

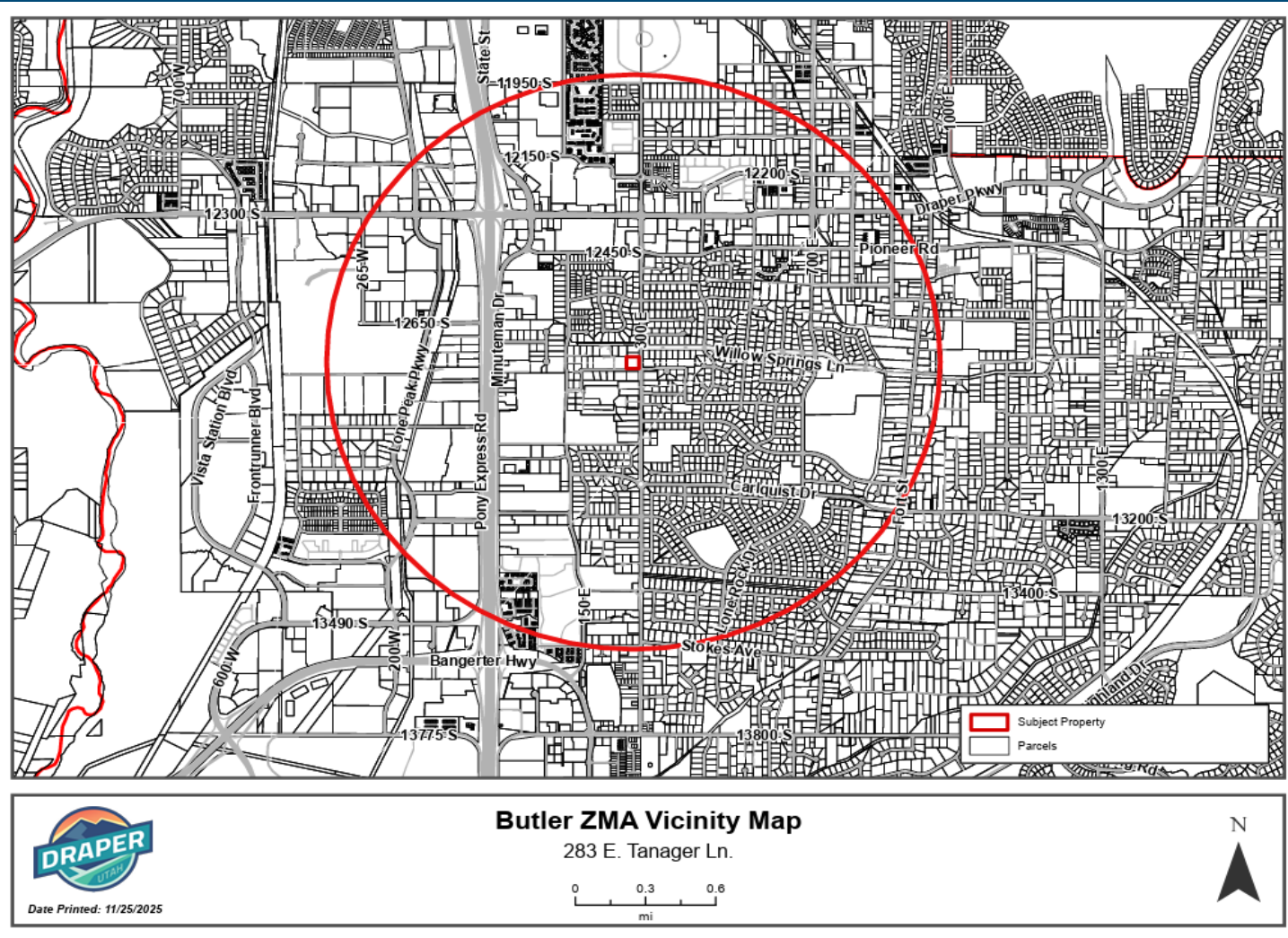
Butler Zoning Map Amendment

Paul Geilman

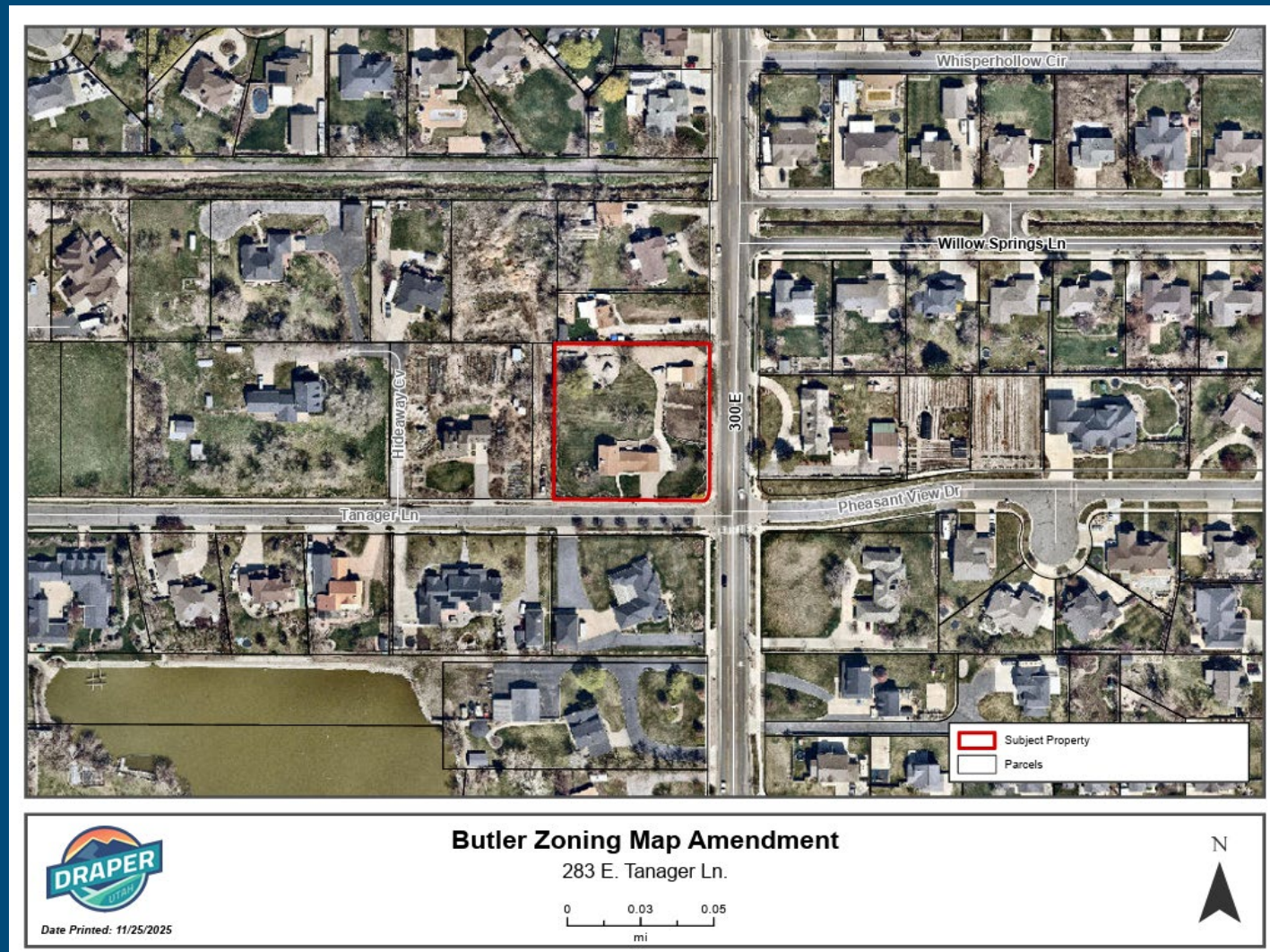
City Council
January 20, 2026



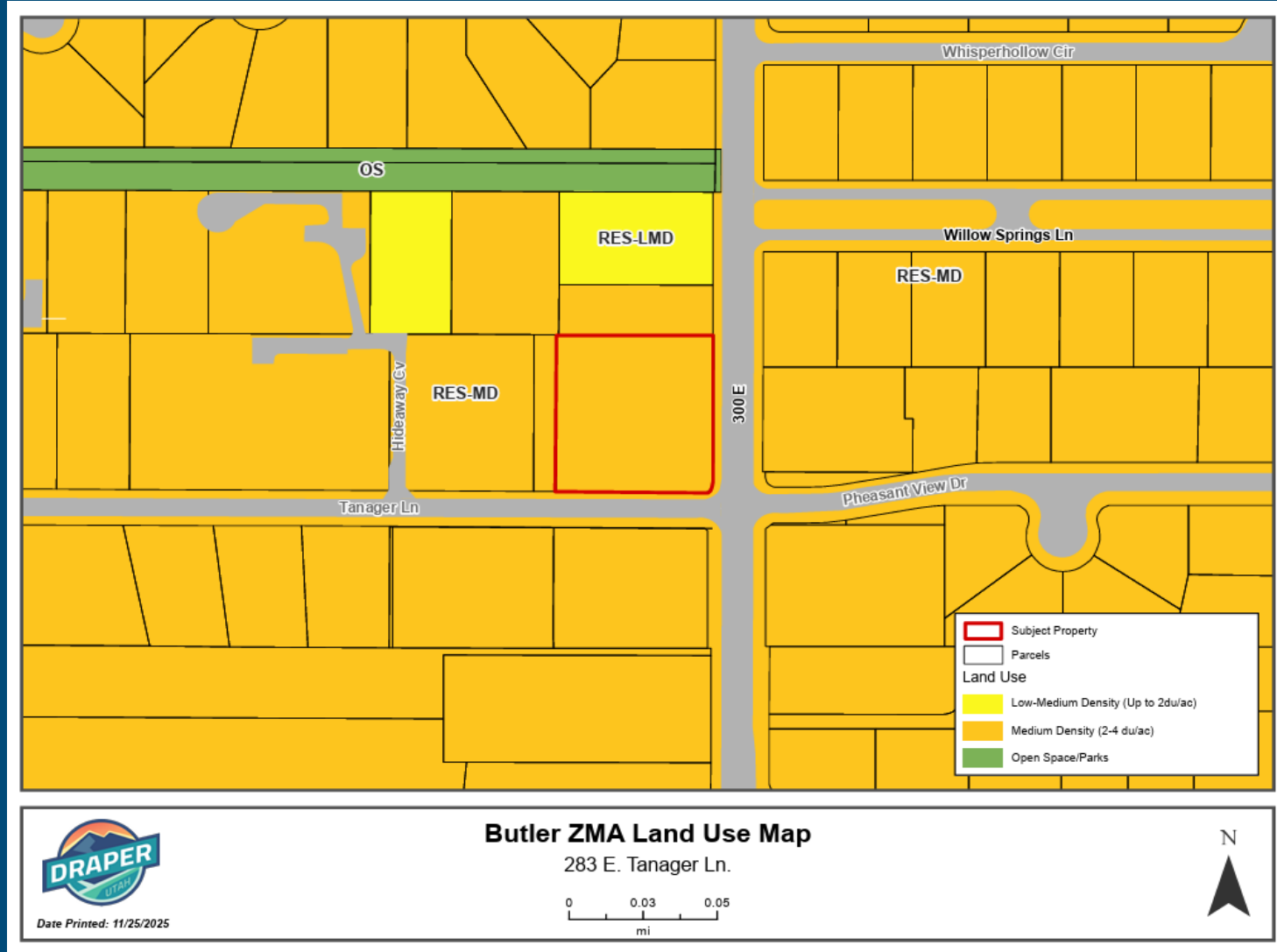
Vicinity Map



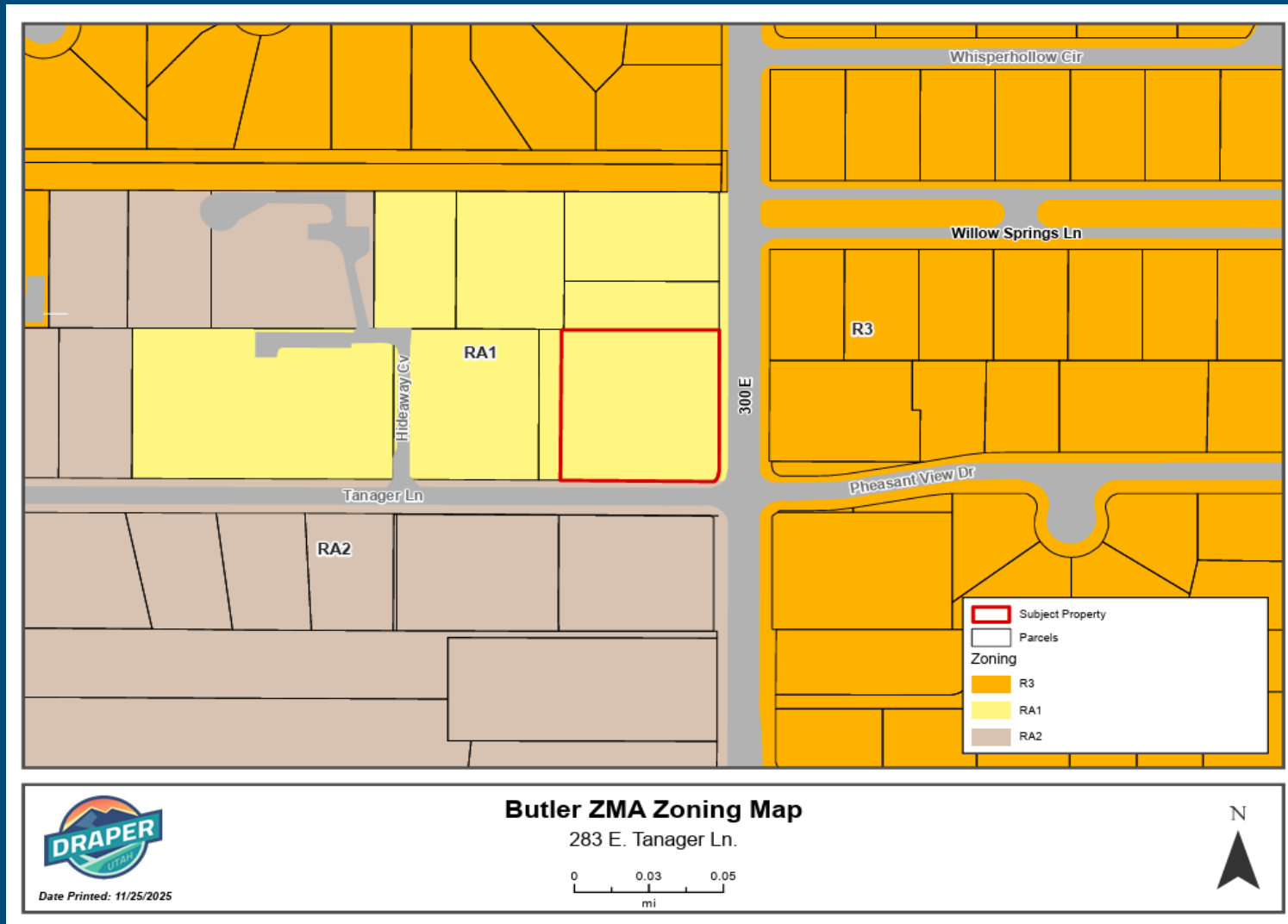
Aerial Map



Land Use Map



Zoning Map



Overview of Request

Current Zoning

- RA1 (Residential Agricultural)
- 40,000 ft² minimum lot size

Proposed Zoning

- R3 (Single-family Residential)
- 13,000 ft² minimum lot size
- According to DCMC 9-8-020(B)(3) The purpose of the R3 zone is, *“to permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan.”*

Staff Analysis

- Planning staff has determined that there are multiple potential configurations where up to 3 code compliant lots would be able to be created each with sufficient square footage and access off of Tanager Lane.
- Applicants have indicated that if the zoning amendment is approved they will then work with engineers to design a configuration that will meet city code and submit a subdivision application for city review.

Site Photos



Previous Meeting Results

- The Planning Commission reviewed this item at the December 11, 2025 meeting and forwarded a positive recommendation for the application with a vote of 5-0.
- City Council voted to continue this item from the January 6, 2026 meeting to January 20, 2026.

Questions or Comments?

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