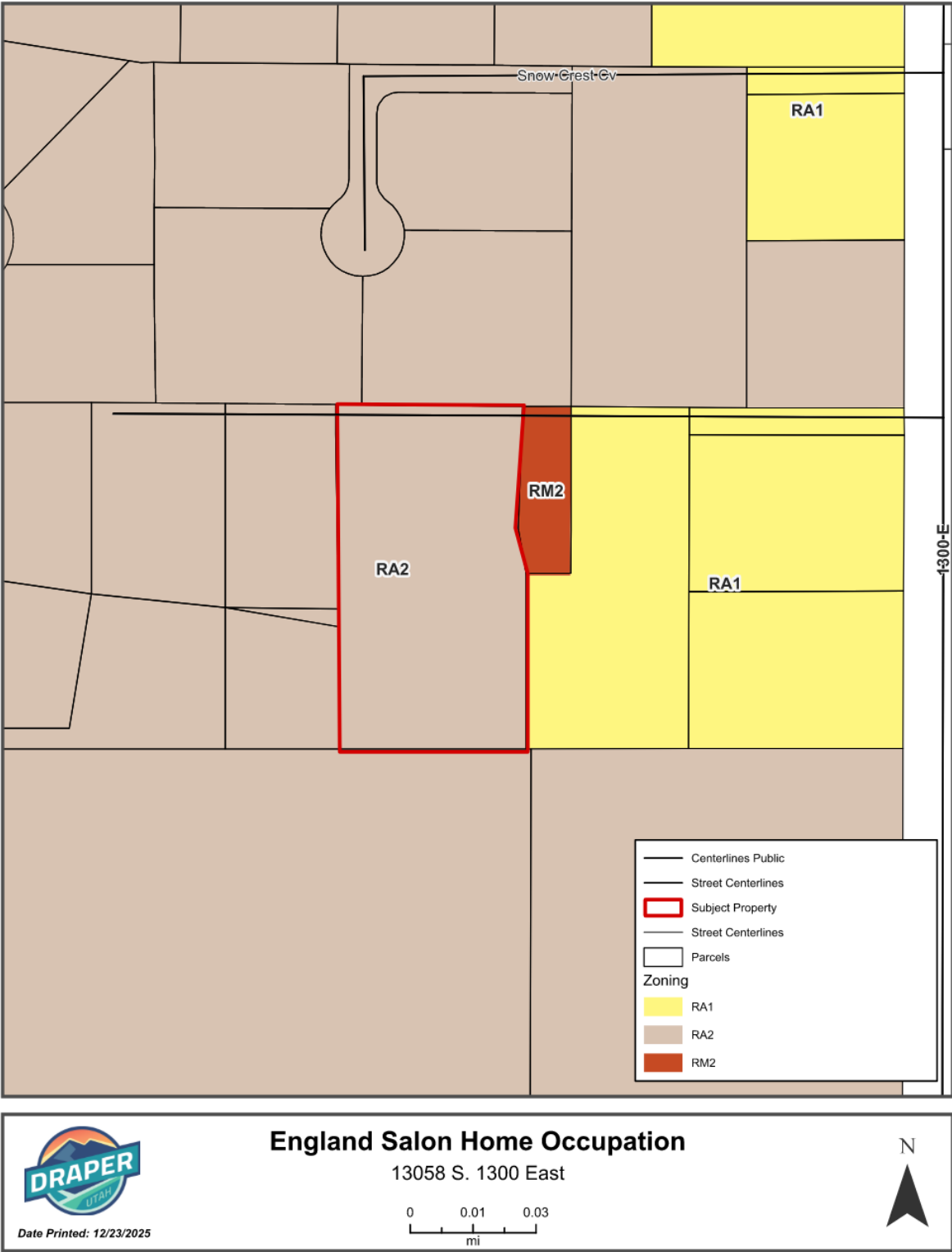


EXHIBIT E  
ZONING MAP



## **EXHIBIT F OVERVIEW**

## Draper City ADU Application – Supporting Statements

**Project Address:** 13058 S 1300 E, Draper, UT 84020

**Parcel Number:** 28-32-426-077

**Project Type:** Residential ADU with Salon/Esthetics Practice

### Statement of Variance Applicability

The proposed project does not require any variances. The accessory dwelling unit (ADU) and associated salon/esthetics practice at 13058 S 1300 E, Draper, UT 84020 (Parcel 28-32-426-077) comply with Draper City zoning and development standards. No variances are being requested.

### Statement of Compliance with Standards

The proposed project complies with Draper City's adopted zoning, ADU, and home occupation standards:

- **Parking:** A dedicated off-street parking stall in the driveway is reserved for client use, in addition to required stalls for the primary residence and ADU occupant.
- **Size:** The ADU contains 570 square feet on the first floor (salon area) and 1,286 square feet upstairs (residential living area), in compliance with Draper's ADU size requirements.
- **Owner/Occupant Residency:** The property owner and business operators reside on the property in the main dwelling and/or ADU, fulfilling Draper's owner-occupancy requirement.
- **Business Operations:** The salon/esthetics practice will operate fully indoors, with no exterior changes and no signage beyond what Draper City permits for home occupations.
- **Traffic:** The business will operate by appointment only, with an estimated six clients per day, minimizing impact on neighborhood traffic and parking.
- **Hours:** Normal operating hours are Monday–Friday, 9:00 a.m. to 5:00 p.m.
- **Building & Fire Codes:** The ADU has already been constructed, inspected, and approved by Draper City and complies with current building and life-safety codes.

### Overview of Proposed Use

The applicant proposes to use the ADU located at 13058 S 1300 E, Draper, UT 84020 (Parcel 28-32-426-077) as a small salon and esthetics practice.

Services will include standard salon and esthetics offerings such as haircuts, styling, coloring, skincare treatments, and related beauty services. Each appointment will last approximately one hour.

The business is expected to serve up to six clients per day. Client visits are by appointment only, ensuring a low-intensity use consistent with Draper's home occupation standards.

The property includes a dedicated off-street parking stall in the driveway reserved for client use. The property owner and operators reside in the home and/or ADU.

Hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday.

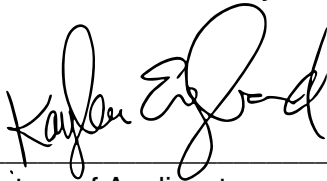
The proposed use complies fully with Draper City's zoning and home occupation requirements and will not negatively affect the surrounding residential neighborhood.

#### Analysis of Deviations Requested

No deviations from Draper City standards are requested with this application. The project is designed and operated in full compliance with applicable ADU, zoning, and home occupation requirements.

#### General Documents Statement

All required supporting documents are included in this application. No additional general documents are necessary at this time.

A handwritten signature in black ink, appearing to read "Kayla E. Bond", is written over a horizontal line.

Signature of Applicant

Date: 9/18/25



**EXHIBIT G**  
**HOME OCCUPATION STANDARDS RESPONSES**

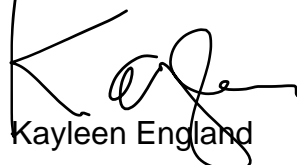
### 9-34-050: DEVELOPMENT STANDARDS; PERMITTED USE:

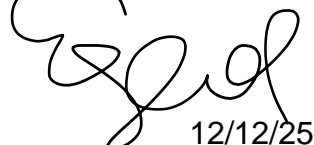
The development standards set forth in this section shall apply to any home occupation allowed as a permitted use:

- 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. **Okay, person operating business lives here.**
- 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. **Okay, will obtain a business license and continually maintain it.**
- 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. **There will be no other 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. **Okay, we will be available for this.**
- 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. **Perfect, no need for outside storage and inside is less than 250.**
- 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. **This business will not affect the 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. **No tools will be a nuisance or loud in any way.**
- 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. **Does not disrupt normal dwelling in any way and is 10% of building.**
- I. Signs: All signage in a residential area must comply with Chapter 26, "Signs", of this title. **There is no signage.**

- J. Traffic, Parking, and Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic. **No more than one car will be her at a scheduled time.**
- K. Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles. **No business vehicles**
- 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 anything outside of the business square footage is used for this business.**
- M. Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers. **No daycare or children at all.**
- 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. **It does not.**
- O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. **It is in a legal ADU.**
- 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. **N/A**
- 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. **N/A**

**I have answered each section above in red**

  
Kayleen England

  
12/12/25

**EXHIBIT H**  
**PHOTOS AND PLANS**



JEWKES DESIGN

SHEET NOTES

#	Comments
1	Driveway slope to have be a min. 2% away from garage. Maximum slope to be 12%
2	Final grade to slope away from house @ 5% minimum for the first 10'
3	Drainage to slope away from home to a public utility. All drainage to be prevented from going to any neighboring property. Drainage must go to street
4	Landscape by others
5	Provide 2% rise in sewer lateral as per IRC
6	Retaining walls to be provided w/ style as per owner. Any walls over 4'-0" must be designed by a licensed engineer
7	Landscaping berming to be provided for runoff water retention
8	SWPPP sign location

SCALE

ARCH B (12 x 18)	Scale: 1" = 20'-0"
ARCH D (24 x 36)	Scale: 1" = 10'-0"

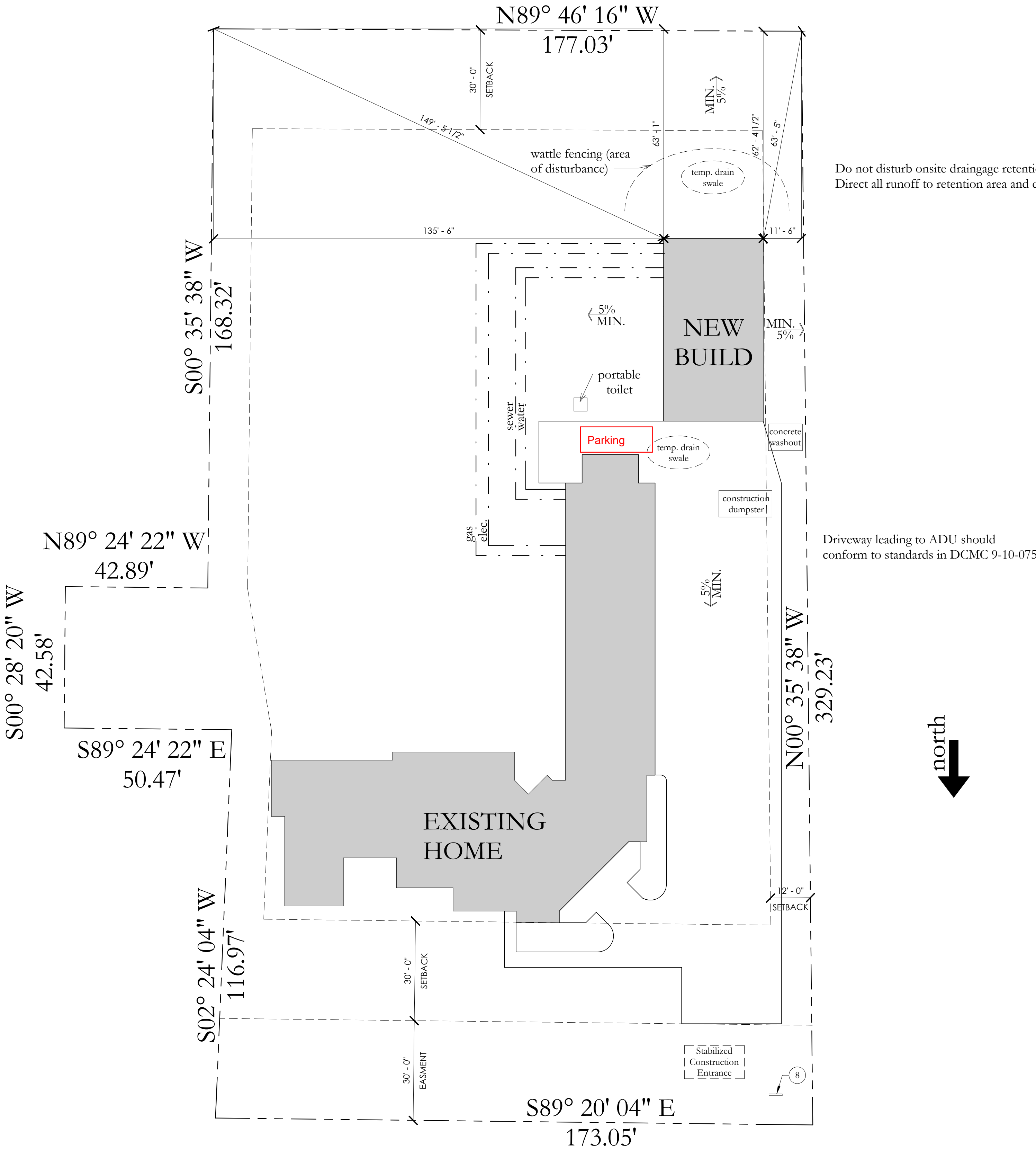
England ADU

13058 S. 1300 E.  
Draper, UT  
17 April 2024  
Project 2024 - 18

Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

SITE PLAN

C201



LOT INFO

Address	13058 S. 1300 E.
City	Draper, UT
Subdivision	
Lot #	

1300 E



NAME	WIDTH	HEIGHT
D1	2' - 6"	8' - 0"
D2	2' - 6"	8' - 0"
D4	3' - 0"	8' - 0"
D5	3' - 0"	8' - 0"
D6	3' - 0"	8' - 0"
D7	20' - 0"	14' - 0"

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W2	2' - 6"	5' - 0"	8' - 0"
W4	4' - 0"	2' - 0"	10' - 0"

UPPER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D8	2' - 6"	6' - 0"
D9	2' - 6"	6' - 8"
D10	3' - 0"	6' - 8"
D11	3' - 0"	6' - 8"
D12	5' - 0"	6' - 0"
D13	5' - 0"	6' - 8"
D14	10' - 0"	8' - 0"

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W1	2' - 6"	2' - 6"	6' - 8"
W3	3' - 0"	5' - 0"	6' - 8"
W5	4' - 0"	5' - 0"	6' - 8"
W6	5' - 0"	5' - 0"	6' - 8"
W8	5' - 0"	5' - 0"	6' - 8"



JEWKES DESIGN

#	Comments
1	Attic access as per IRC
2	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
3	36" min. guardrail is req'd as per IRC, w/ style as per owner
4	Square opening w/ casing as per owner. Top @ 8'-0"
5	A tile pan & floor drain is req'd for washer & dryer
6	Tempered glass for shower door and enclosure is required. Style as per owner
7	Custom tiled bench in shower as per owner
8	8" x 8" timber column w/ finish as per owner

#	Comments
1	Provide gas meter as per code
2	Provide power meter as per code
3	A/C units and pads to be provided as per code. Units to be installed as per manufacturer specs
4	A 36" x 36" min. landing is req'd outside all exterior doors
5	Slope concrete slab 4" to doors
6	Plumbing, water, vacuum, and other penetrations through garage fire wall to be w/ metal piping
7	(2) layers 1/2" type 'x' typ. bd. @ clg. ^ (1) layer 5/8" type 'x' gyp. bd. @ house walls are req'd as per IRC
8	6" conc. curb is required in garage
9	Door from garage to house to be metal, 20 min. fire-rated w/ self closing hinges as per IRC
10	Hot & cold mixing valve as per owner
11	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
12	36" min. guardrail is req'd as per IRC, w/ style as per owner
13	Hose bibb w/ backflow preventers and non-freeze type to be installed at front and rear of home as per IRC
14	Exterior combustion air is req'd as per IRC
15	Weatherproofing threshold in cold storage and mech.
16	Seismic straps are req'd for water heater as per IRC
17	Contractor to provide flue as required
18	5/8" type 'x' gyp. bd. under stairs as per IRC

ARCH B (12 x 18)	Scale: 1/8" = 1'-0"
ARCH D (24 x 36)	Scale: 1/4" = 1'-0"

13058 S. 1300 E.  
Draper, UT  
17 April 2024  
Project 2024 - 18

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## A103





JEWKES DESIGN

SHEET NOTES

MAIN LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D1	2' - 6"	8' - 0"
D2	2' - 6"	8' - 0"
D4	3' - 0"	8' - 0"
D5	3' - 0"	8' - 0"
D6	3' - 0"	8' - 0"
D7	20' - 0"	14' - 0"

HEAD HEIGHTS MEASURED FROM MAIN LEVEL

MAIN LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W2	2' - 6"	5' - 0"	8' - 0"
W4	4' - 0"	2' - 0"	10' - 0"

COMPLETE SCHEDULES ON C103

UPPER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D8	2' - 6"	6' - 0"
D9	2' - 6"	6' - 8"
D10	3' - 0"	6' - 8"
D11	3' - 0"	6' - 8"
D12	5' - 0"	6' - 0"
D13	5' - 0"	6' - 8"
D14	10' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM UPPER LEVEL

UPPER LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W1	2' - 6"	2' - 6"	6' - 8"
W3	3' - 0"	5' - 0"	6' - 8"
W5	4' - 0"	5' - 0"	6' - 8"
W6	5' - 0"	5' - 0"	6' - 8"
W8	5' - 0"	5' - 0"	6' - 8"

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

England ADU

13058 S. 1300 E.

Draper, UT

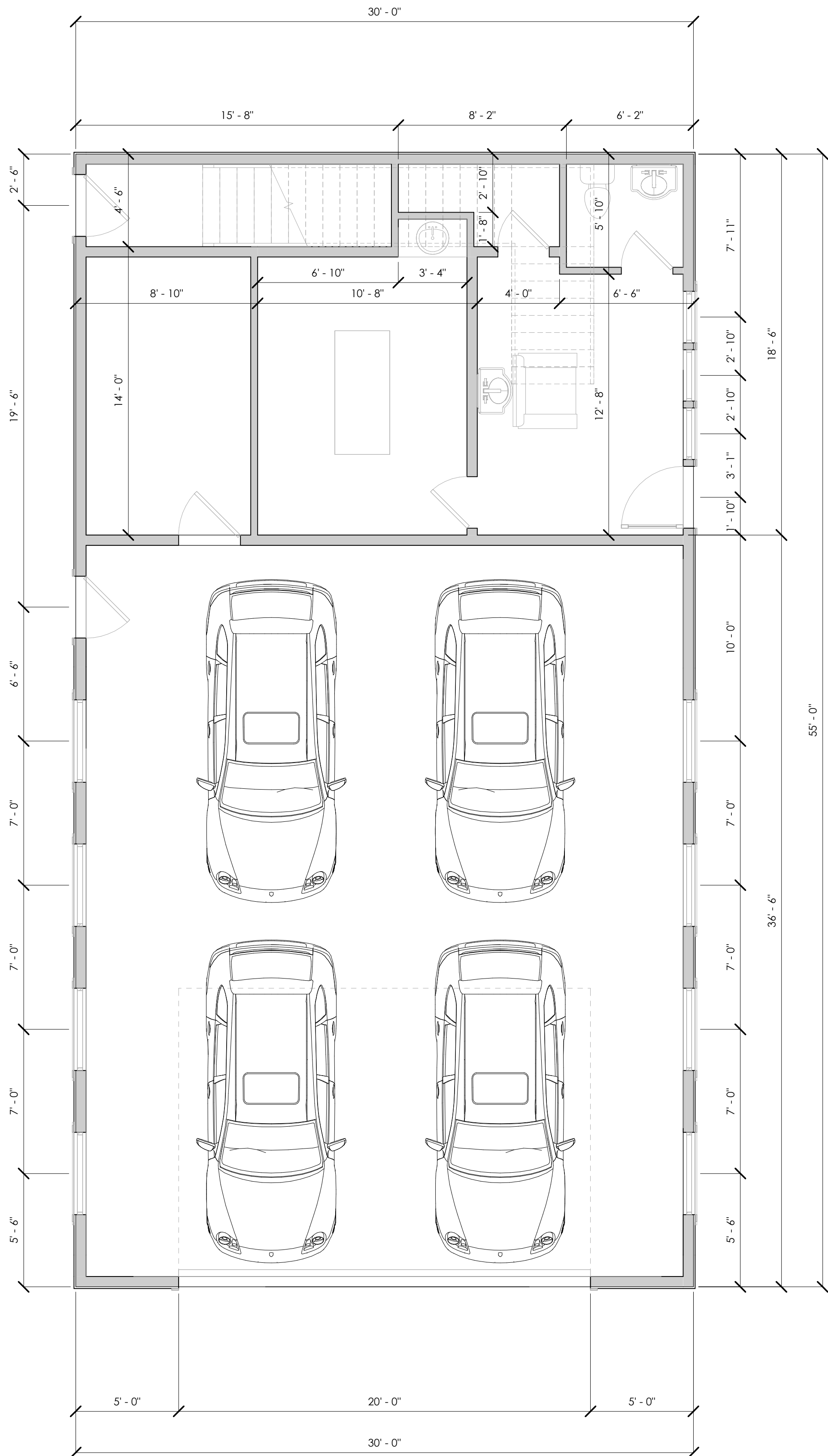
17 April 2024

Project 2024 - 18

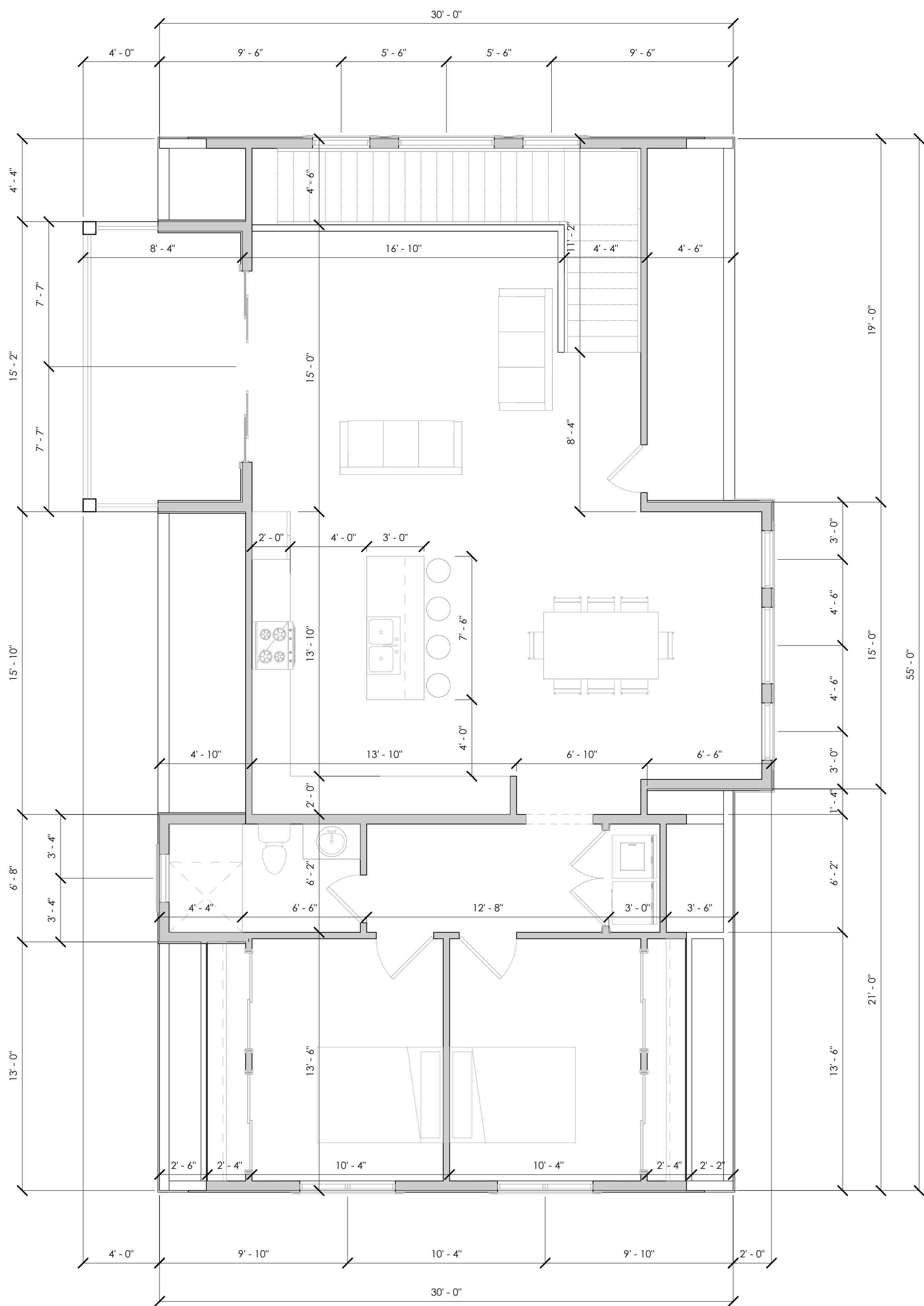
Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

MAIN AND UPPER DIMENSION PLAN

A104



01 - Main Level Dimensions  
1/4" = 1'-0"

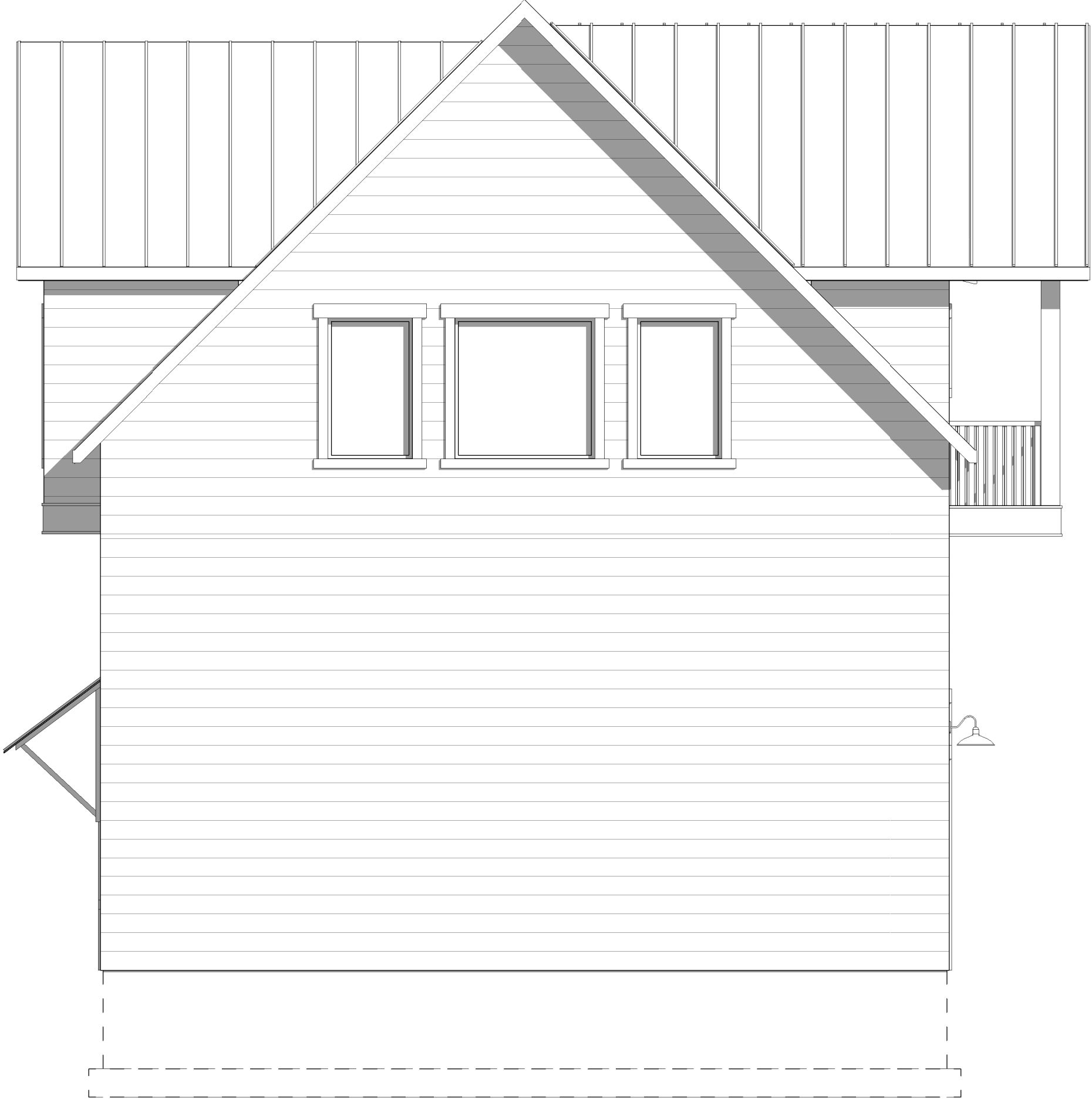


02 - Upper Level Dimensions  
1/4" = 1'-0"





FRONT ELEVATION



REAR ELEVATION



SHEET NOTES

#	Comments
1	Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/150 of attic space as per IRC
2	Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'
3	Standing seam metal roof w/ color and style as per owner
4	4" Fascia board w/ style & vented soffit as per owner
5	Horizontal siding w/ style, color, and finish as per owner
6	36" min. guardrail as per IRC. Style, material, and color as per owner
7	8" x 8" timber columns w/ finish as per owner
8	Metal braces w/ style & color as per owner

SCALE	
ARCH B (12 x 18)	Scale: 1/8" = 1'-0"
ARCH D (24 x 36)	Scale: 1/4" = 1'-0"

England ADU
13058 S. 1300 E.
Draper, UT
17 April 2024
Project 2024 - 18

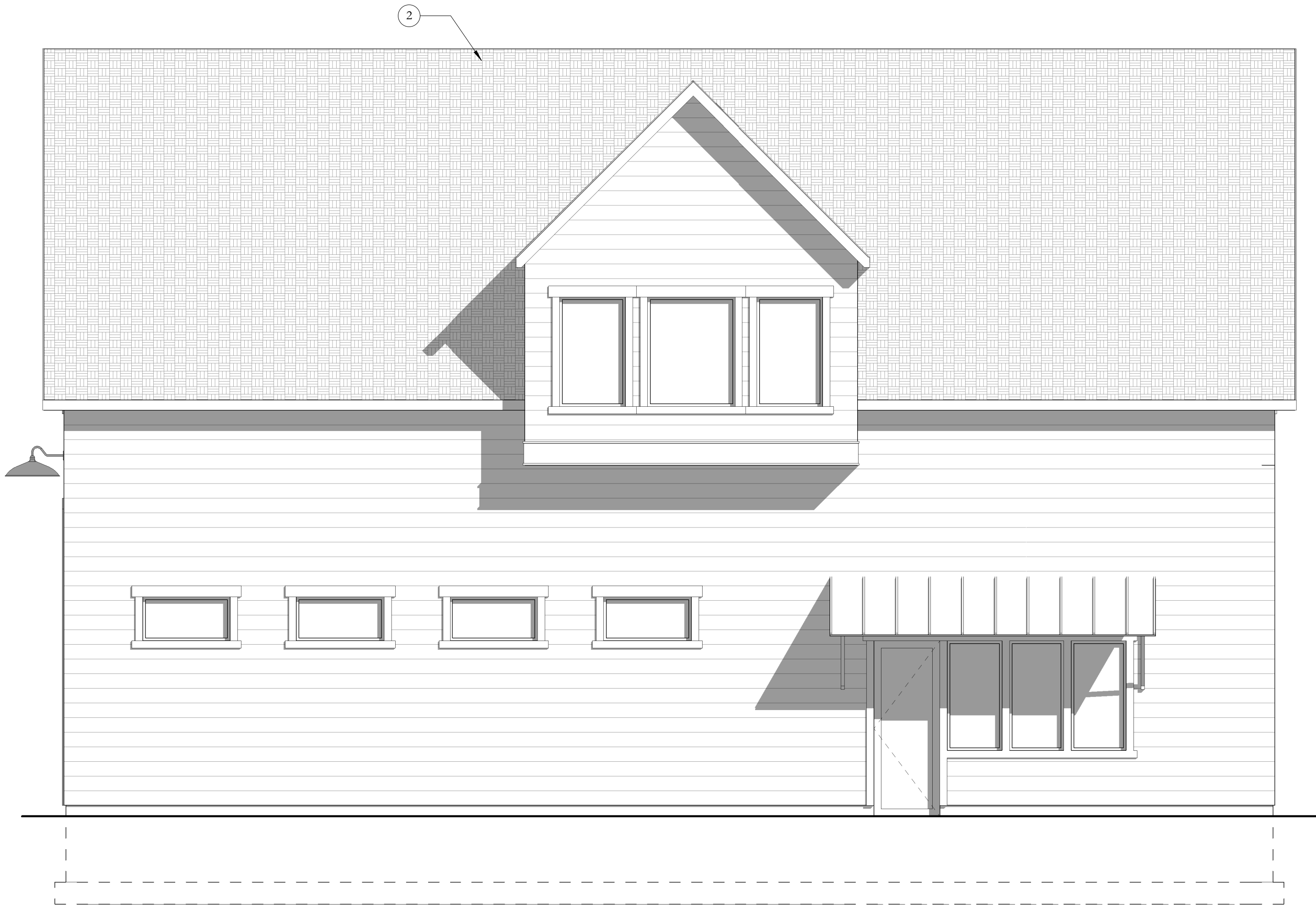
Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

FRONT & REAR ELEVATIONS

A201

SHEET NOTES

see A201 for notes



RIGHT ELEVATION



LEFT ELEVATION

SCALE

ARCH B (12 x 18)      Scale: 1/8" = 1'-0"  
ARCH D (24 x 36)      Scale: 1/4" = 1'-0"

England ADU

13058 S. 1300 E.  
Draper, UT  
17 April 2024  
Project 2024 - 18

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LEFT & RIGHT  
ELEVATIONS

A202





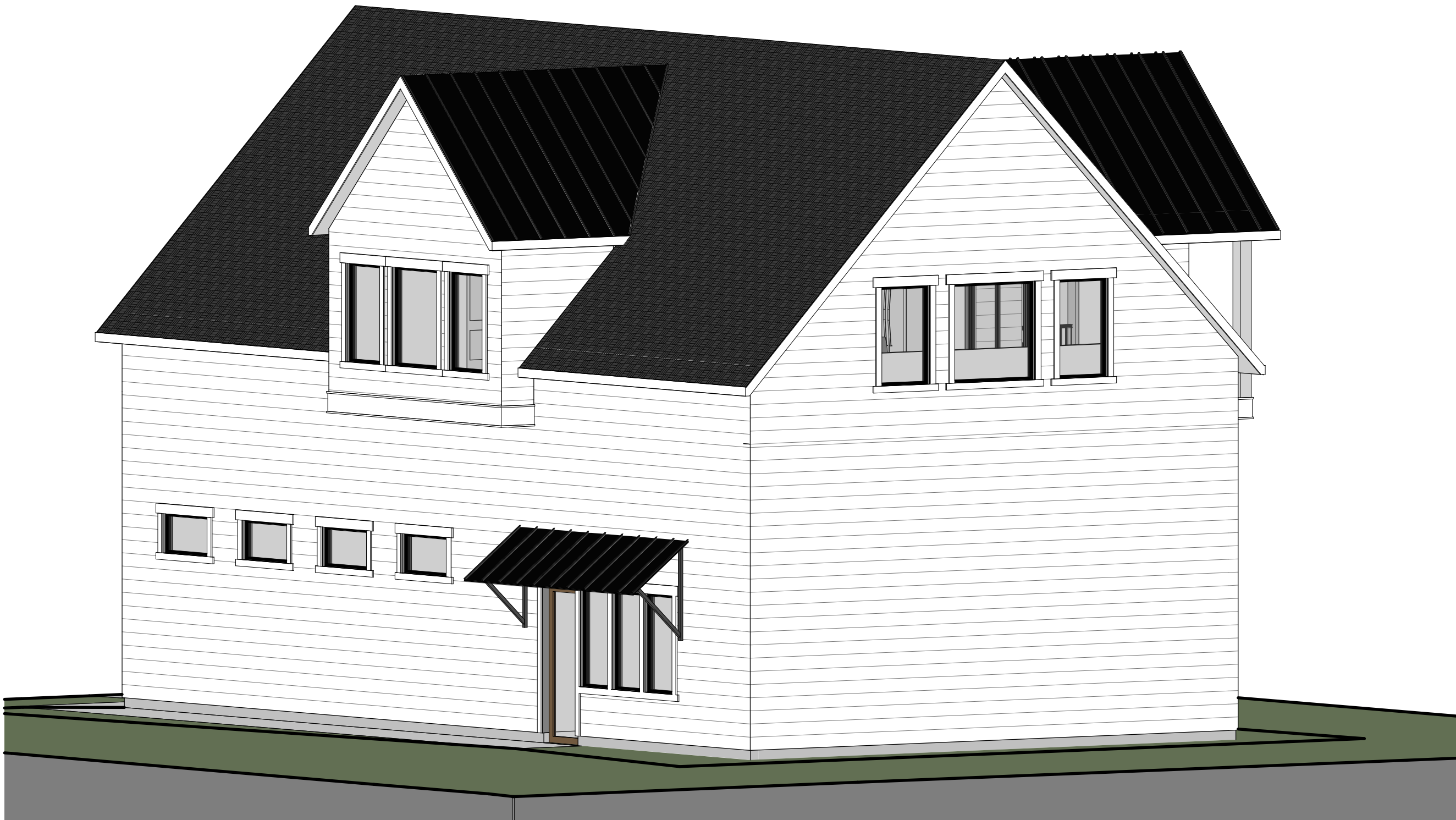
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

SHEET NOTES

SCALE

ARCH B (12 x 18)Scale: 1/8" = 1'-0"

ARCH D (24 x 36)Scale: 1/4" = 1'-0"

England ADU

13058 S. 1300 E.

Draper, UT

17 April 2024

Project 2024 - 18

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# MEMO



To: Planning Commission  
From: Nick Whittaker, MCMP  
Date: 2026-01-08  
Re:

Public Hearing: Western States Flooring Conditional Use Permit Request (Administrative item)

---

## Comments:

This application is a request for approval of a Conditional Use Permit for approximately 6.80 acres located on the east side of 265 W. at approximately 12453 S. 265 W. Suite A. The property is currently zoned CBP (Business/Manufacturing Park). The applicant is requesting that a Conditional Use Permit be approved to allow for limited wholesale and warehousing of carpet.

## 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.

## Finding 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:

[Western States Flooring staff report.pdf](#)



---

**Development Review Committee**

1020 East Pioneer Road

Draper, UT 84020

December 23, 2025

**To:** Draper City Planning Commission  
Business Date: January 8, 2026

**From:** Development Review Committee

**Prepared By:** Nick Whittaker, MCMP, Planner II  
Planning Division  
Community Development Department  
801-576-6522, [nick.whittaker@draperutah.gov](mailto:nick.whittaker@draperutah.gov)

**Re: Western States Flooring- Conditional Use Permit Request**

Application No.: 2025-0184-USE

Applicant: Marshall Peterson, representing Western States Flooring

Project Location: 12453 S. 265 W. Suite A

Current Zoning: CBP (Business/Manufacturing Park) Zone

Acreage: 6.80 Acres (Approximately 296,208 ft<sup>2</sup>)

Request: Request for approval of a Conditional Use Permit in the CBP zone to operate a business that provides limited wholesale and warehousing.

**BACKGROUND AND SUMMARY**

This application is a request for approval of a Conditional Use Permit for approximately 6.80 acres located on the east side of 265 W. at approximately 12453 S. 265 W. Suite A (Exhibits B & C). The property is currently zoned CBP. The applicant is requesting that a Conditional Use Permit be approved to allow for limited wholesale and warehousing of carpet.

The property was developed with two primary buildings in 1997 and is part of a platted development known as the Draper Industrial Park. The buildings are divided into multiple business suites and Western States Flooring is located in the southern building on the site in suite A.



## ANALYSIS

### General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Industrial and Manufacturing	Exhibit D
Current Zoning	CBP	Exhibit E
Proposed Use	Limited wholesale and warehousing	
Adjacent Zoning		
East	CR (Regional Commercial), CI (Interchange Commercial)	
West	CBP, M1 (Light Manufacturing)	
North	CBP	
South	CBP	

The Industrial and Manufacturing land use designation is characterized as follows:

#### *Industrial and Manufacturing*

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Encompasses the most intensive and large scale industrial and manufacturing uses allowed anywhere in Draper</li> <li>• Major entry points and features</li> <li>• Well landscaped perimeter and public spaces</li> <li>• Limited traffic access to major streets</li> <li>• Uniform design standards and aesthetics</li> <li>• Gravel pits with reclamation/redevelopment plans</li> </ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"> <li>• Manufacturing</li> <li>• Industrial Processing</li> </ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Major Manufacturing (M2)</li> </ul>
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Excellent transportation access to major highways</li> <li>• Proximity to both Salt Lake and Utah Counties</li> </ul>
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"> <li>• Where these manufacturing areas border other land uses—especially residential—care will be given to provide adequate buffers in the form of setbacks, open space, low-impact industrial uses, barriers, etc.</li> <li>• Major streets serving these areas should accommodate truck traffic</li> </ul>

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CBP zone is to *"provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities."*

Site Plan Layout. The property is developed with two large commercial buildings (Exhibits F

& G). The north building is approximately 54,359 ft<sup>2</sup> and the south building is approximately 54,131 ft<sup>2</sup>. Each Building has multiple units which are leased out to tenants. Western States Flooring is located in Unit A of the south building which is approximately 8,224 ft<sup>2</sup>. Parking is located between and behind the two buildings and an additional parking lot is located at the south east corner of the property. Parking is shared by all tenants from both buildings. Each unit located in the south building has one (1) shipping and receiving dock bay located at the south side of the unit. Each dock bay is partially recessed into the south side of the building at an angle and each stall in front of each dock measures approximately forty (40) feet in depth and thirteen (13) feet in width and is designed to allow a delivery truck to back up against the loading bay door. The drive isle between the loading bay stalls and the adjacent parking stalls to the south is approximately twenty-four (24) feet in width. Delivery truck access to and from the dock bays follows counter-clockwise around the building.

**Table 2**                      **Site Plan Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Setbacks-			All measurements are approximate
Front	No requirement	40 feet	
Rear	No Requirement	26 feet	
Side	No Requirement	66 feet	
Side	No Requirement	74 feet	

**Parking.** There are adequate parking stalls to meet the parking requirement for the use. Parking is located between and behind both buildings on the property and an additional parking lot is located at the south east corner of the property (Exhibit G). Parking is shared by all tenants in the commercial development. Per DCMC 9-25-100 between 205-249 parking stalls are required based on the known existing uses for the property. The property has approximately 280 off street parking stalls. The property has some areas striped with parking stalls that do not comply with minimum ordinance requirements, these stalls are not included in this approximate total. The proposed limited wholesale and warehousing use requires 4 to 5 stalls based upon the gross square footage of the suite of approximately 8,224 ft<sup>2</sup>. As the site is existing, a deviation regarding the surplus on-site parking is not required.

**Table 3**                      **Parking Lot Design Requirements**

<b>Standard</b>	<b>DCMC Requirements</b>	<b>Proposal</b>	<b>Notes</b>
Parking Required (Min/Max)	Between 205 – 249 parking stalls	280 parking stalls (Approximate)	Existing Site (Total)
Warehousing	0.5 space per 1,000 ft <sup>2</sup> gross floor area  28-35 parking stalls	4 to 5 stalls for the proposed Conditional Use. 35+ overall	Proposed project plus other existing tenants
Limited Manufacturing	1 space per 1,000 ft <sup>2</sup> gross floor area  27 to 32 parking stalls	32+	Other existing tenants
Instruction, General	5 spaces per 1,000 ft <sup>2</sup> gross floor area  40 to 48 parking stalls	48+	Other existing tenants
Retail	2.5 spaces per 1,000 ft <sup>2</sup> gross floor area  22 to 26 parking stalls	26+	Other existing tenants
General Office	4 spaces per 1,000 ft <sup>2</sup> gross floor area  38 to 46 parking stalls	46+	Other existing tenants
Medical Service	3 spaces per 1,000 ft <sup>2</sup> gross floor area  25 to 31 parking stalls	31+	Other existing tenants
Indoor Recreation	3 spaces per	31+	Other existing tenants



	1,000 ft <sup>2</sup> gross floor area		
	25 to 31 parking stalls		

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

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

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



- g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
- h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
- 5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

Per DCMC 9-3-040, Limited wholesale and warehousing is defined as:

*An establishment that is engaged in the small-scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. No outside storage is permitted.*

The applicant's submitted description of business operations can be found in Exhibit H attached to this report. The applicant's primary business focus is the warehousing and distribution of carpet rolls and carpet padding products and they do not have any onsite manufacturing, sales, or showrooms. There will be office space for administrative staff. Every day approximately 5 to 8 Carpet installers typically arrive between 7 a.m. and 8:30 a.m. to load their trucks with carpet to install at offsite locations. Installers load the carpet at the loading bay located on the south side of the building. Carpet rolls are delivered to the warehouse two to three times per week. These deliveries also occur at the loading bay. The applicant has made the following assertions regarding compliance with the standards of Section 9-5-080(E) of the DCMC (Exhibit H):

- That the applicant's location is situated in a zone, which allows for light manufacturing, office, and warehouse.
- That the proposed use will not create noise, traffic, odor, or hazards to the surrounding area
- That the proposed use will not create detrimental impacts to the surrounding area.
- That they (the applicant) are willing to meet any reasonable conditions proposed by the city to mitigate any potential impacts

Staff has reviewed the applicant's submitted statements and documentation and generally concurs that the proposed operations comply with the criteria found in Section 9-5-080(E) of the DCMC.

Staff believes that the most likely potential negative impacts of a limited wholesale and

warehousing use at the subject property would be the potential for noise, vibration, or odor being discernable outside of the building and the impacts that shipping and delivery operations could pose to neighboring tenants. There are no known noise, vibration, or odor impacts from the proposed use that have been discernable outside of the building. In addition, the building is designed to accommodate installers picking up carpet daily and carpet deliveries made by large trucks as it includes a dedicated loading bay for the trucks and existing protocols to route trucks to their proper bay which helps mitigate potential traffic impacts created by carpet installers loading supplies and delivery trucks dropping them off.

Staff has included recommended conditions of approval within the staff recommendations section of this report, including conditions that can be imposed to address potential impacts that might be created by shipping and receiving operations.

## **REVIEWS**

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

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

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

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

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

## **STAFF RECOMMENDATION**

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That a Draper City business license shall be obtained prior to operating and shall be maintained by the business owner for as long as the business remains in operation.
3. That no manufacturing shall take place at the property.
4. That shipping and receiving shall only be conducted at Unit A's designated shipping bay.
5. That loading and unloading of deliveries and other use of the shipping and receiving dock bay may not block, interfere with, or otherwise prohibit access to vehicular parking stalls, drive aisles, or the dock bays of other businesses on the property.
6. That all storage related to the wholesale and warehousing business operation be located inside the subject suite.
7. No additional storage shall be permitted outside of the building or elsewhere on the subject property, including but not limited to shipping containers, trucks, or trailers parked on the property for longer than 12 hours.

### **MODEL MOTIONS AND FINDINGS**

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Marshall Peterson, representing Western States Flooring 2025-0184-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated December 23, 2025.

Findings for approval:

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

I move that we approve the Conditional Use Permit, as requested by Marshall Peterson, representing Western States Flooring 2025-0184-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated December 23, 2025 and as modified by the following additional findings or conditions:

1. (List any additional findings...)

2. (List any additional or modified conditions...)

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Marshall Peterson, representing Western States Flooring 2025-0184-USE, based on the following findings and the criteria for denial as listed in the Staff Report dated December 23, 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.

\_\_\_\_\_  
Draper City Public Works Department

  
\_\_\_\_\_  
Draper City Fire Department

\_\_\_\_\_  
Draper City Building Division

Todd Draper

\_\_\_\_\_  
Draper City Planning Division

\_\_\_\_\_  
Draper City Legal Counsel

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: 2025.12.31-10:57:18-0700

## 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. Requested CUP does not impact public streets, traffic, or utilities based on location beyond normal and expected uses.

### Building Division Review.

1. No additional comments.

### Fire Division Review.

1. No additional comments.



EXHIBIT B  
VICINITY MAP

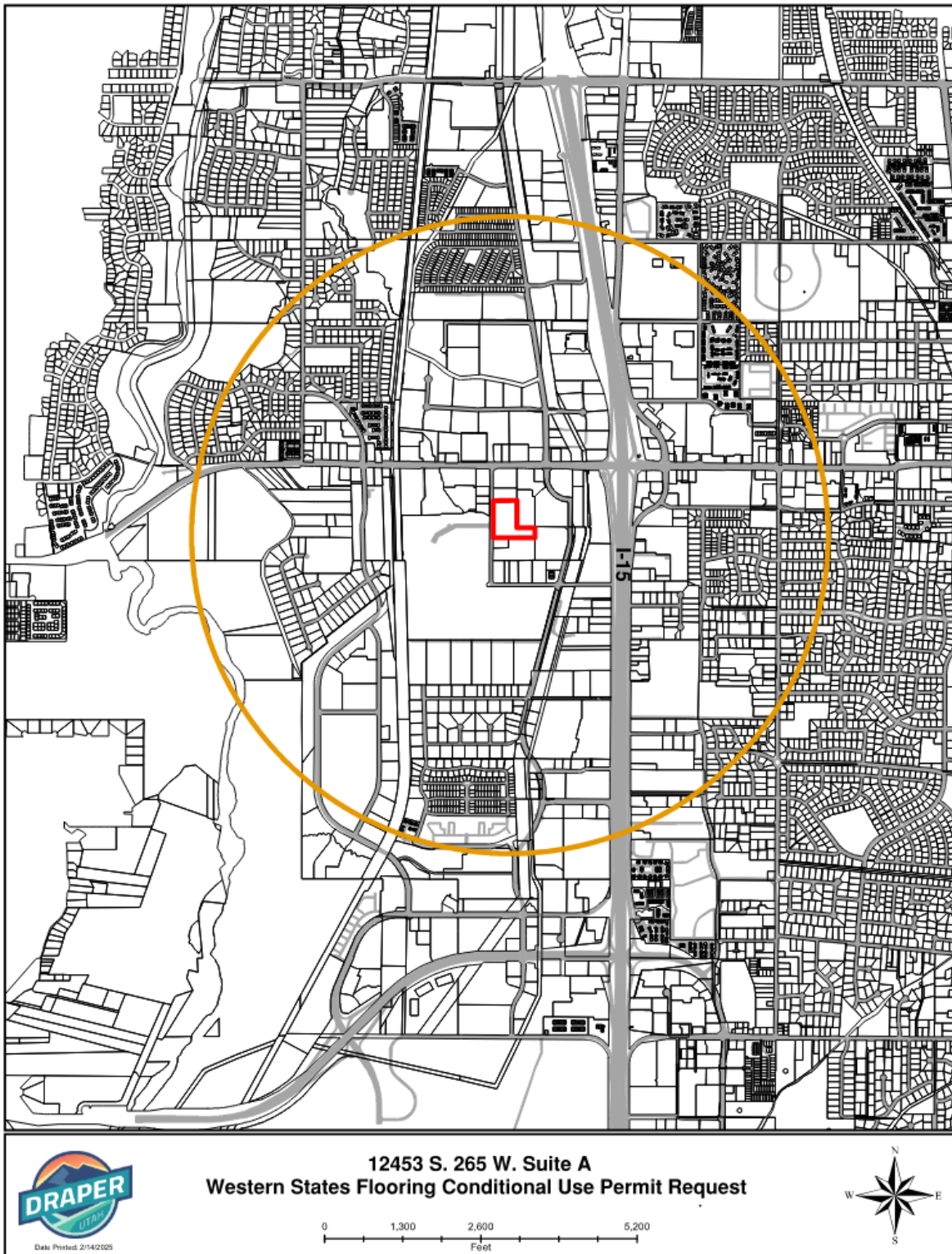




EXHIBIT C  
AERIAL MAP



EXHIBIT D  
LAND USE MAP

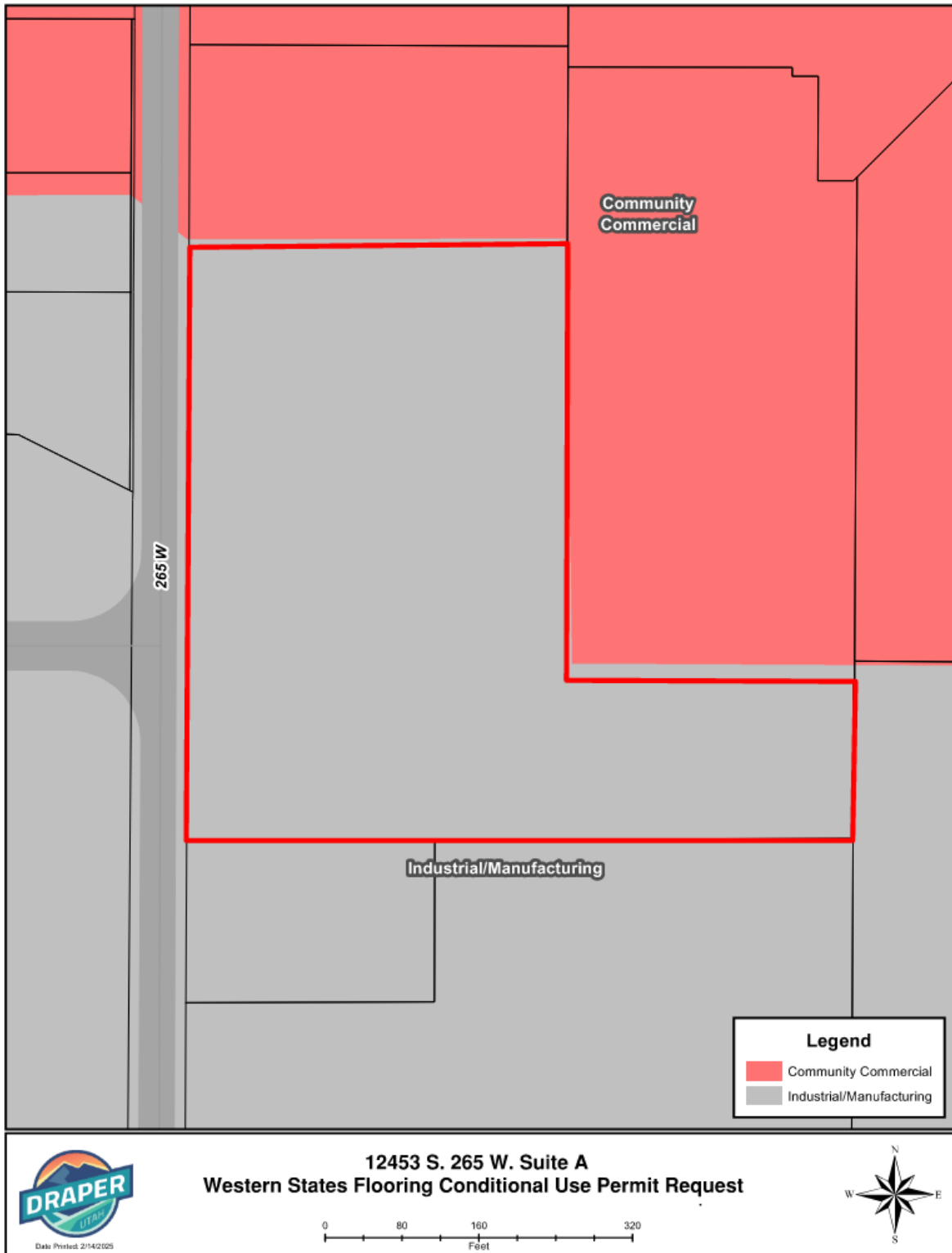
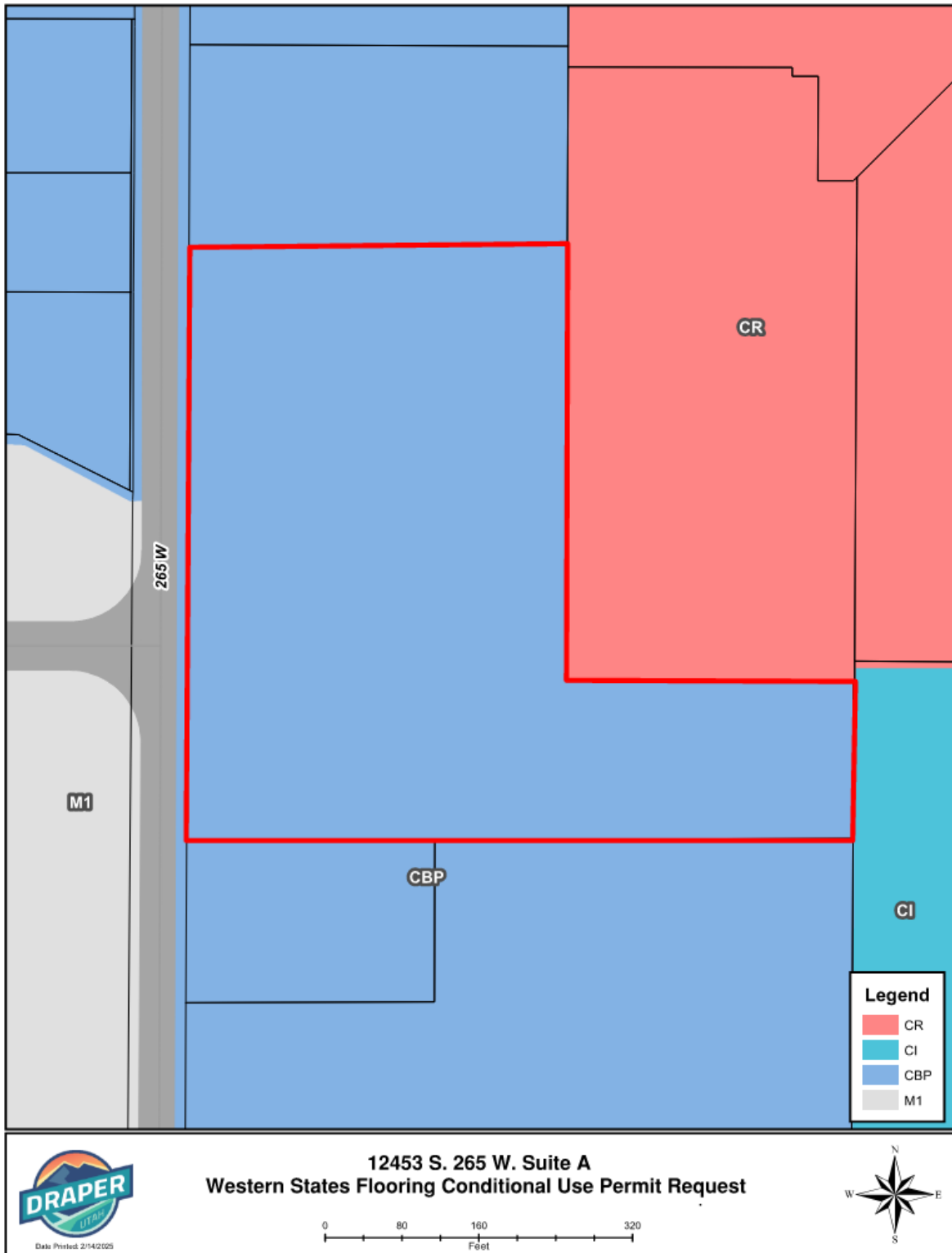


EXHIBIT E  
ZONING MAP



**EXHIBIT F  
SITE PLAN**



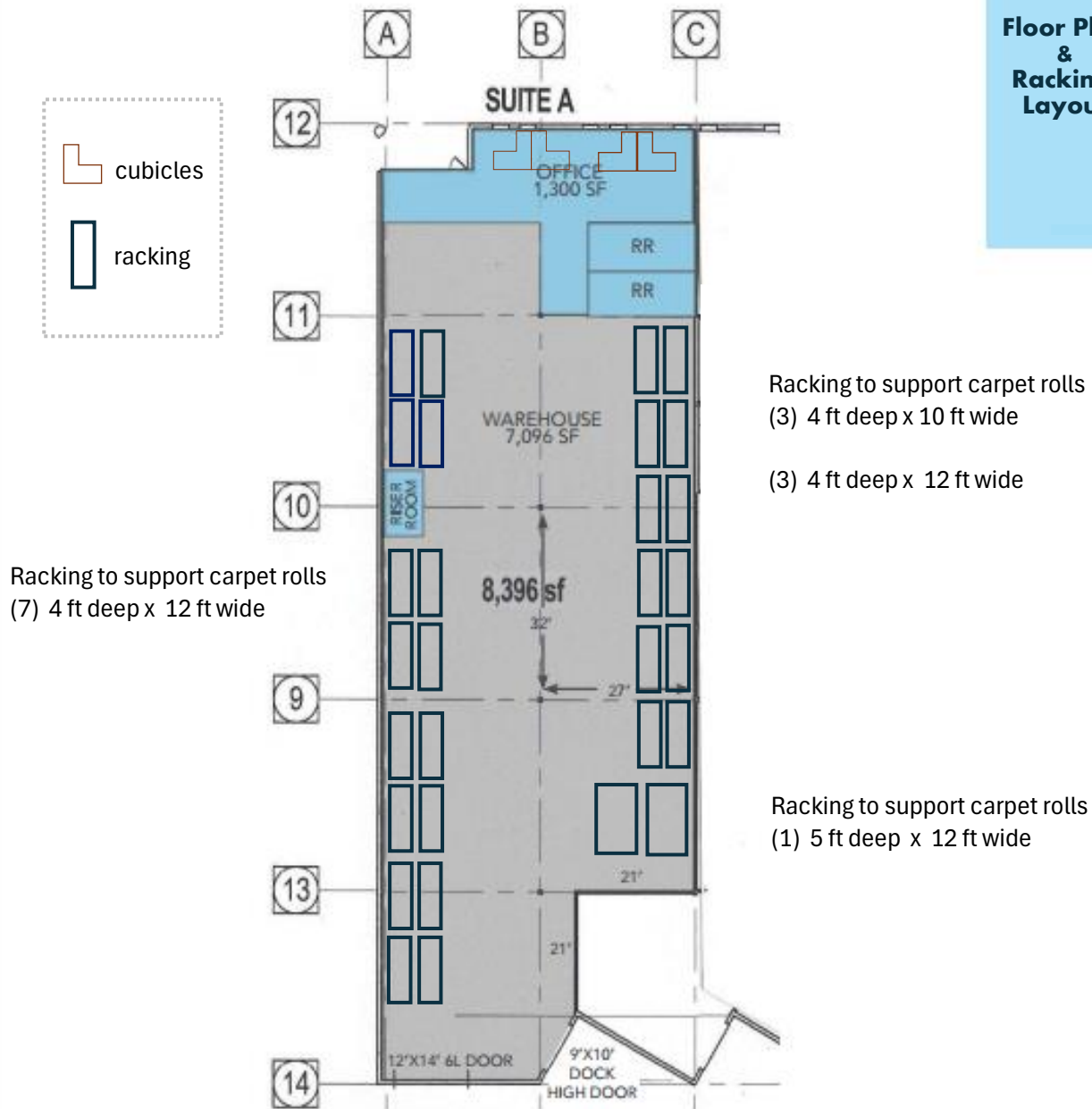
Western States Flooring  
12453 South 265 West, Suite A  
Draper, Utah 84020

**EXHIBIT G  
FLOOR PLAN**

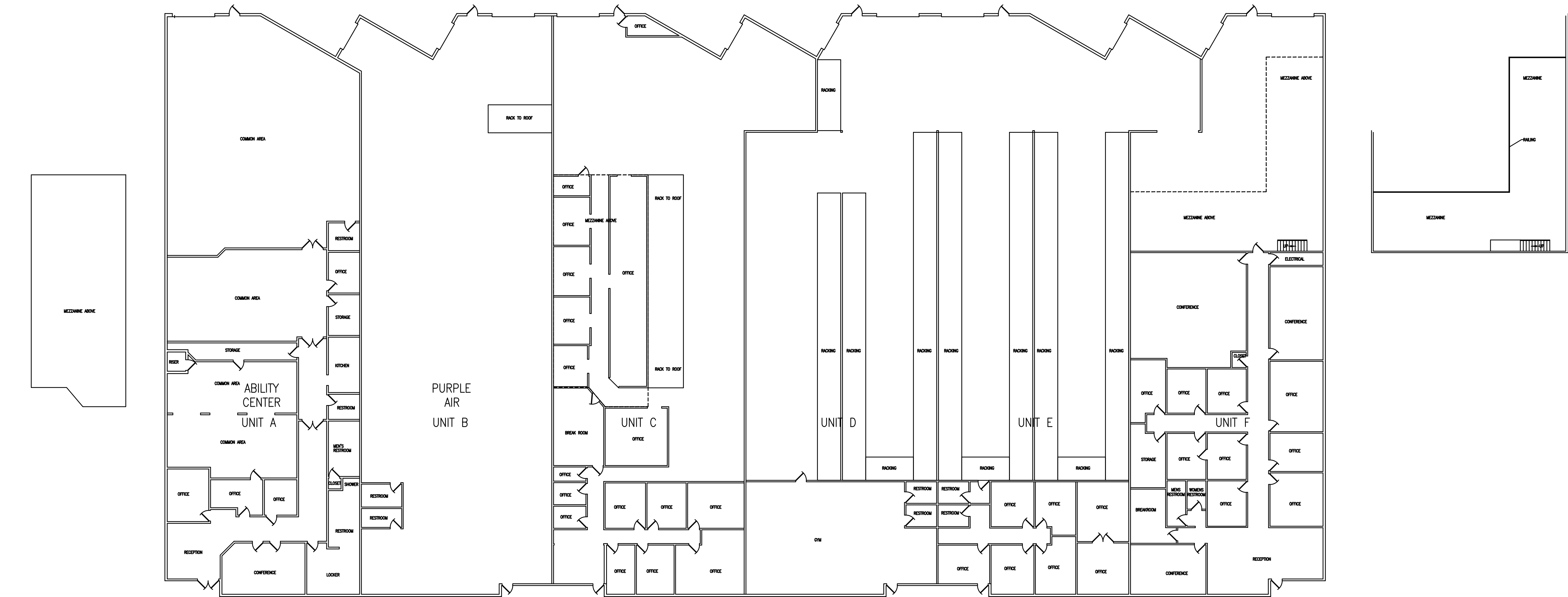


# DRAPER OFFICE WAREHOUSE

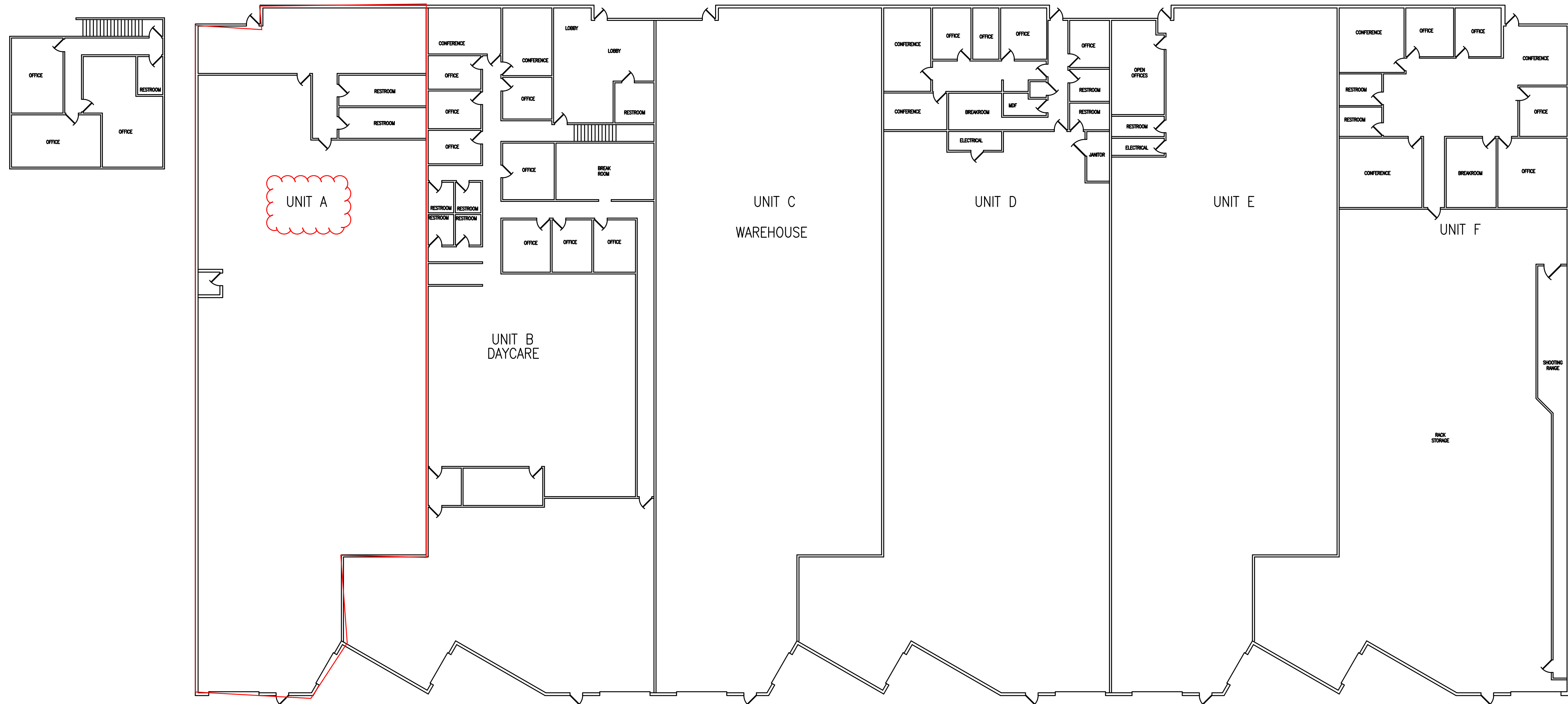
## Floor Plan & Racking Layout







**BUILDING A WEST FLOOR PLAN**  
SCALE: 1/16"=1'-0"



**BUILDING A WEST FLOOR PLAN**  
SCALE: 1/16"=1'-0"

REVISION	DESCRIPTION	DATE
0	ISSUED FOR REVIEW & APPROVAL	11/23/2022



**IMPACT FIRE**  
14553 S 790 West Unit B  
Bluffdale, UT 84065  
801-662-0909

**BEESLEY | ORMAND PROPERTY MANAGEMENT**  
12375 SOUT 265 WEST STREET  
DRAPER, UTAH 84020  
**BUILDING A & BUILDING B FLOOR PLANS**

DRAWN	BRADY B. HAWS UNICAD JOB #22545
CHECKED	BRADY B. HAWS, SET NICET IV FAS 138751
DATE	11/23/2022
REVISION	0
SCALE	AS NOTED

shop drawings  
created by  
5794 W. 4600 So.  
Hoggar, UT 84010  
Office: 801.985.0410

**UNICAD** Inc.  
AutoCAD Design & Drafting Services

www.unicad.net

**FP-1**

EXHIBIT H  
APPLICANT STATEMENTS



**Planning – V1 Planning review:**

**12/16/25**

Our building is not open to the public, there is no retail space. We are in the end suite of the building.

We occupy no more than 3-4 parking spaces in the main parking lot for employees. Most of our employees leave the office at approx. 9:00 am and we have only one employee onsite the rest of the day.

We house carpet and pad and operate installation services for those materials.

We have 5-8 installers pick up materials every morning between 7:00 – 8:30am. They drive pickup trucks with small trailers no more than 12 feet long. They pull onto the property from 265 West and follow the signs for “truck traffic”. They pull up to the back of the building and are loaded with a roll of carpet and pad. Each installer is there for approx. 10 minutes in the morning.

Carpet delivery trucks come to our facility 2-3 times per week and turn off of 265 West into the back of the property and follow the signs for “truck traffic.” They pull up at the back of the building and back into the un-loading dock. These trucks could be box trucks, or could be semi trucks, it varies. While the trucks are unloaded they are not obstructing other trucks coming through the back of the property. They are completely out of the way. It takes approx. 20-40 minutes to unload the truck. All delivery trucks for other business in the complex follow this same process.

We have 2 forklifts in the warehouse. Only one is used daily, the other is a backup. They are both smaller forklifts with a 4000 lb capacity rating and run on propane. We do NOT store propane tanks on the property.

## Statement of Compliance with Standards

Date: 10/21/25

To: Draper City Zoning Administrator / Planning Department

Re: Statement of Compliance with Standards — Western States Flooring Inc, 12453 S 265 W Unit A, Draper, Utah 84020

I, the undersigned, am the owner/authorized agent of **Western States Flooring Inc** located at **12453 S 265 W Draper Utah 84020**. Our business operates as a carpet installation contractor. We store carpet rolls and carpet padding at this facility for use in off-site installation projects. There is no on-site retail sales to the public, no carpet manufacturing or cutting operations producing significant dust or emissions, and no storage or use of hazardous materials.

This statement is provided to demonstrate how the proposed/ongoing use meets the approval standards of Draper City Municipal Code §9-5-080(E). Specifically:

- The proposed use is permitted within the zone as a warehousing/storage and contractor office/support use and is consistent with the objectives of the City's land-use regulations.
- The use will not create unreasonable detrimental effects (noise, traffic, odor, or hazardous risk) to adjacent properties; anticipated traffic is limited to contractor vehicles and occasional delivery trucks.
- Reasonable conditions (if any) proposed by staff can be met to mitigate potential impacts (for example, designated loading areas, trash control, and normal business hours).

I certify that the information contained herein is true and accurate to the best of my knowledge.

Signed: *Jamie Kempton*

Name: Jamie Kempton

Title: Chief Operating Officer

Business: Western States Flooring Inc

Phone/email: 602-859-6724 [jamie@westernstatesflooring.com](mailto:jamie@westernstatesflooring.com)

## Statement of Variance Applicability

Date: 10/21/25

To: Draper City Zoning Administrator / Planning Department

Re: Statement of Variance Applicability — Western States Flooring Inc., 12453 S 265 W Unit A, Draper, Utah 8402

**Western States Flooring Inc.** hereby states that **no variance is required** for the current/proposed use at the above-referenced property. The business activity is limited to storage of carpet and carpet padding and associated contractor office operations, which conform to the applicable zoning and development standards for the property.

If the city determines that specific features of the property or proposed operations require a variance, we will submit a formal variance application that addresses the particular provision(s) of the code from which relief is being sought and demonstrates the standards for granting a variance as required by Draper City Municipal Code §9-5-110. [American Legal Publishing](#)

Signed: *Jamie Kempton*

Name: Jamie Kempton

Title: Chief Operating Officer

Business: Western States Flooring Inc.

Phone/email: 602-859-6724 [jamie@westernstatesflooring.com](mailto:jamie@westernstatesflooring.com)

# MEMO



To: Planning Commission

From: Maryann D. Pickering, AICP

Date: 2026-01-08

Re: Public Hearing: Bell, Peterson and Gustin Land Use and Zoning Map Amendment Requests (Legislative Items)

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## Comments:

This application is a request for approval of a Land Use Map Amendment for approximately 0.85 acres and Zoning Map Amendments for approximately 1.33 acres located on the north side of 13800 South at approximately 693 and 703 E. 13800 South and on the east side of Shadow Mountain Lane at approximately 13777 S. Shadow Mountain Lane. The properties are currently in the Residential Low/Medium Density and Residential Medium Density land use designations and are zoned either RA1 or RA2 (Residential Agricultural).

## Findings for approval:

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

## Findings for denial:

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

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

ATTACHMENTS:

[01-08-2026 PC Staff Report \(Bell Peterson Gustin\).pdf](#)





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## Development Review Committee

1020 East Pioneer Road  
Draper, Utah 84020

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### STAFF REPORT

December 30, 2025

**To:** Draper City Planning Commission  
Business Date: January 8, 2026

**From:** Development Review Committee

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

**Re: Bell, Peterson and Gustin – Land Use and Zoning Map Amendment Requests**

Application Nos.: 2024-0408-MA and 2025-0135-MA

Applicant: Dave Johnson, Engineer, representing the Peterson's and Bell's

Project Location: Approximately 693 E. 13800 South, 703 E. 13800 South and 13777 S. Shadow Mountain Lane

Current Zoning: RA1 (Residential Agricultural, 40,000 sq. ft. lot minimum) and RA2 (Residential Agricultural, 20,000 sq. ft. lot minimum)

Acreage: Approximately 1.87 acres (approximately 81,457 sq. ft.)

Request: Request to: 1) amend the land use designation for a portion of 693 E. 13800 South from Residential Low Medium Density to Residential Medium Density, 2) amend the land use designation for 13777 S. Shadow Mountain Lane from Residential Medium Density to Residential Low Medium Density, 3) amend the zoning designation from to RA1 (Residential Agricultural) to RA2 (Residential Agricultural) and R3 (Single Family Residential) for 693 E. 13800 South, and 4) amend the zoning designation from RA1 to RA2 (Residential Agricultural) for the entire property at 703 E. 13800 South.

### **SUMMARY AND BACKGROUND**

This application is a request for approval of a Land Use Map Amendment for approximately



0.85 acres and Zoning Map Amendments for approximately 1.33 acres located on the north side of 13800 South at approximately 693 and 703 E. 13800 South and on the east side of Shadow Mountain Lane at approximately 13777 S. Shadow Mountain Lane. (Exhibits C and D). The properties are currently in the Residential Low/Medium Density and Residential Medium Density land use designations and are zoned either RA1 or RA2.

The property located at 693 E. 13800 has an existing single-family home that was built in 1975. The property at 703 E. 13800 South is currently vacant, with a single-family home and accessory structures demolished in 2024. The single-family home on the property located at 13777 S. Shadow Mountain Lane was built in 2024.

The applicant is requesting 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 of the same portion of the property from to RA1 (Residential Agricultural, 40,000 sq. ft. lot minimum) to R3 (Single Family Residential, 13,000 sq. ft. lot minimum). No change to the land use designation is proposed for the balance of the property located at 693 E. 13800 South or for the property at 703 E. 13800 South. The zoning designation for the entire property at 703 E. 13800 South and the remaining portion of the property at 693 E. 13800 South is proposed to be changed from RA1 to RA2 (Residential Agricultural, 20,000 sq. ft. lot minimum). The property located at 13777 S. Shadow Mountain Lane is proposed to have the land use designation changed from Residential Medium Density to Residential Low/Medium Density. Zoning for the 13777 S. Shadow Mountain Lane property is not proposed to change and will remain RA2.

## **ANALYSIS**

### **General Plan and Zoning.**

<b>Table 1</b>	<b>General Plan and Zoning Designations</b>	<b>Exhibit</b>
Existing Land Use	Residential Low/Medium Density and Residential Medium Density	Exhibit E
Current Zoning	RA1 and RA2	Exhibit F
Proposed Land Use	Residential Low/Medium and Residential Medium Density	
Adjacent Zoning		
East	RA1, RA2	
West	RA1, R3	
North	RA1	
South	RA1, RA2, R3	

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

### Residential Low-Medium Density

LAND USE DESCRIPTION		
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character</li> <li>• Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions</li> <li>• Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas</li> <li>• Equestrian uses and privileges may exist in certain areas</li> </ul>	
<b>LAND USE MIX</b>	Primary <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul>	Secondary <ul style="list-style-type: none"> <li>• Parks</li> <li>• Open space</li> <li>• Churches</li> <li>• Schools</li> </ul>
<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• Density range: up to 2 dwelling units per acre</li> <li>• Reduction for non-buildable areas</li> </ul>	
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Residential Agricultural (RA1)</li> <li>• Residential Agricultural (RA2)</li> <li>• Single-family Residential Hillside (RH)</li> <li>• Master Planned Community (MPC)</li> </ul>	
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"> <li>• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures</li> <li>• Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques</li> </ul>	

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

## Residential Medium Density

LAND USE DESCRIPTION		
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots</li> <li>• Variations and mixing of lot sizes, setbacks, and residential development forms</li> <li>• Minimal fronting of homes on major streets</li> <li>• Provision for trails that allow interconnectivity to other existing or proposed trails</li> <li>• Discourage “piecemeal” infrastructure installation</li> <li>• Trees and abundant landscaping, encouraging low water use and native plants</li> </ul>	
<b>LAND USE MIX</b>	Primary <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul>	Secondary <ul style="list-style-type: none"> <li>• Parks</li> <li>• Churches</li> <li>• Schools</li> <li>• Open Space</li> </ul>
<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• Density range: 2-4 dwelling units per acre</li> </ul>	
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Residential Agricultural (RA2)</li> <li>• Single-family Residential (R3)</li> <li>• Single-family Residential (R4)</li> <li>• Master Planned Community (MPC)</li> </ul>	
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"> <li>• 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</li> </ul>	

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

**Land Use Map Amendment.** The applicant has requested a land use amendment to the Residential Medium Density land use designation for a portion of the property located at 693 E. 13800 South (Exhibit G). A total of 0.31 acres or 13,393 square feet of the southern portion of the parcel will be amended. The existing land use designation for the remainder of the property will not be changed. The proposed designation is compatible with the requested zoning designation of R3 for the same area.

There is no proposed land use change to the parcel located at approximately 703 E. 13800 South.

The applicant has requested that the land use designation from Residential Medium Density to Residential Low/Medium Density for the property located at 13777 S. Shadow Mountain Lane. This is the only change for this property.

*Zoning Map Amendment.* The applicant has requested both the RA2 and R3 zoning designation for portions of the subject properties (Exhibit G). According to DCMC Section 9-8-020, the purpose of the RA2 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.”*

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

The applicant is requesting the land use and zoning changes for the properties in anticipation of a future boundary line agreement between the three properties. In order for the intended boundary line agreement to be processed, the zoning must be changed first. The parcel located at 693 E. 13800 South is proposed to be reduced from approximately 0.65 acres (28,314 sq. ft.) to approximately 0.31 acres (13,393 sq. ft.) which would be compatible with the R3 zoning designation. The resulting parcel for the 703 E. 13800 S property will be conforming to the proposed zone of RA2 at 0.68 acres (29,651 sq. ft.). The property located at 13777 S. Shadow Mountain Lane will only change its land use designation to match that of the adjacent property they intend to acquire through the boundary line agreement. Once the land use and zoning changes are complete, all three properties will conform with all applicable land use and zoning designations needed for the intended boundary line agreement to proceed.

*Criteria for Approval:*

*Land Use Map Amendment:*

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

*Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body,*



*shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D).*

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

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

*Zoning Map Amendment 9-5-060(E)*

A Zoning Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in

Section 9-5-060(E) of the DCMC:

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

## **REVIEWS**

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

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

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

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

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

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

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review the requests, receive public



comment, and makes a recommendation based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

## **MODEL MOTIONS AND FINDINGS**

### ***Land Use Map Amendment***

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Dave Johnson, representing the property owners, application 2024-0408-MA, based on the findings for approval listed in the Staff Report dated December 30, 2025.

Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Dave Johnson, representing the property owners, application 2024-0408-MA, based on the findings for approval listed in the Staff Report dated December 30, 2025 and as modified by additional findings as follows:

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

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Dave Johnson, representing the property owners, application 2024-0408-MA, based on the findings for denial listed in the Staff Report dated December 30, 2025.

Findings for Denial:

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

3. The proposed land use map amendment will adversely affect adjacent property.
4. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

### **Zoning Map Amendment**

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Dave Johnson, representing the property owners, application 2025-0135-MA, based on the findings for approval listed in the Staff Report dated December 30, 2025.

#### Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Dave Johnson, representing the property owners, application 2025-0135-MA, based on the findings for approval listed in the Staff Report dated December 30, 2025 and as modified by additional findings as follows:

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

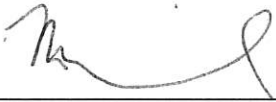
Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Dave Johnson, representing the property owners, application 2025-0135-MA, based on the findings for denial listed in the Staff Report dated December 30, 2025.

#### Findings for Denial:

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

## DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



Draper City Public Works Department



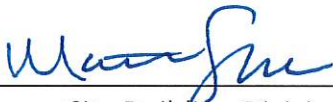
Draper City Planning Division



Draper City Fire Department



Draper City Legal Counsel



Draper City Building Division

## **EXHIBIT A DEPARTMENT REVIEWS**

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

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

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

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

Fire Division Review.

- 1. No additional comments.

GIS Review

- 1. No additional comments.

**EXHIBIT B**  
**MEETS AND BOUNDS DESCRIPTIONS**

**Area of Land Use Map amendment to Residential Medium Density and zone change to R3 (a portion of the 693 E. 13800 South property)**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 13800 SOUTH STREET WHICH IS NORTH 00°24'06" A DISTANCE OF 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°55'00" WEST A DISTANCE OF 99.97 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°28'08" EAST A DISTANCE OF 141.54 FEET; THENCE SOUTH 89°39'59" EAST A DISTANCE OF 87.80 FEET; THENCE SOUTH 00°24'06" WEST A DISTANCE OF 5.91 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°24'06" WEST A DISTANCE OF 135.26 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,939.20 SQUARE FEET OR 0.31 ACRES MORE OR LESS.

**Area of RA2 zone Change (All of 703 E. 13800 South property and remaining portion of the 693 E. 13800 South property)**

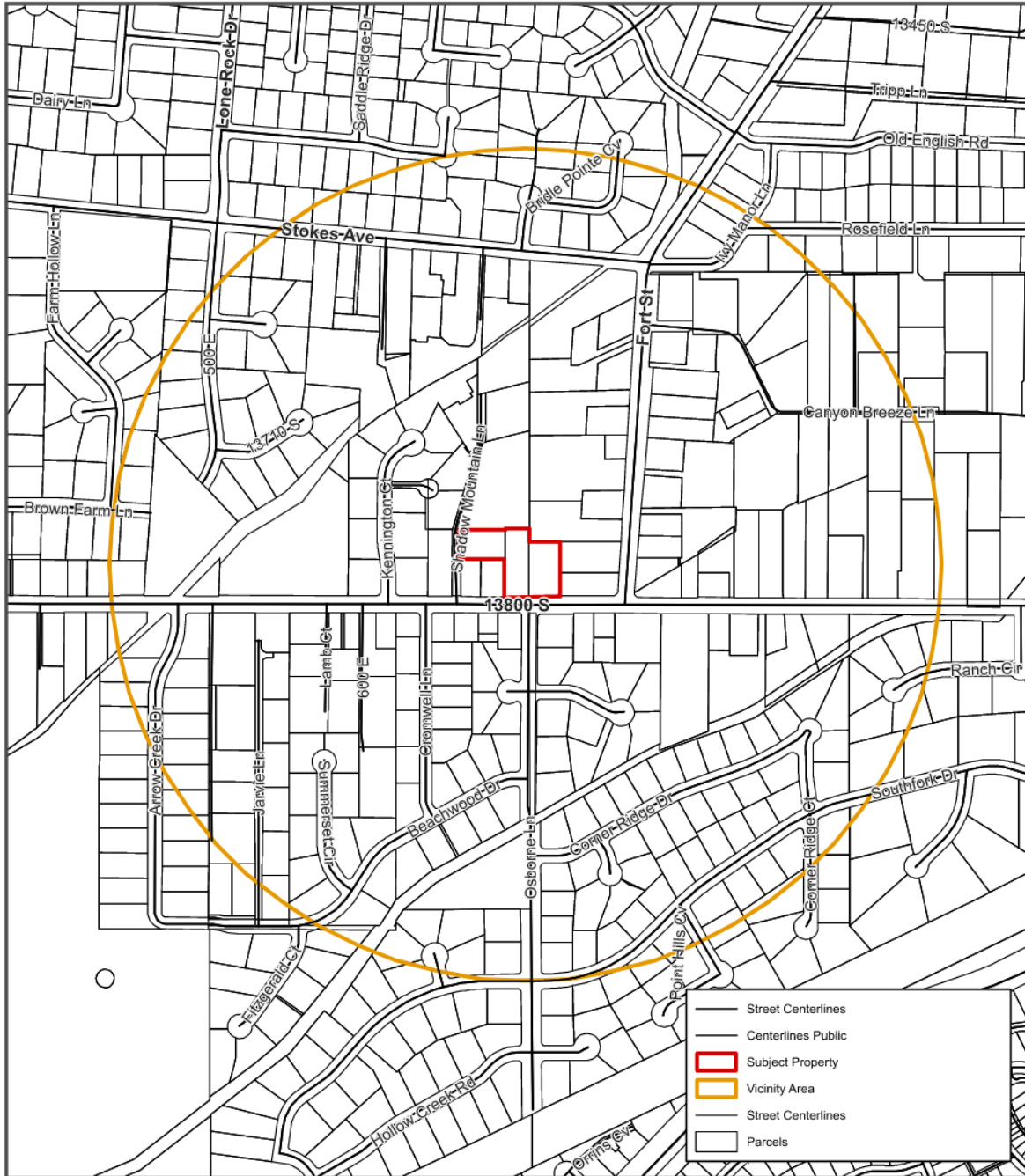
A PARCEL OF LAND LOCATED IN THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 13800 SOUTH STREET WHICH IS NORTH 00°24'06" EAST A DISTANCE OF 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE NORTH 00°24'06" EAST A DISTANCE OF 135.26 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 12.00 FEET; THENCE NORTH 00°24'06" EAST A DISTANCE OF 92.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 142.00 FEET TO THE NORTHWEST CORNER OF THE DEKLERK SUBDIVISION ENTRY NUMBER 12413212, BOOK 2016P, PAGE 288; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION SOUTH 00°24'06" WEST A DISTANCE OF 227.78 FEET TO A POINT ON NORTHERLY RIGHT-OF-WAY LINE OF 13800 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°46'21" WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44,431.20 SQUARE FEET OR 1.02 ACRES MORE OR LESS.

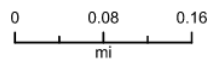


# EXHIBIT C VICINITY MAP



Date Printed: 12/23/2025

**Bell, Peterson and Gustin LUMA and ZMA**  
693 and 703 E. 13800 South and 13777 S. Shadow Mountain Ln



**EXHIBIT D  
AERIAL MAP**



Date Printed: 12/23/2025

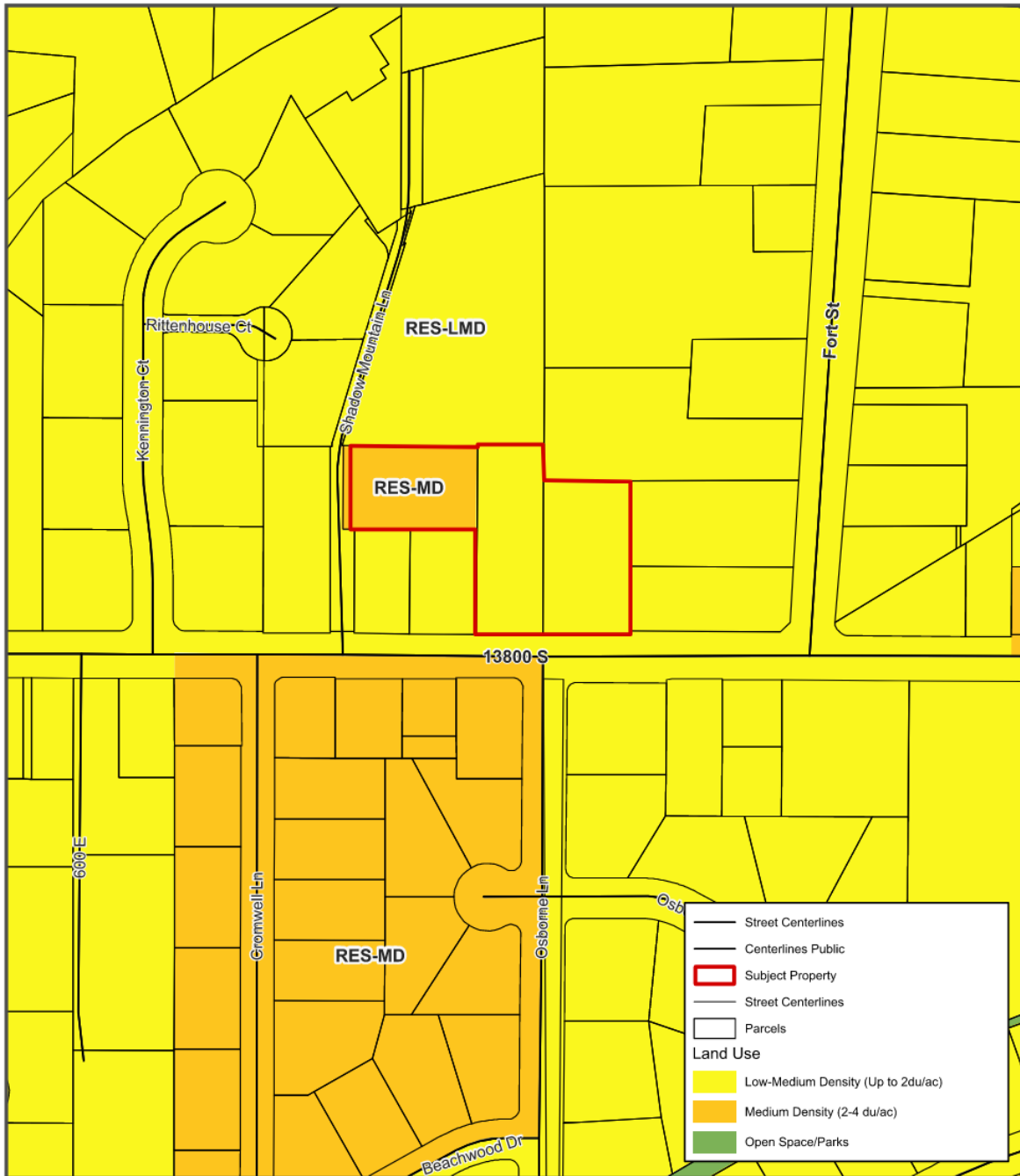
**Bell, Peterson and Gustin LUMA and ZMA**  
693 and 703 E. 13800 South and 13777 S. Shadow Mountain Ln

0 0.03 0.06  
mi





# EXHIBIT E LAND USE MAP



Date Printed: 12/23/2025

**Bell, Peterson and Gustin LUMA and ZMA**  
693 and 703 E. 13800 South and 13777 S. Shadow Mountain Ln

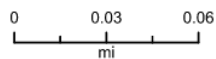
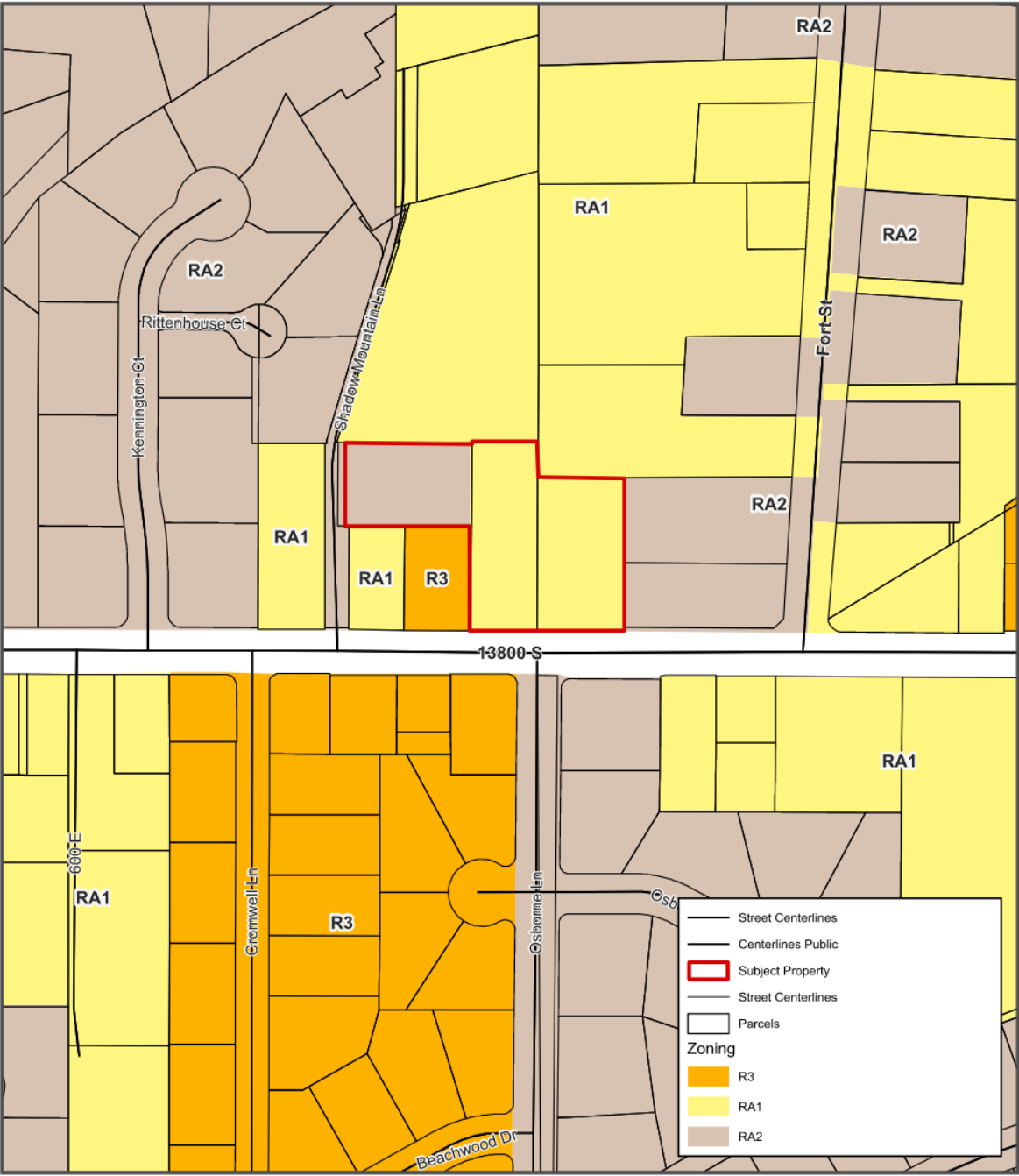



EXHIBIT F  
ZONING MAP






**Bell, Peterson and Gustin LUMA and ZMA**  
693 and 703 E. 13800 South and 13777 S. Shadow Mountain Ln

Date Printed: 12/23/2025

0 0.03 0.06  
mi

N



**EXHIBIT G**  
**APPLICANT QUESTIONNAIRE RESPONSES**

## General Plan Land Use Map Amendment

1. What is the requested land use designation?  
Residential Low / Medium Density (Yellow) for all 2 lots and Residential Medium Density for a portion of 1.

2. Please explain the reason for the request and the justification of approval.  
To have uniform Land Use in the area (Residential Low/Medium Density (Yellow))

Bell (34-06-277-094) is requesting a change to R3 as it is in tone with the proposed use of land. Bell does not have any intention of improving the large parcel of land, so he is selling some of it to the adjacent property owners. The Remainder Bell property will be proposed to have a medium density land use which is more compatible for the R3 zoning. After selling the land, the Bell property will have a new square footage of 13,393 sf. This square footage is in par with the minimum requirement of 13,000 sf for zone R3. Making the change would not disrupt the existing zone of residential lots as the west property (Fenn Subdivision) is a R3 property.

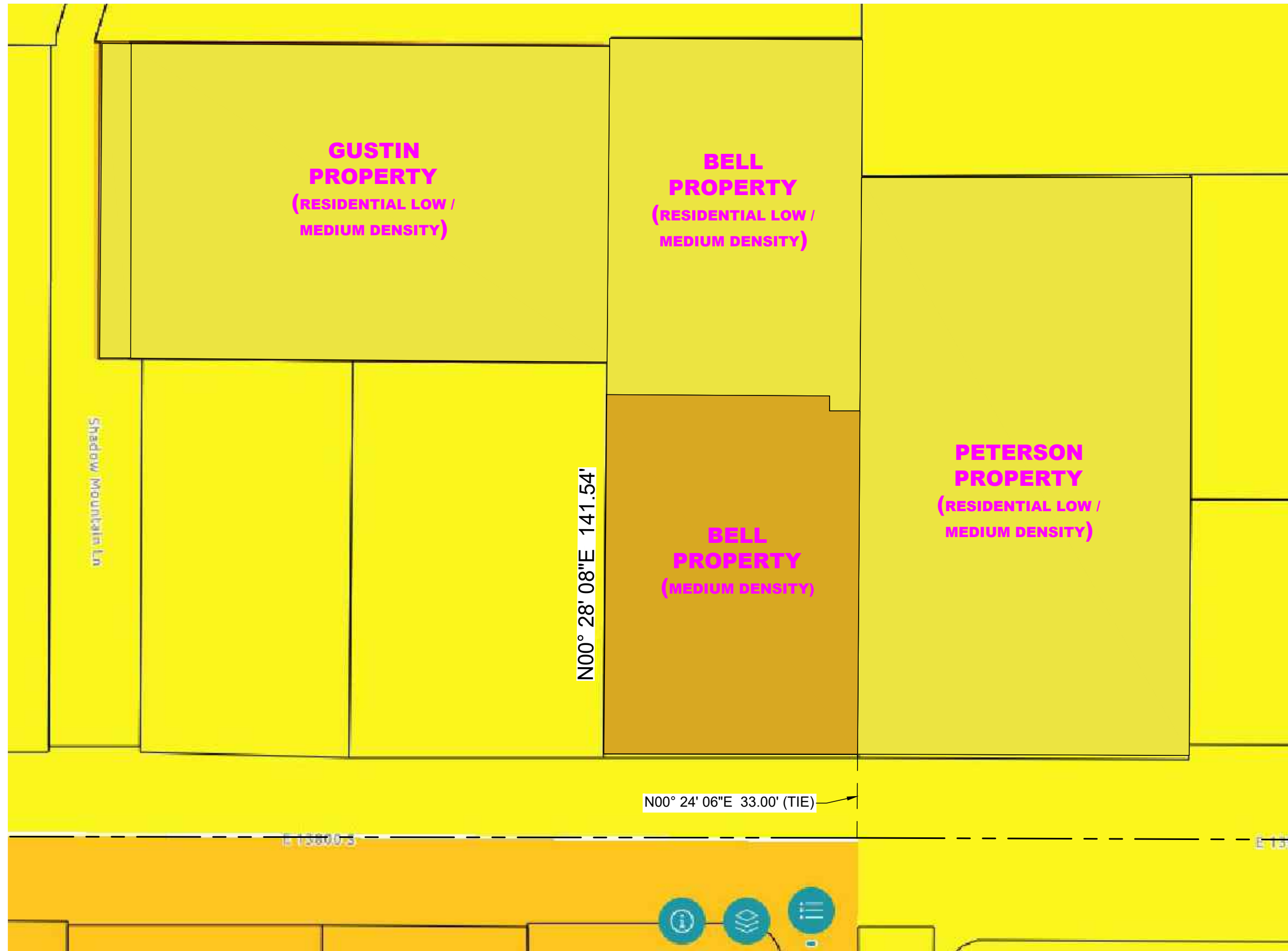
3. How is the requested land use designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain.  
The Bell property (34-06-277-094) will not be making changes to their property other than selling a portion of land. There is no disruption to the existing developments in the vicinity as the subject and adjacent properties will continue to be residential properties.
4. Is the proposed land use designation consistent with the goals, objectives and policies of the City's General Plan? Explain.  
Draper City Goal HN-2. Advance the preservation and revitalization of Draper's mature neighborhoods to ensure a healthy, safe, and attractive place to call home. Peterson Property (34-06-277-094) had an old house on the property that has been removed. A new house to be built on the property.



# EXISTING CONDITIONS LAND USE MAP



# PROPOSED CONDITIONS LAND USE MAP



## Zoning Map Amendment

1. What is the requested zoning designation?

-Change Zoning Map Designation to be able to Change Parcel 34-05-151-033 (Peterson) from RA1 to RA2 and Change Parcel 34-06-277-094 (Bell) from RA1 to R3 (South Portion) AND RA1 to RA2 (North Portion)

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

-Currently, 34-05-151-033 (Peterson) is zoned RA1 with a required minimum square footage of 40,000 sf. 34-05-151-033 (Peterson) only has approx. 29,621 feet (.68 Acres) A zone change to RA2 and a lot line adjustment, which would change the area to .70 acres (30,492 square feet), would put this property into compliance with the RA2 requirement of minimum area of 20,000 square feet.

-Currently, 34-06-277-094 (Bell) is zoned RA1 with a minimum required minimum square footage of 40,000 sf. 34-06-277-094 (Bell) has approx. 28,314 square feet (.65 Acres). A zone change to R3 and a lot line adjustment, which would change the area to .32 acres (13,393 square feet), would put this property into compliance with R3 requirement of a minimum area of 13,000 square feet.

-The additional areas provided to the 34-06-277-101 (Gustin) and 34-05-151-033 (Peterson) from the 34-06-277-094 (Bell) property will be used to improve each of the respective lots substantially. Bell has no plans to improve the large parcel as it currently stands.

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

The Bell property (34-06-277-094) will not be making changes to their property except for selling a portion of land. There is no disruption to the existing developments in the vicinity as the subject and adjacent properties will continue to be residential properties. The Peterson property (34-05-151-033) will remain a residential property and match the RA2 zoning of the Gustin property (34-06-277-101) which is contiguous with the Peterson property

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

All lots currently front a private or public road and have all utility connections (Culinary Water, Sewer, and Power). All have or had residential houses built on the property.

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

-Draper City GOAL HN-2. Advance the preservation and revitalization of Draper's mature neighborhoods to ensure a healthy safe and attractive place to call home. Peterson property (34-06-277-094) had old house on property that has been removed. New house to be built. The existing house on the Bell property (34-06-277-094) will be preserved.

# EXISTING CONDITIONS ZONING MAP



# PROPOSED CONDITIONS ZONING MAP

