



CITY COUNCIL AGENDA

Tuesday, January 20, 2026, 6:00 PM
1020 E Pioneer Rd,
Draper, Utah 84020
Council Chambers

6:00 PM STUDY SESSION

Discussion: Boundary Line Adjustment with Alpine - David Mortensen /
Kellie Challburg

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION
The Draper City Council may temporarily recess the meeting and convene
in a closed meeting as provided by UCA § 52-4-205.

Council / Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Presentation: 2026 Legislative Preview - House Representative Cal Roberts**
4. **Public Comments**
To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.
5. **Consent Items**
 - 5.a **Approve the January 6, 2026 City Council Meeting Minutes**
 - 5.b **Approve Resolution #26-05**
A resolution reappointing Corina Pace as a member of the Draper City Historic Preservation Commission. Staff: Kellie Challburg.
 - 5.c **Approve Resolution #26-06**
A resolution of the Draper City Council disposing of property seized as evidence in accordance with Utah Code Section 77-11a-402. Staff: John Vuyk.

6. **Items for Council Consideration**

6.a **Public Hearing: Providing Local Consent for a Single Event Permit for C.R.U.E. Group LLC dba Utah Premier Events**

Staff report by Travis DeJong

6.b **Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Star Group LLC dba Desi Kitchen**

Staff report by Travis DeJong

6.c **Action Item: Ordinance #1697**

An ordinance amending the Official Zoning Map of Draper City for approximately 1.04 acres of property from RA1 (Residential Agricultural) to R3 (Single-family Residential), located at approximately 283 E. Tanager Ln. known as the Butler Zoning Map Amendment. Staff report by Paul Geilman.
(Continued from January 8, 2026 meeting)

7. **Adjournment**

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **January 20, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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

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

MEMO



To: City Council

From: Nicole Smedley, City Recorder

Date: 2026-01-20

Re: Approve the January 6, 2026 City Council Meeting Minutes

Comments:

Attached for your review and approval are the City Council Meeting minutes from January 6, 2026.

ATTACHMENTS:

[1-6-26 DRAFT CC Meeting Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JANUARY 6, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Councilmembers Kathryn Dahlin, Bryn Heather Johnson (as Mayor Pro Tempore), Tasha Lowery, and Fred Lowry (via Zoom)

EXCUSED: Mayor Troy K. Walker, Councilmember Mike Green

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Robert Markle, Deputy Public Works Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Steve Pearson, Deputy Fire Chief; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Closed Meeting

The Council did not convene in a closed meeting.

Boundary Line Adjustments with Bluffdale

City Manager Mike Barker stated that, in the coming months, the Council would be presented with two proposed boundary line adjustments involving Bluffdale. One proposed adjustment related to an access road to serve a new FrontRunner station in Bluffdale, and the other proposed adjustment would place the full length of Porter Rockwell Boulevard, from Bangerter Highway to 14600 South, within Draper City.

Designation of Emergency Succession of City Officers

Mr. Barker stated that state statute required municipalities to designate interim successors for department directors in the event of an emergency. He explained that there were three options for doing so: successors could be designated by the Council by July 1 of each year; if not designated by July 1, succession would be determined by a plan established by the Legislature; or succession could be adopted by ordinance. Mr. Barker reported that a list of proposed successors would be presented at a future

meeting for review and discussion, with a recommendation that the Council adopt the succession plan by ordinance.

Discussion: Traverse Ridge Special Service District (TRSSD) Street Lights

Deputy Public Works Director Robert Markle said the TRSSD Board had requested that Draper City take over all maintenance of TRSSD street lights, as explained at a previous meeting. Mr. Markle said some concern had been expressed by the Council about the cost of replacing and maintaining street lights that differed from standard City lighting. He reported that the City already had some TRSSD street lights on hand, and could easily order more. Mr. Markle said most residents did not understand that Draper City did not currently maintain the TRSSD street lights, and the City often received complaints about the frequently long period of time for TRSSD street light repairs to be done.

Mr. Markle reported there were approximately 150 street lights in the TRSSD. He said he met with the TRSSD Board. Mr. Markle proposed that, if the City took over responsibility of the street lights, the City would track the work and charge the cost to an account to be paid by the TRSSD. He said the Board asked that the City take a proactive approach to determine replacement needs. Mr. Markle said he told the Board if the City did not have space to store necessary materials, some type of storage would need to be built in Suncrest, funded by the TRSSD.

Mr. Markle proposed the City take over TRSSD street light maintenance, with TRSSD funds transferred to a separate account to fund the requested proactive approach and ongoing costs. He said street lights were tracked in the City's asset management software. Mr. Barker explained the portion of TRSSD tax collected for street light maintenance would be passed to the City. Councilmember F. Lowry asked if enough tax was currently collected to defer needed expenses. Mr. Markle said the amount currently collected covered street light maintenance and snow plowing services, and said he believed the amount would be sufficient in most years. Mr. Barker said it was the TRSSD Board's responsibility to manage the books and collect enough tax to meet obligations. Mr. Markle said budget shortfalls, insurance claims, light replacement, and increasing costs would be addressed in an agreement drafted by staff.

Mr. Markle asked if the Council was interested in pursuing an agreement. Councilmember Dahlin expressed support, and said her only concern would be the TRSSD having enough money to pay for street light maintenance and snow plow services. A majority of the Council expressed support for the City taking over maintenance of the TRSSD street lights.

Discussion: Scooter Text Amendments
Continued to a future meeting.

Discussion: 300 East & Pioneer Encroachment

Community Development Director Jennifer Jastremsky said the owner of property at 300 East and Pioneer had installed landscaping and improvements (decorative wall) that encroached on easements and City property without City permission. She said she contacted utility companies, and was told the companies were generally fine with the landscaping, although removal of a tree may eventually be necessary for an Enbridge line. Ms. Jastremsky said the City could: require all improvements to be removed; allow improvements to remain subject to the property owner entering into a maintenance and liability agreement with the City; or allow landscaping and irrigation to remain, but require the decorative wall to be removed, with a maintenance and liability agreement. She said staff had concerns with potential enforcement issues related to temporary or permanent signage on the decorative wall on City property.

Responding to a question from Councilmember Johnson, Ms. Jastremsky said the approved landscaping plan included a couple shrubs adjacent to the building. Councilmember F. Lowry asked how the property owner got approval to put the building so close to the property line. Ms. Jastremsky said the zoning had a zero setback. She said the property owner was aware the landscaping and improvements were over the property line at the time of installation. She said the property owner indicated he would not place a sign on the decorative wall, but said she was concerned that the question could become an enforcement issue in the future.

Councilmember Johnson asked how similar issues had been resolved in the past. Ms. Jastremsky said there had been situations in which property owners had purchased additional property, and situations in which the City had required property owners to remove improvements. A majority of the Council expressed a desire for the property owner to remove the decorative wall, and enter into an agreement with the City to maintain the landscaping and prohibit signage on City property.

Council/Manager Reports

- Communication Director Linda Peterson said the City and Salt Lake County Health would provide suicide prevention training and gun safety training on January 28, 2026.

- Deputy Public Works Director Robert Markle said work on Pump Station 3 would begin the following week, and said public messaging would be provided.
- Mr. Vuyk stated that a remodel project in the finance department had begun that week and was expected to be completed within six to eight weeks. He reported that the area would remain secure during construction.

Business Session

1. Call to Order by Mayor Pro Tempore Bryn Heather Johnson
2. Flag Ceremony and Pledge of Allegiance led by Cub Scout Troop #4444
3. Proclamation
Mayor Pro Tempore Johnson read a proclamation recognizing January 16, 2026 as Religious Freedom Day.
4. Public Comments
None
5. Consent Items
 - 5.a December 16, 2025 City Council Meeting Minutes
 - 5.b Resolution #26-01 authorizing the Mayor to execute an agreement to realign a flood control access easement with Salt Lake County Flood Control
 - 5.c Resolution #26-02 adopting a Tree Retention, Indemnity, and Assumption of Risk Agreement for residents who elected to retain a street tree after notice that the tree was causing damage to the right-of-way
 - 5.d Resolution #26-04 approving franchise agreements with Summit IG, LLC and First Digital Telecom
 - 5.e Ordinance #1698 amending Title 3, Chapter 5 of the Draper City Municipal Code to consolidate the Community Engagement Committee and the Special Event Arena Committee into the Community Engagement and Events Committee

Councilmember T. Lowery moved to approve the Consent Agenda. Councilmember Dahlin seconded the motion.

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

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

6. Items for Council Consideration

6.a Public Hearing: Ordinance #1697 amending the Official Zoning Map of Draper City for approximately 1.04 acres of property from RA1 (Residential Agricultural) to R3 (Single-family Residential), located at approximately 283 E. Tanager Lane, known as the Butler Zoning Map Amendment

Planner Paul Geilman showed the subject property on an aerial map, Land Use Map, and Zoning Map. He said the proposed zone change to R3 was compatible with the current land use designation of Residential Medium Density. The subject property was currently surrounded by R3 to the east, RA2 to the south, RA1 and R3 to the north, and RA1 to the west. The current zoning of RA1 included a 40,000 square foot minimum lot size, and the proposed zoning of R3 included a 13,000 square foot minimum lot size. Mr. Geilman said the 1.04-acre property would potentially be able to be subdivided into three lots with the R3 Zone, but access would not be granted from 300 East, so developing three lots would be tricky. He said the Planning Commission reviewed the item and forwarded a positive recommendation.

Mayor Pro Tempore Johnson opened a public hearing.

Jacob Goodrich, Draper resident, said the Butlers were great neighbors, and expressed support for the requested rezone.

Responding to a question from Council, applicant Linda Butler said she was presently looking to subdivide the property into two lots.

Mr. Geilman explained 300 East was a classified road, and the Engineering Department would not allow access to come off 300 East. He said the property currently had a curb cut on 300 East, but the curb cut would be removed if subdivision occurred.

Mayor Pro Tempore Johnson closed the public hearing.

Councilmember T. Lowery inquired as to why the applicant had requested the R3 Zone if the intent was to subdivide the property into two lots. Ms. Butler stated that the property would eventually be inherited by two siblings, with each inheriting one-third interest, and that the R3 Zone was requested for estate planning purposes. She stated that she intended to build on the northwest lot in the nearer term in order to be closer to parents as they aged, while the siblings would not pursue development of their portions at the same time.

In response to a question regarding future access from 300 East, Ms. Jastremsky stated that individual driveways were not permitted along classified roads under City Code. She stated that a property with frontage only on 300 East could instead be served by a private road accessed from 300 East. She reported that a neighboring property owner along 300 East intended to develop in the future with access from that road and had indicated a willingness to provide access to the Butler property through the planned private drive.

Mr. Geilman stated that the potential private drive access described had not been reviewed or mapped by staff and said he could not confirm whether access from the neighboring property would be feasible in the future.

Councilmember T. Lowery stated that there was insufficient information for the Council to make a decision and expressed the view that the property might be more appropriately zoned RA2. Councilmember T. Lowery suggested continuing the matter to the next Council meeting to allow additional information to be provided.

Ms. Butler stated that the current plan was to take access from Tanager Lane and that, if access from Tanager Lane was not approved, an alternative access option would be available.

Councilmember T. Lowery moved to continue the item to the January 20, 2026 City Council Meeting. Councilmember F. Lowry seconded the motion. Councilmember T. Lowery said she wanted more information about access points for three lots.

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

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

Councilmember Dahlin X

7. Action Items

7.a Resolution #26-03 adopting the Draper City 2026 Comprehensive Emergency Management Plan and Logistics Annex

Emergency Services Coordinator Nick Roble presented an overview of the Draper City Comprehensive Emergency Management Plan and Logistics Annex. Councilmember T. Lowery thanked Mr. Roble for his work on the Plan.

Mayor Pro Tempore Johnson asked how the information would be distributed to the public. Mr. Roble said workshops and training would be held.

Councilmember Dahlin motioned to approve Resolution 26-03. Councilmember T. Lowery seconded the motion.

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

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

8. Adjournment

Councilmember T. Lowery moved to adjourn the meeting. Councilmember Dahlin seconded the motion, which passed by unanimous vote.

The meeting adjourned at 7:27 pm.

MEMO



To: City Council

From:

Date: 2026-01-20

Re: Approve Resolution #26-05

Comments:

ATTACHMENTS:

[Resolution #26-05 Historic Preservation Committee Renewal_Corina Pace.pdf](#)

RESOLUTION NO. 26-05

A RESOLUTION REAPPOINTING CORINA PACE AS A MEMBER OF THE
DRAPER CITY HISTORIC PRESERVATION COMMISSION

WHEREAS, the Draper City Council established the Draper City Historic Preservation Commission for the purpose of preserving the historical heritage of the city; and

WHEREAS, the Council recognizes the importance of preserving the history of the community for future residents; and

WHEREAS, Corina Pace has expressed a willingness to continue serving as a member of the Draper City Historic Preservation Commission; and

WHEREAS, the Mayor desires to reappoint and the City Council hereby consents to the reappointment of Corina Pace to serve a new term on the Draper City Historic Preservation Commission.

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

Section 1. Reappointment. The following individual is hereby reappointed to serve as a member of the Draper City Historic Preservation Commission according to the laws, ordinances, and regulations governing the Commission and its members, for the terms specified below:

- Corina Pace: January 20, 2026 – January 31, 2030

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

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

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
ON THIS 20TH DAY OF JANUARY, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Dahlin
Mayor Walker

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

MEMO



To: City Council
From: John Vuyk, Finance Director
Date: 2026-01-20
Re: Approve Resolution #26-06

Comments:

Approval of Resolution #26-06 - A Resolution of the Draper City Council disposing of property seized as evidence in accordance with Utah Code Section 77-11a-402.

ATTACHMENTS:

[Resolution_26-06_-_Disposal_of_Personal_Property.pdf](#)

ATTACHMENTS:

[Resolution 26-06 - Disposal of Personal Property - Evidence List.pdf](#)

RESOLUTION NO. 26-06

A RESOLUTION OF THE DRAPER CITY COUNCIL
DISPOSING OF PROPERTY SEIZED AS EVIDENCE
IN ACCORDANCE WITH UTAH CODE SECTION 77-11a-402

WHEREAS, the Draper City Police Department ("Police Department") seizes personal property as evidence in criminal investigations; and

WHEREAS, the Police Department possesses personal property seized as evidence but cannot determine the rightful owner of the property; and

WHEREAS, Utah Code Section 77-11a-402 outlines the procedure for disposing of personal property held in evidence once the prosecution of a criminal case is complete; and

WHEREAS, the Police Department has followed the process outlined in Utah Code Section 77-11a-402 in that (1) the prosecuting attorney has determined that seized property no longer needs to be retained for court proceedings and has notified the Police Department the property can be returned to the rightful owner if the rightful owner may lawfully possess the property or may be disposed of or destroyed; (2) the Police Department has exercised due diligence in attempting to notify the rightful owner of the property to advise the owner that the property is to be returned; and (3) the Police Department is requesting the City Council's permission to apply the property or the proceeds to public interest use within the Police Department and Draper City.

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

Section 1. Disposition of Property. The Draper City Council hereby authorizes the Police Department to dispose of personal property no longer needed as evidence listed in Exhibit A attached hereto by:

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

Section 2. Public Interest Use. As per Utah Code Section 77-11a-101(20) a public interest use means a use by a government agency as determined by the Draper City Council. The Draper City Council determines the seized property or proceeds from the sale thereof may be used by the Police Department or any other department of the city as determined by the City Manager to further the operational or administrative needs of Draper City for the benefit of the health, safety and welfare of Draper City residents and businesses.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 20TH DAY OF JANUARY, 2026.

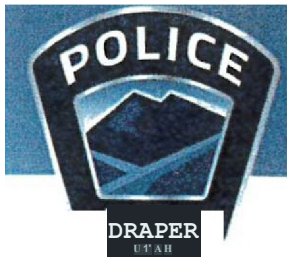
DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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



DRAPER CITY




CHIEF RICH FERGUSON

Date: 12/02/ 2025

Evidence Transfer for Auction

To: Draper City Finance Department

Case Number	Item Number	Item
05k019613	516613	Propane Tank
2008-0031 05	E646695	Propane Tank
2008-009714	E655259	Foreign Currency
2010-007761	EVI D165407	Foreign Currency
2015-010902	E517541	Blue Stones-Possible Sapphires
2016-013416	E597617	Bolt Cutters
2018-009801	E653722	Tire
2018-010633	E601573	Propane Tank
2018-011658	E654305	Miscellaneous Tools
2019-001128	E655989	Bolt Cutters
2019-005070	E680142	Foreign Currency
2020-17461	DR16025-1	Propane Tank
2023-7796	DR11608-1	Costa Rica Coin
2024-22827	DR14414-1	Purse and Gloves
2025-4098	DR15800-5	Snow Shoes
2025-4098	DR15800-20	Miscellaneous Tools

Transporter Signature: 

Date: 1-2-12 / z.s

Receiver Signature: 0/0

Date: 12-2-25

Excellence Is Our Standard

(801) 576-6300 | 1020 E Pioneer Road | Draper, UT 84020

26-06

MEMO



To: City Council
From: Travis DeJong
Date: 2026-01-20

Re: Public Hearing: Providing Local Consent for a Single Event Permit for C.R.U.E. Group LLC dba Utah Premier Events

Comments:

C.R.U.E. Group LLC dba Utah Premier Events will hold events serving alcoholic beverages at 14658 S Bangerter Pkwy Suite 400 on February 12, 13, and 14, 2026 from 5:00PM until 11:00PM (a total of 18 hours). They are seeking Local Consent for a Single Event Permit.

They have provided the following:

- A background check conducted by the Bureau of Criminal Identification.

- The findings for Local Consent approval are as follows:

- Per Utah State Code 32B-9-201(5), single event permits do not have any proximity requirements to meet.

DCMC 6-4-050 (B) (5) (a) states that organizations are limited to four (4) single event permits per calendar year if at least one permit is a one hundred twenty (120) hours single event permit. Organizations may apply for up to twelve (12) single event permits per calendar year if they are all seventy-two (72) hour single event permits.

The applicant has applied for one (the current application) seventy-two hour permit in calendar year 2026 and meets this requirement.

DCMC 6-4-050 (B) (5) (e) places no restrictions on the total number of single event permits that can be granted by the City.

ATTACHMENTS:

[CRUE_Group_LLC_Local_Consent_PP.pdf](#)

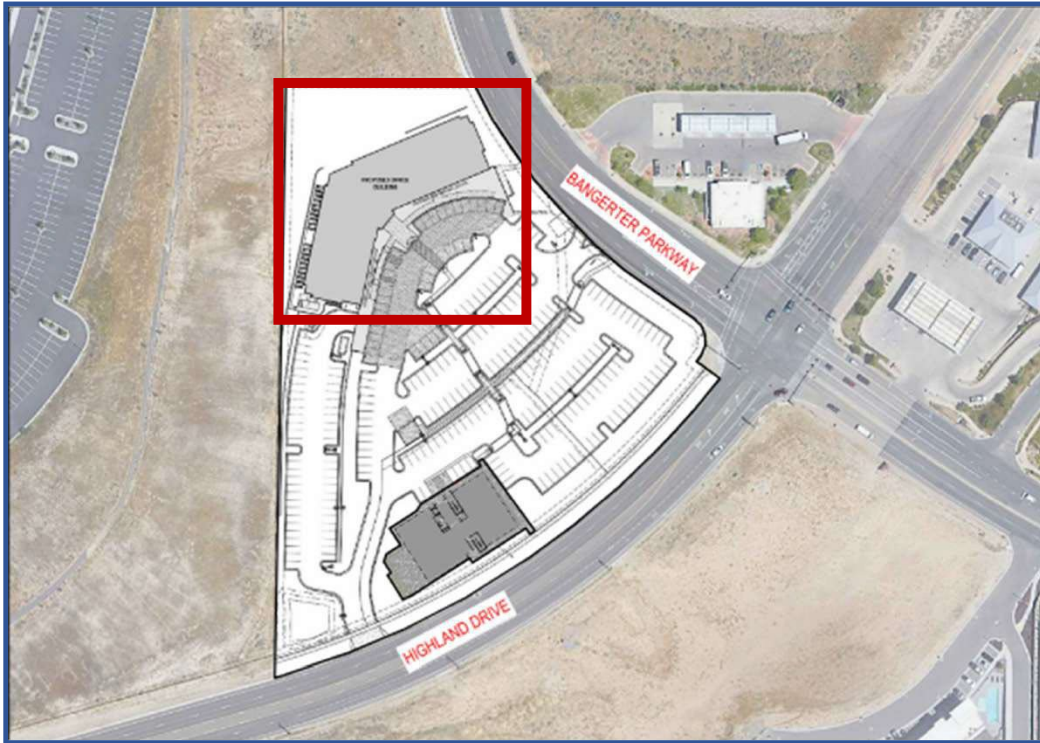
Draper City Business Licensing Single Event Permit

C.R.U.E Group LLC dba Utah Premier Events
14658 S Bangerter Pkwy Suite 400
Draper, UT 84020

Travis DeJong



Details



Single Event Permits allow for the storage, sale, and consumption of alcohol for a limited duration (up to 120 hours).

Event being held at The Ballard, an event space on the fourth floor.

Event Name: *Galentines Event*

Location: 14658 S BANGERTER PKWY Suite 400

Date(s) and time: February 12, 13, & 14, 2026 | 5:00pm to 11:00pm each day (18 hours total)



Qualifications

6-4-050: On-Premises Licenses:

(B) (5) (a) Number Of Permits: Qualifying organizations may apply for up to four (4) single event permits per calendar year if one or more of the single event permits is a one hundred twenty (120) hours single event permit; or up to twelve (12) single event permits per calendar year if each of the single event permits is a seventy-two (72) hour single event permit.

Applicant has only applied for one (the current application) 72 hour event permit in 2026.



Action: Provide Local Consent or Deny Local Consent

DCMC 6-4-050: ON PREMISES LICENSES

(B)(5)(e) Restrictions On Licenses: There shall be no limitation on the number of single-event permits granted by the City.



MEMO



To: City Council

From: Travis DeJong.

Date: 2026-01-20

Re: Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Star Group LLC dba Desi Kitchen

Comments:

Star Group LLC dba Desi Kitchen located at 153 W 12300 S Suite 7 is seeking Local Consent for a Full-Service Restaurant license. They have provided the following:

- Liquor liability insurance.

Star Group LLC dba Desi Kitchen has applied for a commercial business license numbered CBL-6003-2025. It is set to expire on 1-31-2027.

The findings for Local Consent approval are as follows:

DCMC 6-4-040 requires that a full-service restaurant be at least three hundred feet (300') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured by the shortest pedestrian route taken from the nearest patron entrance of the restaurant to the property boundary of the community location.

Star Group LLC dba Desi Kitchen has met this requirement.

DCMC 6-4-040 requires that a full-service restaurant be at least two hundred feet (200') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured in a straight line from the nearest patron entrance of the restaurant to the property boundary of the community location.

Star Group LLC dba Desi Kitchen has met this requirement.

DCMC 6-4-050 places no restrictions on the number of full-service restaurant licenses that can be granted by the City.

ATTACHMENTS:

[Star Group LLC Local Consent PP.pdf](#)

ATTACHMENTS:

[Liquor Liability Insurance.pdf](#)

Draper City Business Licensing Full-Service Restaurant License

Star Group LLC dba Desi Kitchen

153 E 12300 S Suite 7
Draper, UT 84020

Travis DeJong



Overview



153 W 12300 S Suite 7
Draper, UT 84020

Full-Service Restaurant License:

Allows restaurants to store, sell, and serve all kinds of alcoholic beverages alongside a food purchase.



Draper City Code Distance Requirements Full-Service Restaurant

DCMC 6-4-040: LICENSE APPLICATION, LOCAL CONSENT, EXPIRATION AND RENEWAL:

(B) (2) (b) A ... full-service restaurant ... license shall not be granted to any applicant for any location situated within...

three hundred feet (300') of any community location as measured from the nearest patron entrance of the proposed restaurant by following the shortest route of ordinary pedestrian travel to the property boundary of the community location...

or within two hundred feet (200') of the proposed restaurant measured in a straight line from the nearest patron entrance of the proposed restaurant to the nearest property boundary of the community location.

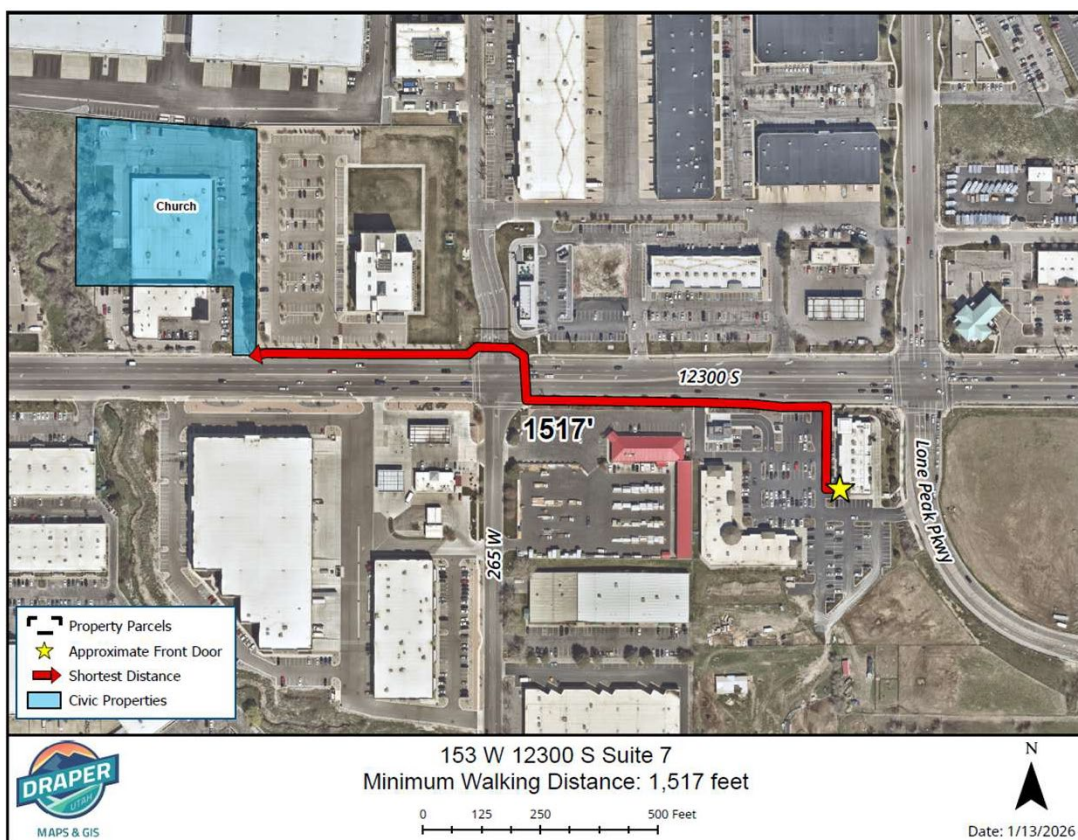
Community locations include:

- Schools
- Churches
- Public libraries
- Public playgrounds and parks



300 ft. Distance Requirement (Ordinary Pedestrian Travel)

Entrance must be at least 300 ft., following the shortest pedestrian route, from a community location.



200 ft. Distance Requirement (Straight Line)



Entrance must be at least 200 ft., drawn in a straight line, from a community location.



Action: Provide Local Consent or Deny Local Consent

DCMC 6-4-050: ON PREMISES LICENSES

(B) (2) (c) Restriction on Licenses: There shall be no limitation on the number of **full-service** or limited-service, or beer-only restaurant license granted by Draper City.





THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

January 8, 2026

Department of Alcoholic Beverage Service
1625 S 900 W
SALT LAKE CITY UT 84104

Account Information:

Policy Holder Details :	Star Group LLC DBA Desi Kitchen
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Contact Us

Need Help?

Chat online or call us at

(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/08/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LEAVITT INS & CENTRAL BOND SVC INC 34471083 746 E WINCHESTER ST STE 120 SALT LAKE CITY UT 84107	CONTACT NAME:	
	PHONE (801) 566-7272 (A/C, No, Ext):	FAX (801) 798-3442 (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	NAIC#	
INSURED STAR GROUP LLC DBA DESI KITCHEN 153 W 12300 S STE 7 DRAPER UT 84020-9867	INSURER A: Property and Casualty Insurance Company of Hartford	
	34690	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability			34 SBM BY5FEU	02/14/2026	02/14/2027	EACH OCCURRENCE	\$1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence)				\$1,000,000	
			MED EXP (Any one person)				\$5,000	
			PERSONAL & ADV INJURY				\$1,000,000	
			GENERAL AGGREGATE				\$2,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						PRODUCTS - COMP/OP AGG	\$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	
							AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE <input type="checkbox"/> OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	
							E.L. DISEASE - EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
A	Liquor Liability			34 SBM BY5FEU	02/14/2026	02/14/2027	Each Common Cause Aggregate Limit	\$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Coverage is primary and noncontributory per the Business Liability Coverage Form SL0000, attached to this policy.

CERTIFICATE HOLDER

Department of Alcoholic Beverage Service
1625 S 900 W
SALT LAKE CITY UT 84104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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MEMO



To: City Council
From: Paul Geilman
Date: 2026-01-20
Re: Action Item: Ordinance #1697

Comments:

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

Planning Commission forwarded a unanimous positive recommendation to the City Council on December 11, 2025.

On January 6, 2026 the City Council continued a decision on this item to the January 20, 2026 meeting in order to allow for additional analysis and information from planning staff regarding the potential for creating lots in compliance with City Code, specifically regarding access to Tanager Lane.

Planning staff has analyzed the property as requested, and has determined that there are multiple potential configurations where up to 3 lots could be able to be created in compliance with ordinance if the zone change were to be approved, each with sufficient square footage and access to Tanager Lane, including some where the existing home would be able to remain. The southern property line is wide enough to allow for 3 driveways for 3 separate lots to come directly off of Tanager Lane. If the zone change is approved the applicant will then work with an engineer and surveyor to develop the specific lot configuration they wish to pursue and submit a subdivision application to the city for review to ensure that and subdivision meets all code standards, including access.

Findings for Approval:

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

5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

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

ATTACHMENTS:

[Butler_ZMA_Staff_Report_Final.pdf](#)

ATTACHMENTS:

[Ordinance #1697 Butler ZMA.pdf](#)



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
December 1, 2025

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

From: Development Review Committee

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

Re: Butler Zoning Map Amendment Request
Application No.: 2025-0241-MA
Applicant: Lannea Butler, representing Cary F. Butler and Joann Butler
Project Location: 283 E Tanager Ln.
Current Zoning: RA1, (Residential Agricultural, 40,000 ft² lot minimum size)
Acreage: 1.04 Acres (Approximately 45,302 ft²)
Request: Request for approval of a Zoning Map Amendment from the RA1 to R3 (Single-family Residential, 13,000 ft² lot minimum size) zone for the purpose of subdividing the property.

BACKGROUND AND SUMMARY

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

ANALYSIS

General Plan and Zoning.

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



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

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

Residential Medium Density

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

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

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

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

Criteria For Approval.

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

1. Map Amendments:

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

REVIEWS

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

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

Findings for Approval:

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

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

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

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

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

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

09-10-2025
Digitally signed by Brien Maxfield
DN: c=US,
E=brien.maxfield@drapercity.gov,
O=Draper City Corp., CN=Brien Maxfield
Date: 2025.12.04 09:02:16-0700

Draper City Public Works Department

Don Buckley

Digitally signed by Don Buckley
DN: c=US,
E=don.buckley@drapercity.gov,
O=Draper City Corp., CN=Don Buckley
Date: 2025.12.04 16:58:03-0700

Draper City Fire Department

Matthew Symes

Digitally signed by Matthew Symes
DN: c=US,
E=matthew.symes@drapercity.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.12.04 07:09:33-0700

Draper City Building Division

Todd Draper

Digitally signed by Todd Draper
DN: c=US,
E=todd.draper@drapercity.gov,
O=Draper City Corp., CN=Todd Draper
Date: 2025.12.03 17:35:47-0700

Draper City Planning Division



Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection;
Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.
 - a) The change in zone from Residential / Agricultural (RA1) to Residential (R3) is proposing to change from low density residential use to a higher residential density. This change in zoning represents a minor increase demand on the streets and utilities. Based on the subject parcel size, the proposed zone will allow the construction of up to three single residential structures, tripling the existing traffic from the current approximately one peak hour trip and approximate 9 vehicle trips per day to the proposed density of approximately three peak-hour trips and approximately 27 vehicle trips per day. The subject parcel sites on the corner of Tanager Ln and 300 East. The site has existing access to Tanager Ln, a local street, with capacity for typical residential neighborhood traffic. 300 East, adjacent to the parcel, is a major collector street with additional capacity for increased traffic volume. Based on the capacity of the fronting public streets, the change in zone has the potential increase traffic minimally on Tanager Ln and 300 East, but does not represent a significant increase where any mitigation would be required. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not trigger a TIS. There are existing public frontage improvements on both Tanager Ln and 300 East.

- b) Connectivity with the subject parcel is to Tanager Ln, a public right-of-way. Accesses are required to meet Draper City standards as outlined in our Master Transportation Plan and city code. Any development on the site will need to be evaluated for access location to comply with the required spacing based on the city's access spacing requirements. Access is evaluated at the time of a site plan or subdivision application.
- c) There are existing storm drainage facilities in Tanager Ln. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d) Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.
- e) Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require a commitment to serve from WaterPro indicating it has the required facilities that are adequate to provide service for the proposed uses. This commitment is made at the time of subdivision or site plan approval.

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

Building Division Review.

- 1. No additional comments.

Fire Division Review.

- 1. No additional comments.

Legal Division Review.

- 1. No additional comments.

GIS Division Review.

- 1. No additional comments

EXHIBIT B
LEGAL DESCRIPTION

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

Added with this:

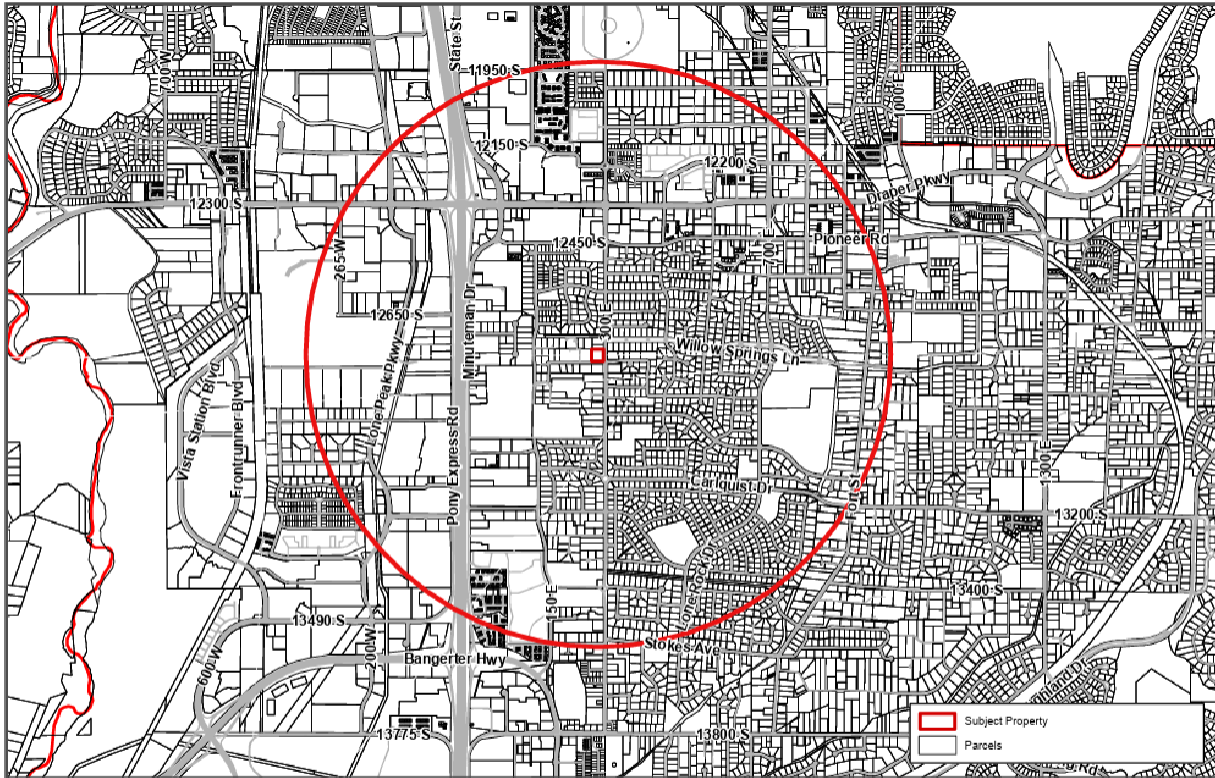
Beginning at the Southeast corner of the above described tract, said point being in the center of 300 East Street, and running thence North 89°52'54" West 248.25 feet; thence South 0°15'54" West 30.0 feet; thence South 89°52'54" East 248.25 feet to the center of 300 East Street; thence Northerly along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

Without this portion:

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

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

EXHIBIT C
VICINITY MAP



Date Printed: 11/25/2025

Butler ZMA Vicinity Map

283 E. Tanager Ln.

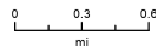


EXHIBIT D
AERIAL MAP

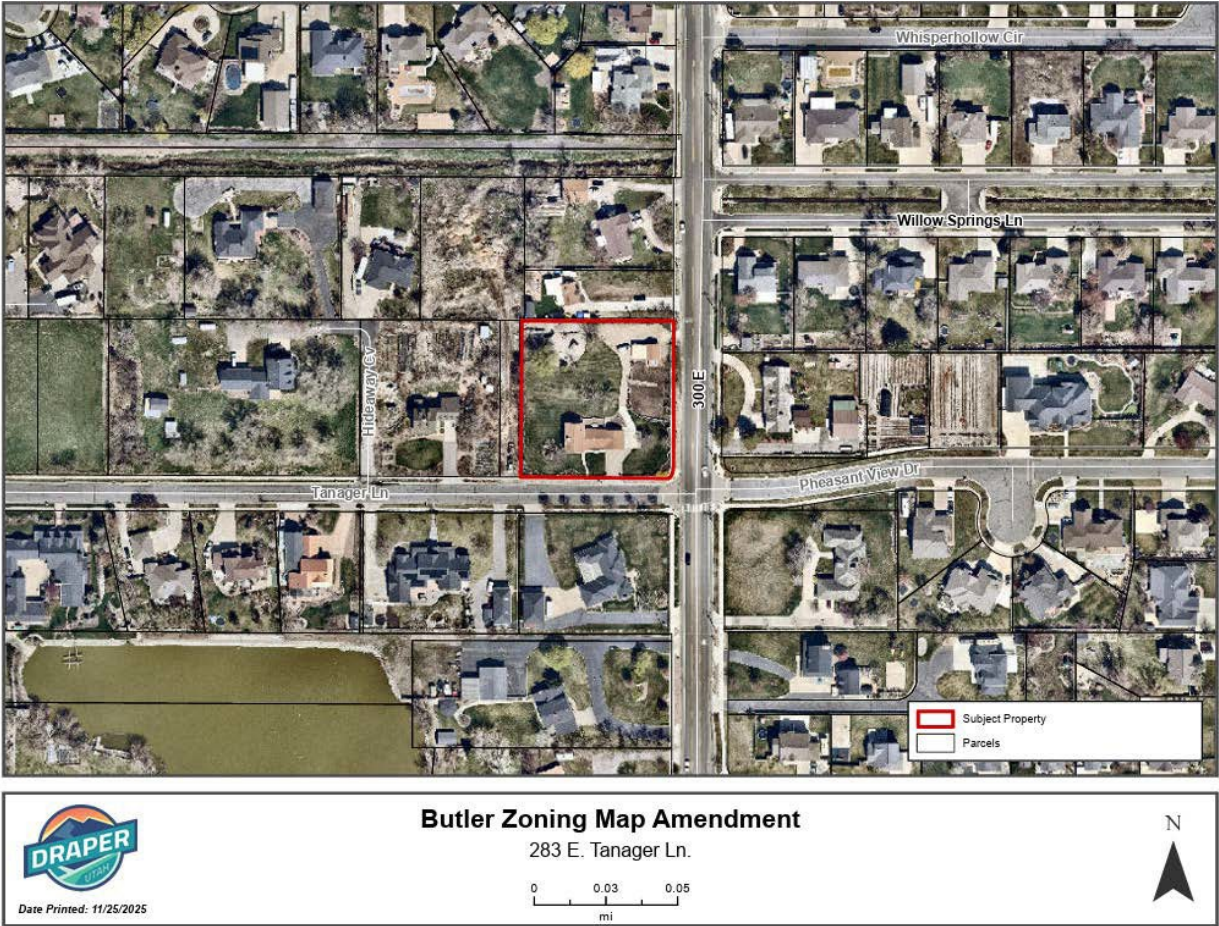


EXHIBIT E LAND USE MAP

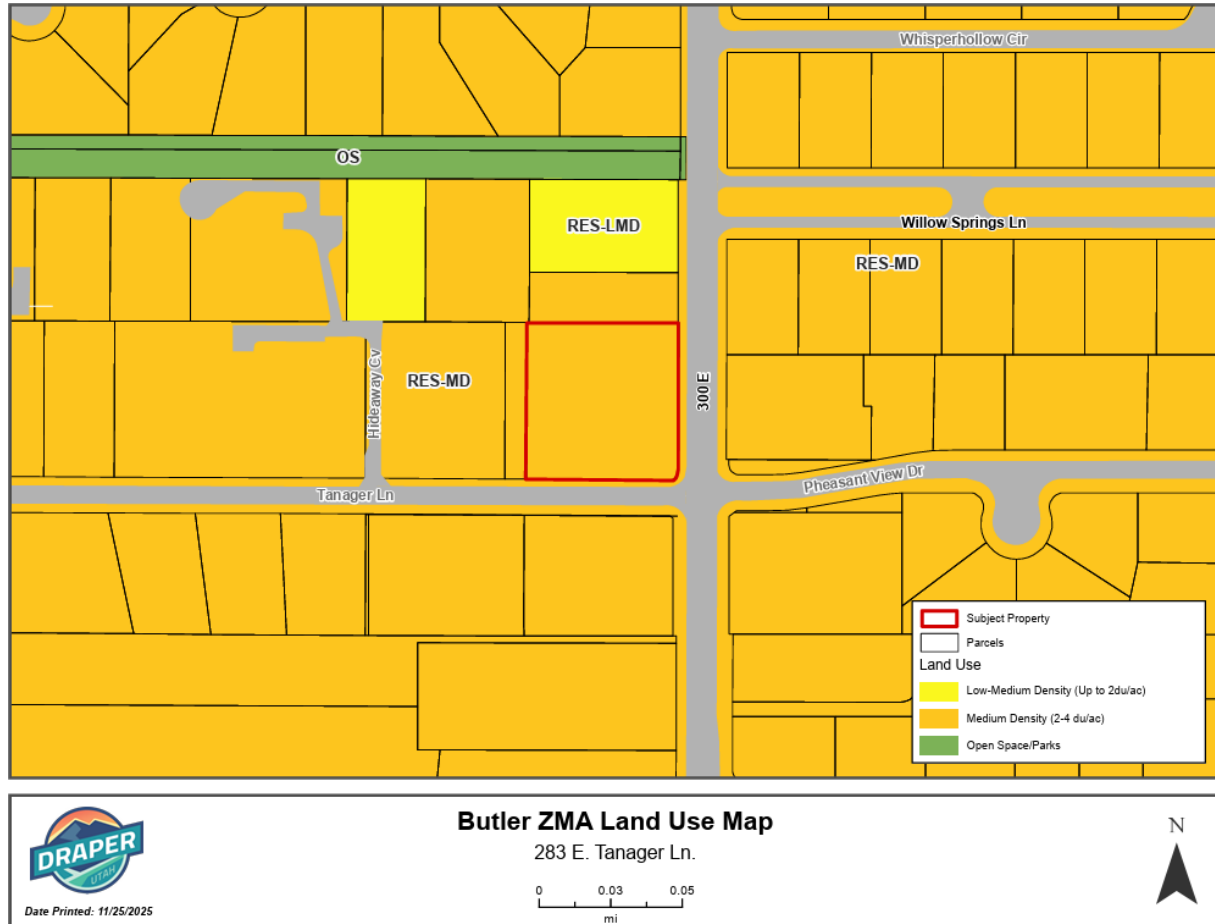


EXHIBIT F ZONING MAP

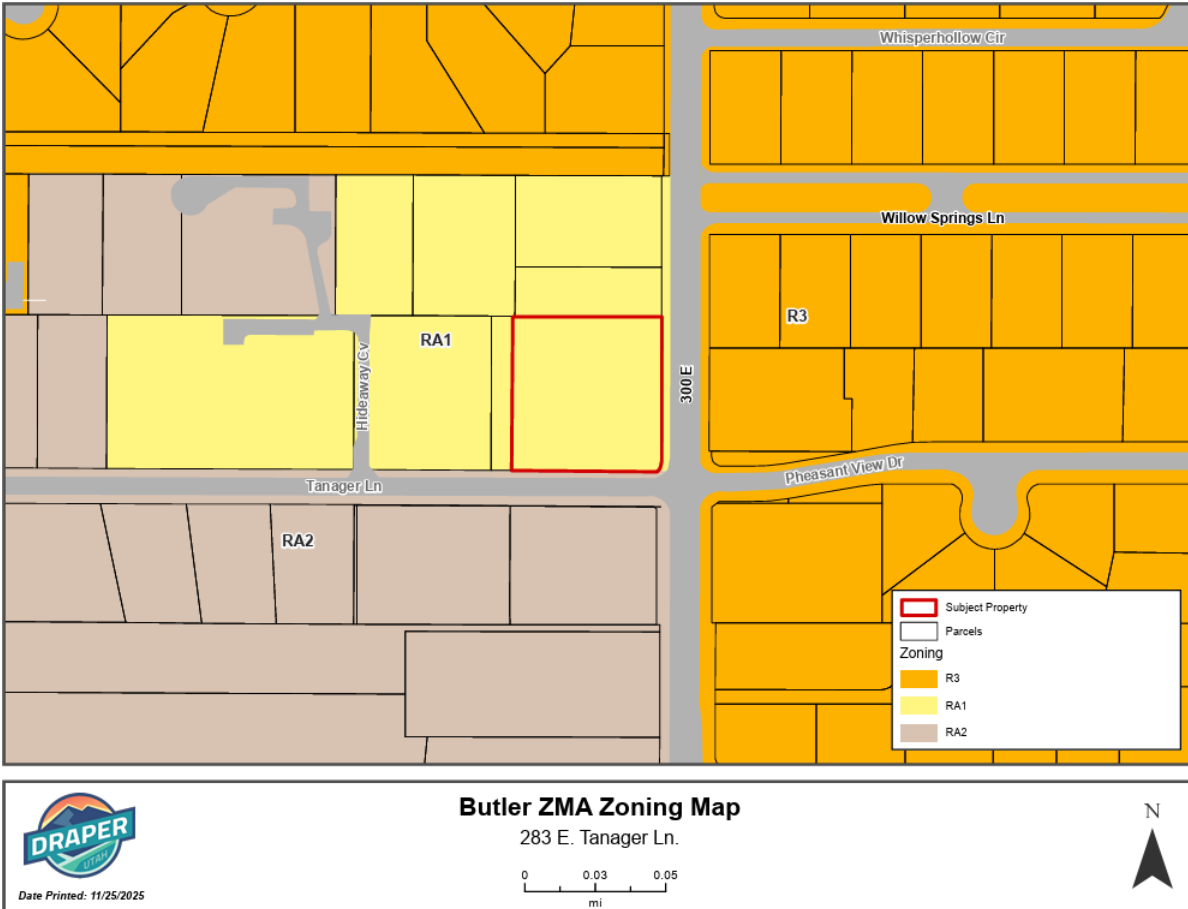


EXHIBIT G
APPLICANT'S RESPONSES

Zoning Map Amendment Questionnaire

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

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

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

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

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

ORDINANCE NO. 1697

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 1.04 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL) TO R3 (SINGLE-FAMILY RESIDENTIAL), LOCATED AT APPROXIMATELY 283 E TANAGER LN. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE BUTLER ZONING MAP AMENDMENT.

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

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City; and

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

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

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 283 E Tanager Ln. within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R3:

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

Added with this:

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

Without this portion:

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

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

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 20TH DAY OF JANUARY, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

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

EXHIBIT A

BUTLER ZONING MAP AMENDMENT

