

Public Safety & Responsible Development

The Cost of Deferred Accountability

A formal public safety request to the Draper City Council



Freedom to Build, Forbidden to Stop

From mining rights to personal property, Utah is a "freedom state" that is fiercely pro-business — and that's a good thing. Our pro-growth policies have built one of the strongest, most recession-resilient economies in the country. But the other side of that coin is that municipal governments are constrained from holding developers accountable for the good of the community.



State-Protected Mining

Draper City sought to regulate development at the Point of the Mountain, but absent a negotiated settlement, its options were constrained by state laws that can prioritize mining interests over local impacts; city leaders should be commended for reaching a resolution not impacted by future changes to Utah Code § 17-41-101 and -501 et seq.

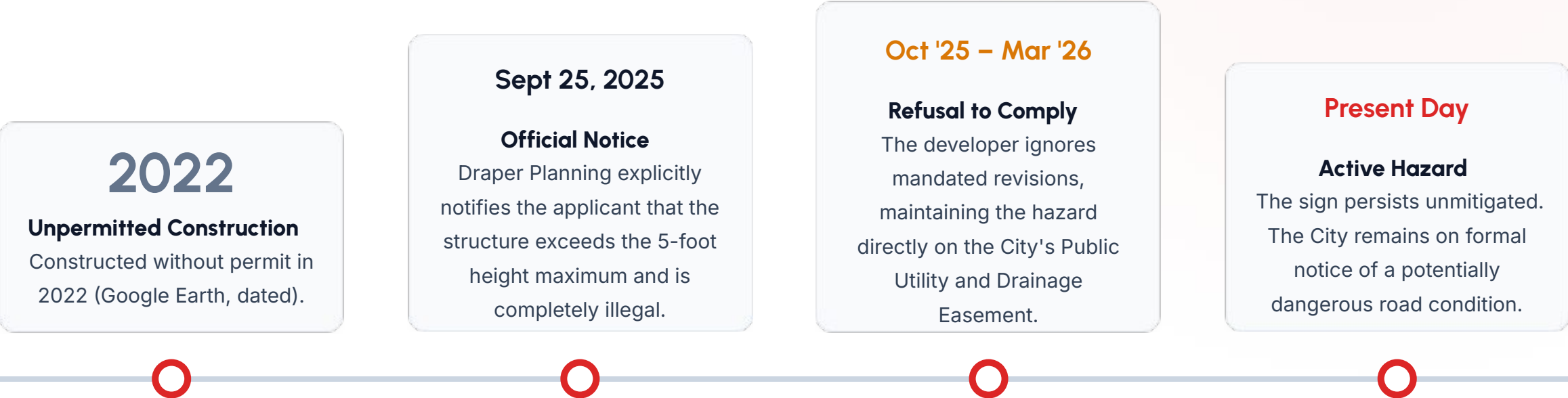


Privately Engineered Risk

Developers rely on private expert approvals to justify building on hazardous terrain, while Utah's land-use laws—backed by vested rights doctrine and the Constitution's Takings Clause—limit city discretion and shift legal and financial risk onto municipalities when denying 'claimed' compliant projects.

Documented Defiance

This is a scenario where the City has authority. The developer has constructed a freestanding +8-foot sign, in a prohibited location, operating in open defiance of the City's own permit process. The city has already notified the developer that constructing without permit allows action at the developers risk per DCMC 9-26-050



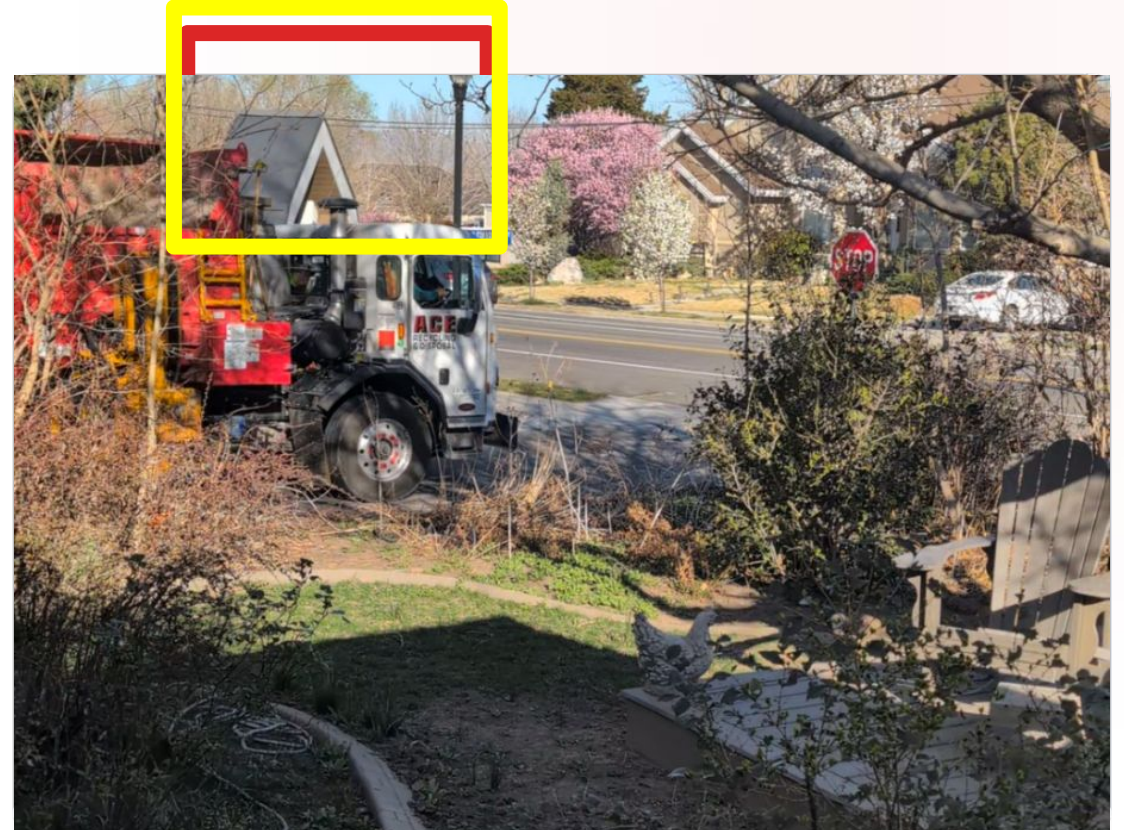
The requirement to obtain a sign permit prior to installation is not only current law, but was reaffirmed and amended by Draper City as recently as February 17, 2026 under Ordinance No. 1701. It is the clear intent of the city to enforce the code as written.

Neighbors Should NOT Have to Guess If It's Safe to Cross

Though personally unable to confirm the 12'by12' triangle referenced on the permit, the physical reality is undeniable.

- ⚠ When walking, running, cycling - pedestrians cannot see cars approaching the intersection.
- ⚠ When observing traffic, I have never seen a single car stop at the actual stop sign because drivers physically cannot see around the structure.
- ⚠ As the visual evidence demonstrates, a high-seated commercial garbage truck driver cannot see over the +8-foot sign. They roll past the stop sign blindly.

The Sign appears closer to 12' than the '8 feet' on the permit



Draper City Contractor blocked sightline 3/20/2026

Intersection Risk

This single code violation generates risk factors across multiple stakeholder groups. Three Draper Schools: Summit, Corner Canyon HS, and Draper Park Middle School cause this road to be used heavily by children, as pedestrians. There are already laws on the books that allow Draper City to take immediate action.



FORMAL REQUEST: We respectfully request the Council direct Code Enforcement to execute their absolute authority to abate this unpermitted hazard and clear the public right-of-way immediately.

The Broken Window

Visible signs of unaddressed violations—like an illegal 8-foot wall on a city easement—create an environment that invites further, more severe code violations.

When enforcement is inconsistent or constrained, it signals to developers that the limits of our rules can be tested—and potentially pushed further over time. We simply can't allow our rules to ignored or evaded.

**"Draper is OPEN for business,
but NOT open to be taken
advantage of."**



Appendix: Permit Screenshot

ZSQUFUE

Permit

Sign

Type

13216 S TELEMAR LN

Location

Status Information

Name	Completed	Date
Application Submittal	Yes	8/29/2025 1:40:58 PM
Completeness Review	Yes	8/29/2025 1:41:04 PM
Returned for Revisions	Yes	8/29/2025 1:41:08 PM
Completeness Review	Yes	9/11/2025 1:41:47 PM
Resubmission	Yes	9/8/2025 4:38:25 PM
Staff Review	Yes	9/16/2025 3:18:49 PM
Returned for Revisions	Yes	9/16/2025 3:18:55 PM
Resubmission	Yes	9/19/2025 9:36:34 AM
Staff Review	Yes	9/25/2025 4:41:46 PM
Returned for Revisions	Yes	9/25/2025 4:42:12 PM
Resubmission	No	
Staff Review	No	
Final Payment Required	No	
Issuance	No	
Inspections Complete	No	
Finalize	No	

Reviews

Division	Status
Planning	Revisions Needed
Building	Revisions Needed
Engineering	Revisions Needed
Fire	Revisions Needed
Planning	Revisions Needed
Building	Revisions Needed
Engineering	Revisions Needed
Fire	Revisions Needed
Planning	Pending
Building	Pending
Engineering	Pending
Fire	Pending

Planning

Open

Per DCMC code 9-26-070 B 2 c. Residential signs shall be a maximum of 5' in height. DCMC 9-26-060 B 1 defines Freestanding Sign height as "the distance measured from the average finished grade at the base of the sign to the topmost portion of a sign excluding decorative Elements." The top of the sign cannot be taller than 5'

DCMC 9-26-070 B 2 e "such signs shall be mounted on or integrated into a wall surrounding the development. Per discussion with the Zoning Administrator the sign would need to be connected to wall features. Either the wall to the west of the sign, or the wall with the mailboxes to the south.

Per the Plat there is a 12' x 12' no obstruction triangle. The sign is currently located in that triangle. It will need to be moved Per Zoning Administrator to be out of the triangle.

Per DCMC 9-26-050 C Requires a sign permit to be applied for and issued prior to erection or installation of signs. Any work done before the permit is done at builders own risk.

Building

Open

- Provide Structural and electrical plans for the structure.

09/25/2025: No new plans have been submitted

Engineering

Open

Sign may not encroach 12'x12' obstruction triangle.

Engineering

Open

Sign may not encroach Public Utility and Drainage Easement without PU&DE encroachment agreement.

Planning

Open

No additional documents have been submitted for subsequent review. See comments from the previous review.