



CITY COUNCIL AGENDA

Tuesday, February 3, 2026, 5:30 PM
1020 E Pioneer Rd,
Draper, Utah 84020
Council Chambers

5:30 PM STUDY SESSION

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION

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

Discussion: Scooter Text Amendments - Rich / Traci

Discussion: Legislative Update - Mike

Discussion: City Branding and Communication Policy - Linda

Discussion: Draper Days - Kellie

Discussion: June Bike Race - Rhett

Council / Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**
2. **Pledge of Allegiance**
3. **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.

4. **Consent Items**
 - 4.a **Approve the January 20, 2026 City Council Meeting Minutes**
 - 4.b **Approve Resolution #26-07**

A resolution appointing members to the Draper City Community Engagement and Events Committee. Staff: Kellie Challburg.

4.c Approve Resolution #26-08

A resolution of the Draper City Council disposing of surplus personal property in accordance with Draper City Municipal Code Section 3-3-150.
Staff: John Vuyk.

5. Items for Council Consideration

5.a Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Futoi Roll Sushi LLC.

Staff report by Travis DeJong

5.b Public Hearing: Ordinances #1699 and #1700

An ordinance amending the Official Land Use Map and an ordinance amending the Official Zoning Map of Draper City for approximately 1.87 acres of property located at 693 E. 13800 South, 703 E. 13800 South and 13777 S. Shadow Mountain Lane known as the Bell, Peterson and Gustin Land Use and Zoning Map Amendments. Staff report by Maryann Pickering.

5.c Action Item: Approve Resolution #26-09

A resolution expressing Draper City's intent to adjust its common municipal boundaries with Alpine City, authorizing, and scheduling a public hearing, and providing for notice thereof. Staff: Kellie Challburg.

6. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **February 3, 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: 2026-02-03
Re: Approve the January 20, 2026 City Council Meeting Minutes

Comments:

Attached for your review and consideration for approval are the January 20, 2026 City Council Meeting Minutes.

ATTACHMENTS:

[1-20-26 Draft City Council Meeting Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JANUARY 20, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Kathryn Dahlin, Bryn Heather Johnson, Tasha Lowery, and Fred Lowry

EXCUSED: Councilmember Mike Green

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Derek Orth, Human Resource Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Discussion: Boundary Line Adjustment with Alpine

David Mortensen presented a parcel map and explained that a gap of property between Draper and Alpine originated from an annexation in 1855. He stated that the request was to adjust the common boundary to transfer the property from Draper to Alpine. City Manager Mike Barker stated that both cities would be required to adopt resolutions of intent to adjust the common boundary, followed by a public hearing. Mr. Mortensen stated that the triangular area would be incorporated into existing vacant lots and reported a desire to proceed with the boundary adjustment process.

Closed Meeting

Councilmember T. Lowery moved to recess to a closed meeting to discuss pending or reasonably imminent litigation. Councilmember Johnson 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

The Council reconvened in open study session. Councilmember T. Lowery motioned to go into closed meeting to discuss the purchase, exchange, or lease of real property. Councilmember Dahlin seconded the motion.

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

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

Council/Manager Reports

Moved to later in the Business Session.

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance led by John Vuyk
3. Presentation: 2026 Legislative Preview

House Representative Calvin Roberts reported on anticipated legislative priorities for 2026, including cost-of-living issues, housing affordability, and potential state partnerships with cities to support housing supply and infrastructure. Discussion addressed proposed property tax changes and potential fiscal impacts on Draper City, including effects on municipal services and revenue distribution. Councilmember T. Lowery raised infrastructure funding needs related to the station area plans.

4. Public Comments
Reed Gibby, a Draper resident, referenced a mortgage assistance program in Alaska during the 1970s that offered reduced interest rates to qualifying homebuyers and suggested a similar approach could be considered in Utah. He also commented on the relationship between carbon dioxide and atmospheric temperature and stated that he would provide additional information to the Council by email.

Kimber Tunbridge, a Draper resident, reported that sidewalk, curb, and gutter improvements had been completed for neighboring properties near 11853 South 700 East, but not for her property due to a utility pole. She stated that the utility pole had since been relocated and requested completion of the infrastructure to address safety and flooding concerns. Ms. Tunbridge provided additional documentation and noted that she had been informed that the State was responsible for that portion of the roadway.

5. **Consent Items**

- 5.a **January 6, 2026 City Council Meeting Minutes**
- 5.b **Resolution #26-05 reappointing Corina Pace as a member of the Draper City Historic Preservation Commission**
- 5.c **Resolution #26-06 disposing of property seized as evidence in accordance with Utah Code Section 77-1a-402**

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

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

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

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**

Business License Official Travis DeJong reported that a single event permit allows the storage, sale, and consumption of alcohol for a limited duration of up to 120 hours. He stated that the request was for an event at The Ballard on February 12, 13, and 14, totaling 18 hours, and noted that this was the applicant's first permit application in 2026.

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

Councilmember T. Lowery moved to approve local consent. Councilmember F. Lowry seconded the motion.

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

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

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

Mr. DeJong stated that a full-service restaurant license permits the storage, sale, and service of alcoholic beverages in conjunction with food service. He reported that the application for local consent for Star Group LLC, doing business as Desi Kitchen, met all applicable distance requirements.

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

Councilmember Johnson moved to approve local consent. Councilmember Dahlin seconded the motion.

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

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

6.c Action Item: 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 Ln. known as the Butler Zoning Map Amendment

Paul Geilman said the subject property was currently designated Residential Medium Density on the Land Use Map, which supported zones RA2, R3, R4, and NPC. Mr. Geilman said Planning staff determined there were multiple

potential configurations in which up to three Code-compliant lots could be created, each with sufficient square footage and access off Tanager Lane. He said the applicants had indicated if the rezone to R3 was approved, they would work with engineers to design a configuration that would meet City Code. Councilmember F. Lowry said he appreciated staff providing additional information on the application following the previous review by the Council.

Councilmember F. Lowry motioned to approve Ordinance #1697. Councilmember Dahlin seconded the motion.

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

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

Council/Manager Reports (Continued from Study Session)

Assistant City Manager Kellie Challburg reported that the City's Farmer's Market Vendor requested relocating the event from Smith Fields Park to Draper Park to increase attendance. Council and staff discussed parking capacity at Draper Park, potential conflicts with t-ball games, and traffic conditions along 1300 East. The Council also discussed the possibility of changing the market to Saturday mornings, and Ms. Challburg stated that staff would review available options.

7. Adjournment

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

The meeting adjourned at 7:58 pm

MEMO



To: City Council
From:
Date: 2026-02-03
Re: Approve Resolution #26-07

Comments:

ATTACHMENTS:

[Res 26-07 Community Engagement and Event Committee Appointments.pdf](#)

RESOLUTION NO. 26-07

A RESOLUTION APPOINTING MEMBERS TO THE DRAPER CITY
COMMUNITY ENGAGEMENT AND EVENTS COMMITTEE

WHEREAS, the City is authorized to establish subordinate bodies with the city as deemed appropriate by the City Council; and

WHEREAS, the Draper City Council has established the Draper City Community Engagement and Events Committee to serve as a liaison to the City, help build community, identify resident needs, support community events and activities, and advise on related programs; and

WHEREAS, the council recognizes the importance of community engagement and events; and

WHEREAS, the Mayor desires to appoint and the Council hereby consents to the appointments of

as members of the Community Engagement and Events Committee.

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

Section 1. Appointment. The following individuals are hereby appointed to serve as members of the Draper City Community Engagement and Events Committee according to the laws, ordinances, and regulations governing the committee and its members, for the terms specified below:

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

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

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 3RD DAY OF FEBRUARY, 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	—	—	—

MEMO



To: City Council
From: John Vuyk
Date: 2026-02-03
Re: Approve Resolution #26-08

Comments:

Approve Resolution #26-08 disposing of surplus personal property in accordance with Draper City Municipal Code Section 3-3-150.

ATTACHMENTS:

[Resolution_26-08_-_Disposal_of_Personal_Property_-_Vehicles_-_Feb_2026.pdf](#)

ATTACHMENTS:

[Resolution 26-08 Disposal of Property - Vehicle Listing.pdf](#)

RESOLUTION NO. 26-08

A RESOLUTION OF THE DRAPER CITY COUNCIL DISPOSING OF SURPLUS PERSONAL PROPERTY IN ACCORDANCE WITH DRAPER CITY MUNICIPAL CODE 3-3-150

WHEREAS, the Draper Finance Department ("Finance Department") assists various City departments in tracking and monitoring personal property; and

WHEREAS, The Finance Department has determined the City possesses personal property that is included in the fixed asset register with an original value greater than \$5,000 that is unused, obsolete, unsuitable for public use, or otherwise no longer needed; and

WHEREAS, the Finance Department desires to dispose of or sell such personal property to the highest bidder through public auction; and

WHEREAS, Draper City Code Section 3-3-150 requires the City Council to declare such property as surplus prior to disposal or sale.

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 declares as surplus and authorizes the Finance Department to dispose of personal property no longer needed as listed in Exhibit A attached hereto by:

- i. selling the property at public auction and applying the proceeds of the sale into a revenue type account of the fund which owned the property that was sold;
- ii. destroying the property if the property is unfit for a public interest use or for sale; or
- iii. selling the property to any person for such price as the City Manager deems appropriate if property remains unsold after reasonable attempts to sell it through public auction.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3rd DAY OF FEBRUARY, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember K. Dahlin	—	—	—
Councilmember M. Green	—	—	—
Councilmember B. Johnson	—	—	—
Councilmember T. Lowery	—	—	—
Councilmember F. Lowry	—	—	—
Mayor Walker	—	—	—

UNIT #	YEAR	MAKE/MODEL	TYPE	VIN/SERIAL	LICENSE PLATE
718	2018	INTERNATIONAL/ROSENBAUER FIRE ENGINE		1HTWMTAR0JH441517	523780 EX

MEMO



To: City Council

From: Travis DeJong.

Date: 2026-02-03

Re: Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Futoi Roll Sushi LLC.

Comments:

Futoi Roll Sushi LLC located at 1442 E Draper Pkwy Suite A is seeking Local Consent for a Full-Service Restaurant license. They have provided the following:

- Liquor liability insurance.
- Sales Tax License.

Futoi Roll Sushi LLC has a current commercial business license numbered CBL-3727-2025. It is set to expire on 4-30-2026.

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.

Futoi Roll Sushi LLC 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.

Futoi Roll Sushi LLC 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:

[Utah Sales Tax License.pdf](#)

ATTACHMENTS:

[Futoi Roll Sushi LLC Local Consent PP.pdf](#)

ATTACHMENTS:

[Liquor Liability Insurance.pdf](#)



FUTOI ROLL SUSHI LLC
1442 E DRAPER PKWY
DRAPER UT 84020-9384

**Utah State Tax Commission**

TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000

Website: tax.utah.gov

atL012 03/2024

Sales Tax License and/or Use Tax Certificate of Registration

FUTOI ROLL SUSHI LLC
FUTOI ROLL SUSHI LLC
1442 E DRAPER PKWY
DRAPER UT 84020-9384

Account Number: **16115155-003-STC**

This business is registered to make
taxable sales from the
incorporated city of:
Draper

Outlet: 0001 Issued: April 25, 2025 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR
SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE
Keep this portion for your records.

Account Number: **16115155-003-STC**<<< Use this number for all correspondence or contact
with the Utah State Tax Commission.

Jurisdiction: **Draper**
Issued: **April 25, 2025**



**Your Personal Identification Number (PIN) will be sent in a different
notice in a few days.**

You are required to register your account at tap.utah.gov for electronic
filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.



Draper City Business Licensing Full-Service Restaurant License

Futoi Roll Sushi LLC

1442 E Draper Pkwy Suite A
Draper, UT 84020

Travis DeJong



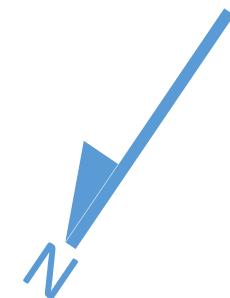
Overview



1442 E Draper Pkwy Suite A
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...

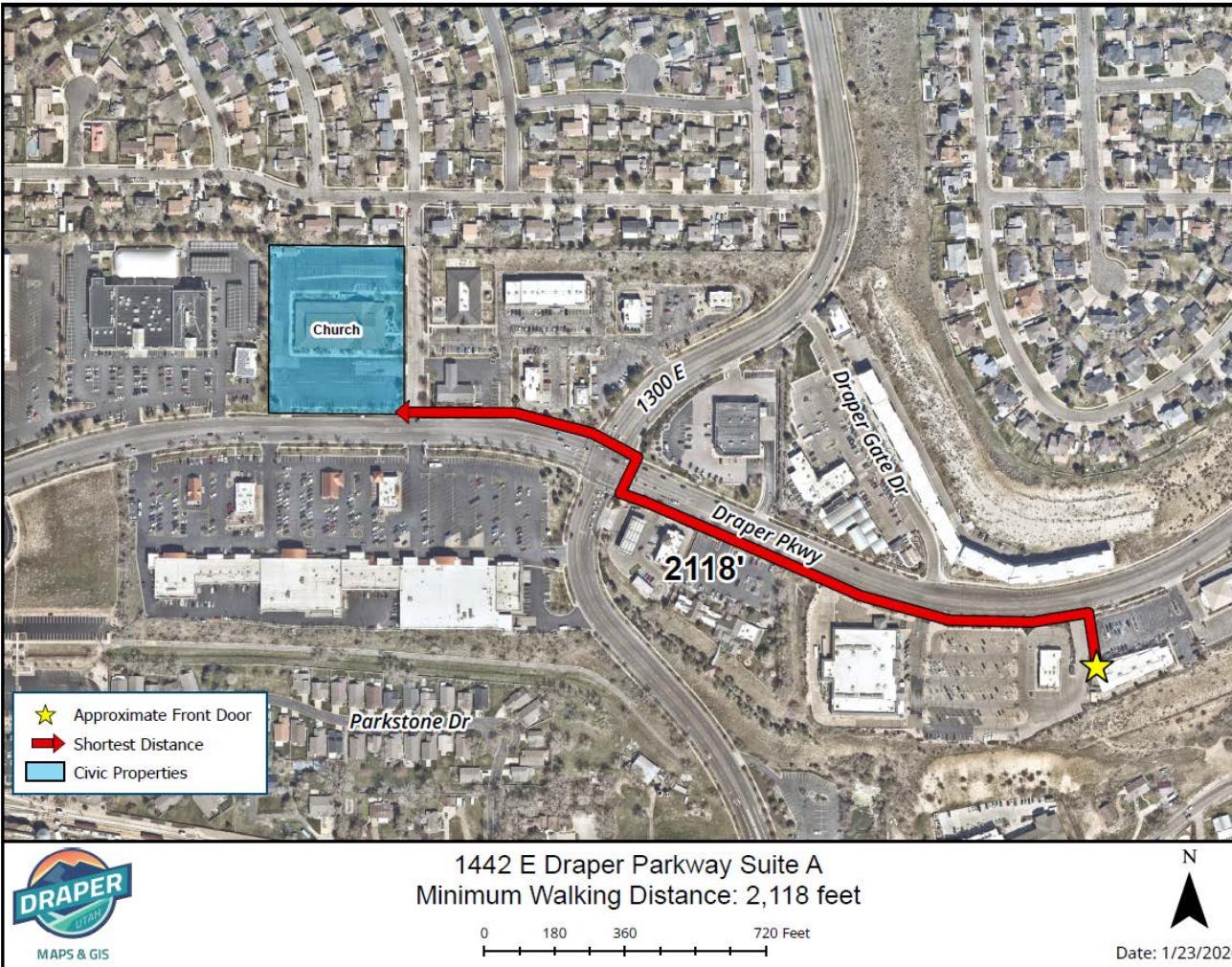
or within two hundred feet (200') of the proposed restaurant measured in a straight line from the nearest patron entrance of the proposed restaurant to the nearest property boundary of the community location.

Community locations include:

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



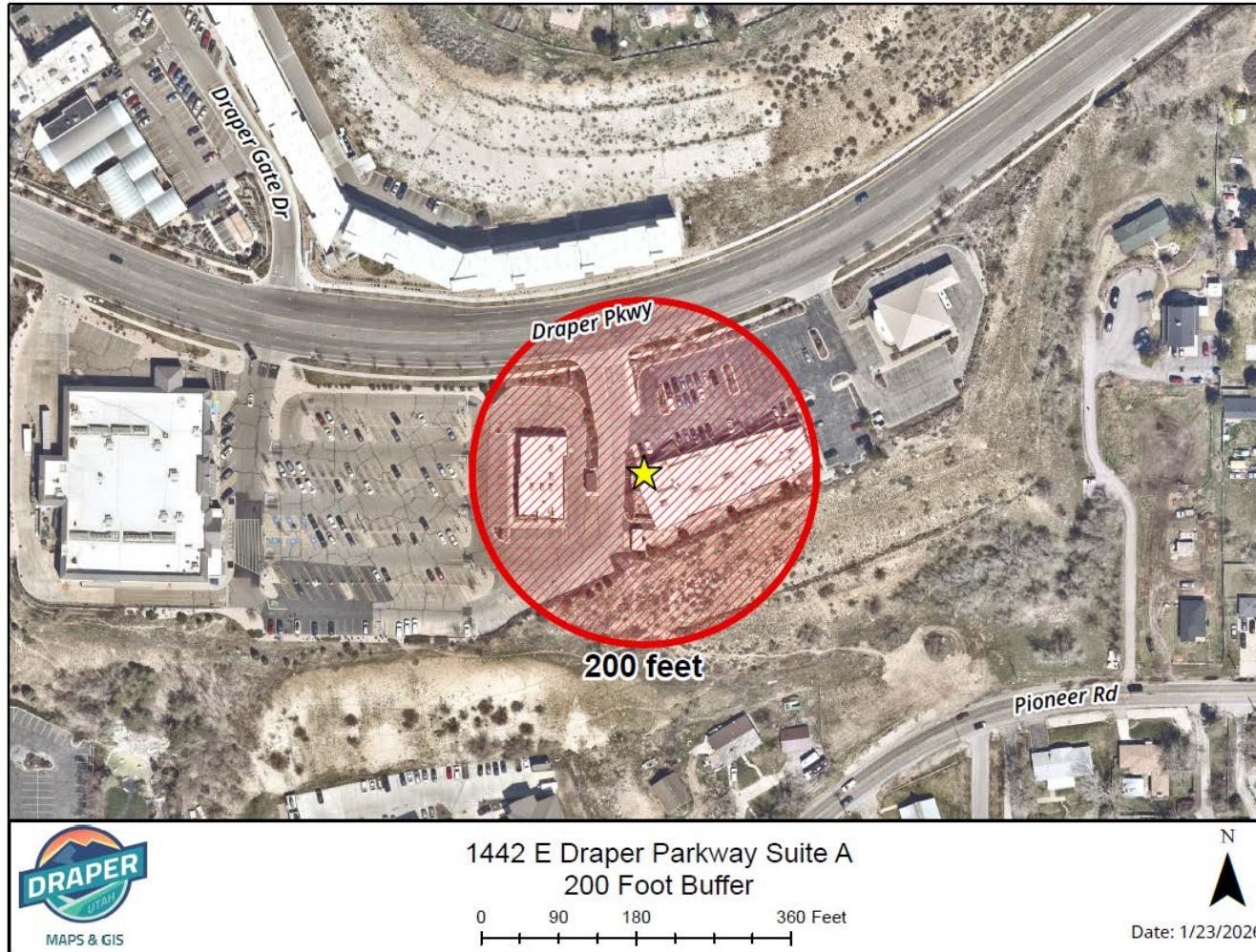
300 ft. Distance Requirement (Ordinary Pedestrian Travel)



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.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS 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 have ADDITIONAL INSURED provisions or 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	CONTACT NAME: Daniel Rojas	
	PHONE (A/C, No. Ext): (801)262-1551	FAX (A/C, No): (801)264-8989
INSURED	E-MAIL ADDRESS: dan@andersongmi.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
Futoi Roll Sushi LLC 1442 E Draper Pkwy Ste A Draper, UT 84020-9391	INSURER A: Benchmark Insurance Company	41394
	INSURER B: Wcf Mutual Insurance Company	10033
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERS **CERTIFICATE NUMBER: 00026603-251001113159** **REVISION NUMBER: 4**

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			UIB-142-00416	06/06/2025	06/06/2026	EACH OCCURRENCE	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	
			MED EXP (Any one person)				\$ 1,000,000		
			PERSONAL & ADV INJURY				\$ 1,000,000		
			GENERAL AGGREGATE				\$ 2,000,000		
			PRODUCTS - COMP/OP AGG				\$ 2,000,000		
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
		UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE	\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N / A	4122586	06/25/2025	06/25/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH- ER			
	E.L. EACH ACCIDENT					\$ 100,000			
	E.L. DISEASE - EA EMPLOYEE					\$ 100,000			
	E.L. DISEASE - POLICY LIMIT					\$ 500,000			
A	Liquor Liability			UIB-142-00416	06/06/2025	06/06/2026		1,000,000	

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

CERTIFICATE HOLDER

CANCELLATION

City of Draper
1020 Pioneer Road
Draper, UT 84020

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

(DMR)

MEMO



To: City Council
From: Maryann D. Pickering, AICP
Date: 2026-02-03
Re: Public Hearing: Ordinances #1699 and #1700

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.

The Planning Commission forwarded a unanimous positive recommendation on both items at their January 8, 2026 meeting.

Land Use Amendment

Findings for Approval:

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

Findings for Denial:

1. The proposed land use map amendment is not consistent with goals, objectives, and policies of the city's general plan.

2. The proposed land use map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will adversely affect adjacent property.
4. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

Zoning Map Amendment

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:

[Ordinance 1699 \(BGP LUMA\).pdf](#)

ATTACHMENTS:

[Ordinance 1700 \(BGP ZMA\).pdf](#)

ATTACHMENTS:

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

ORDINANCE NO. 1699

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 13,393 SQUARE FEET OF PROPERTY FROM RESIDENTIAL LOW/MEDIUM DENSITY TO RESIDENTIAL MEDIUM DENSITY, LOCATED AT APPROXIMATELY 693 E. 13800 SOUTH; AND APPROXIMATELY 23,522 SQUARE FEET OF PROPERTY FROM RESIDENTIAL MEDIUM DENSITY TO RESIDENTIAL LOW/MEDIUM DENSITY, LOCATED AT APPROXIMATELY 13777 S. SHADOW MOUNTAIN LANE, WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE BELL, GUSTIN AND PETERSON LAND USE AMENDMENT.

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

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

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

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

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

Section 1. Land Use Amendment. A portion of the following described real property located at approximately 693 E. 13800 South within Draper City, Salt Lake County, State of Utah, previously designated as Residential Low/Medium Density as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, are hereby changed to the Residential Medium Density land use designation:

A PARCEL OF LAND 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.

Section 2. Land Use Amendment. The following described real property located at approximately 13777 S. Shadow Mountain Lane within Draper City, Salt Lake County, State of Utah, previously designated as Residential Medium Density as shown on the Draper City Land Use Map, as depicted in Exhibit "B" hereto, are hereby changed to the Residential Low/Medium Density land use designation:

LOT 2, FENN SUBDIVISION

Section 3. 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 4. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimum errors prior to recording.

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

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

— — —
— — —
— — —
— — —
— — —
— — —

EXHIBIT A
BELL, GUSTIN AND PETERSON LAND USE AMENDMENT
693 E. 13800 SOUTH

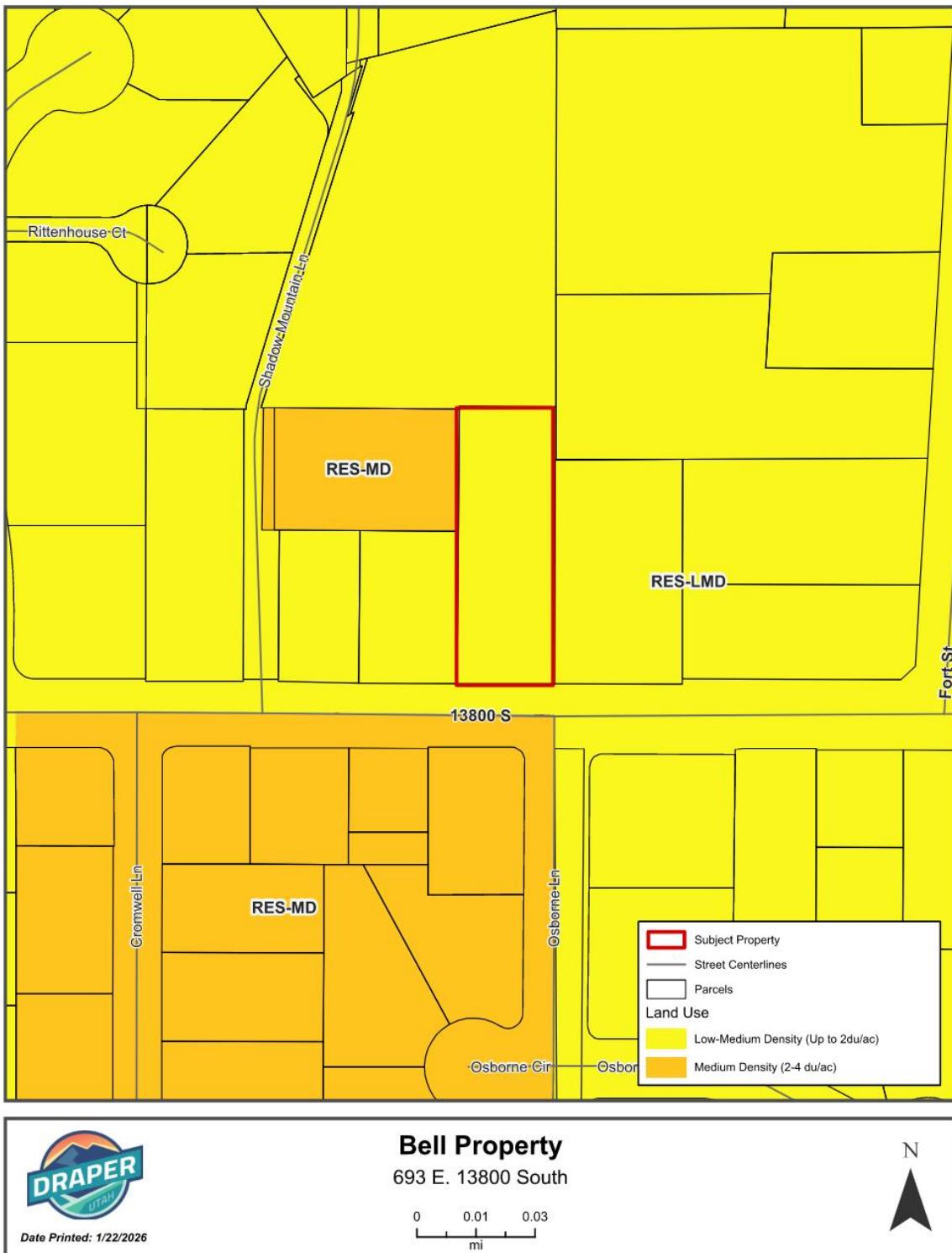
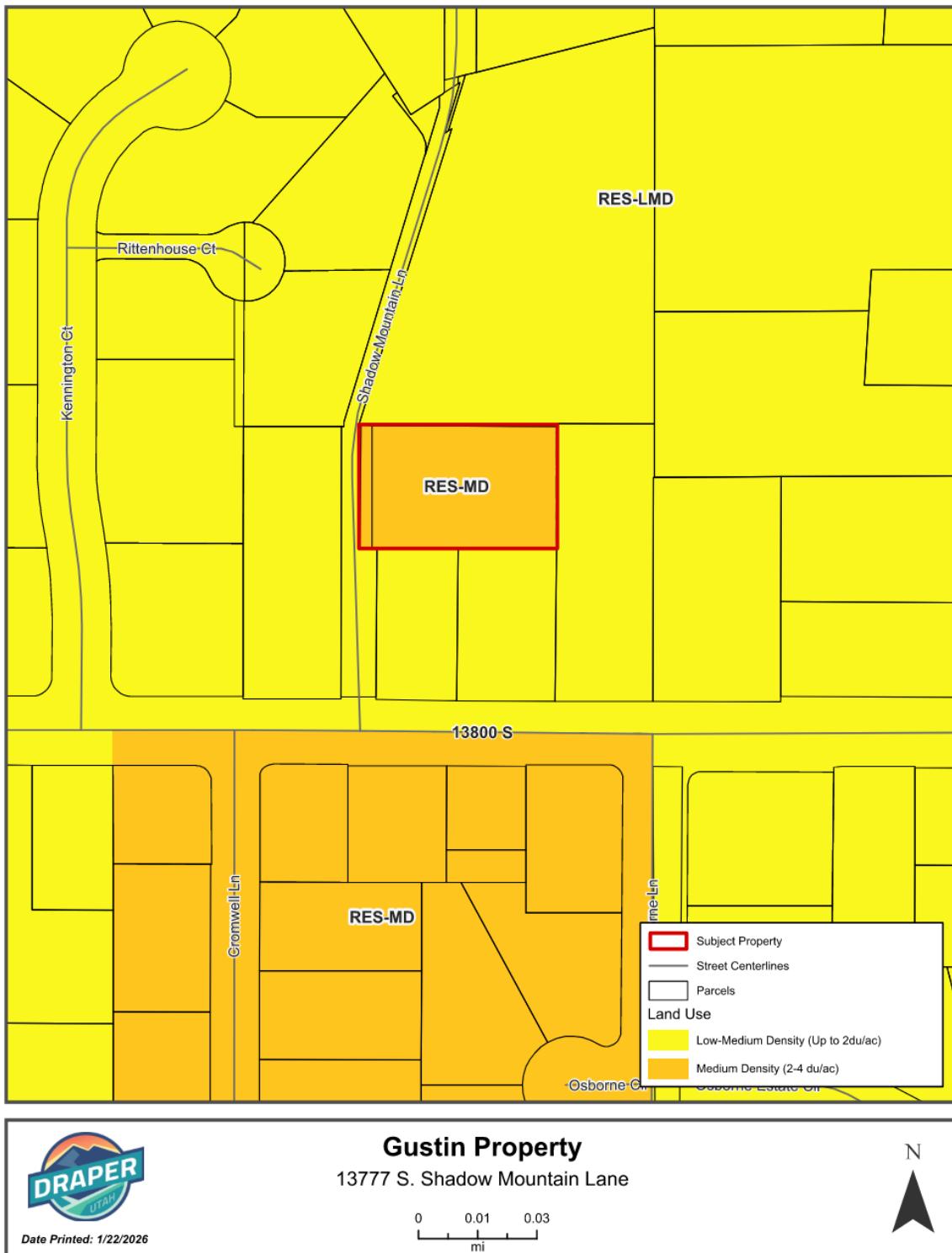


EXHIBIT B
BELL, GUSTIN AND PETERSON LAND USE AMENDMENT
13777 S. SHADOW MOUNTAIN LANE



ORDINANCE NO. 1700

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 13,393 SQUARE FEET OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) TO R3 (SINGLE FAMILY RESIDENTIAL, 13,000 SQUARE FOOT MINIMUM), LOCATED AT APPROXIMATELY 693 E. 13800 SOUTH; AND APPROXIMATELY 44,542 SQUARE FEET FROM RA1 TO RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQUARE FOOT MINIMUM) FOR A PORTION OF THE PROPERTY AT 693 E. 13800 SOUTH AND THE ENTIRE PROPERTY AT 703 E. 13800 SOUTH.

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

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

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

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

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

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

Section 1. Zoning Map Amendment. A portion of the following described real property located at approximately 693 E. 13800 South within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R3:

A PARCEL OF LAND 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.

Section 2. Zoning Map Amendment. The following described real properties located at approximately 693 E. 13800 South and 703 E. 13800 South 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 RA2:

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 WHICH IS NORTH 00°24'06" EAST A DISTANCE OF 33.00 FEET AND NORTH 89°55'00" WEST A DISTANCE OF 99.97 FEET AND NORTH 00°28'08" EAST A DISTANCE OF 141.54 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE NORTH 00°28'08" EAST A DISTANCE OF 140.40 FEET; THENCE SOUTH 89°39'58" EAST A DISTANCE OF 99.64 FEET; THENCE SOUTH 00°24'06" WEST A DISTANCE OF 54.24 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°24'06" WEST A DISTANCE OF 86.09 FEET; THENCE NORTH 89°39'59" WEST A DISTANCE OF 87.80 FEET TO THE POINT OF BEGINNING.

AND

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.

Section 3. 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 4. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimum errors prior to recording.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE
_____DAY OF_____, 2026.

DRAPER CITY

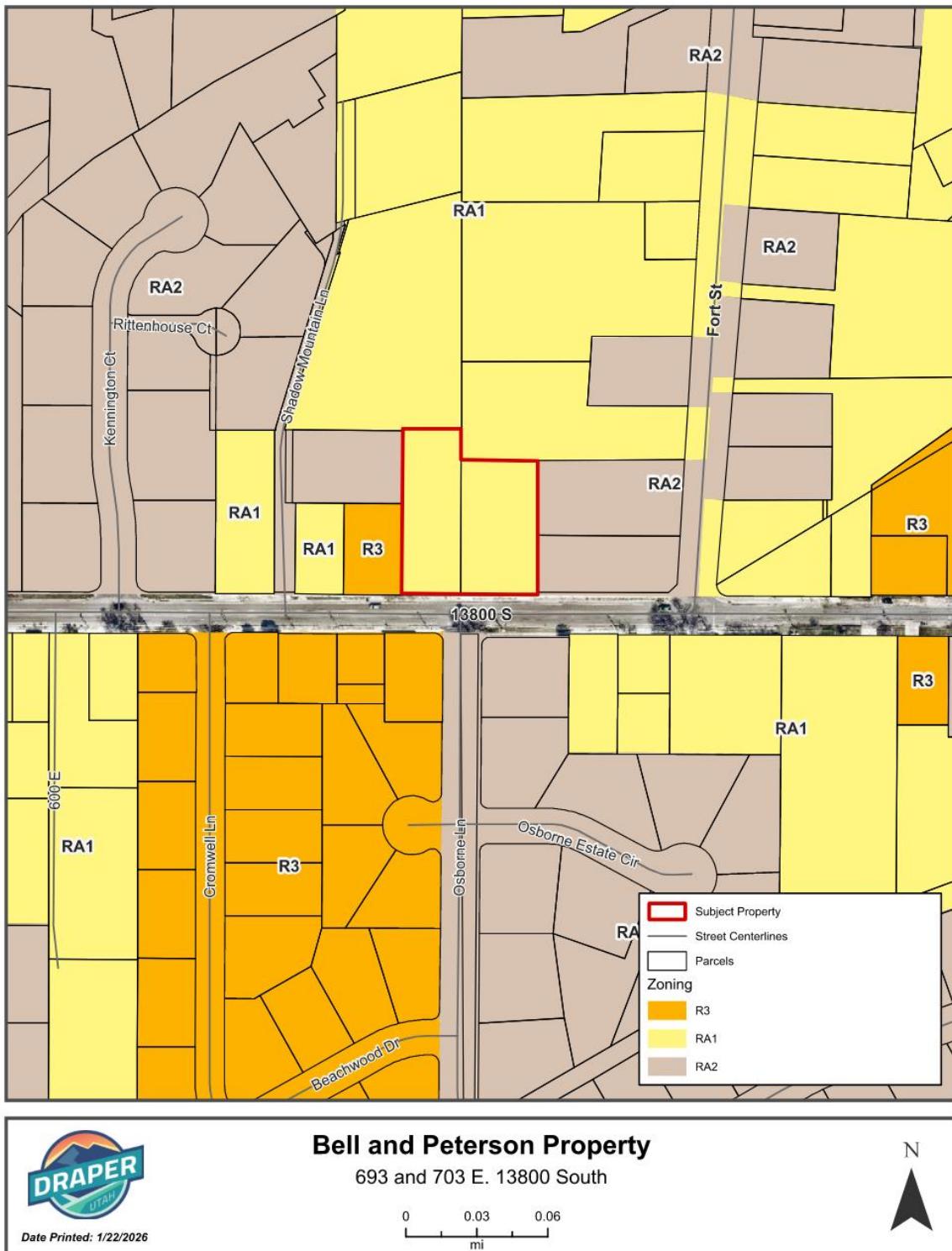
Mayor Troy K. Walker

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
BELL, GUSTIN AND PETERSON ZONING MAP AMENDMENT
693 AND 703 E. 13800 SOUTH





Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

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

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 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

Table 1	General Plan and Zoning Designations	Exhibit
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		
CHARACTERISTICS	<ul style="list-style-type: none"> Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas Equestrian uses and privileges may exist in certain areas 	
LAND USE MIX	Primary <ul style="list-style-type: none"> Single-family detached homes 	Secondary <ul style="list-style-type: none"> Parks Open space Churches Schools
DENSITY	<ul style="list-style-type: none"> Density range: up to 2 dwelling units per acre Reduction for non-buildable areas 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> Residential Agricultural (RA1) Residential Agricultural (RA2) Single-family Residential Hillside (RH) Master Planned Community (MPC) 	
OTHER CRITERIA	<ul style="list-style-type: none"> Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques 	

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 	

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.



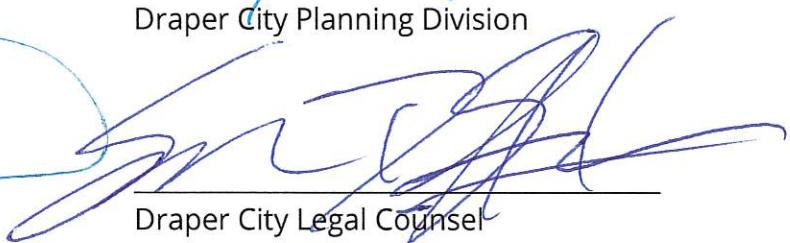
Draper City Public Works Department



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.

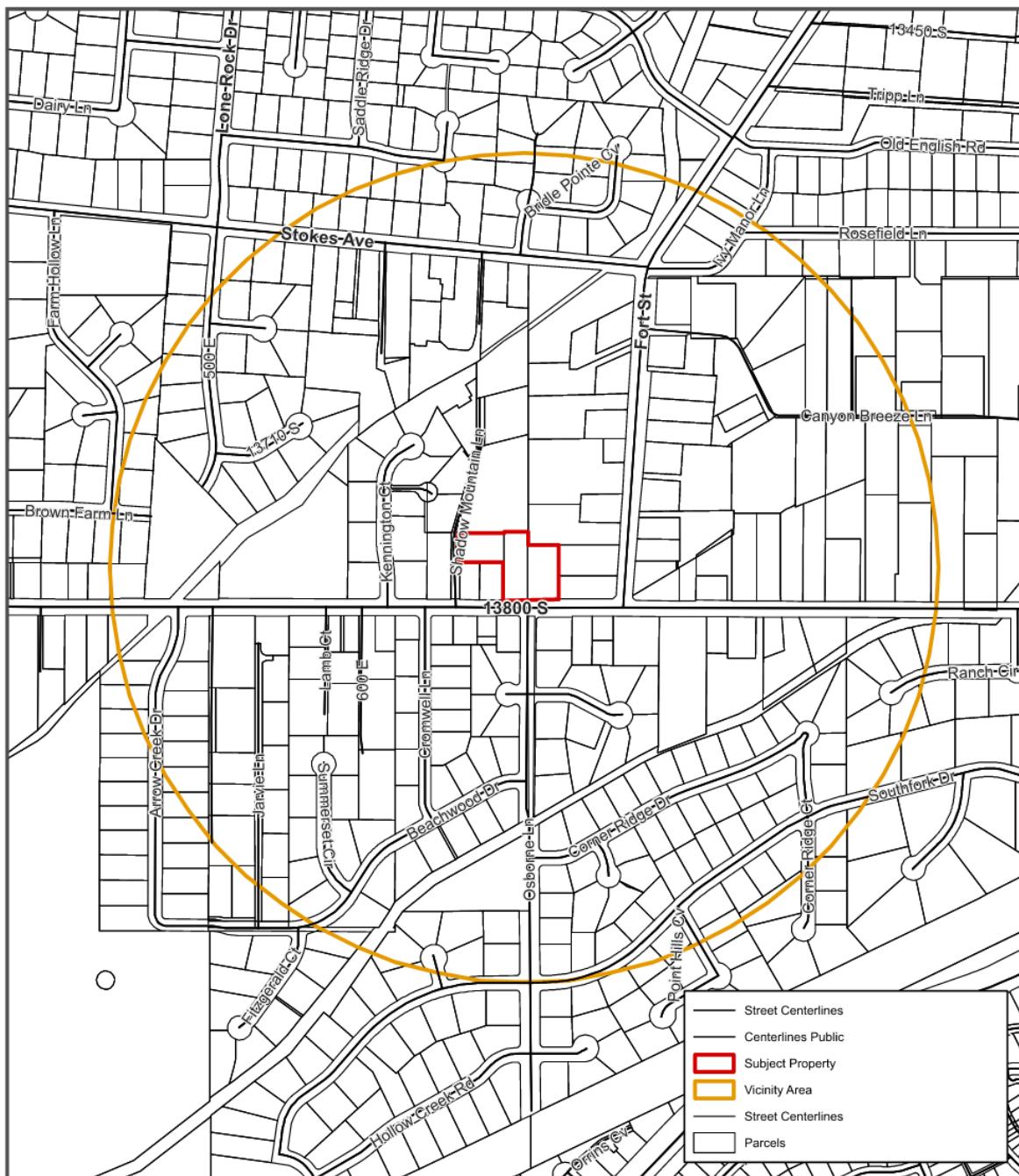
Area of RA2 zone Change (All of 703 E. 13800 South property and remaining portion of the 693 E. 13800 South property)

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

0 0.08 0.16
mi



EXHIBIT D
AERIAL MAP



EXHIBIT E
LAND USE MAP

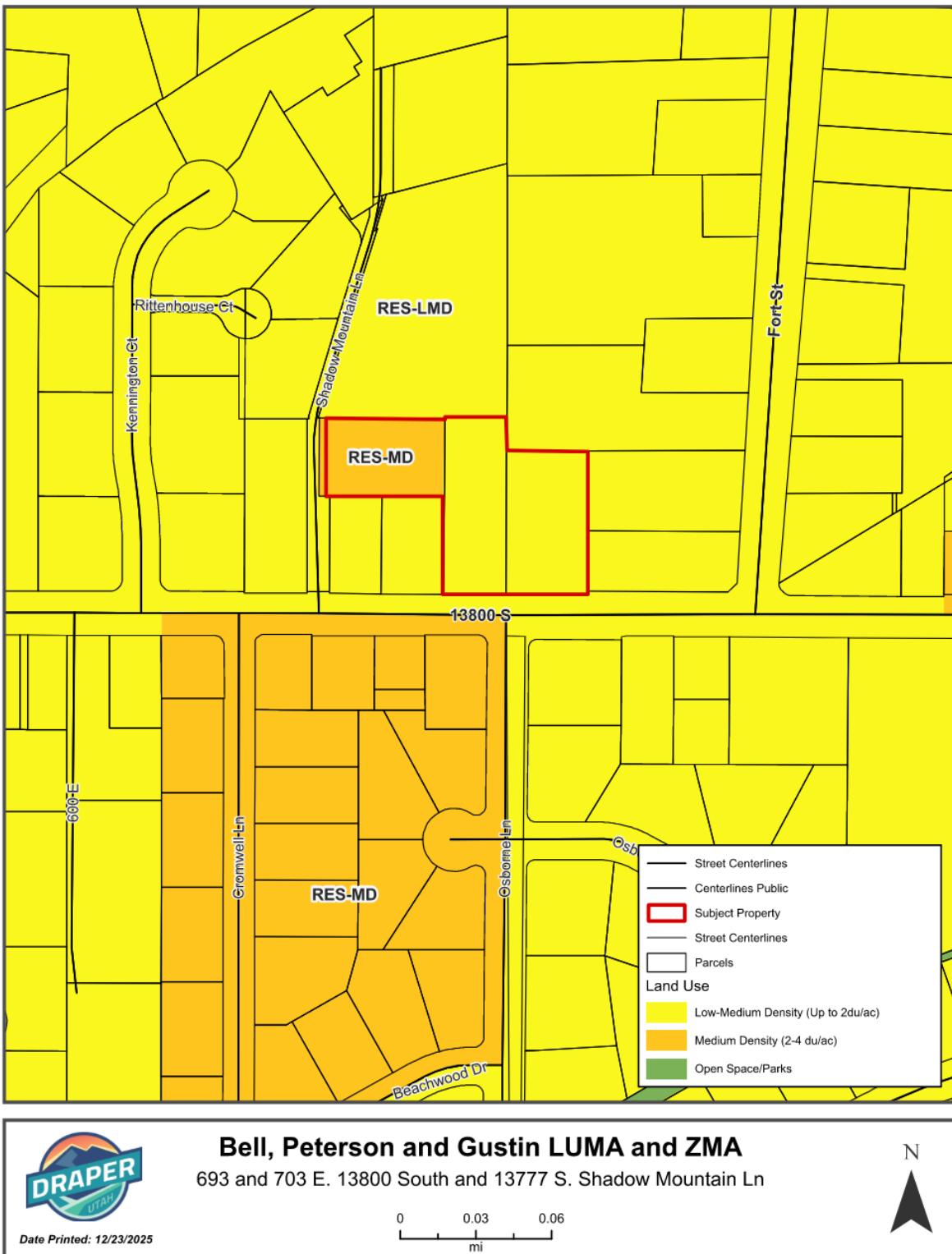


EXHIBIT F
ZONING MAP

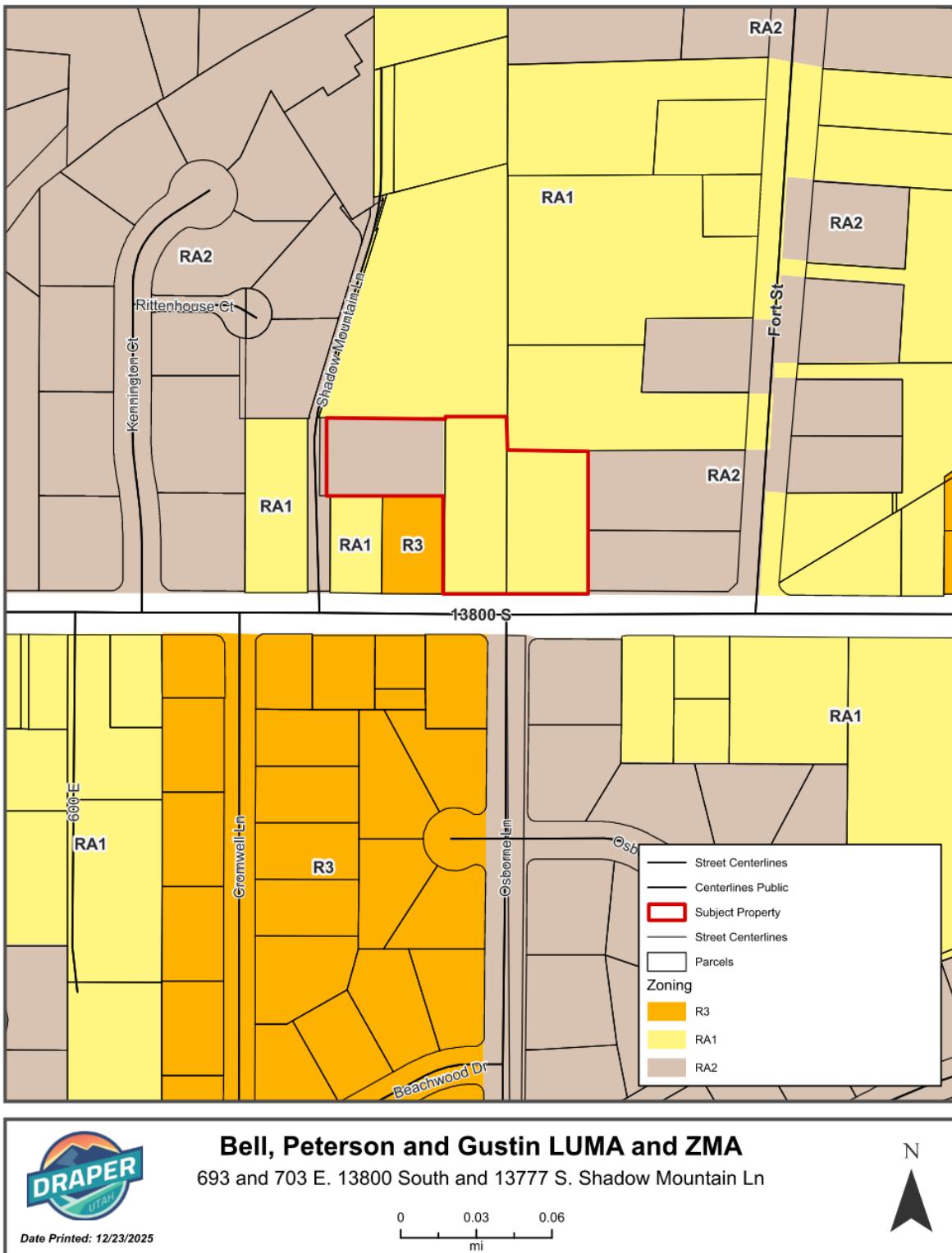


EXHIBIT G
APPLICANT QUESTIONNAIRE RESPONSES

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



MEMO



To: City Council
From:
Date: 2026-02-03
Re: Action Item: Approve Resolution #26-09

Comments:

ATTACHMENTS:

[R-26-09 _Intent_for_Boundary_Adjustment_with_Alpine.pdf](#)

RESOLUTION NO. 26-09

A RESOLUTION EXPRESSING DRAPER CITY'S INTENT TO ADJUST ITS
COMMON MUNICIPAL BOUNDARIES WITH ALPINE CITY AFFECTING
PARCELS 11:008:0012 AND 66:579:0003 AND 66:579:0004,
AUTHORIZING AND SCHEDULING A PUBLIC HEARING, AND
PROVIDING FOR NOTICE THEREOF

WHEREAS, Utah Code Ann. § 10-2-903 establishes a procedure by which two adjacent municipalities may mutually adjust their common boundaries; and

WHEREAS, Draper City and Alpine City are adjacent municipalities that share common boundaries; and

WHEREAS, the Draper City Council has determined that it is in the public interest to consider a mutual adjustment of a portion of the common boundary affecting Utah County parcels 11:008:0012 and 66:579:0003 and 66:579:0004; and

WHEREAS, the proposed boundary adjustment is depicted and described in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, Draper City intends to hold a public hearing to review the proposed boundary adjustment no less than 60 days after adopting this Resolution; and

WHEREAS, this Resolution complies with the procedural requirements of Utah Code Ann. § 10-2-903.

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

Section 1. Intent to Adjust a Common Boundary. Draper City declares its intent to adjust its common municipal boundary with Alpine City as provided in Exhibit A pursuant to Utah Code Ann. § 10-2-903.

Section 2. Public Hearing Scheduled. A public hearing to consider the proposed boundary adjustment shall be held on April 7, 2026, at 7:00 p.m. or as soon as possible thereafter, in the Council Chambers at Draper City Hall, 1020 E Pioneer Rd, Draper, Utah.

Section 3. Notice of Public Hearing. The Draper City Recorder is hereby authorized and directed to publish notice of the proposed public hearing as a Class B notice for three successive weeks prior to the public hearing. The content of all notices shall comply with Utah Code Ann. § 10-2-903(4).

Section 4. Severability Clause. If any 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 provisions, clauses and words of this Resolution shall be severable.

Section 5. Clerical Corrections. The City Recorder, under the supervision of the City Manager and City Attorney, is authorized to make non-substantive corrections to any portion of this Resolution and to the City codes referenced herein, if any, for grammatical, typographical, or numbering errors, or for consistency purposes that do not alter the substantive intent and that are otherwise in accordance with the expressed intent of the City Council.

Section 6. Effective Date. This Resolution shall become effective immediately upon passage.

(Signature page to follow)

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 3rd DAY OF FEBRUARY 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
(Boundary Adjustment Area)

Map of Draper-Alpine Boundary Adjustment

