



CITY COUNCIL AGENDA

Tuesday, June 9, 2026, 5:30 PM
1020 E Pioneer Rd,
Draper, Utah 84020
Council Chambers

5:30 PM STUDY SESSION (ADMINISTRATIVE CONFERENCE ROOM)

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.

Salt Lake County Council Presentation on County Budget, Services and Key Priorities

Discussion: Draper Days - Kellie, Rhett, David

Report: Parks CIP Update - Rhett

Report: Major Roads CIP Update - Scott

Council/Manager Reports

7:00 PM BUSINESS SESSION

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Recognition of Tina Mercer - Parks and Recreation Department**
- 4. Oaths of Office - Fire Department Promotions**
- 5. 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.
- 6. Items for Council Consideration**

6.a Public Hearing: Ordinance #1718

An ordinance amending the Official Zoning Map of Draper City for approximately 0.33 acres of property from RA1 (Residential Agricultural) to R3 (Single-family Residential), located at approximately 12738 S. 300 E. known as the Nielsen Zoning Map Amendment. Staff report by Todd Draper.

6.b Public Hearing: Ordinances #1719 and #1720

Ordinances of Draper City amending a Master Area Plan and the text of the Land Use and Development Code of Draper City Municipal Code Section 9-14-110, Exhibit 9-14-1, regarding the Veranda West Master Area Plan located at approximately 13708 South 600 West. Staff report by Todd Taylor.

6.c Public Hearing: Ordinances #1724 and #1725

An ordinance amending the official Land Use Map of Draper City and an ordinance amending the official Zoning Map of Draper City for approximately 0.31 acres located on the southeastern boundary of the City at approximately 16377 S. Suncrest Drive. known as the City initiated Draper - Highland boundary adjustment #2 Zoning Map Amendment. Staff report by Todd Draper.

6.d Public Hearing: Ordinance #1721 - *Continued to a date uncertain*

An ordinance of the Draper City Council adopting text amendments to portions of Titles 6 and 9 of the Draper City Municipal Code to require short-term rentals to be licensed, permitted, and to add associated standards. Staff report by Todd Taylor.

Item continued to a date uncertain.

7. Disclosure and Action Items

7.a The Budget Officer intends to State that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase

(The Budget Officer intends to state, as a required disclosure under Utah Code § 59-2-919 (4)(a), that the City's tentative budget for FY 2026-27 includes a proposed property tax rate increase.)

7.b Statement of Budget Officer that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase

(The Budget Officer will make the statement required by Utah Code § 59-2-919(4)(a) that the City's tentative budget for FY 2026-27 includes a proposed property tax rate increase.)

7.c Presentation: Property Tax Impact Schedule

The Budget Officer Presents and makes available to the public a property tax impact schedule as a separate document from all other budget documents, as required by Utah Code §§ 59-2-924 and 59-2-919(4)(a). (The Budget Officer will present the property tax impact schedule as a standalone document, separate from all other budget materials, in accordance with Utah Code §§ 59-2-919 and 59-2-924.)

7.d Action Item: Resolution #26-28

A resolution adopting the Fiscal Year 2026-2027 Interim Budget for the City of Draper, including the staffing document and compensation schedules. Staff report by John Vuyk

7.e Action Item: Resolution #26-29

A resolution amending the Consolidated Fee Schedule for Draper City. Staff report by John Vuyk.

7.f Action Item: Resolution #26-30

A resolution notifying the Utah Retirement System (URS) of the City's intent to pick up Public Safety and Firefighter contributions. Staff report by John Vuyk.

7.g Action Item: Resolution #26-31

A resolution of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District (TRSSD) adopting and certifying a tax rate for the 2027 taxable year. Staff report by John Vuyk.

7.h Action Item: Resolution #26-32

A resolution adopting the Fraud Risk Assessment for the City of Draper. Staff report by John Vuyk.

7.i Action Item: Ordinance #1722

An ordinance of the Draper City Council adopting the compensation schedule for statutory employees. Staff report by John Vuyk.

7.j Action Item: Ordinance #1723

An ordinance of the Draper City Council adopting updated water rates for culinary water customers services by Draper City. Staff report by John Vuyk.

8. Adjourn to Community Reinvestment Agency Meeting

9. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **June 9, 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:

Date: 2026-06-09

Re: Salt Lake County Council Presentation on County Budget, Services and Key Priorities

Comments:

ATTACHMENTS:

[Who is SLCO January 2026.pdf](#)



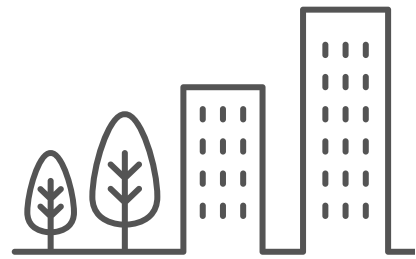
SALT LAKE COUNTY GOVERNMENT

Understanding the purpose, structure, and funding for county programs and services.

HISTORY OF SALT LAKE COUNTY

ESTABLISHED CITIES

Evolved many times since 1850



- Salt Lake City (1850)
- Sandy (1893)
- Murray (1902)
- Midvale (1909)
- South Jordan (1935)
- South Salt Lake (1938)
- West Jordan (1941)
- Riverton (1948)
- Town of Alta (1970)
- Draper (1978)
- Bluffdale (1978)
- West Valley City (1980)

1990's WAVE OF INCORPORATIONS

Wanted input on planning, zoning & services



- Taylorsville (1996)
- Herriman (1999)
- Holladay (1999)
- Cottonwood Heights (2005)
- Town of Brighton (2020)

COMMUNITY PRESERVATION PROJECT

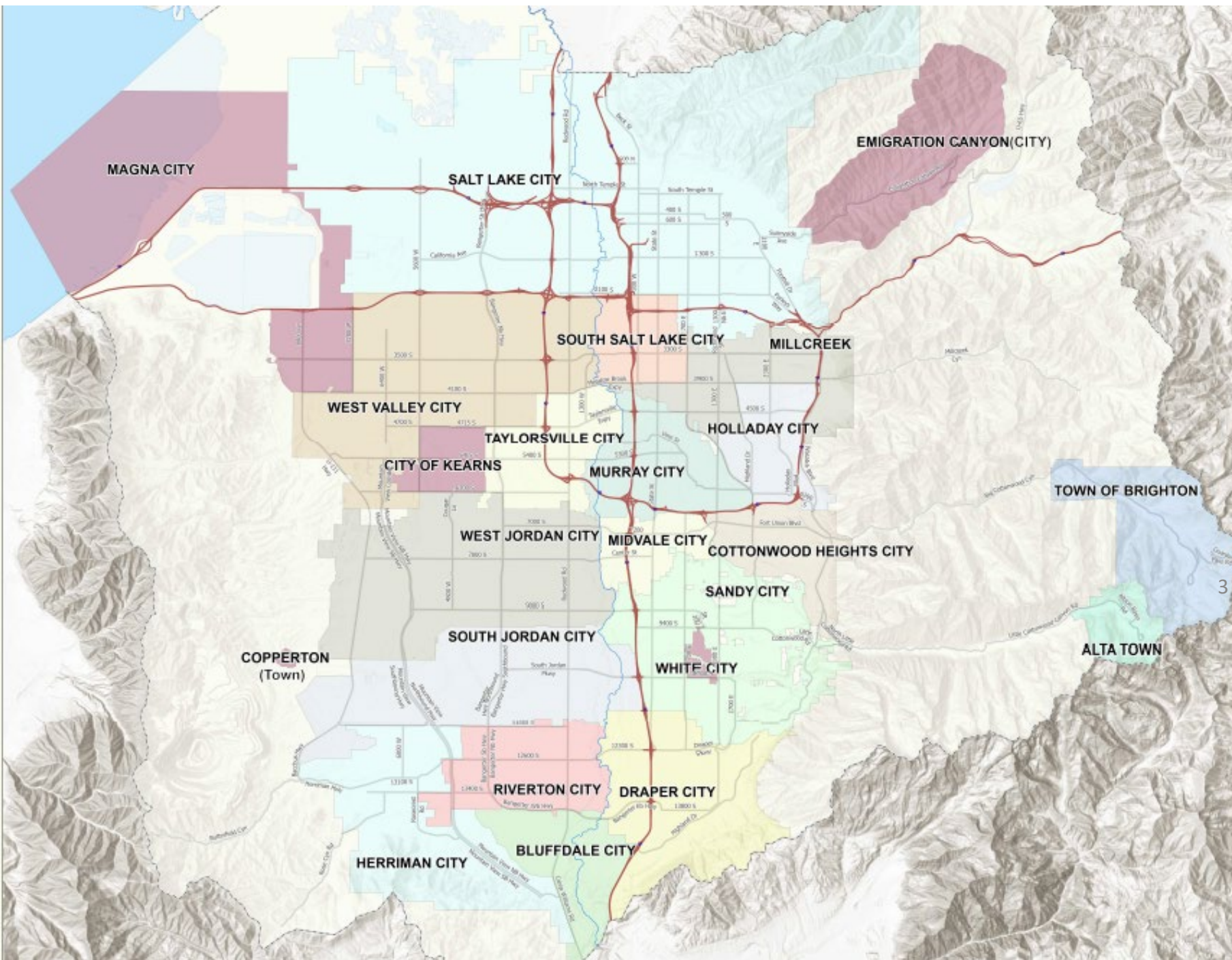
Resulted in 23 incorporated cities



- Millcreek (2016)
- Kearns (May 2024)
- Magna (May 2024)
- White City (May 2024)
- Emigration Canyon (May 2024)
- Town of Copperton (May 2024)

*** H.B. 330 (2024) now requires all "islands" to annex or incorporate by July 2027*

WILL WALL-TO-WALL CITIES REDUCE THE NEED FOR THE COUNTY?



- ✓ Counties are political subdivisions of the state per Utah Constitution Article XI, Section 1.
- ✓ Counties deliver state-mandated services.
- ✓ **State law differentiates the roles of cities and counties.**
- ✓ Cities handle municipal services—counties focus on regional functions.
- ✓ Consolidation into cities reduces duplication and allows counties to maximize efficiency across jurisdictions.

EXAMPLES OF SERVICES THE COUNTY PROVIDES



CRIMINAL JUSTICE / PUBLIC SAFETY

Jail and other criminal justice services, prosecution and indigent defense.



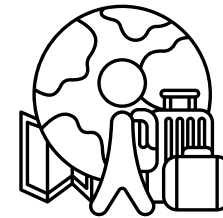
CULTURE & THE ARTS

Administers grants and manages cultural facilities: Abravanel Hall, Capitol Theater, Eccles Theater, etc.



ELECTIONS

Runs the general election by statute. Contracts with municipalities for municipal elections.



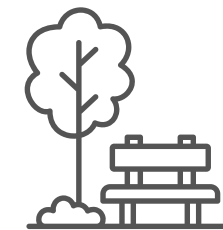
CONVENTIONS & TOURISM

County-owned convention centers bring in out-of-state conventions that generate sales tax.



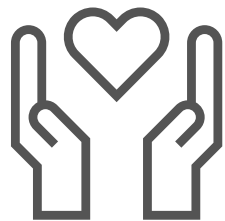
HEALTH DEPARTMENT

Provides immunizations, safety protocols for restaurants and businesses, clean up homeless camps and other unsafe environments.



REGIONAL PARKS & RECREATION

Maintains regional parks, trails, and open spaces. Operates recreation centers and sports complexes.



AGING & ADULT SERVICES

Provides Meals on Wheels and runs senior centers.



LIBRARY SERVICES

Salt Lake County Library system serves most of the county, with access to Salt Lake City and Murray libraries.



BEHAVIORAL HEALTH

Manages mental health/substance abuse services. Partners with providers. Designated by the state to be mental health & substance abuse authority.



PROPERTY TAX ADMINISTRATION

Collects property tax for all entities, most of which are not part of Salt Lake County, and distributes funds.

CITIES CAN'T DO WHAT THE COUNTY DOES



Multiple jails? Multiple health departments?

Multiple clerk's offices?

Salt Lake County delivers **regional services** on a scale best served by county government.

Duplicating these services would be expensive, inefficient, and create confusion across city boundaries.

MAYOR-COUNCIL FORM OF GOVERNMENT

Clear separation of powers, administration and oversight.

Council Members



MAYOR
Jenny Wilson



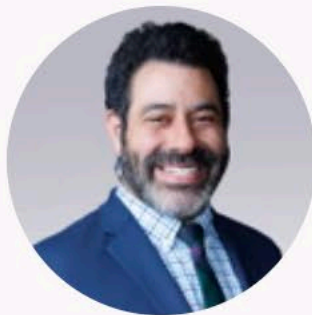
COUNCIL
Laurie Stringham
At-Large A



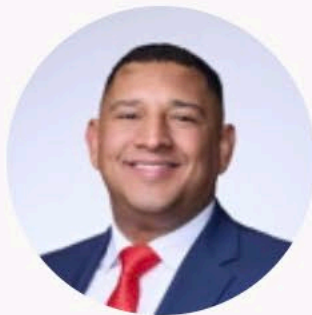
COUNCIL
Suzanne Harrison
At-Large B



COUNCIL
Natalie Pinkney
At-Large C



COUNCIL
Jiro Johnson
District 1



COUNCIL
Carlos A. Moreno
District 2



COUNCIL
Aimee Winder Newton
District 3



COUNCIL
Ross Romero
District 4



COUNCIL
Sheldon Stewart
District 5



COUNCIL
Dea Theodore
District 6, Chair

INDEPENDENT ELECTED OFFICIALS

Operate independently within their constitutional and statutory authority but in coordination with the Mayor and Council.



ASSESSOR

Chris Stavros

Establishes the fair market value of real and personal property ensuring assessments are accurate, fair, and compliant with Utah law.



DISTRICT ATTORNEY

Sim Gill

Responsible for legal work, including prosecution of all felony criminal matters in Salt Lake County as well as civil government litigation.



SURVEYOR

Bradley Park

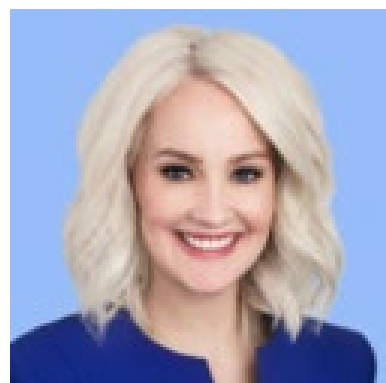
Provides quality surveying and mapping services to protect, preserve, and perpetuate property boundary rights.



AUDITOR

Chris Harding

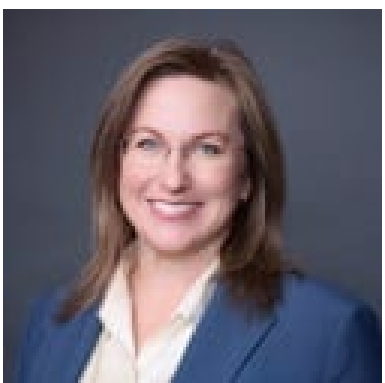
Financial integrity through audits, annual financial report, certifying property tax rates, and ensuring compliance with budgeting and fiscal policies.



RECORDER

Rashelle Hobbs

Maintains public land records, relating to real estate, liens, mining, and subdivision plats, to ensure transparency in real estate transactions.



TREASURER

Sheila Srivastava

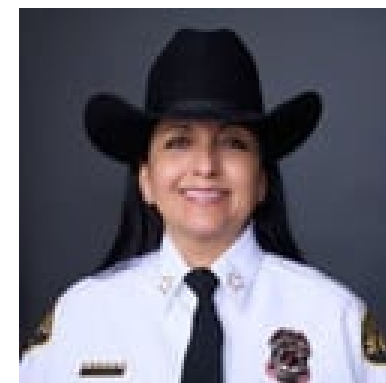
Collects, safeguards, and disburses county funds, including property tax payments, and manages the county's investments.



CLERK

Lannie Chapman

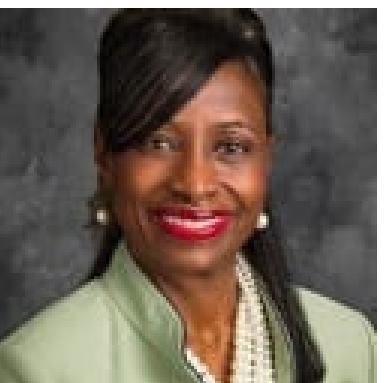
Oversees elections, marriage licenses, passports, and maintains official records for the County Council.



SHERIFF

Rosie Rivera

Runs the jail operations, manages search and rescue teams, and law enforcement for the unincorporated areas including the canyons.



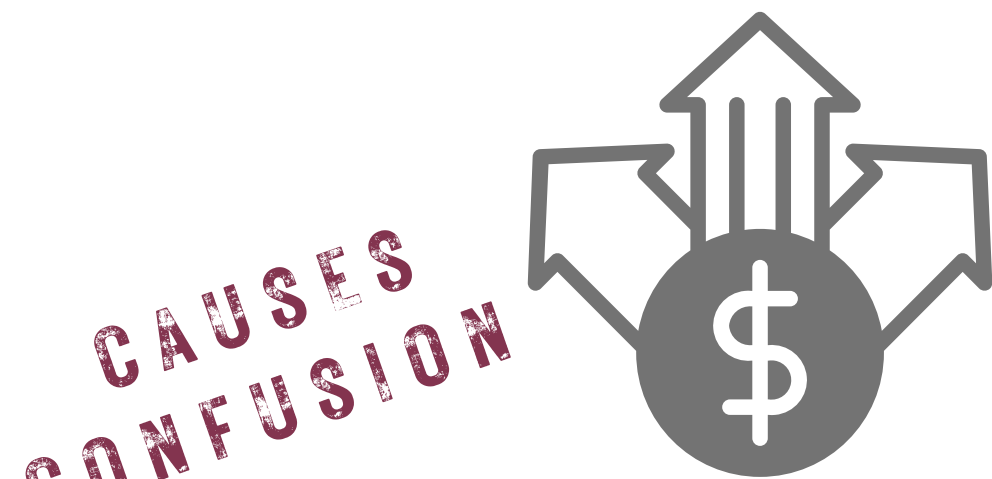
Justice Court Judge

Shauna Graves Robertson

The Salt Lake County Justice Court handles small claims, misdemeanors, and traffic cases

****This will dissolve June 2027.**

WHAT IS THE ESTIMATED 2025 SALT LAKE COUNTY BUDGET?



TOTAL BUDGET

\$2 Billion (Approx.)

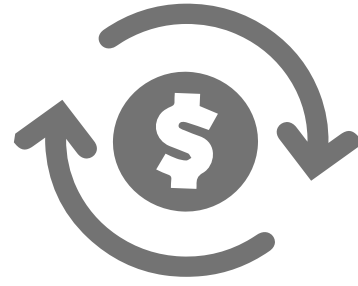
While this reflects the total amount adopted, **only a portion of it falls under the County Council's discretion--some are "pass through" taxes.**



NET COUNTY BUDGET

\$1.5 Billion (Approx.)

The net budget represents total revenues minus **"pass through"** taxes. This is the portion that falls under the County Council's discretion.



WHAT ARE PASS THROUGH TAXES?

- Appear in the budget for transparency, but don't impact county operations.
- County is middleman. Receives funds and forwards to other agencies.
- Not truly county funds.
- Examples: Cities, service providers, federal or state grants, UTA.

→ Council has NO DISCRETION over how these funds are used.

LEAST UNDERSTOOD
BUDGETARY ITEM

2025 Mayor's Proposed June Budget PASS THROUGH TAXES

RDA Property Tax	33,616,073
Property Tax-RDA- Pass Thru	
Transportation sales tax	
Mass Transit Pass Thru to UTA, cities & state	455,735,500
New Sales Tax for Public Safety & Public Transportation (aka 5th 5th)	
0.15% beginning July 1, 2025 ~\$29M	
Visitor Promotion	5,854,588
Sandy Soccer Stadium Transient Room Tax	
State & General-Tax Administration	3,099,840
Multi County Pass Thru Revenue	

Grand Total \$498,306,001



SPECIAL REVENUE

- Source: County controlled funds from taxes or fees.
- Libraries, TRCC, Behavioral Health, etc.
- HIGHLY RESTRICTED USE
- Council has **some discretion** over use but can only fund certain things within certain funds.



GENERAL FUND

- Source: Primarily property taxes, sales tax, etc.
- Core government services—public safety, elections, public health, and administration.
- Most flexible.
- Only fund the council has **full discretion**.

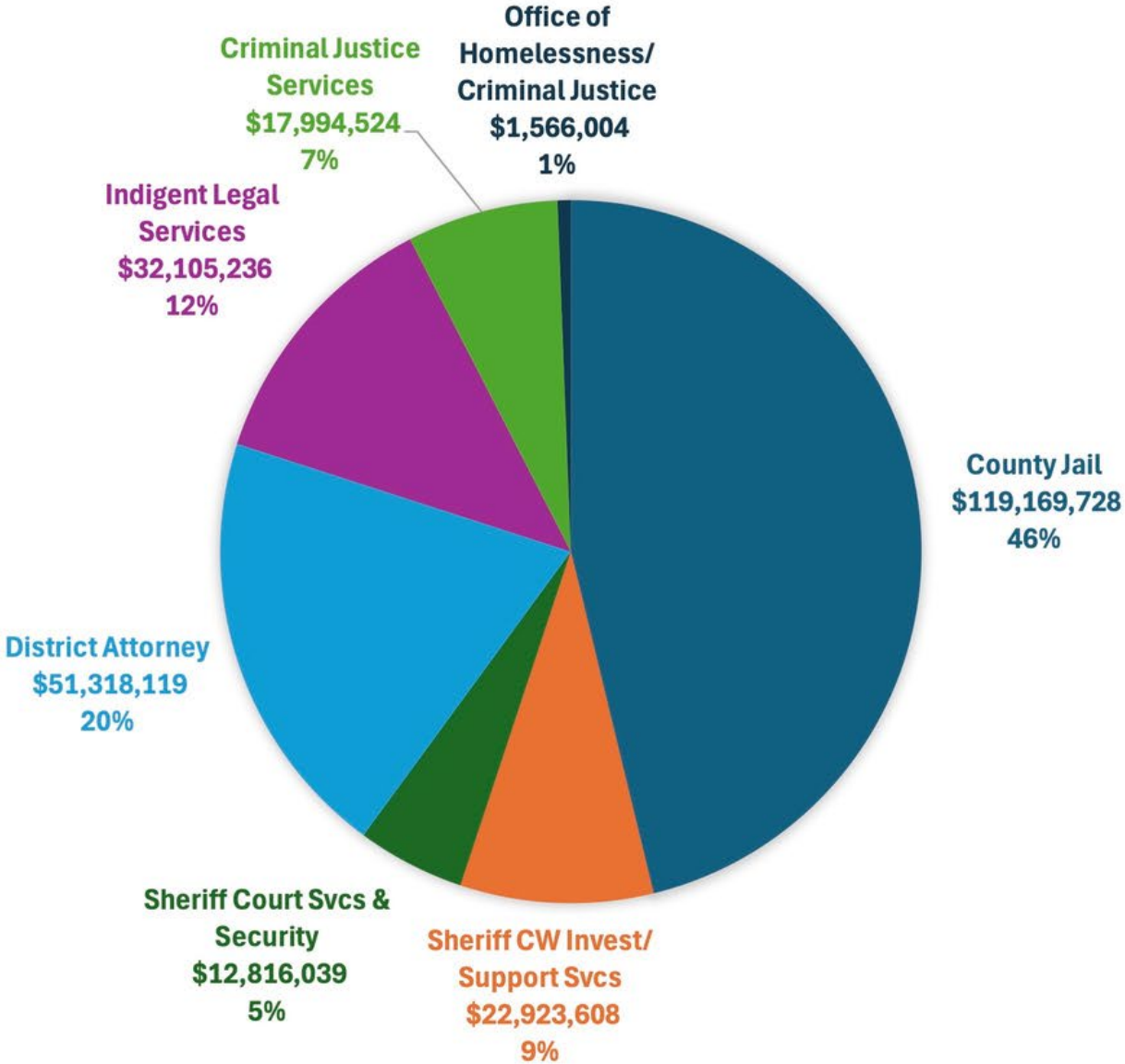


ENTERPRISE FUNDS

- Source: Fees charged to users through paid services—not taxes.
- These funds operate like businesses.
- Golf Courses, Landfill, Public Works
- Council has **limited discretion** over how this is used.

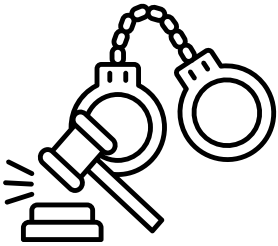
WHAT IS THE COUNTY'S LARGEST RESPONSIBILITY?

CRIMINAL JUSTICE NET COST
(EXPENDITURES LESS REVENUES)



PUBLIC SAFETY

Public Safety accounts for the largest portion of the budget. More than **74% of the county's general fund is allocated to public safety** including law enforcement, corrections, and prosecution.



HOW PROPERTY TAXES WORK IN UTAH



State law limits property tax revenue increases to only “new growth” (e.g., new construction or additions).



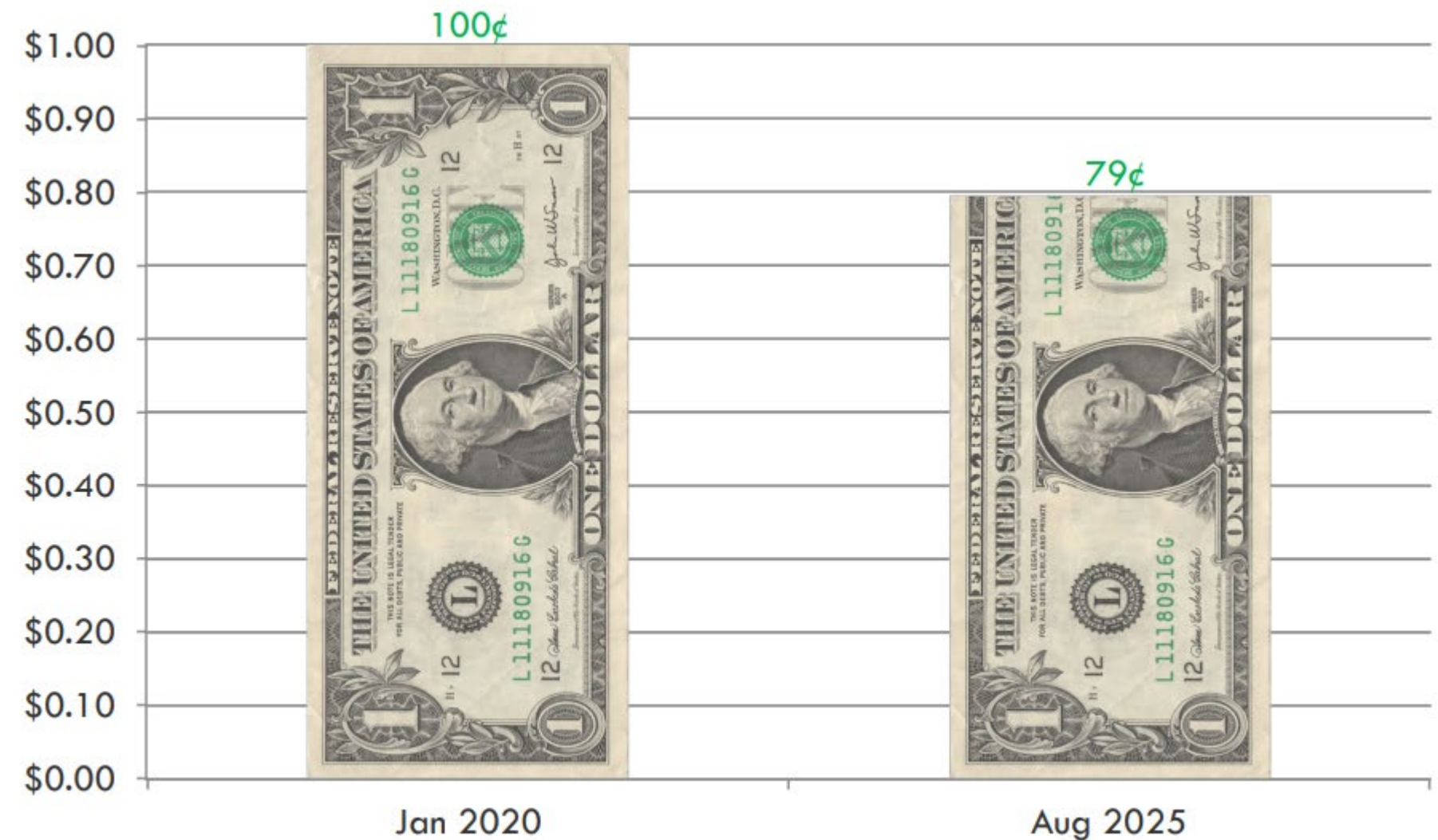
Inflation in property values does not increase revenue—rates are adjusted downward to keep revenue flat.



Population growth increases demand for county services.



This creates a budget gap, averaging about 1% or \$5M per year.



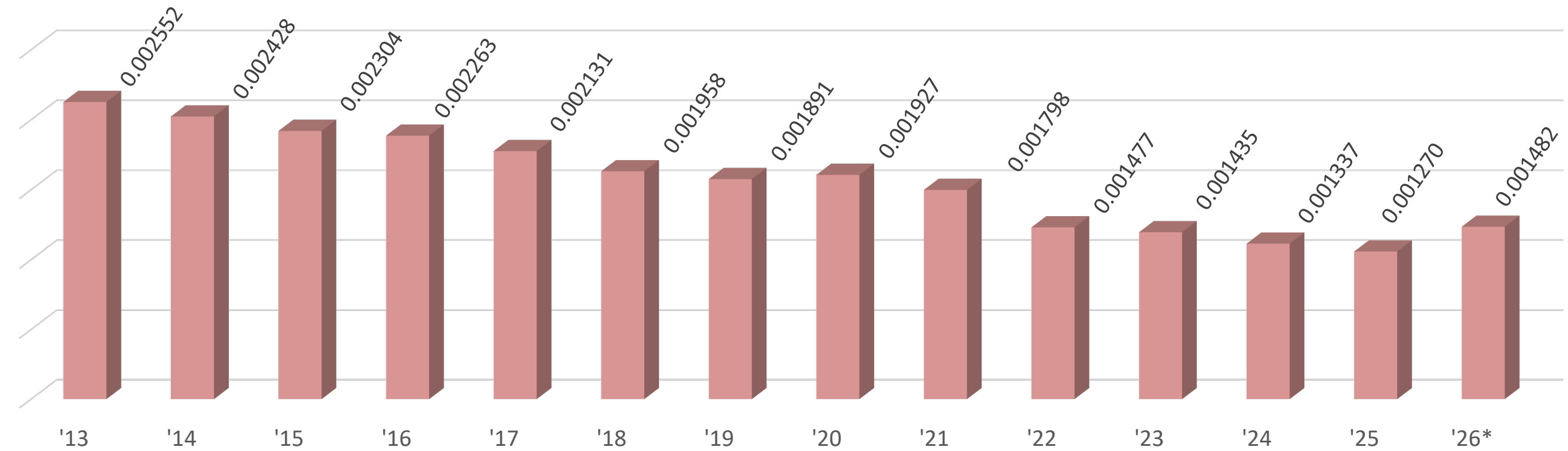
INFLATION INDEX: WEST URBAN CONSUMER PRICE INDEX - ALL URBAN CONSUMERS

Purchasing Power Erosion Due to Inflation

DECLINING TREND IN PROPERTY TAX RATES

Countywide and Assessing & Collecting

Excluding Bond Debt Service and Judgment Levies



* Projected rate based on projected taxable value with new growth. Advertised rate for 2026 is .001519.

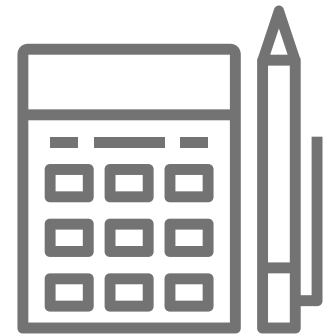
What portion of property taxes goes to the county?

Service Provider	Tax Rate	¹Judgment Levy	Amount
GRANITE SCHOOL DISTRICT	0.003705	0.000000	1120.56
GRANITE SCHOOL DEBT SVCE	0.000634	0.000000	191.75
STATE BASIC SCHOOL LEVY	0.001379	0.000000	417.07
UT CHARTER SCHOOL-GRANITE	0.000142	0.000000	42.95
SALT LAKE COUNTY	0.001134	0.000000	342.96
SL COUNTY BOND INT/SINK	0.000119	0.000000	35.99
TAYLORSVILLE CITY	0.000820	0.000000	248.00
SL COUNTY LIBRARY	0.000425	0.000000	128.54
SOUTH SL VALLEY MOSQUITO	0.000008	0.000000	2.42
JORDAN VALLEY WATER CONS	0.000340	0.000000	102.83
TAYLORSV BENN IMPROVEMENT	0.000073	0.000000	22.08
CENTRAL UT WATER CONSERV	0.000400	0.000000	120.98
UNIFIED FIRE SVCE AREA	0.001650	0.000000	499.03
MULTI COUNTY ASSESS/COLL	0.000014	0.000000	4.25
COUNTY ASSESS/COLL LEVY	0.000136	0.000000	41.13
	.010979	.000000	\$3,320.54

When my property values go up, does my property tax automatically go up?

No - it does not. Utah's system is designed so that rising property values alone do not automatically raise your property tax bill. Each year, the County Auditor calculates a *certified tax rate* for every taxing entity (county, city, school district, etc.). That rate is adjusted downward so the entity collects the same total revenue as the prior year—plus new-growth revenue from new construction.

HOW HAS THE COUNTY RESPONDED?



The Council has consistently exercised **fiscal discipline**, cut spending while preserving Salt Lake County's top tier **AAA bond rating**—the highest available.

As part of its commitment to fiscal responsibility, the Council has **regular stress testing** in each agency to identify financial needs and **manage spending**.

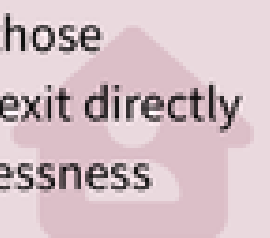
PUBLIC SAFETY NEEDS

OVERVIEW

- **Not a single new bed has been built since 2001**, even as the county's population has grown by nearly 300,000 and is expected to grow to 1.4 million by 2040.
- **Approximately one-fifth of the jail's beds are in Oxbow**, a failing facility that urgently needs to be replaced.
- At the same time, homelessness and mental illness have increased, and **our jail has become the state's default mental health provider**.
- Over the past ten years, the average person booked into the jail has been **booked seven times prior**, driving up costs while leaving underlying needs unmet.

34%

percent of those
leaving jail exit directly
into homelessness



80%

of the jail
population has
prior offenses

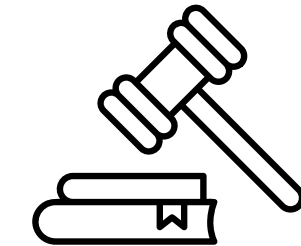
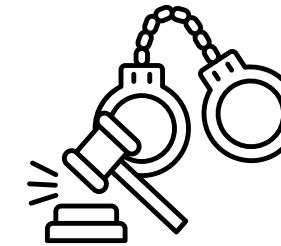
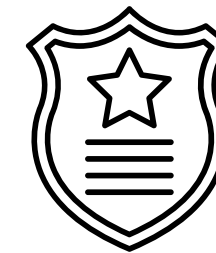


PUBLIC SAFETY NEEDS

JAIL REMAINS AT CAPACITY

Although beds have increased after opening Oxbow's third pod, the jail continues to **operate at or near capacity every day.**

Reopening the third pod at Oxbow added 184 individuals, placing **additional pressure on aging infrastructure and maintenance systems.**



Increased enforcement due to SLC Public Safety Plan has meant an **increase in bookings and individuals with multiple charges** is placing greater demands on judicial processing.

PUBLIC SAFETY NEEDS

GOALS:

- ✓ Rebuild capacity from Oxbow Jail (552 beds) at main facility
- ✓ Add new beds to meet growth and safety demands
- ✓ Expand mental health treatment from 88 → 160 beds
- ✓ Create a stepdown unit (100 beds) for re-entry support
- ✓ Look at a lower-security facility to save on costs to provide mental health, substance use, job training and wraparound services for low-level offenders in order to reduce recidivism.



MEMO



To: City Council
From: Paul Geilman
Date: 2026-06-09
Re: Public Hearing: Ordinance #1718

Comments:

This application is a request for approval of a Zoning Map Amendment for approximately 0.33 acres located on the west side of 300 E, at approximately 12738 S. 300 E. The property is currently zoned RA1 (Residential Agricultural, 40,000 sq. ft. min lot size). The applicant is requesting that the application be approved so the property is compliant with the existing Land Use Master Plan. Planning Commission forwarded a unanimous positive recommendation to the City Council on May 14, 2026.

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. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
3. The proposed zoning 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.

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:

[Ordinance #1718.pdf](#)

ATTACHMENTS:

[Nielsen ZMA Staff Report -finalized.pdf](#)

ORDINANCE NO. 1718

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.33 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL) TO R3 (SINGLE-FAMILY RESIDENTIAL), LOCATED AT APPROXIMATELY 12738 S. 300 E. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE NIELSEN 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 12738 S. 300 E. 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 which is 1320.677 feet East and 815.43 feet South of the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being coincident with the corner of a fence line and running thence South 89° 52'10" East 1295.692 feet and South 00° 05'37" West 130.00 feet to the true point of beginning; thence South 00° 05'37" West 70.00 feet; thence North 89° 52'10" West 220.129 feet; thence North 00° 07'05" East 70.00 feet; thence South 89° 52'10" East 220.00 feet to the true point of beginning.

LESS AND EXCEPTING THEREFROM the following described property: Commencing at the North quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and

Meridian; thence South 00°21'03" West 944.03 feet along the quarter section line; thence North 89°38'57" West 34.94 feet to the point of beginning; thence South 89°35'48" East 11.10 feet; thence South 00°21'59" West 70.00 feet; thence North 89°35'48" West 11.10 feet; thence North 00°21'57" East 70.00 feet to the point of beginning.

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 9TH DAY OF JUNE, 2026.

DRAPER CITY

Mayor Troy K. Walker

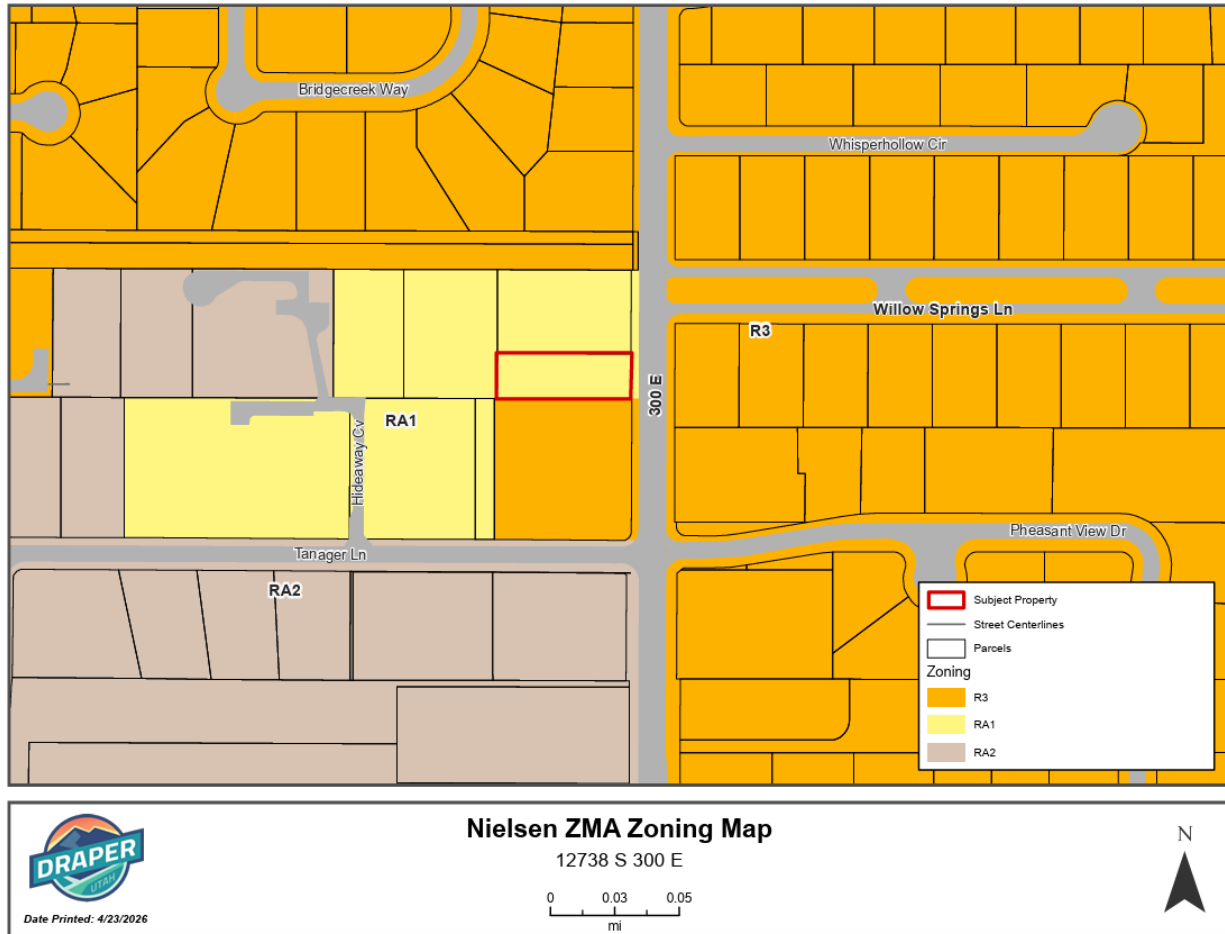
ATTEST:

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





Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 24, 2026

To: Draper City Planning Commission
Business Date: May 14, 2026

From: Development Review Committee

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

Re: Nielsen Zoning Map Amendment Request

Application No.: 2026-0045-MA

Applicant: Spencer Elroy Nielsen

Project Location: 12738 S 300 E

Current Zoning: RA1, (Residential Agricultural, 40,000 ft² lot minimum size)

Acreage: 0.33 Acres (Approximately 14,375 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 bringing the zoning into conformity with the actual lot size.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 0.33 acres located on the West side of 300 East, at approximately 12738 S 300 E. (Exhibit C & D). The property is currently zoned RA1. The applicant is requesting that a Zoning Map Amendment to R3 be approved to make the existing lot conforming and align with the City's General Plan/Land Use Designation.

This property was developed as a single-family home. The county assessor lists this house as being built in 1940.

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	R3	

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• 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 • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• 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 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.”

This lot is currently nonconforming in the existing zoning and the Zoning Map Amendment request will bring the lot into conformity with minimum lot size standards and Draper City's Land Use 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 Spencer Elroy Nielsen, application 2026-0045-MA, based on the following findings and the criteria for approval listed in the Staff Report dated April 24, 2026.

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 Spencer Nielsen, application 2026-0045-MA, based on the findings and criteria for approval listed in the Staff Report dated April 24, 2026, 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 Spencer Nielsen, application 2025-0045-MA, based on the findings and criteria for denial listed in the Staff Report dated April 24, 2026.

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

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.05.05 17:09:18-06'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
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E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.05.05 12:59:34-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
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O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.05.05 11:51:50-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

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E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew
Symes
Date: 2026.05.05 12:52:37-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments

Engineering and Public Works Divisions Review.

1. No additional comments

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 which is 1320.677 feet East and 815.43 feet South of the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being coincident with the corner of a fence line and running thence South $89^{\circ}52'10''$ East 1295.692 feet and South $00^{\circ}05'37''$ West 130.00 feet to the true point of beginning; thence South $00^{\circ}05'37''$ West 70.00 feet; thence North $89^{\circ}52'10''$ West 220.129 feet; thence North $00^{\circ}07'05''$ East 70.00 feet; thence South $89^{\circ}52'10''$ East 220.00 feet to the true point of beginning.

LESS AND EXCEPTING THEREFROM the following described property: Commencing at the North quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South $00^{\circ}21'03''$ West 944.03 feet along the quarter section line; thence North $89^{\circ}38'57''$ West 34.94 feet to the point of beginning; thence South $89^{\circ}35'48''$ East 11.10 feet; thence South $00^{\circ}21'59''$ West 70.00 feet; thence North $89^{\circ}35'48''$ West 11.10 feet; thence North $00^{\circ}21'57''$ East 70.00 feet to the point of beginning.

EXHIBIT C VICINITY MAP

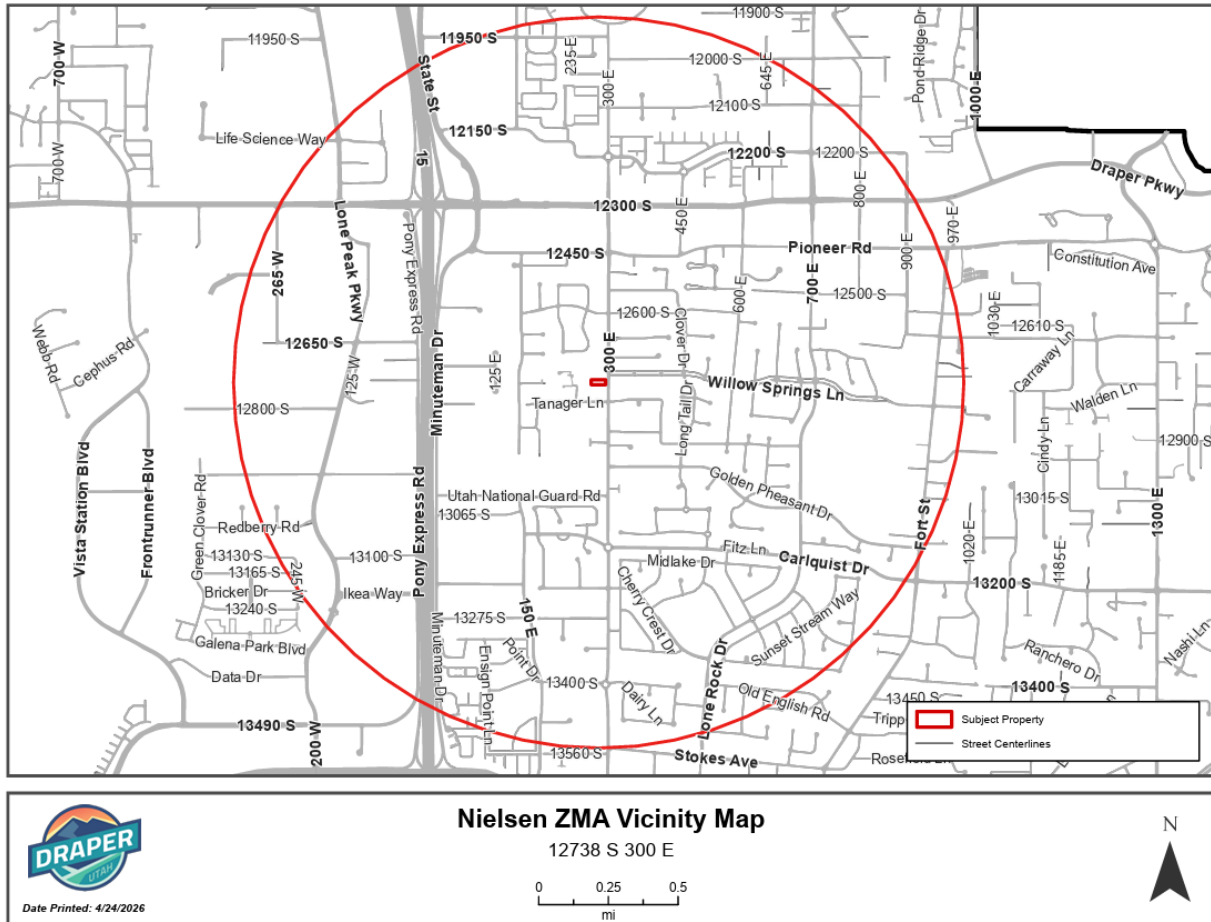
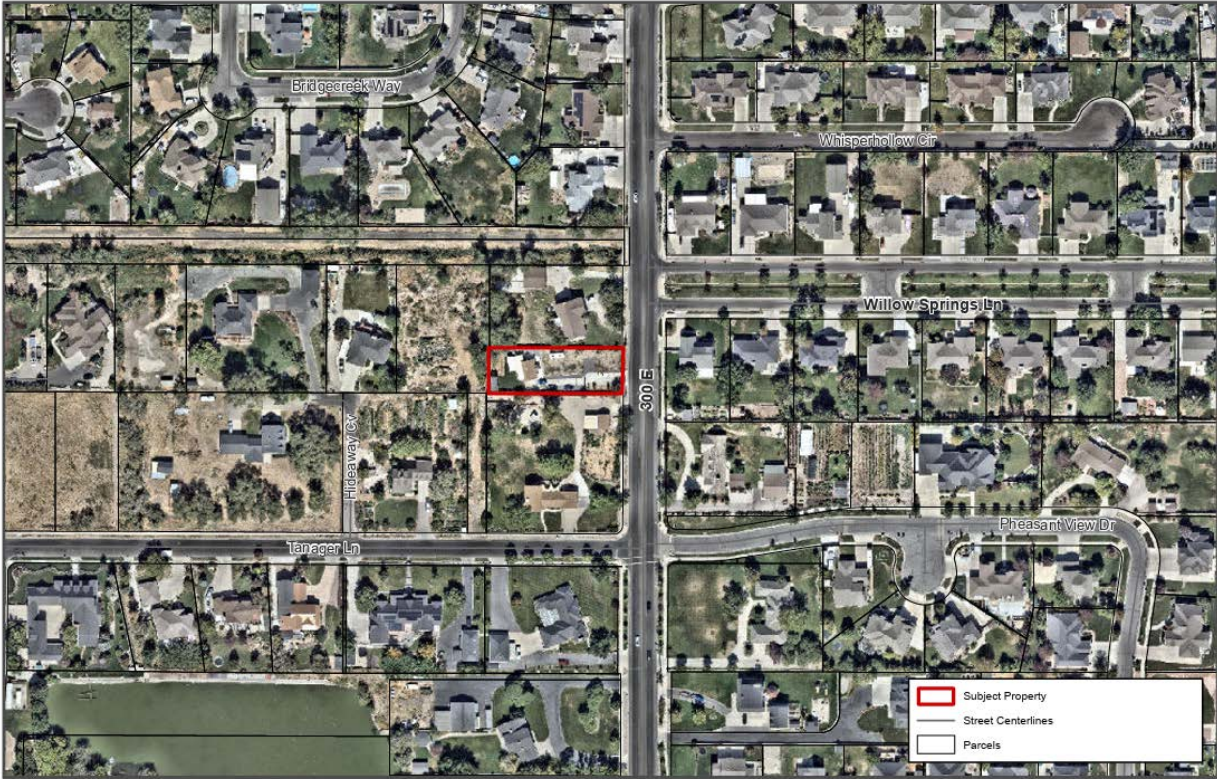


EXHIBIT D
AERIAL MAP





Date Printed: 4/23/2026

Nielsen Zoning Map Amendment

12738 S 300 E

0 0.03 0.05
mi

N



EXHIBIT E LAND USE MAP

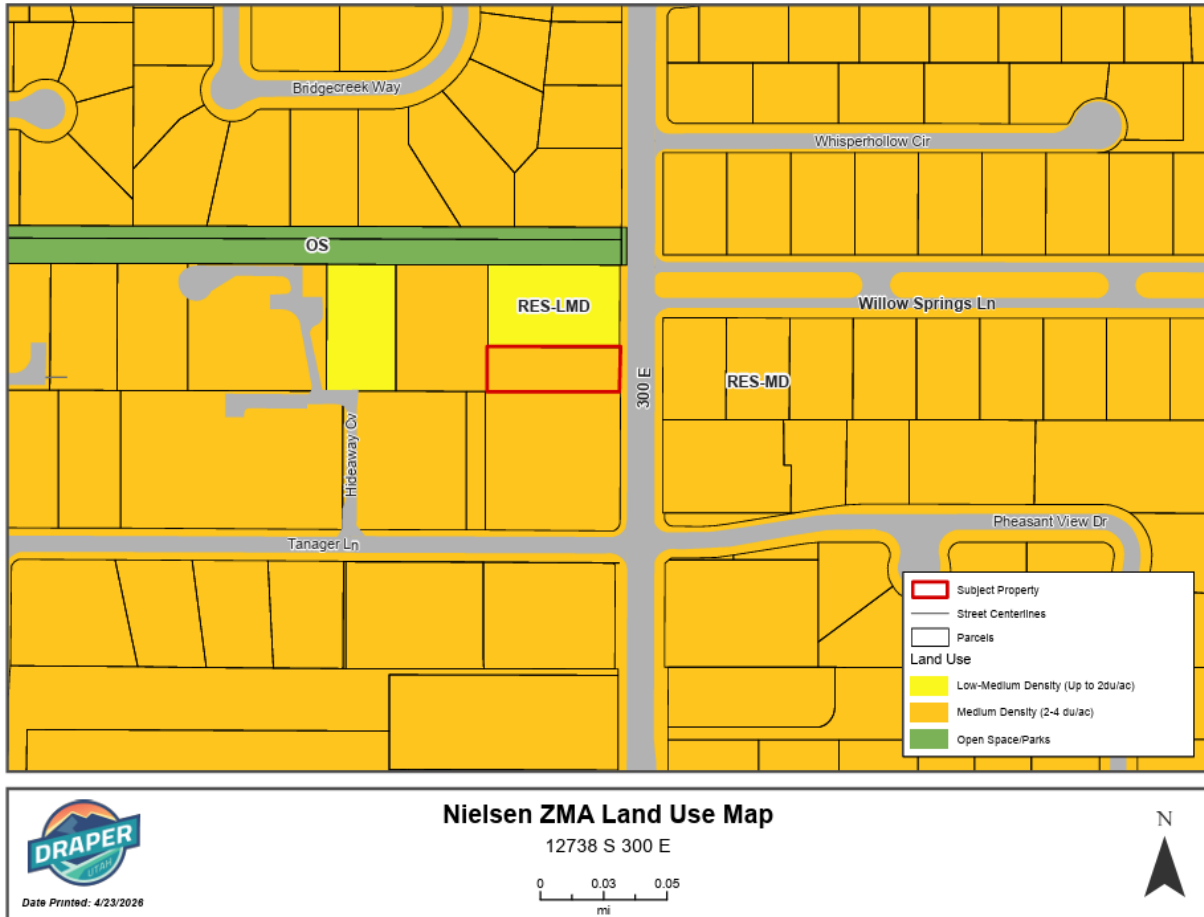
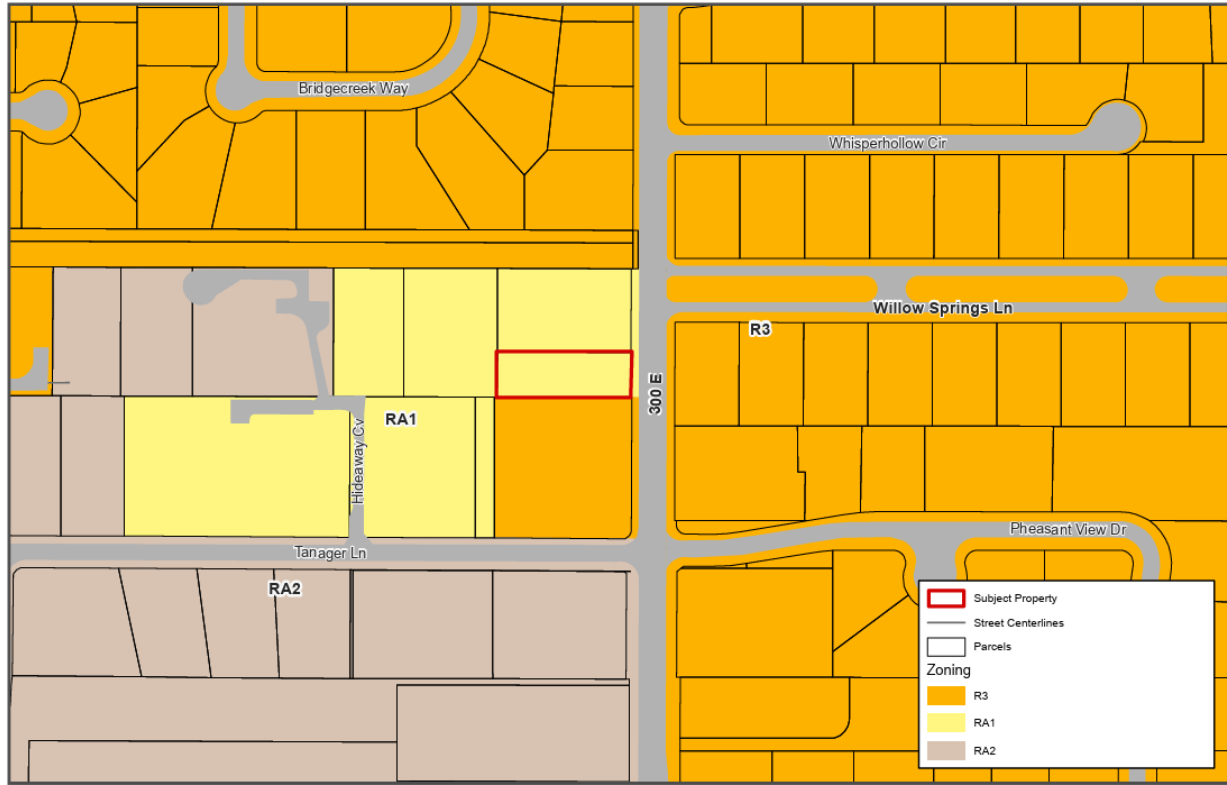


EXHIBIT F ZONING MAP





Date Printed: 4/23/2026

Nielsen ZMA Zoning Map

12738 S 300 E

0 0.03 0.05
mi

N



EXHIBIT G
APPLICANT'S RESPONSES

Spencer Nielsen

Draper, UT 84020

February 25, 2026

Planning & Zoning Department
City of Draper
Draper City Hall
1020 E. Pioneer Road
Draper, UT 84020

Re: Zoning Map Amendment — 12738 S 300 E, Draper, UT 84020 (RA1 to R3)

Dear Planning & Zoning Staff and Commission Members,

I respectfully request approval of a **Zoning Map Amendment** for the property located at **12738 S 300 E, Draper, UT 84020** (Salt Lake County **Tax ID: 28-31-126-117**), changing the zoning designation from **RA1** to **R3**. This amendment would align the zoning map with the City's adopted planning direction and the established pattern of development in the immediate area.

Requested zoning designation

The requested zoning designation is **R3**, replacing the current **RA1** zoning.

Basis for the amendment

This request is a reasonable and policy-consistent adjustment for three primary reasons. First, the City's **Land Use Map already identifies this location for medium-density residential**, which corresponds to an R3 zoning framework. Second, the parcel is **approximately 1/3 acre**, making it a **legal nonconforming lot** under RA1 standards intended to support 1-acre lots. Third, rezoning to **R3** would convert this **legal nonconforming lot into a conforming lot**, improving predictability for future permitting and supporting consistent code administration.

Compatibility with existing development

The requested R3 zoning is compatible with, and harmonious to, the surrounding area because **most adjacent and nearby properties are already zoned R3**. The established character of development in the vicinity reflects smaller residential lots consistent with the R3 district rather than the 1-acre RA1 pattern. Approving this amendment would reinforce the prevailing zoning context and neighborhood fabric rather than introduce a new or out-of-scale designation.

Facilities and services

Facilities and services are sufficient to serve the property under the proposed zoning. The site is within an existing residential area with established **roadway access and utilities**. Because surrounding properties are already zoned **R3**, the area's infrastructure is already planned for and functioning with an R3-level intensity, and the requested change aligns this parcel with those existing service conditions.

General Plan consistency

The requested R3 zoning is consistent with the City's General Plan because the **Land Use Map anticipates medium-density residential at this location**, and R3 is the zoning designation that implements that land use intent. Approval supports orderly and consistent application of adopted policy and helps reduce reliance on nonconforming lot status.

Request

For these reasons, I respectfully request approval of the **RA1 to R3 Zoning Map Amendment for 12738 S 300 E, Draper, UT 84020**.

Sincerely,

Spencer Nielsen

MEMO



To: City Council
From: Todd Taylor
Date: 2026-06-09
Re: Public Hearing: Ordinances #1719 and #1720

Comments:

This application is a request for approval of a Master Area Plan (MAP) Amendment and a Zoning Text Amendment for approximately 31.27 acres located on the north side of Bangerter Highway, at approximately 13708 South 600 West. The applicant is requesting the MAP and Zoning Text Amendments to remove the office use and add an outdoor recreational surf facility (surf park) use to the MAP.

The Planning Commission reviewed this item at their May 14, 2026 meeting and forwarded a positive recommendation with a vote of 4-1.

Master Area Plan Amendment

Findings for approval:

1. The proposal complies with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan adequately serves the MAP area and areas surrounding the project.
3. The proposal provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty-five percent (25%) commercial, retail, or office uses.
4. The proposed development standards and design guidelines are high quality transit oriented design standards, including the use of high quality building materials.

Findings for denial:

1. The proposal does not comply with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan is not adequate to serve the MAP area and areas surrounding the project.
3. The proposal does not provide for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses.
4. The proposed development standards and design guidelines are not high quality transit oriented design standards, including the use of high quality building

materials.

Zoning Text Amendment

Findings for approval:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Findings for denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment does not further the specific purpose statements of the zoning ordinance.
3. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will create a conflict with another section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined to be detrimental to public health, safety, or welfare and does not represent an overall community benefit.
6. The proposed text amendment does not implement best current, professional practices of urban planning, design, and engineering practices.

ATTACHMENTS:

[Ordinance No. 1719 - MAP.pdf](#)

ATTACHMENTS:

[Ordinance No. 1720 - TA.pdf](#)

ATTACHMENTS:

ORDINANCE NO. 1719

AN ORDINANCE OF DRAPER CITY AMENDING A MASTER AREA PLAN PER THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE REGARDING THE VERANDA WEST MASTER AREA PLAN.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, the terms and provisions of the TSD (Transit Station District) zoning classification were originally adopted and established in the Draper City Municipal Code through the adoption of Ordinance 859, adopted on November 3, 2008 and were subsequently revised through the adoption of Ordinances 985, 1024, 1085, 1132, 1313, 1328, 1380, 1394, 1418, and 1438 between October 13, 2011 and May 19, 2020; and

WHEREAS, the terms and provisions of the TSD (Transit Station District) zoning classification require a Master Area Plan be applied for, reviewed, and approved prior to application for development of any property within the TSD zoning classification; and

WHEREAS, the Veranda West Master Area Plan was adopted on March 5, 2019, amended on May 4, 2020, and the applicant is now proposing additional amendments; and

WHEREAS, the City Council of Draper City has determined that the amended Veranda West Master Area Plan has provided for and addressed all the narrative and graphic submittal requirements of Sections 9-14-060(C)(1) and (2); and

WHEREAS, pursuant to Utah Code Section 10-3-702.1, the City Council has considered the impact this ordinance may have on family health, stability, and formation; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Master Area Plan; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Master Area Plan Design Guidelines.

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

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed amendment to the Veranda West Master Area Plan: 1. The proposal complies with all of the required elements under DCMC Section 9-14-060. 2. The

master circulation plan adequately serves the MAP area and areas surrounding the project. 3. The proposal provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses. 4. The proposed development standards and design guidelines are high quality transit oriented design standards, including the use of high quality building materials.

Section 2. Amendment. The Veranda West Master Area Plan is hereby amended to read as set forth in Exhibit A.

Section 3. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A prior to submitting the ordinance for publishing.

Section 4. Severability. If any section, 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 sections, parts and provisions of this Ordinance shall be severable.

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 9th DAY OF JUNE, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery

YES	NO	ABSENT
—	—	—
—	—	—
—	—	—

Councilmember F. Lowry
Councilmember Dahlin
Mayor Walker

_____	_____	_____
_____	_____	_____
_____	_____	_____

EXHIBIT A

VERANDA WEST

Veranda West is located to the North West corner of the newly constructed intersection of Bangerter Highway and 600 West. The parcel of land is long and narrow and consists of approximately 32 acres. The development plan (see attached) consists of a mix of uses such as multi-family residential, ~~office, and~~ retail, restaurants and an outdoor recreational surf facility.

The north and south ends are planned for multi-family, a combination of townhome and stacked flats. The center portion of the property consists of a public retail village with 4 retail/restaurant store pads (approximately 4.5 acres & ± 30,800 sq. ft. of built space). Directly adjacent to the retail village is a private outdoor recreational surf facility which includes the main surf club house, the VIP surf club house, spa building, and the wave generation building (approximately 8.8 acres & ± 42,000 sq. ft. of built space). All of which support the surf lagoon and lounge beach. ~~The middle of the property is planned up to four retail pads (approximately 20,000 sq. ft.) and up to two office buildings (approximately 250,000 sq. ft.)."~~

The proposed land uses fit within the area plan specifications a mixed-use, high-density project containing ~~office,~~ multi-family, ~~and~~ retail/restaurant, and an outdoor recreational surf facility.

The main entrance for the project will be at the future signal on 600 west. There will be two more access points on 600 west (one north and one south of the signal). This project will also share an access point to the north with the Veranda apartments, giving this project access to Vista Station BLVD.

The transportation systems within the MAP area are mostly in existence including collector and arterial streets (Bangerter Highway, 600 West Street, Vista Station Blvd, Frontrunner Blvd, 200 West), and Frontrunner.

Storm drainage and other utilities have been reviewed for capacity and are available for the site development.

Architectural and site design standards for the MAP are outlined in the Development Guidelines (See attached), including setback and parking standards. The project will be designed in such a way as to promote compatibility between the MAP area and adjoining properties. If applicable (based on market conditions), structured parking shall be designed to be compatible with the project in general.

The estimated sequence and timing of development of the subject parcel will be in an estimated 3 phases (~~Residential, Office, and Retail~~ Outdoor Recreational Surf Facility, Retail Village, & Multi-Family Residential) with phase 1 starting in ~~2~~ 1-5 years. Construction and phasing will be based on market conditions. There are no major

public improvements or off-site infrastructure improvements or facilities required or anticipated to be required in connection with the development of the MAP other than the standard wet and dry utilities.

A comprehensive sign program has included in the Development Guidelines (See attached).

This Memorandum and site plan have been reviewed by the Architectural Control Committee members, Nate Boyer of The Boyer Company, and Mark Murdock of the Gardner Company.

Veranda West Architectural and Site Development Guidelines

Development Standards: Site development will occur in accordance with Chapter 9-14 Transit Station District (TSD) of the Draper City Municipal Code and the following development standards.

Development Areas: Based on land use, each building shall comply with the following development standards:

Outdoor Recreational Surf Facility Office

1. The architecture shall be the primary tool to create a strong sense of identity and place throughout the ~~office, and~~ outdoor recreational surf facility district. All buildings will be articulated with use-appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases.
2. All building facades shall have the same character each utilizing the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes.
3. Building primary materials shall consist of metal, composite metal panel, stone, EFIS, concrete, GFRC, ~~or~~ tile, wood (natural and/or synthetic) or exposed structural steel members.
4. More than one material shall be required on all building facades.
5. Buildings shall have a minimum of 40% high efficiency glazing.
6. Buildings shall use 50% of a primary material.
7. Buildings shall have notable entry features which could include: An arch or canopy over entry doors, Colors or materials that highlight the entry, Entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.
8. All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.
 - Materials for cladding the wave generating building shall complement the materials and colors of the other buildings.
 - The wave generating pumps shall be fully enclosed with sound-dampening materials.

9. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
10. The minimum front setback from right-of-way or exterior property lines shall be 10-feet.
11. Building material placement and material colors shall be used to distinguish ~~office, and~~ [outdoor recreational surf facility](#) elevations from other buildings in the immediate area, as approved by the ACC.
12. A ~~common~~ plaza shall be built for the [outdoor recreational surf facility](#) building(s) and shall include outdoor furniture and two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

Retail/Restaurant Village

1. The minimum setback from right-of-way or exterior property lines shall be 10-feet.
2. Minimum building height shall be one-story.
3. More than one material shall be required on all building facades.
4. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC, tile, [wood \(natural and/or synthetic\) or exposed structural steel members](#) or other similar material as approved by the ACC.
5. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
6. A minimum of two outdoor eating plazas shall be built for the retail & restaurant buildings and shall include outdoor furniture and each outdoor eating plaza shall include two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

Residential (stacked flats and townhomes)

Residential Buildings shall be classified as either 'Livable Residential' (i.e. Stacked Flats and Townhomes) or 'Non-livable Residential' (i.e. Clubhouse and Maintenance Building).

1. All Residential Buildings (within a sub-phase) shall share the same unique architectural theme including, but not limited to, colors, materials, rooflines and entries. In addition, Livable Residential shall also share the same unique architectural theme in regards to rooflines and entries.
2. All Residential Buildings materials shall consist of at least three material types.

3. All Livable Residential shall be a variety of floor plans/unit sizes within each sub-phase area.
4. Livable Residential - Townhome amenities – Outdoor plaza with seating and either a fire pit or a BBQ area, a tot lot, grass play area and an indoor exercise facility.
5. Livable Residential - Stacked flat amenities - A Clubhouse with a club room, exercise facility and pool with spa and one outdoor plaza with a fire pit. Other amenities to be determined by developer based on product type.
6. All Residential Buildings will be connected by internal walkways with shared use of outdoor common areas.
7. All Residential Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar, or a combination of similar materials or shall have flat roofs.
8. Livable Residential building elevation that faces a public street or internal main private street or public open space, shall have either a porch, balcony, private patio or windows.
9. Residential Buildings with any pitched roof covering the main body of the structure shall be hip style, monopitch or shed style, flat roofs or shall have symmetrical gables.
10. Livable Residential roof forms shall be designed to emphasize the residential units when possible and shall denote building elements and functions, including primary pedestrian entrances.
11. Residential Building setbacks are as follows: 20-feet from right-of-way or exterior property lines. Parking shall be allowed in setback areas along with garbage dumpsters.
12. Livable Residential building design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
13. Prohibited materials. Vinyl and aluminum siding products are prohibited as wall materials.
14. Livable Residential color scheme. The use of a single-color scheme, minimal detailing, or blank (or largely blank) walls is not permitted. The use of exterior stairs is discouraged.
15. Livable Residential openings. Not less than twenty-five (25) percent of any front or rear building face shall be made up of window, opening (breezeways), garage door areas or man door areas. Not less than fifteen (15) percent of any side building face shall be made up of windows or door areas unless an adjacent building within twenty (20) feet of that side face obscures the majority

of that side face from public view. The front of the building is defined as the elevation which includes the primary entrance of the building.

16. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas.

Landscape

1. The landscaping shall define and enhance primary public entrances into each project.
2. Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances.
3. Landscape design shall promote water conservation by the use of water-wise, drip irrigation, and drought tolerant plant types.
4. The tree palette for each project shall be a combination of deciduous and non-deciduous trees and shade and ornamental trees.
5. The initial tree size shall have a minimum 2-inch caliper and be a minimum 6-ft high.
6. Landscaping berms measuring 3-feet in height will be used around the perimeter of the ~~office, park~~ [village parking](#), when possible, to help minimize the visual impact of the parking field.
7. Parking to be screened with landscaping when possible.
8. Minimum 5' of landscaping is required around perimeter of the entire project.
9. Public Use Space (private or public): Public Use Space maybe in the form of landscape areas, landscape areas with walkways, hardscape areas, pool deck/pool/spa areas, areas with a change in hardscape such as color/material changes, areas with lighting such as bollards or pole lighting, and the 600 west pedestrian zone (landscaping, 4' soft path, 8' concrete sidewalk). Public use spaces shall equal at least 15% of the project area.
10. All multiple-family projects shall submit a landscaping plan in accordance with Chapter 23, "Landscaping and Screening," of this title unless otherwise specified within these development guidelines.
11. Landscaping shall be used as a land use buffer where appropriate.
12. Detention basins shall be adequately landscaped and maintained.
13. Drought tolerant landscaping is highly encouraged.

Parking

1. The parking for the outdoor recreational surf facility ~~office buildings~~ shall be a minimum of 3 stalls per 1,000 square feet.

2. The parking for retail shall be a minimum of 1.87 stalls per 1,000 square feet and parking for restaurants will be 6 stalls per 1,000 sq. ft.

3. Parking stalls shall be 18-feet in length and 9-feet in width.

4. Landscape islands will measure 8-feet in width and 18-feet in length shall be placed at either end of parking rows longer than 16 stalls.

5. The parking for residential buildings shall be a minimum of 1.68 stalls per dwelling unit. Driveways and garages shall count towards total parking requirements. Driveways shall be 20-feet in depth.

6. Parking to be screened with landscaping when possible.

~~7. Parking Structures will be allowed (if needed as determined by the developer) as part of the project to accommodate higher density land uses, otherwise surface parking will be the main form of parking for all land uses.~~

- ~~• Parking structures shall include the use of the same or consistent building façade materials as the office building(s) and be designed as an integral component of the site plan and architectural theme. Acceptable complementary materials added to the concrete parking structure are those that are similar in durability, color and/or appearance of the office building facades.~~
- ~~• Parking structures shall follow best CPTED practices and provide for well-lit and visible pedestrian corridors, visible parking areas, security devices, and natural surveillance both inside and outside of the structure.~~
- ~~• Landscaping and architectural materials, forms, and scale shall be used to enhance the parking structure.~~
- ~~• Pedestrian pathways shall connect the pedestrian exit from the parking structure to the buildings it serves.~~
- ~~• When adjacent to a public right of way, the building design shall include human scale detailing to enhance the relationship with the pedestrian.~~

~~8. Shared parking is encouraged. Parking between adjacent land uses (such as office and residential) may share up to 10% of the total parking required per this code if a parking analysis is completed and accepted by the city.~~

Lighting

1. Parking lot lighting in commercial areas shall provide adequate illumination at a minimum .5 foot-candles and max of 4 foot-candles.

2. Parking lot lighting in commercial areas shall utilize cutoff type fixtures.

3. Parking lot lighting in commercial areas shall not be taller than 30-feet.

4. All residential areas shall submit a lighting plan that illustrates lighting accommodation for automobile and pedestrian networks.
5. Exterior lighting along streets shall be pedestrian in scale.
6. Low level bollard lighting is encouraged for illumination of internal pedestrian pathways.

Signage

The following standards are for all uses within the Veranda West MAP.

1. Each monument sign shall have a uniform, architecturally compatible design, with faces not larger than one hundred (100) square feet. Monument signs shall not exceed seven feet (7') in height and fourteen feet (14') in width.
2. Wall signs may be installed by individual businesses/buildings on freestanding and in-line single-/multi-tenant buildings and [the outdoor recreational surf facility](#) ~~on hotels~~. Signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they shall be built into the architectural fascia.
3. Suspended, Blade Type Project Signs: Suspended or blade type projecting signs are allowed provided they are not more than fifty (50) square feet of sign area. Each elevation will be allowed one suspended or blade type sign. Suspended or blade type signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement.
4. Tower Signs: One tower sign shall be allowed for [the outdoor recreational surf facility](#) ~~each hotel~~. The sign may be a multi-tenant sign and shall be no taller than forty feet (40') with a maximum sign area of two hundred (200) square feet.
5. The location of all signs must be approved by the City Engineer to ensure clearance of sight distance requirements.
6. All monument and tower signs shall be located outside of any public utility easement.

[Outdoor Recreational Surf Facility](#) ~~Commercial, Office~~ and Retail Uses: ~~Commercial, Office~~ [Outdoor recreational surf facility](#) and retail uses shall be allowed the following:

1. One monument sign is allowed per office building and one monument sign is allowed at the entrance to each office district.
2. Wall signs shall be allowed for every one linear foot of building length, two (2) square feet of wall signage on [the outdoor recreational surf facility](#) ~~hotel, office~~ and retail buildings.

3. Wayfinding signs shall be allowed in the project. The overall height shall not exceed eight feet (8') and the area of the sign shall not exceed one hundred (100) square feet.
4. Flags or banners placed on light poles shall be at least seven feet (7') above the pavement.

Residential Uses: Each residential use shall be allowed the following signage:

1. Two (2) freestanding monument signs per the standards outlined above.
2. Portable banner signs, with a maximum area of fifty (50) square feet shall be allowed in each residential sub-phase.
3. Flags and A-frame signs shall be allowed during lease times for each residential project.
4. Wall signs are permitted as follows: for every one (1) linear foot of building length, two (2) square feet of wall signage shall be allowed on each building elevation.
5. Electronic message signs are permitted on any residential building. All electronic message signs shall comply with subsection below.

Electronic message signs are permitted on any ~~hotel~~ outdoor recreational surf facility or retail building. Tower signs for ~~hotels~~ the outdoor recreational surf facility may also be electronic message signs. All electronic message signs shall comply with subsection below.

1. Full color messages or images only and the use of single colored text and images is prohibited.
2. Each message/advertisement displayed on an EMC shall remain static for a minimum of eight (8) seconds. Animation, flashing, starburst or other similar frame effects are prohibited.

Pixel pitch shall be as follows:

1. EMC's within the MAP, but not directed toward Bangerter Highway shall have a true pixel pitch between one millimeter (1 mm) and ten millimeters (10 mm) due to closer proximity of travelers to signs.
2. EMC's directed toward Bangerter Highway shall have a true pixel pitch between one millimeter (1 mm) and sixteen millimeters (16 mm) due to higher speeds and distance between travelers and signs.
3. No EMC shall utilize a white or solid colored background for greater than or equal to fifty percent (50%) of the sign area.

4. All EMC's are required to comply with the following LED sign illumination requirements:

-All permitted EMC's shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements. In addition, EMCs must have a default mechanism to turn off the sign within twenty four (24) hours of a reported malfunction.

-Sign illumination levels for EMC's shall never, at maximum display intensity, exceed 0.3 foot-candle over ambient lighting conditions when measured at the distance based on the formula of square root of area of sign times one hundred (100). Light cutoff devices shall minimize light above the sign.

-The illuminance of an EMC shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image. All measurements shall be taken perpendicular to the face of the EMC at the distance determined by the total square footage of the EMC as set forth in this subsection.

-The applicant shall submit a photometric matrix (showing the dispersal in foot-candles) showing that the sign meets all the requirements of this code.

-The owner shall be required to submit written certification from the sign manufacturer that the light intensity shall not exceed the maximum levels specified in the above table and photocell dimming prior to the issuance of a sign permit.

VERANDA WEST + WASATCH SURF

MASTER PLAN



CONCEPTUAL PLAN - MARCH 2026



APARTMENTS

OFFICE BUILDING

HOTEL

JORDAN RIVER PARKWAY

FRONT RUNNER & RAILWAY

REDEVELOPMENT SITE

VICINITY MAP

PROJECT NUMBER AE 2025.259

SCALE 1" = 500' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026



STACKED FLATS



AMENITY SPACE



TOWNHOME DESIGN



*TOWNHOME PROJECT COMPLETED

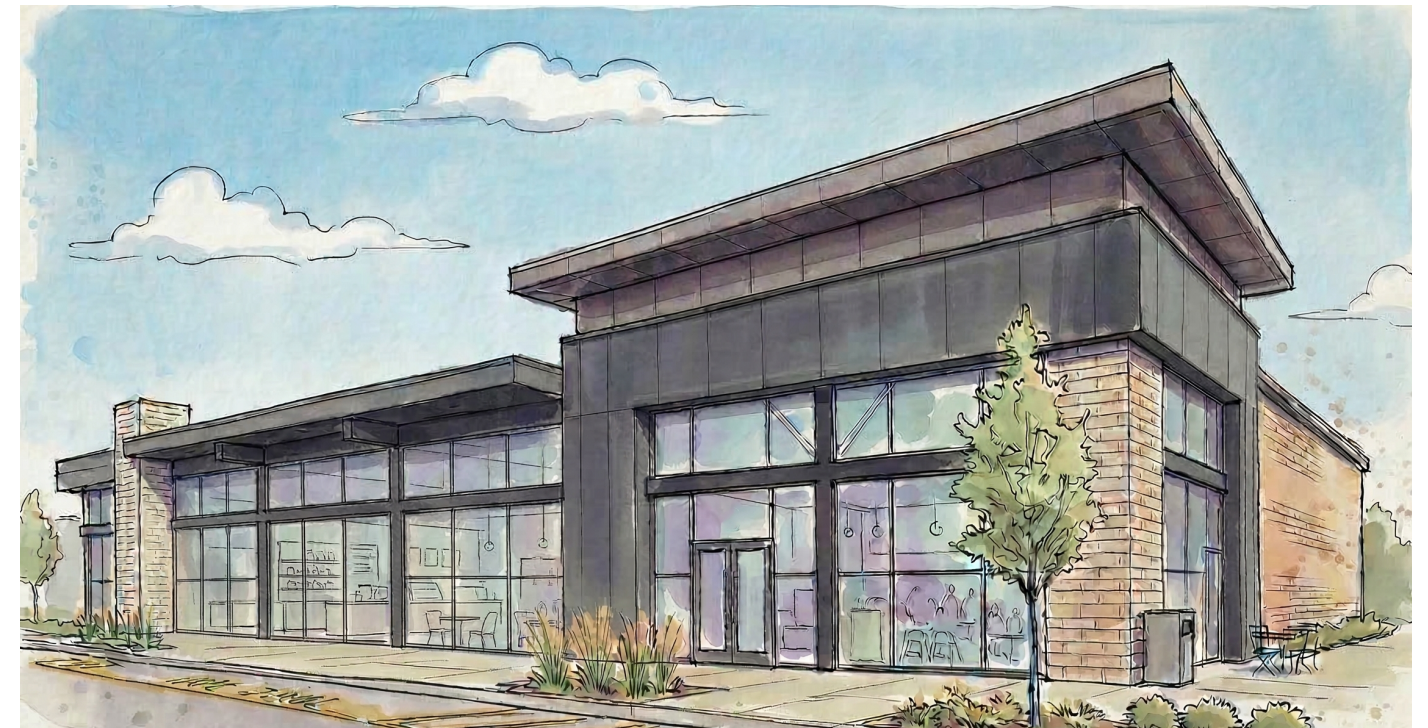
RESIDENTIAL CONCEPTS

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





RETAIL CONCEPTS

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

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11 MARCH 2026





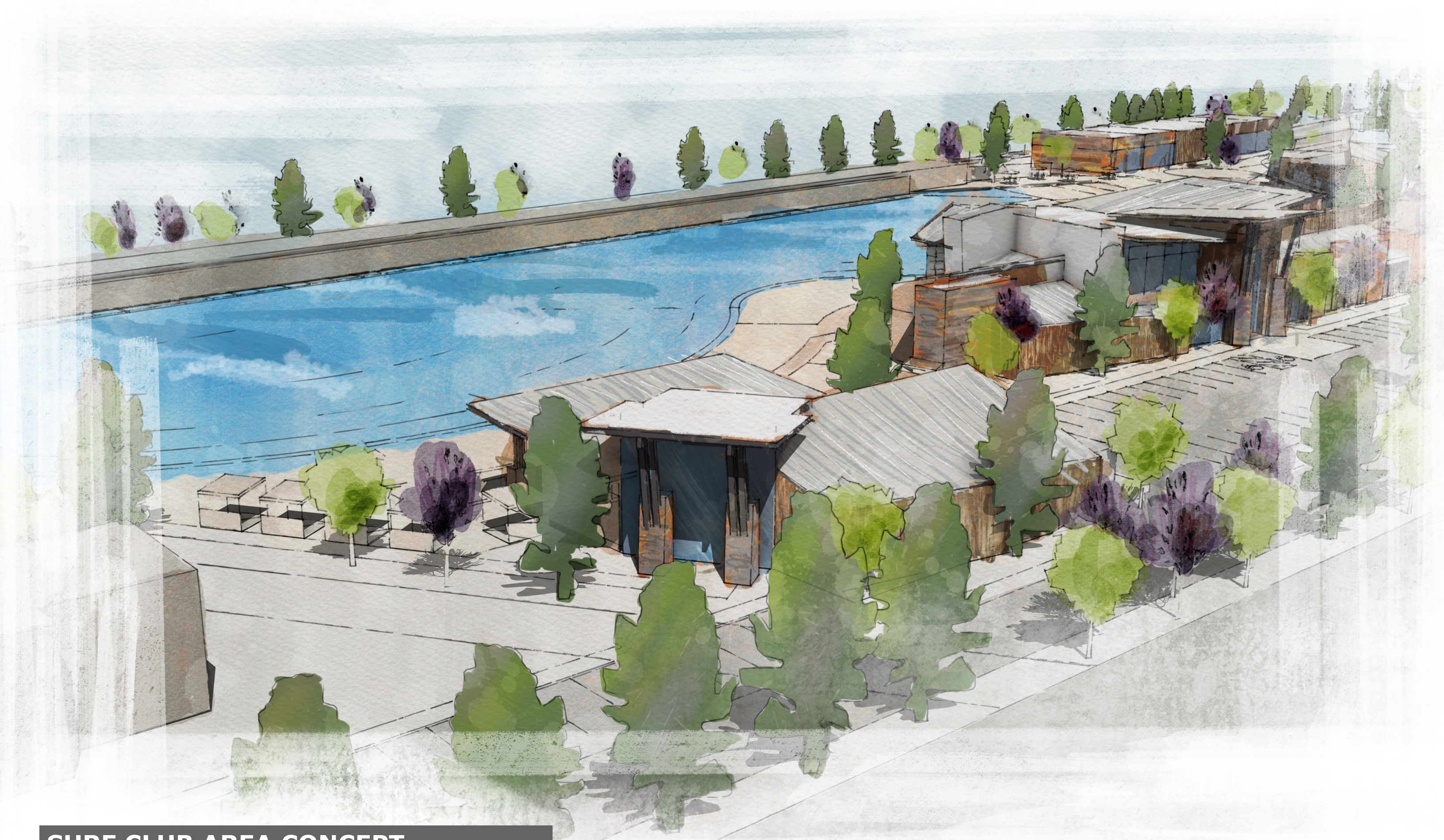
SURF CLUB AREA CONCEPT

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





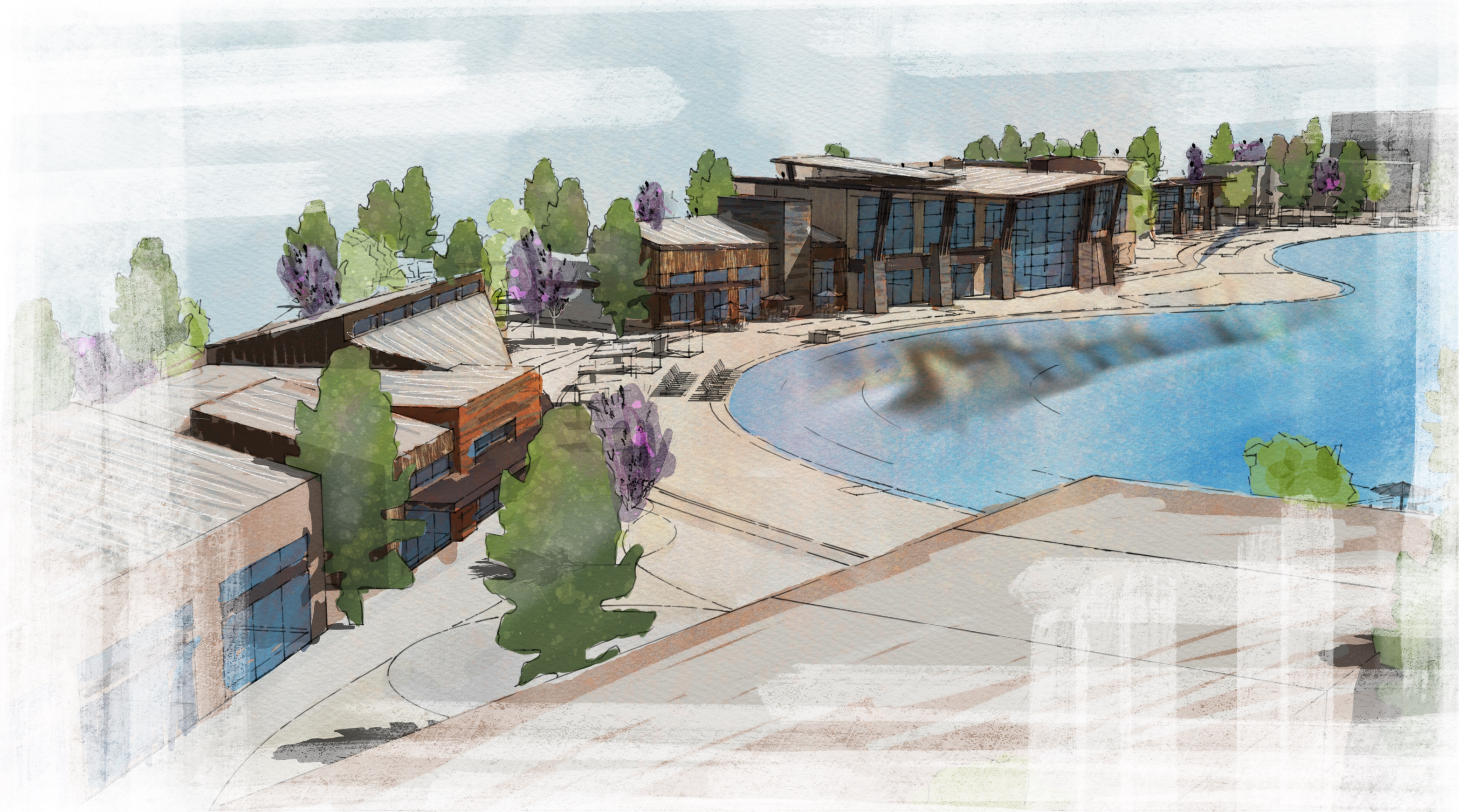
SURF CLUB AREA CONCEPT

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





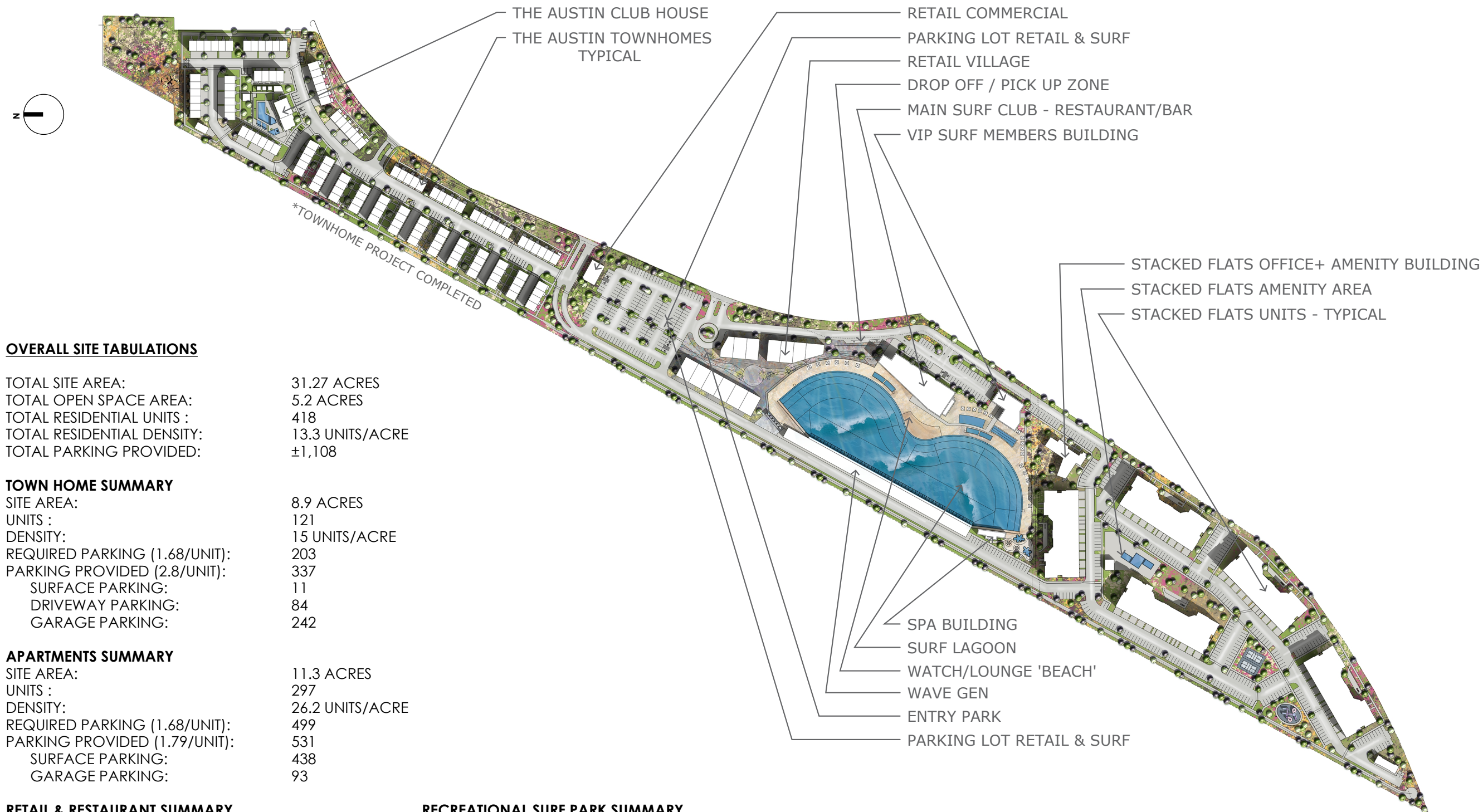
SURF CLUB AREA CONCEPT

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





OVERALL SITE TABULATIONS

TOTAL SITE AREA: 31.27 ACRES
TOTAL OPEN SPACE AREA: 5.2 ACRES
TOTAL RESIDENTIAL UNITS : 418
TOTAL RESIDENTIAL DENSITY: 13.3 UNITS/ACRE
TOTAL PARKING PROVIDED: ±1,108

TOWN HOME SUMMARY

SITE AREA: 8.9 ACRES
UNITS : 121
DENSITY: 15 UNITS/ACRE
REQUIRED PARKING (1.68/UNIT): 203
PARKING PROVIDED (2.8/UNIT): 337
 SURFACE PARKING: 11
 DRIVEWAY PARKING: 84
 GARAGE PARKING: 242

APARTMENTS SUMMARY

SITE AREA: 11.3 ACRES
UNITS : 297
DENSITY: 26.2 UNITS/ACRE
REQUIRED PARKING (1.68/UNIT): 499
PARKING PROVIDED (1.79/UNIT): 531
 SURFACE PARKING: 438
 GARAGE PARKING: 93

RETAIL & RESTAURANT SUMMARY

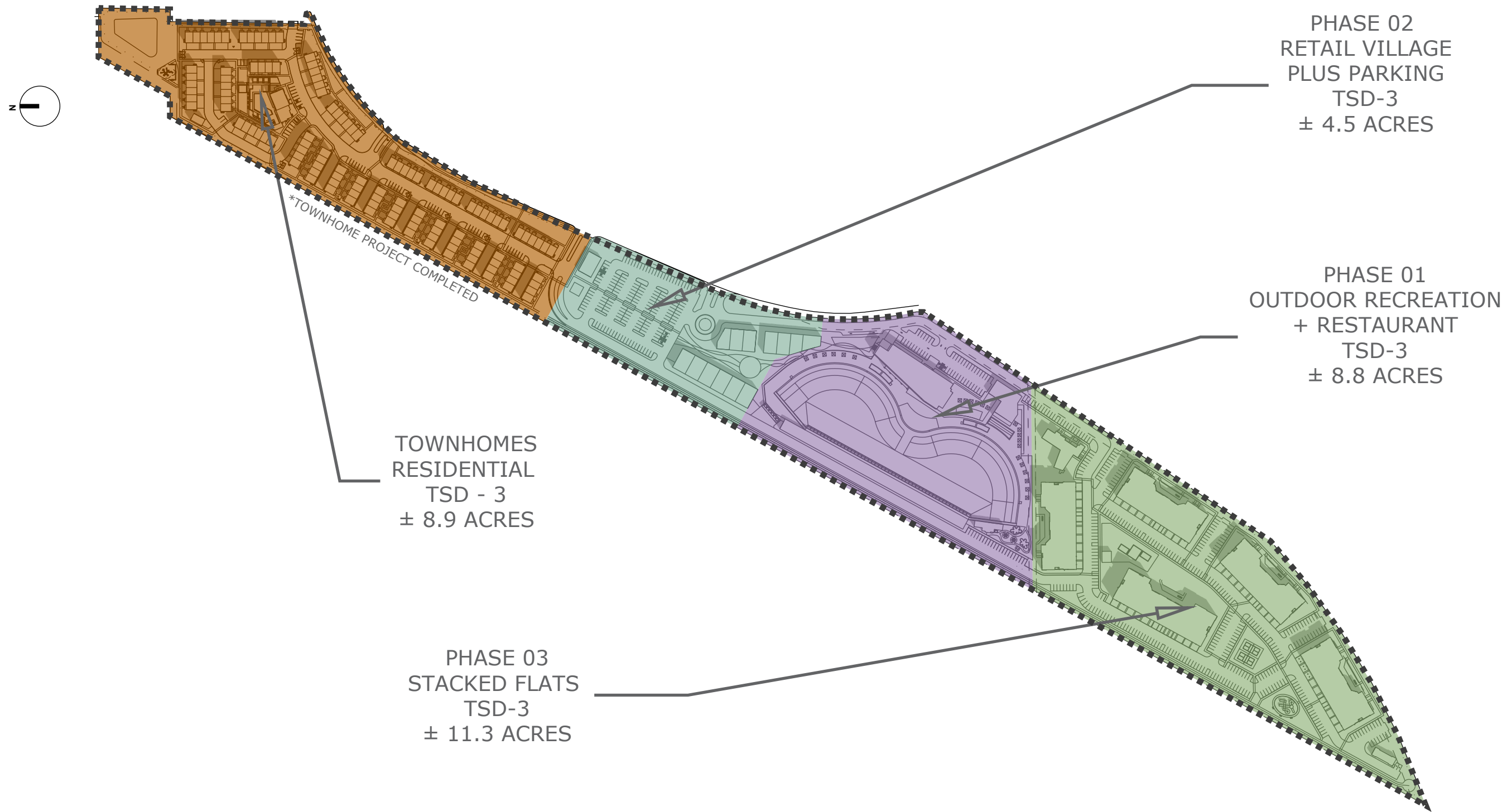
SITE AREA: 4.5 ACRES
UNITS : 4
DENSITY: NA
REQUIRED PARKING (1.87/1,000 sq. ft - retail, 6/1,000 sq. ft - restaurant): 89
PARKING PROVIDED : 130

RECREATIONAL SURF PARK SUMMARY

SITE AREA: 8.8 ACRES
UNITS : 4
DENSITY: NA
REQUIRED PARKING (3/1,000 sq. ft): 96
PARKING PROVIDED : 110

CONCEPT SITE PLAN

VERANDA WEST + WASATCH SURF



LAND USE GRAPHICS

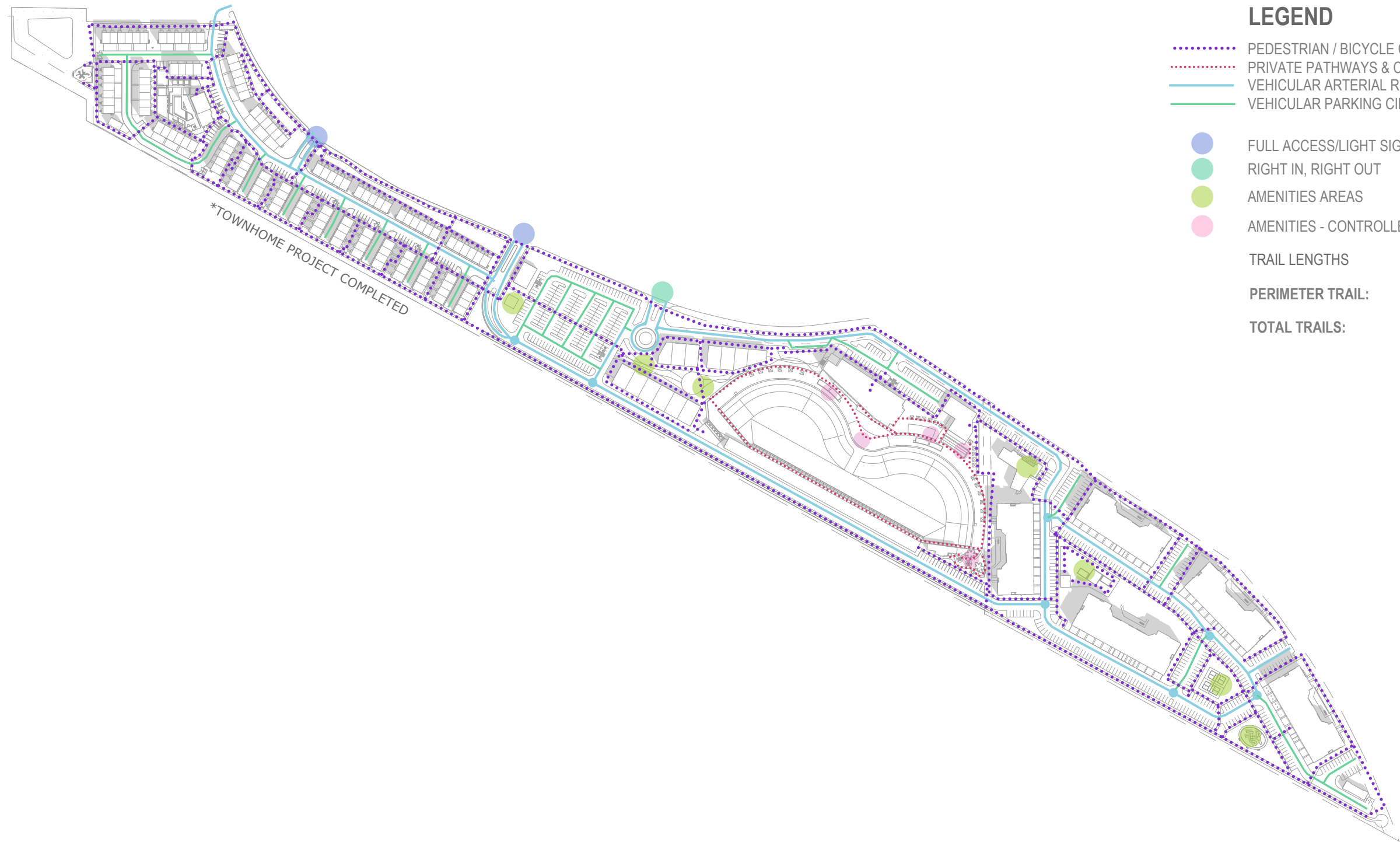
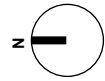
PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





LEGEND

- PEDESTRIAN / BICYCLE CIRCULATION
- PRIVATE PATHWAYS & CIRCULATION
- VEHICULAR ARTERIAL ROADWAY
- VEHICULAR PARKING CIRCULATION

- FULL ACCESS/LIGHT SIGNAL
- RIGHT IN, RIGHT OUT
- AMENITIES AREAS
- AMENITIES - CONTROLLED ACCESS

TRAIL LENGTHS

PERIMETER TRAIL: ± 1.5 MILES

TOTAL TRAILS: ± 2.8 MILES

CIRCULATION & GRAPHICS

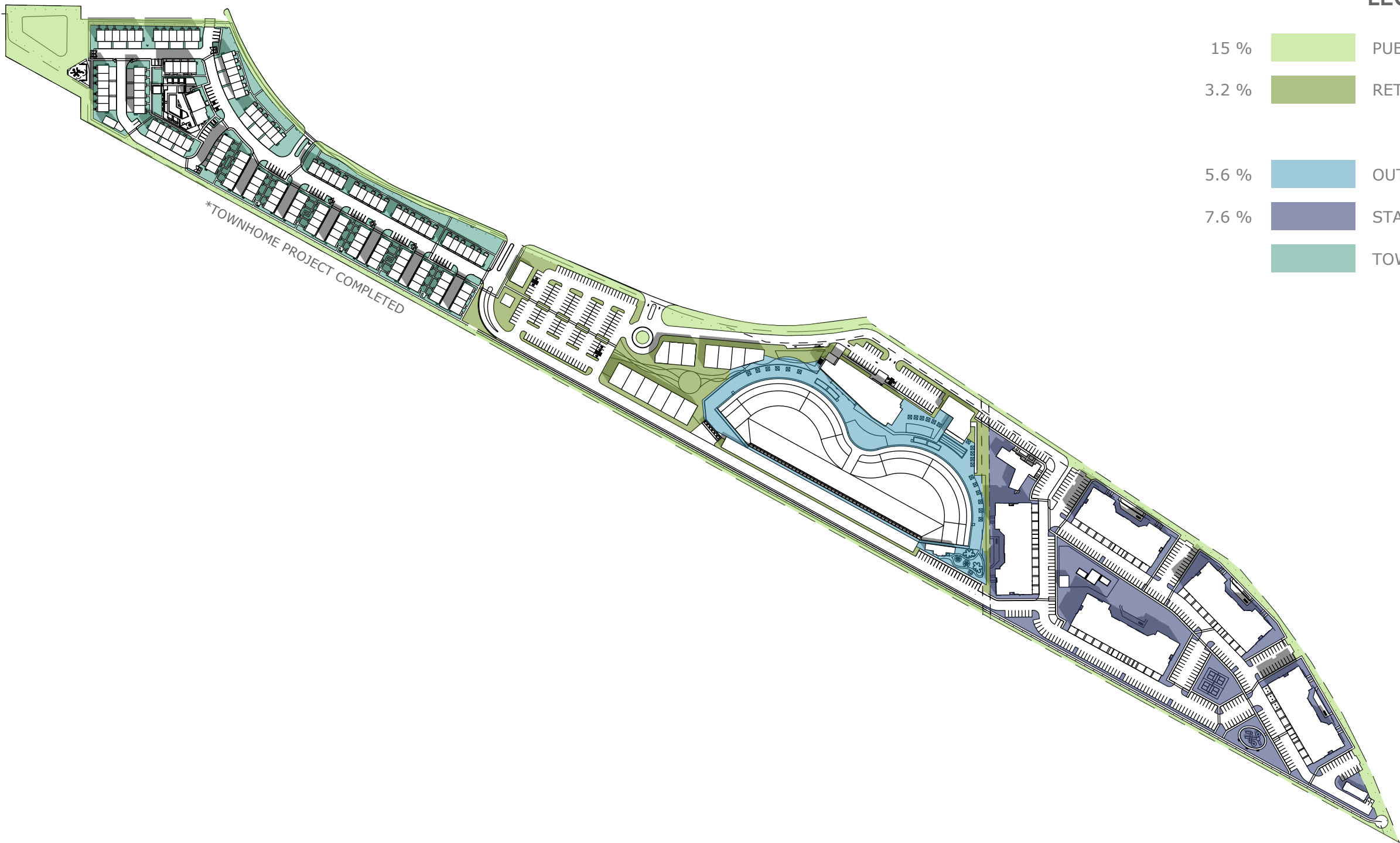
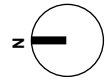
PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





LEGEND

15 %		PUBLIC
3.2 %		RETAIL/COMMERCIAL
5.6 %		OUTDOOR RECREATIONAL
7.6 %		STACKED FLATS
		TOWNHOMES [COMPLETED]

OPEN SPACES

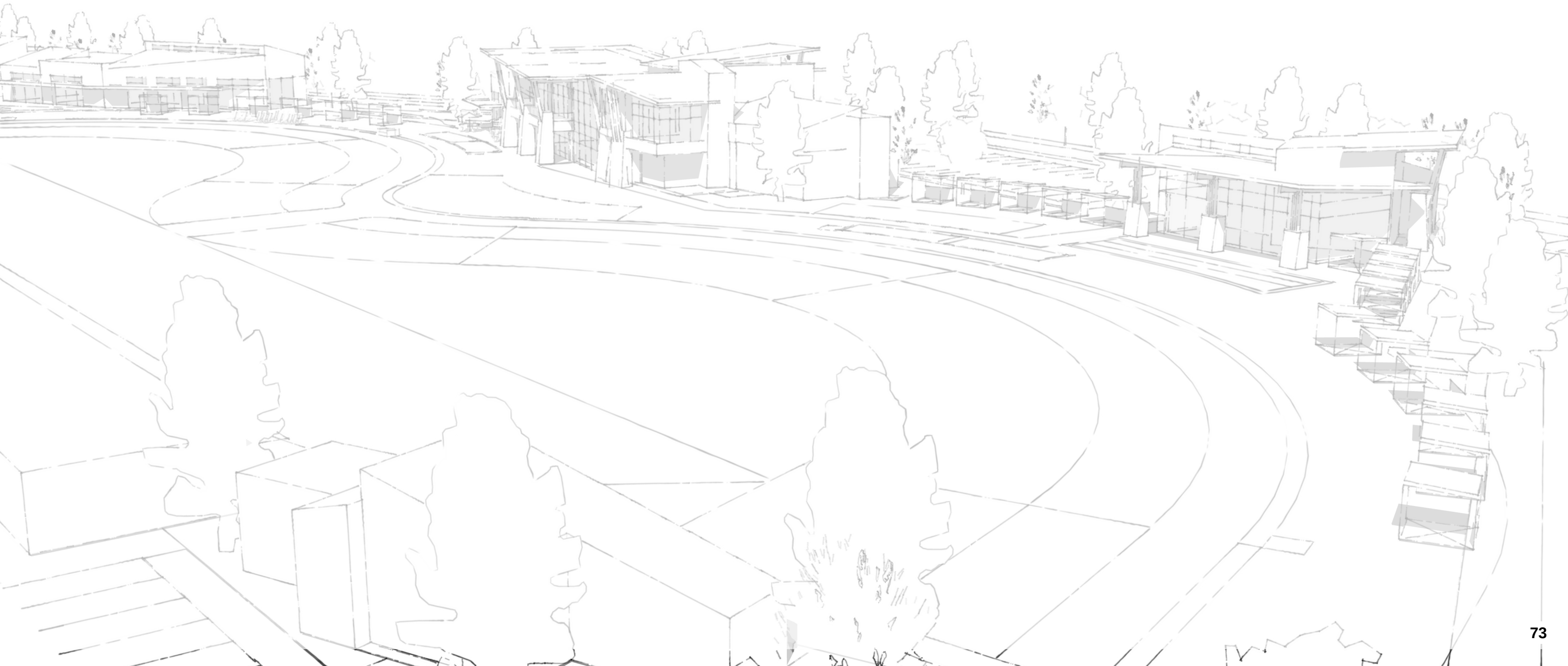
PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





ORDINANCE NO. 1720

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE SECTION 9-14-110, EXHIBIT 9-14-1, REGARDING THE VERANDA WEST MASTER AREA PLAN TSD SUB-ZONE DESIGNATION MAP.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the terms and provisions of the TSD (Transit Station District) zoning classification were originally adopted and established in the Draper City Municipal Code through the adoption of Ordinance 859, adopted on November 3, 2008 and were subsequently revised through the adoption of Ordinances 985, 1024, 1085, 1132, 1313, 1328, 1380, 1394, 1418, and 1438 between October 13, 2011 and May 19, 2020; 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 City Council of Draper City adopted the Land Use and Development Code to guide development within the City boundaries; and

WHEREAS, the City Council of Draper City finds good cause to amend the terms and provisions of the Land Use and Development Code regarding TSD sub-zone designation map for the Veranda West Master Area Plan; and

WHEREAS, pursuant to Utah Code Section 10-3-702.1, the City Council has considered the impact this ordinance may have on family health, stability, and formation; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

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

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the TSD sub-zone designation map for the Veranda West Master Area Plan: 1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan. 2. The proposed amendment furthers the specific purpose statements of the zoning ordinance. 3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan. 5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit. 6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Section 2. Amendment. Section 9-14-110, Exhibit 9-14-1, of the Land Use and Development Code of the Draper City Municipal Code is hereby amended to read as set forth in Exhibit A.

Section 3. Correction of Editing Errors. The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A prior to submitting the ordinance for publishing.

Section 4. Severability. If any section, 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 sections, parts and provisions of this Ordinance shall be severable.

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 9th DAY OF JUNE, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

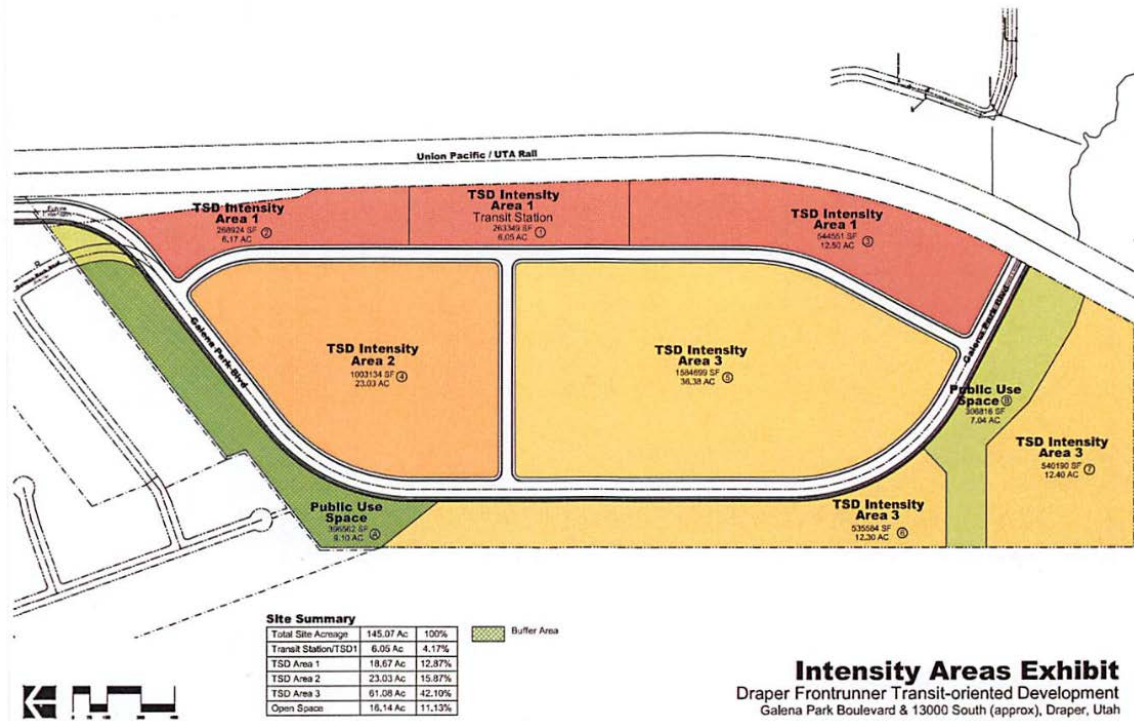
VOTE TAKEN:

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

YES	NO	ABSENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
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EXHIBIT A

EXHIBIT 9-14-1



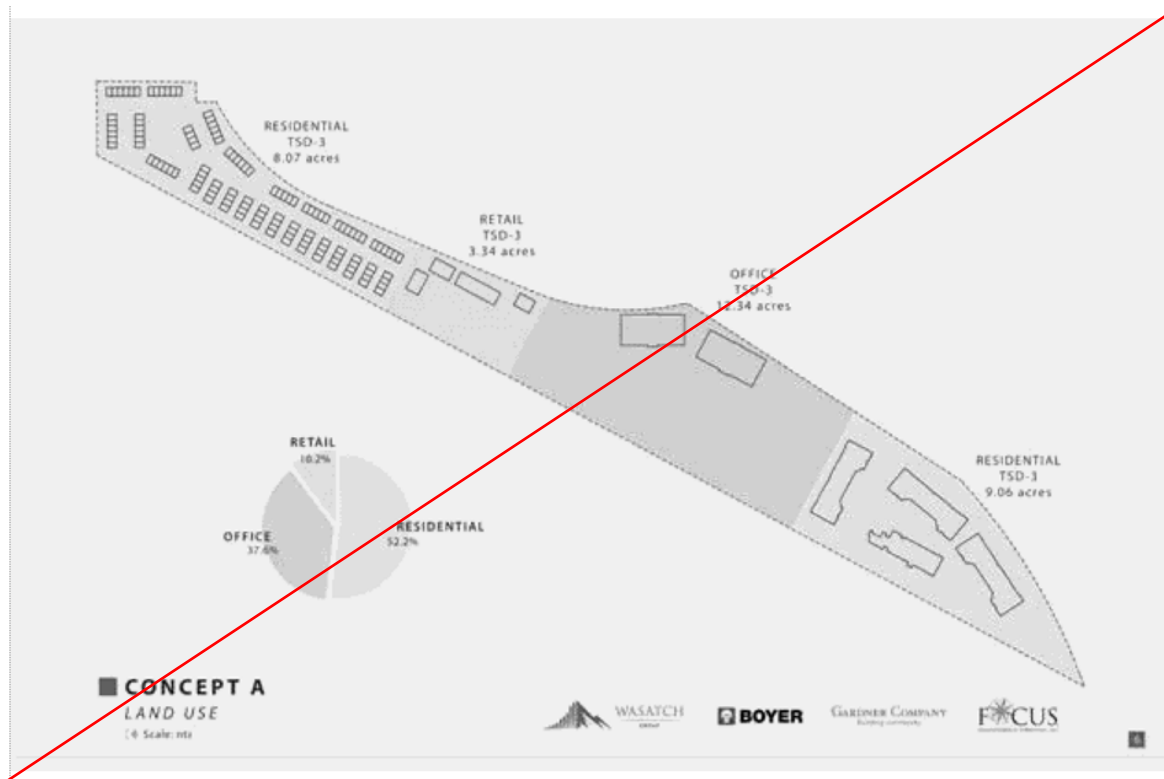
[Vista Station](#)

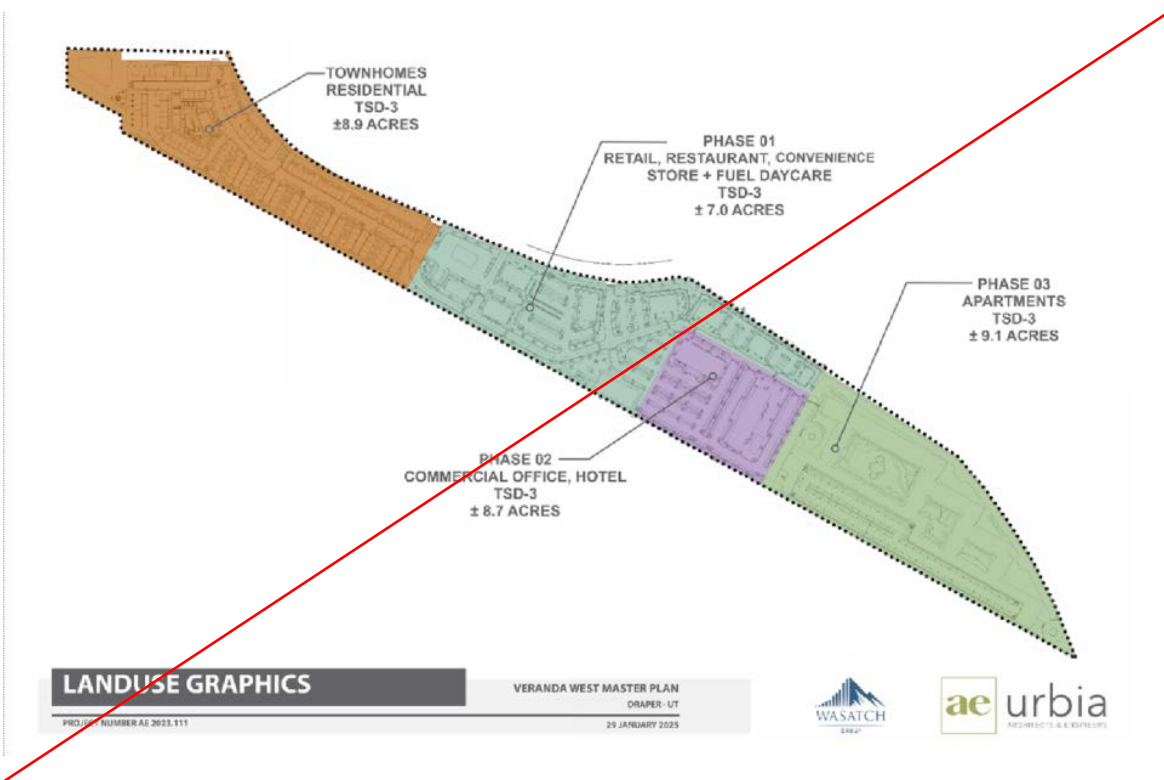
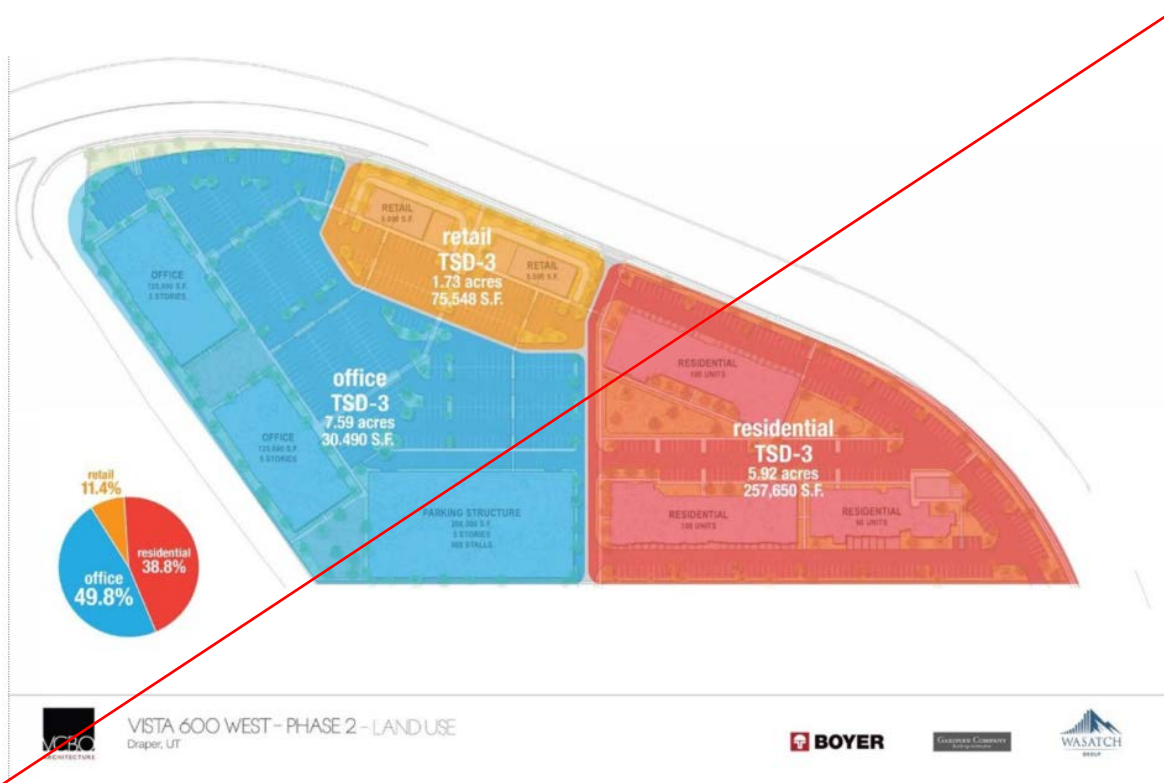


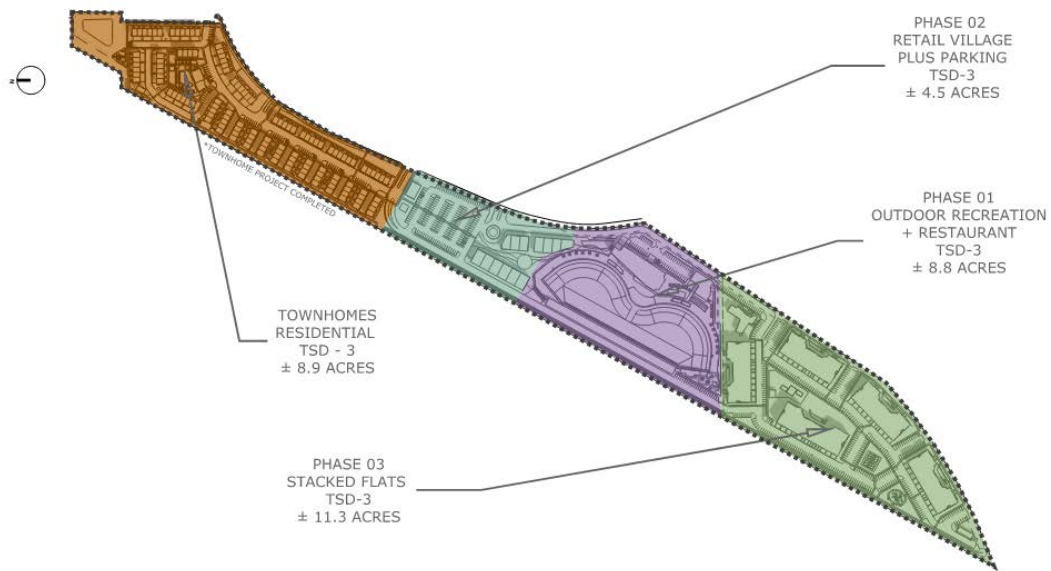
VISTA 600 WEST (AMENDED) land use

WRG BOYER Gardner
JUNE 2023

Vista 600 West







LAND USE GRAPHICS

PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026



[Veranda West](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

April 20, 2026

To: Draper City Planning Commission
Business Date: May 14, 2026

From: Development Review Committee

Prepared By: Todd Taylor, Planner III
Planning Division
Community Development Department
801-576-6510, todd.taylor@draperutah.gov

Re: Veranda West – Master Area Plan Amendment, Zoning Text Amendment, and Conditional Use Permit

Application No.: 2024-0456-TA, 2024-0336-MAP, 2026-0028-USE

Applicant: Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC

Project Location: 13708 South 600 West

Current Zoning: TSD (Transit Station District) Zone

Acreage: 31.27 Acres (Approximately 1,362,121 ft²)

Request: Request for approval of a Master Area Plan Amendment and an associated Zoning Text Amendment to the Draper City Municipal Code (DCMC) Chapter 9-14 to modify the Veranda West Master Area Plan, and a Conditional Use Permit to allow outdoor recreation in the TSD zone.

BACKGROUND AND SUMMARY

This application is a request for approval of a Master Area Plan (MAP) Amendment, Zoning Text Amendment, and a Conditional Use Permit for approximately 31.27 acres located on the north side of Bangerter Highway, at approximately 13708 South 600 West (Exhibit B & C). The applicant is requesting the MAP and Zoning Text Amendments to remove the office use and add an outdoor recreational surf facility (surf park) use to the MAP. Per the requirements of the TSD zone, the applicant is also requesting a Conditional Use Permit to operate the outdoor recreation use of the surf park.



The original Veranda West MAP was approved by the City Council on March 5, 2019. The site was designated as a TSD-3 intensity area with residential, retail, and office uses. The MAP showed that the site would have 386 residential units, 3.34 acres of land for retail, 12.34 acres of land for office, and 9.6 acres of open space. With respect to the residential units, 121 were designated as townhomes and 265 as apartments (stacked flats). All 121 townhomes have been built in the northern portion of the project area.

A minor amendment to the Veranda West MAP was approved by the Zoning Administrator on May 4, 2020. The minor amendment clarified the text of the architectural and site development guidelines for the residential portion of the project by specifying which items applied to livable versus non-livable buildings, such as maintenance sheds and clubhouses.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Transit Station District	Exhibit D
Current Zoning	TSD	Exhibit E
Adjacent Zoning		
East	TSD, CSD-DPMU (Commercial Special District – Draper Pointe Mixed Use)	
West	TSD	
North	DC (Destination Commercial)	
South	M1 (Light Manufacturing)	

The Transit Station District land use designation is characterized as follows:

Transit Station District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Development within this land use category – often referred to as Transit Oriented Development – provides an alternative to standard, segregated zoning strategies • New development and zoning will be required to mix uses to support the ridership of transit and create unique walkable and bicycle friendly successful urban centers • Residential development densities and commercial floor area ratios within this district will be higher than those allowed in other parts of Draper City, and in some cases, significantly higher
LAND USE MIX	• Commercial • Residential • Public Uses • Office
DENSITY	• Density range: minimum 5-35 dwelling units per acre
COMPATIBLE ZONING	• Transit Station District (TSD)
LOCATION	• Adjacent to and near fixed guideway rail systems operated by the Utah Transit Authority
OTHER CRITERIA	• In order to mitigate the concerns of higher density and development intensity, more stringent design guidelines, architectural requirements, landscaping quality, and public space amenities will be required to be incorporated into new zoning categories and specific development proposals

According to DCMC Section 9-14-010, the purpose of the TSD zone is to *“promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit station and to maximize the flexibility of the development approval process so as to permit such development in a manner that is responsive to market demands and consistent with the purposes and objectives of the TSD.”*

MAP Amendment.

The MAP Amendment proposes to modify both the text of the architectural and site development guidelines and the exhibits of the concept plan (Exhibit F). The currently approved Veranda West MAP is attached to this staff report for reference (Exhibit G).

The proposed MAP shows the existing Austin Townhomes on the northern portion of the site. Retail would remain, but be reconfigured in the central portion of the site in a new retail village. The office use would be replaced with the proposed surf park immediately south of the retail village. Finally, the southern portion remains as stacked flats in a new configuration. The changes to number of units and acreages devoted to non-residential land uses are shown in Table 2.

Table 2 **Concept Plan Changes**

Use	Existing	Proposed	Notes
Residential	386 units	418 units	
Townhomes	121 units	121 units	The Austin Townhomes have been built.
Apartments	265 units	297 units	Increase of 32 units.
Retail / Restaurant	3.34 acres	4.50 acres	Increase of 1.16 acres. Changes clarify that restaurant uses are allowed.
Office	12.34 acres	N/A	Removed from Concept Plan.
Surf Park	N/A	8.80 acres	New use added.
Open Space	9.60 acres	5.20 acres	Decrease of 4.40 acres. Open space would decrease from 31% of the site to 17%.

The text of the architectural and site development guidelines would be modified to reflect the new proposed use of surf park. The surf park is proposed to follow the same standards that are currently applied to office uses. Additionally, it is made clear in the text that a restaurant use is allowed within the areas designated for retail, and follows the same standards listed for retail areas.

Staff notes that, as stated above, the purpose of the TSD Zone is to “*promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit...*”. While a surf park is not typical in transit oriented development, the site is designated as TSD-3, which is less strict as described in DCMC Section 9-14-040(A):

- A. Intensity Areas: The TSD is composed of three (3) specific intensity areas: TSD-1; TSD-2; and TSD-3. Density is expected to be highest in the TSD-1 and TSD-2 intensity areas, which shall be pedestrian oriented and well connected to public use spaces, parks, plazas and social gathering areas. Similar connectivity and pedestrian orientation is encouraged for the TSD-3 intensity area, but application of the foregoing requirements may not be as strictly applied given the orientation, grade, or other site specific constraints affecting the development of a particular parcel within the TSD-3 intensity area. Multiple uses consisting primarily of multi-family, commercial, retail, office, and a mix of the foregoing and other uses are particularly encouraged in the TSD-1 and TSD-2 intensity areas. The boundaries of the TSD-1, TSD-2, and TSD-3 intensity areas shall be as shown in Section 9-14-110, Exhibit 9-14-1 of this chapter, and may be adjusted from time to time as a Text Amendment to this chapter, pursuant to Section 9-5-060 of this title. The official copies of all approved MAPs and intensity area boundaries shall be maintained in and by the Draper City Community Development Department.*

The exhibits in the Veranda West MAP would be replaced with new exhibits showing the updated building architecture, general location of uses, and vehicular and pedestrian circulation plans. In order to ensure the required connectivity and pedestrian orientation,

the proposed MAP includes an extensive and well-connected pedestrian and bicycle circulation network throughout the site.

A Traffic Impact Study (Exhibit H) was submitted as part of the proposal. The TIS requires project mitigation improvements in surrounding public streets, such as turn lanes and lane additions. Engineering staff notes that there are differences between the location of the access points analyzed in the TIS, and those in the proposed MAP, and that compliance with the TIS and the City's engineering standards will be required at Site Plan approval. Additionally, the Fire Marshall noted that the proposed MAP may not meet the Fire Code requirement for fire apparatus access. If approved, the applicant will need to submit a Site Plan application that addresses these requirements. If significant changes are required, the Zoning Administrator will determine if a MAP amendment will be required.

Zoning Text Amendment.

The proposed Zoning Text Amendment modifies DCMC Section 9-14-110, Exhibit 9-14-1, by replacing the map for Veranda West with the updated version (Exhibit I). The proposed exhibit modifies the layout of the current and proposed additional uses, but does not modify the currently adopted TSD-3 intensity area designation. The Text Amendment also proposes to remove two (2) exhibits that are shown by error in the DCMC.

Conditional Use Permit.

The applicant's responses to the Conditional Use Permit application questions are provided in Exhibit J. The surf park would have 50-70 visitors per hour during its peak in the summer, and 15-20 employees. Hours would be 6:00 am to 11:00 pm. The surf park is located approximately 700 feet west of the Reveal townhomes, the closest existing residential use, and 718 feet south of the Austin Townhomes. The applicant has proposed stacked flats approximately 25 feet south of the surf park, with the nearest units overlooking the surf lagoon.

Mechanical noise from wave-generating pumps is proposed to be mitigated by being fully enclosed with sound-dampening material as required by the proposed MAP standards. The noise from the patrons is proposed to be mitigated by the retail village, surf park, and stacked flat buildings placed around the surf park and by fountains providing "white noise". The surf park will be required to comply with DCMC Title 7, Chapter 6, Noise Control, and Salt Lake County Health Regulation No. 21, Community Noise Pollution Control, which address excessive noise disturbances that affect the health, safety, and welfare of the community. Several conditions of approval have been recommended to ensure noise impacts to the nearest residential units will be mitigated.

Criteria For Approval.

Master Area Plan Amendment. The criteria for review and potential approval of a Master Area Plan request is found in DCMC Section 9-14-060(E). This section depicts the standard of review for such requests as:

- E. Criteria For Review: The planning commission and city council shall have discretion to disapprove a MAP with respect to the required elements of a MAP application only on the basis of:*
- 1) the failure to provide and comply with all of the required elements under this section unless waived pursuant to the provisions of this chapter;*
 - 2) the failure of the master circulation plan to adequately serve the MAP area and areas surrounding the project;*
 - 3) the failure of any item required by this section to provide for a community character substantially consistent with the purposes of the TSD, including the failure of the land use analysis to provide for at least twenty five percent (25%) commercial, retail, or office uses; or*
 - 4) development standards or design guidelines that are inconsistent with high quality transit oriented design standards, including the use of high quality building materials.*

Zoning Text Amendment. A Zoning Text 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 DCMC Section 9-5-060(E):

2. Text Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether a proposed amendment furthers the specific purpose statements of the zoning ordinance;*
- c. Whether the proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;*
- d. The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*
- e. Whether the potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and*
- f. The extent to which a proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices*

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

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

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

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the MAP Amendment, Zoning Text Amendment, and Conditional Use Permit 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 reviews of the MAP Amendment, Zoning Text Amendment, and Conditional Use Permit submissions. 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 MAP Amendment, Zoning Text Amendment, and Conditional Use Permit submissions. 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 MAP Amendment, Zoning Text Amendment, and Conditional Use Permit submissions. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed her review of the MAP Amendment, Zoning Text Amendment, and Conditional Use Permit submissions. 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 make a recommendation to the City Council on the MAP and Zoning Text Amendments, and make a decision on the Conditional Use Permit based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That a Draper City business license shall be obtained prior to operating and shall be maintained by the business owner for as long as the business remains in operation.
3. That the surf park opens no earlier than 6:00 am and closes no later than 11:00 pm.
4. That the surf park will submit a noise study with the site plan application to ensure

noise impacts to the proposed residential areas to the south are mitigated, and that the recommended mitigation be included in the site plan prior to approval.

Mitigation may include, but not be limited to: enclosure and sound-dampening of mechanical equipment, “white noise” fountains, landscaping buffers, and stacked flat building materials such as increased insulation and triple-paned windows.

5. That the surf park complies with DCMC Title 7, Chapter 6, Noise Control, and Salt Lake County Health Regulation No. 21, Community Noise Pollution Control, which prohibit excessive noise that would disturb a residential area especially between 10:00 pm and 7:00 am.
6. That the Conditional Use Permit shall not take effect unless and until the MAP Amendment and Zoning Text Amendment are approved by the City Council.

MODEL MOTIONS

MAP Amendment.

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the MAP Amendment, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2024-0336-MAP, based on the findings for approval as listed in the staff report dated April 20, 2026.

Findings for approval:

1. The proposal complies with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan adequately serves the MAP area and areas surrounding the project.
3. The proposal provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty-five percent (25%) commercial, retail, or office uses.
4. The proposed development standards and design guidelines are high quality transit oriented design standards, including the use of high quality building materials.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the MAP Amendment, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2024-0336-MAP, based on the findings for approval as listed in the staff report dated April 20, 2026, and as modified by the following findings:

1. List any additional findings or modifications to findings...

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the MAP Amendment, as requested by Keith Hansen

of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2024-0336-MAP, based on the findings for denial as listed in the staff report dated April 20, 2026.

Findings for denial:

1. The proposal does not comply with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan is not adequate to serve the MAP area and areas surrounding the project.
3. The proposal does not provide for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses.
4. The proposed development standards and design guidelines are not high quality transit oriented design standards, including the use of high quality building materials.

Zoning Text Amendment.

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Text Amendment, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2024-0456-TA, based on the findings for approval as listed in the staff report dated April 20, 2026.

Findings for approval:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Text Amendment, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2024-

0456-TA, based on the findings for approval as listed in the staff report dated April 20, 2026, and as modified by the following findings:

1. List any additional findings or modifications to findings...

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Text Amendment, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2024-0456-TA, based on the findings for denial as listed in the staff report dated April 20, 2026.

Findings for denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment does not further the specific purpose statements of the zoning ordinance.
3. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will create a conflict with another section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined to be detrimental to public health, safety, or welfare and does not represent an overall community benefit.
6. The proposed text amendment does not implement best current, professional practices of urban planning, design, and engineering practices.

Conditional Use Permit.

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2026-0028-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated April 20, 2026.

Findings for approval:

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

Sample Motion for Modified Approval – I move that we approve the Conditional Use Permit, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2026-0028-USE, based on the findings for approval and subject to the

conditions listed in the Staff Report dated April 20, 2026, and as modified by the following additional findings or conditions:

1. List any additional findings...
2. List any additional conditions...

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application No. 2026-0028-USE, based on the following findings and the criteria for denial as listed in the Staff Report dated April 20, 2026.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2026.05.04 13:55:29 -06'00'

Draper City Public Works Department

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draper.ut.us,
O=Draper City Fire Department,
OU=Fire Marshal, CN=Don Buckley
Date: 2026.05.05 09:44:37 -06'00'

Draper City Fire Department

Matthew Symes

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E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.05.04 13:56:18 -06'00'

Draper City Building Division

Todd Draper

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DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.05.05
09:03:11 -06'00'

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. If significant changes from the Concept Plan are proposed as part of the Site Plan application, a major or minor MAP amendment may be required.

Engineering and Public Works Divisions Review.

1. The TIS requires project mitigation improvements in surrounding public streets, such as turn lanes and lane additions. These improvements shall be at the expense of the project, as a condition of the increase in permitted use density, and shall be required at the time of site plan approval based on the traffic generated by the proposed site.
2. There are differences between the proposed MAP conceptual site plan and the accesses analyzed in the TIS. Modifications to the conceptual plan due to engineering standards may require MAP amendments in the future.

Building Division Review.

1. No additional comment.

Fire Division Review.

1. The Draper Fire Department has reviewed the submitted concept drawings for the proposed Wasatch Surf Point Club development. Based on the limited information provided, it appears there may be challenges meeting several prescriptive requirements of the 2021 International Fire Code (IFC).
2. Pursuant to IFC Section 104.9 – Modifications and Section 104.10 – Alternative Materials, Design and Methods of Construction and Equipment, the Fire Code Official may consider alternative approaches where strict compliance with the prescriptive provisions of the code is impractical, provided the proposed design demonstrates an equivalent level of fire and life safety.
3. Due to the apparent site constraints and layout of the proposed development, it is recommended that the applicant consider engaging a licensed Fire Protection Engineer to evaluate the project using a performance-based design approach. A performance-based analysis may provide alternative solutions

that demonstrate compliance with the intent of the fire code while addressing the physical limitations of the site.

4. A primary concern identified in the concept plan relates to fire apparatus access. Based on the number of proposed units and the site layout, the development may not meet the requirements for multiple fire apparatus access points. Specifically, the proposed access locations appear to conflict with the remoteness requirements outlined in Appendix D, Section D104.3 of the IFC. The access points shown appear to be too close together and may not provide the required separation distance. At this time, it does not appear that an additional access point can be provided based on the current concept layout.

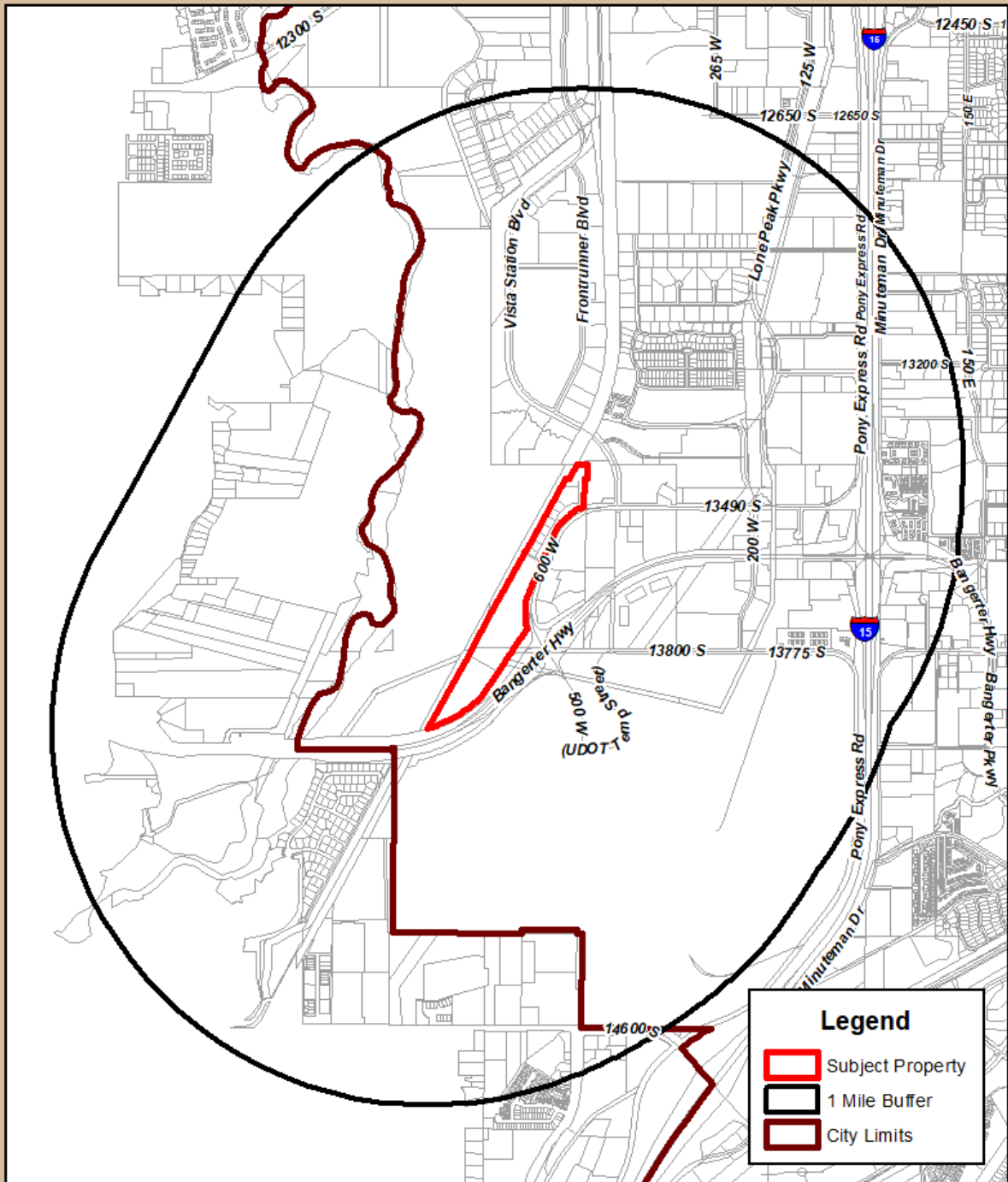
Additionally, the submittal did not include building elevations or detailed building information. Without this information, it is difficult to evaluate potential alternatives related to building height, fire department access, fire protection systems, or other life safety features that could help offset site limitations.

If additional information becomes available, including site details, building elevations, or preliminary building design, the Fire Department would be willing to review and discuss potential alternative methods or performance-based design solutions that could satisfy the intent of the fire code.

Legal Division Review.

1. No additional comment.

EXHIBIT B VICINITY MAP



Veranda West Zoning Text and MAP Amendment

13708 S 600 W

Date Printed: 2/25/2025



EXHIBIT C
AERIAL MAP

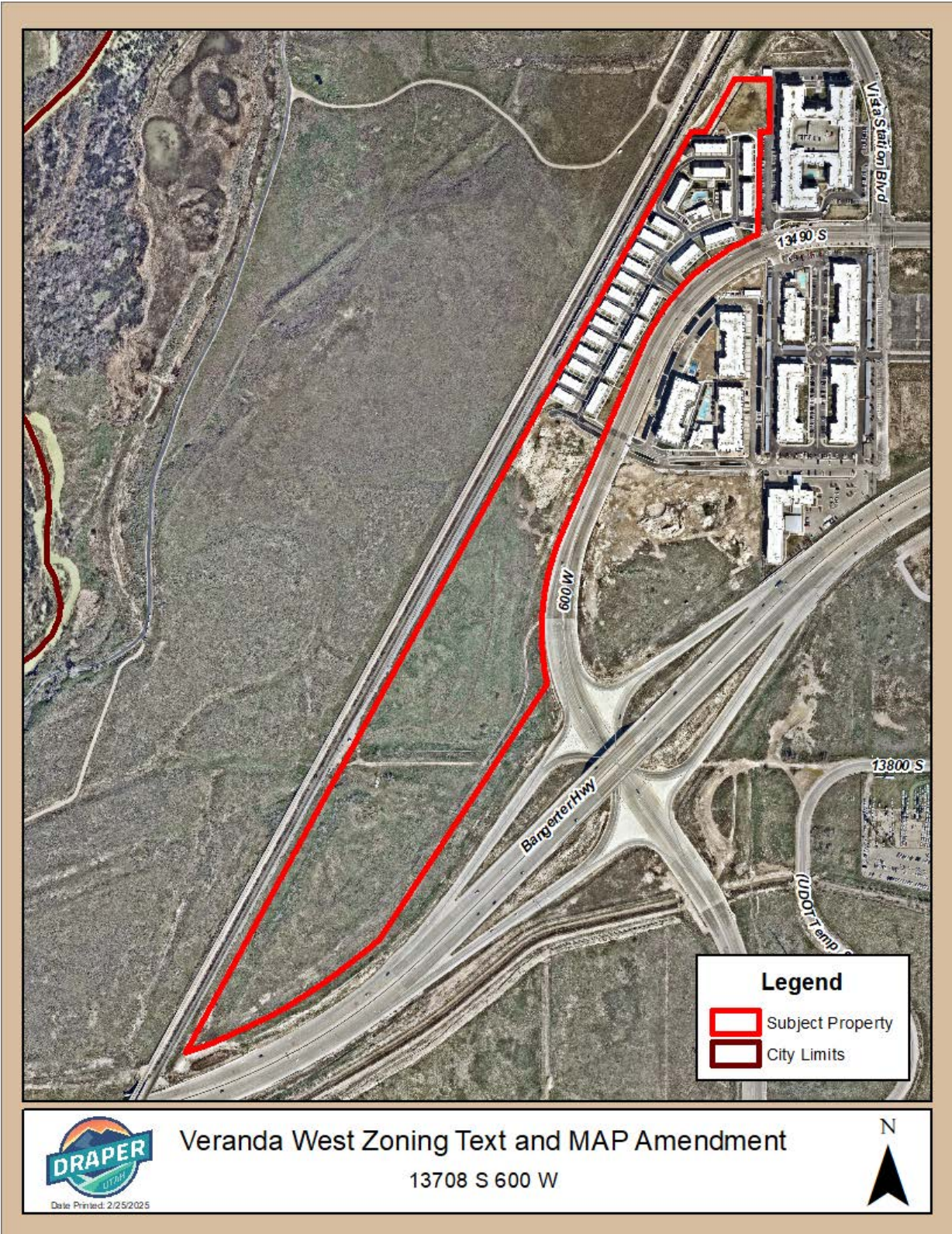


EXHIBIT D
LAND USE MAP

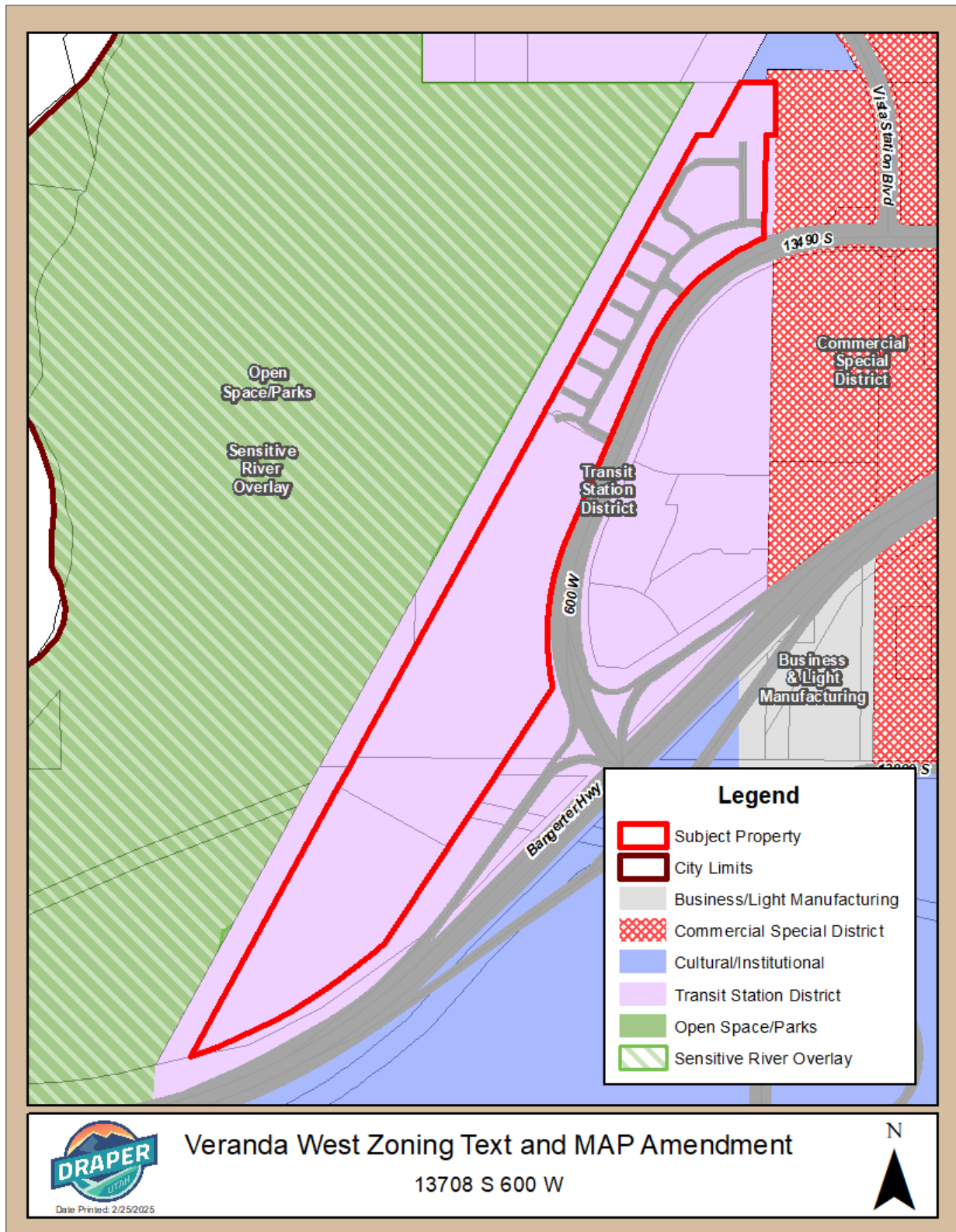


EXHIBIT E
EXISTING ZONING MAP

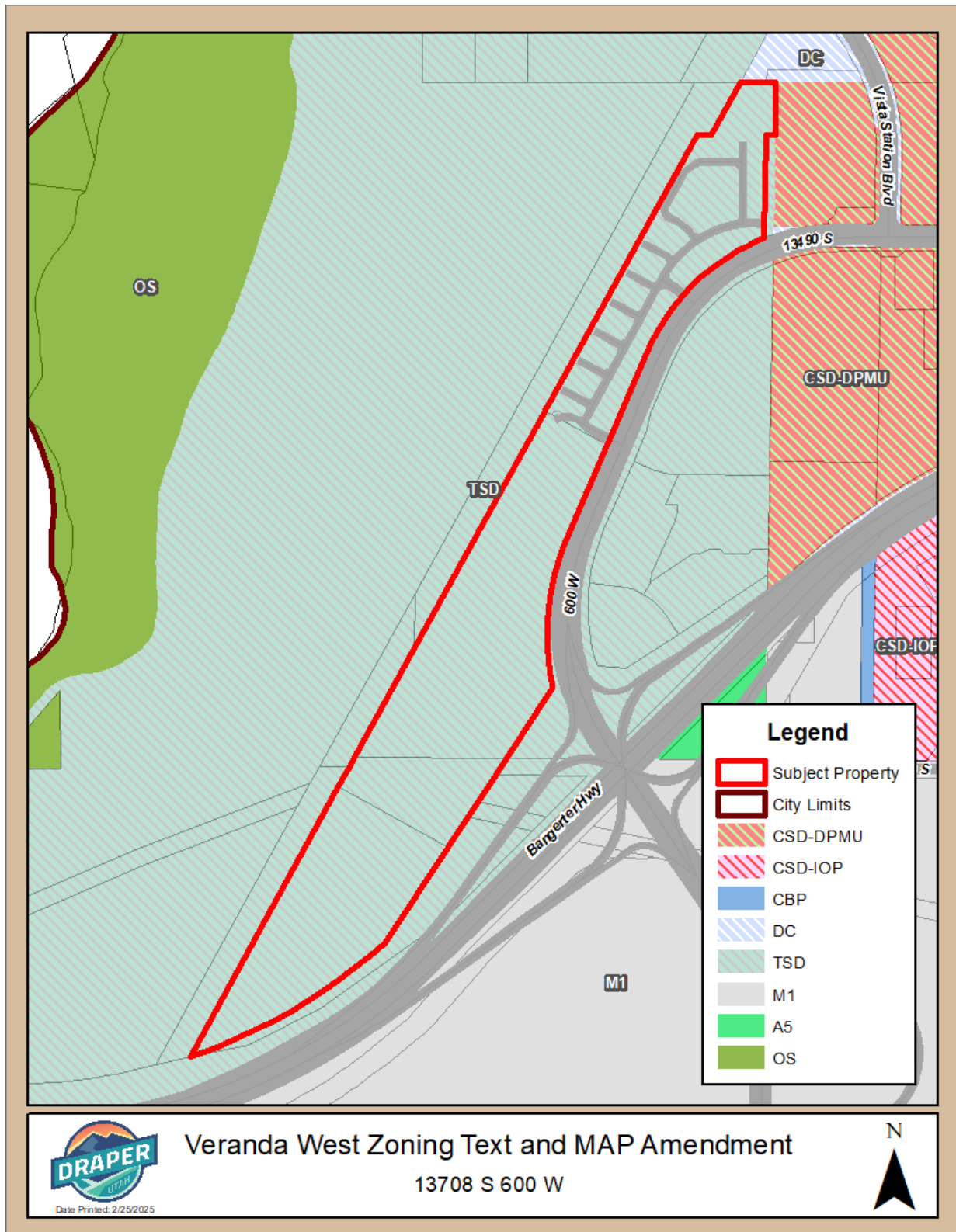


EXHIBIT F
PROPOSED VERANDA WEST MASTER AREA PLAN AMENDMENT

VERANDA WEST

Veranda West is located to the North West corner of the newly constructed intersection of Bangerter Highway and 600 West. The parcel of land is long and narrow and consists of approximately 32 acres. The development plan (see attached) consists of a mix of uses such as multi-family residential, ~~office, and~~ retail, restaurants and an outdoor recreational surf facility.

The north and south ends are planned for multi-family, a combination of townhome and stacked flats. The center portion of the property consists of a public retail village with 4 retail/restaurant store pads (approximately 4.5 acres & ± 30,800 sq. ft. of built space). Directly adjacent to the retail village is a private outdoor recreational surf facility which includes the main surf club house, the VIP surf club house, spa building, and the wave generation building (approximately 8.8 acres & ± 42,000 sq. ft. of built space). All of which support the surf lagoon and lounge beach. ~~The middle of the property is planned up to four retail pads (approximately 20,000 sq. ft.) and up to two office buildings (approximately 250,000 sq. ft.)."~~

The proposed land uses fit within the area plan specifications a mixed-use, high-density project containing ~~office,~~ multi-family, ~~and~~ retail/restaurant, and an outdoor recreational surf facility.

The main entrance for the project will be at the future signal on 600 west. There will be two more access points on 600 west (one north and one south of the signal). This project will also share an access point to the north with the Veranda apartments, giving this project access to Vista Station BLVD.

The transportation systems within the MAP area are mostly in existence including collector and arterial streets (Bangerter Highway, 600 West Street, Vista Station Blvd, Frontrunner Blvd, 200 West), and Frontrunner.

Storm drainage and other utilities have been reviewed for capacity and are available for the site development.

Architectural and site design standards for the MAP are outlined in the Development Guidelines (See attached), including setback and parking standards. The project will be designed in such a way as to promote compatibility between the MAP area and adjoining properties. If applicable (based on market conditions), structured parking shall be designed to be compatible with the project in general.

The estimated sequence and timing of development of the subject parcel will be in an estimated 3 phases (~~Residential, Office, and Retail~~ Outdoor Recreational Surf Facility, Retail Village, & Multi-Family Residential) with phase 1 starting in ~~2~~ 1-5 years. Construction and phasing will be based on market conditions. There are no major

public improvements or off-site infrastructure improvements or facilities required or anticipated to be required in connection with the development of the MAP other than the standard wet and dry utilities.

A comprehensive sign program has included in the Development Guidelines (See attached).

This Memorandum and site plan have been reviewed by the Architectural Control Committee members, Nate Boyer of The Boyer Company, and Mark Murdock of the Gardner Company.

Veranda West Architectural and Site Development Guidelines

Development Standards: Site development will occur in accordance with Chapter 9-14 Transit Station District (TSD) of the Draper City Municipal Code and the following development standards.

Development Areas: Based on land use, each building shall comply with the following development standards:

Outdoor Recreational Surf Facility Office

1. The architecture shall be the primary tool to create a strong sense of identity and place throughout the ~~office, and~~ outdoor recreational surf facility district. All buildings will be articulated with use-appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases.
2. All building facades shall have the same character each utilizing the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes.
3. Building primary materials shall consist of metal, composite metal panel, stone, EFIS, concrete, GFRC, ~~or~~ tile, wood (natural and/or synthetic) or exposed structural steel members.
4. More than one material shall be required on all building facades.
5. Buildings shall have a minimum of 40% high efficiency glazing.
6. Buildings shall use 50% of a primary material.
7. Buildings shall have notable entry features which could include: An arch or canopy over entry doors, Colors or materials that highlight the entry, Entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.
8. All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.
 - Materials for cladding the wave generating building shall complement the materials and colors of the other buildings.
 - The wave generating pumps shall be fully enclosed with sound-dampening materials.

9. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
10. The minimum front setback from right-of-way or exterior property lines shall be 10-feet.
11. Building material placement and material colors shall be used to distinguish ~~office, and~~ [outdoor recreational surf facility](#) elevations from other buildings in the immediate area, as approved by the ACC.
12. A ~~common~~ plaza shall be built for the [outdoor recreational surf facility](#) building(s) and shall include outdoor furniture and two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

Retail/Restaurant Village

1. The minimum setback from right-of-way or exterior property lines shall be 10-feet.
2. Minimum building height shall be one-story.
3. More than one material shall be required on all building facades.
4. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRP, tile, [wood \(natural and/or synthetic\) or exposed structural steel members](#) or other similar material as approved by the ACC.
5. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
6. A minimum of two outdoor eating plazas shall be built for the retail & restaurant buildings and shall include outdoor furniture and each outdoor eating plaza shall include two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

Residential (stacked flats and townhomes)

Residential Buildings shall be classified as either 'Livable Residential' (i.e. Stacked Flats and Townhomes) or 'Non-livable Residential' (i.e. Clubhouse and Maintenance Building).

1. All Residential Buildings (within a sub-phase) shall share the same unique architectural theme including, but not limited to, colors, materials, rooflines and entries. In addition, Livable Residential shall also share the same unique architectural theme in regards to rooflines and entries.
2. All Residential Buildings materials shall consist of at least three material types.

3. All Livable Residential shall be a variety of floor plans/unit sizes within each sub-phase area.
4. Livable Residential - Townhome amenities – Outdoor plaza with seating and either a fire pit or a BBQ area, a tot lot, grass play area and an indoor exercise facility.
5. Livable Residential - Stacked flat amenities - A Clubhouse with a club room, exercise facility and pool with spa and one outdoor plaza with a fire pit. Other amenities to be determined by developer based on product type.
6. All Residential Buildings will be connected by internal walkways with shared use of outdoor common areas.
7. All Residential Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar, or a combination of similar materials or shall have flat roofs.
8. Livable Residential building elevation that faces a public street or internal main private street or public open space, shall have either a porch, balcony, private patio or windows.
9. Residential Buildings with any pitched roof covering the main body of the structure shall be hip style, monopitch or shed style, flat roofs or shall have symmetrical gables.
10. Livable Residential roof forms shall be designed to emphasize the residential units when possible and shall denote building elements and functions, including primary pedestrian entrances.
11. Residential Building setbacks are as follows: 20-feet from right-of-way or exterior property lines. Parking shall be allowed in setback areas along with garbage dumpsters.
12. Livable Residential building design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
13. Prohibited materials. Vinyl and aluminum siding products are prohibited as wall materials.
14. Livable Residential color scheme. The use of a single-color scheme, minimal detailing, or blank (or largely blank) walls is not permitted. The use of exterior stairs is discouraged.
15. Livable Residential openings. Not less than twenty-five (25) percent of any front or rear building face shall be made up of window, opening (breezeways), garage door areas or man door areas. Not less than fifteen (15) percent of any side building face shall be made up of windows or door areas unless an adjacent building within twenty (20) feet of that side face obscures the majority

of that side face from public view. The front of the building is defined as the elevation which includes the primary entrance of the building.

16. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas.

Landscape

1. The landscaping shall define and enhance primary public entrances into each project.
2. Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances.
3. Landscape design shall promote water conservation by the use of water- wise, drip irrigation, and drought tolerant plant types.
4. The tree palette for each project shall be a combination of deciduous and non-deciduous trees and shade and ornamental trees.
5. The initial tree size shall have a minimum 2-inch caliper and be a minimum 6-ft high.
6. Landscaping berms measuring 3-feet in height will be used around the perimeter of the ~~office, park~~ [village parking](#), when possible, to help minimize the visual impact of the parking field.
7. Parking to be screened with landscaping when possible.
8. Minimum 5' of landscaping is required around perimeter of the entire project.
9. Public Use Space (private or public): Public Use Space maybe in the form of landscape areas, landscape areas with walkways, hardscape areas, pool deck/pool/spa areas, areas with a change in hardscape such as color/material changes, areas with lighting such as bollards or pole lighting, and the 600 west pedestrian zone (landscaping, 4' soft path, 8' concrete sidewalk). Public use spaces shall equal at least 15% of the project area.
10. All multiple-family projects shall submit a landscaping plan in accordance with Chapter 23, "Landscaping and Screening," of this title unless otherwise specified within these development guidelines.
11. Landscaping shall be used as a land use buffer where appropriate.
12. Detention basins shall be adequately landscaped and maintained.
13. Drought tolerant landscaping is highly encouraged.

Parking

1. The parking for the outdoor recreational surf facility ~~office buildings~~ shall be a minimum of 3 stalls per 1,000 square feet.

2. The parking for retail shall be a minimum of 1.87 stalls per 1,000 square feet and parking for restaurants will be 6 stalls per 1,000 sq. ft.

3. Parking stalls shall be 18-feet in length and 9-feet in width.

4. Landscape islands will measure 8-feet in width and 18-feet in length shall be placed at either end of parking rows longer than 16 stalls.

5. The parking for residential buildings shall be a minimum of 1.68 stalls per dwelling unit. Driveways and garages shall count towards total parking requirements. Driveways shall be 20-feet in depth.

6. Parking to be screened with landscaping when possible.

~~7. Parking Structures will be allowed (if needed as determined by the developer) as part of the project to accommodate higher density land uses, otherwise surface parking will be the main form of parking for all land uses.~~

- ~~• Parking structures shall include the use of the same or consistent building façade materials as the office building(s) and be designed as an integral component of the site plan and architectural theme. Acceptable complementary materials added to the concrete parking structure are those that are similar in durability, color and/or appearance of the office building facades.~~
- ~~• Parking structures shall follow best CPTED practices and provide for well-lit and visible pedestrian corridors, visible parking areas, security devices, and natural surveillance both inside and outside of the structure.~~
- ~~• Landscaping and architectural materials, forms, and scale shall be used to enhance the parking structure.~~
- ~~• Pedestrian pathways shall connect the pedestrian exit from the parking structure to the buildings it serves.~~
- ~~• When adjacent to a public right of way, the building design shall include human scale detailing to enhance the relationship with the pedestrian.~~

~~8. Shared parking is encouraged. Parking between adjacent land uses (such as office and residential) may share up to 10% of the total parking required per this code if a parking analysis is completed and accepted by the city.~~

Lighting

1. Parking lot lighting in commercial areas shall provide adequate illumination at a minimum .5 foot-candles and max of 4 foot-candles.

2. Parking lot lighting in commercial areas shall utilize cutoff type fixtures.

3. Parking lot lighting in commercial areas shall not be taller than 30-feet.

4. All residential areas shall submit a lighting plan that illustrates lighting accommodation for automobile and pedestrian networks.
5. Exterior lighting along streets shall be pedestrian in scale.
6. Low level bollard lighting is encouraged for illumination of internal pedestrian pathways.

Signage

The following standards are for all uses within the Veranda West MAP.

1. Each monument sign shall have a uniform, architecturally compatible design, with faces not larger than one hundred (100) square feet. Monument signs shall not exceed seven feet (7') in height and fourteen feet (14') in width.
2. Wall signs may be installed by individual businesses/buildings on freestanding and in-line single-/multi-tenant buildings and [the outdoor recreational surf facility](#) ~~on hotels~~. Signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they shall be built into the architectural fascia.
3. Suspended, Blade Type Project Signs: Suspended or blade type projecting signs are allowed provided they are not more than fifty (50) square feet of sign area. Each elevation will be allowed one suspended or blade type sign. Suspended or blade type signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement.
4. Tower Signs: One tower sign shall be allowed for [the outdoor recreational surf facility](#) ~~each hotel~~. The sign may be a multi-tenant sign and shall be no taller than forty feet (40') with a maximum sign area of two hundred (200) square feet.
5. The location of all signs must be approved by the City Engineer to ensure clearance of sight distance requirements.
6. All monument and tower signs shall be located outside of any public utility easement.

[Outdoor Recreational Surf Facility](#) ~~Commercial, Office~~ and Retail Uses: ~~Commercial, Office~~ [Outdoor recreational surf facility](#) and retail uses shall be allowed the following:

1. One monument sign is allowed per office building and one monument sign is allowed at the entrance to each office district.
2. Wall signs shall be allowed for every one linear foot of building length, two (2) square feet of wall signage on [the outdoor recreational surf facility](#) ~~hotel, office~~ and retail buildings.

3. Wayfinding signs shall be allowed in the project. The overall height shall not exceed eight feet (8') and the area of the sign shall not exceed one hundred (100) square feet.
4. Flags or banners placed on light poles shall be at least seven feet (7') above the pavement.

Residential Uses: Each residential use shall be allowed the following signage:

1. Two (2) freestanding monument signs per the standards outlined above.
2. Portable banner signs, with a maximum area of fifty (50) square feet shall be allowed in each residential sub-phase.
3. Flags and A-frame signs shall be allowed during lease times for each residential project.
4. Wall signs are permitted as follows: for every one (1) linear foot of building length, two (2) square feet of wall signage shall be allowed on each building elevation.
5. Electronic message signs are permitted on any residential building. All electronic message signs shall comply with subsection below.

Electronic message signs are permitted on any ~~hotel~~ outdoor recreational surf facility or retail building. Tower signs for ~~hotels~~ the outdoor recreational surf facility may also be electronic message signs. All electronic message signs shall comply with subsection below.

1. Full color messages or images only and the use of single colored text and images is prohibited.
2. Each message/advertisement displayed on an EMC shall remain static for a minimum of eight (8) seconds. Animation, flashing, starburst or other similar frame effects are prohibited.

Pixel pitch shall be as follows:

1. EMC's within the MAP, but not directed toward Bangerter Highway shall have a true pixel pitch between one millimeter (1 mm) and ten millimeters (10 mm) due to closer proximity of travelers to signs.
2. EMC's directed toward Bangerter Highway shall have a true pixel pitch between one millimeter (1 mm) and sixteen millimeters (16 mm) due to higher speeds and distance between travelers and signs.
3. No EMC shall utilize a white or solid colored background for greater than or equal to fifty percent (50%) of the sign area.

4. All EMC's are required to comply with the following LED sign illumination requirements:

-All permitted EMC's shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements. In addition, EMCs must have a default mechanism to turn off the sign within twenty four (24) hours of a reported malfunction.

-Sign illumination levels for EMC's shall never, at maximum display intensity, exceed 0.3 foot-candle over ambient lighting conditions when measured at the distance based on the formula of square root of area of sign times one hundred (100). Light cutoff devices shall minimize light above the sign.

-The illuminance of an EMC shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image. All measurements shall be taken perpendicular to the face of the EMC at the distance determined by the total square footage of the EMC as set forth in this subsection.

-The applicant shall submit a photometric matrix (showing the dispersal in foot-candles) showing that the sign meets all the requirements of this code.

-The owner shall be required to submit written certification from the sign manufacturer that the light intensity shall not exceed the maximum levels specified in the above table and photocell dimming prior to the issuance of a sign permit.

VERANDA WEST + WASATCH SURF

MASTER PLAN



CONCEPTUAL PLAN - MARCH 2026



APARTMENTS

OFFICE BUILDING

HOTEL

JORDAN RIVER PARKWAY

FRONT RUNNER & RAILWAY

REDEVELOPMENT SITE

VICINITY MAP

PROJECT NUMBER AE 2025.259

SCALE 1" = 500' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026



STACKED FLATS



AMENITY SPACE



TOWNHOME DESIGN



*TOWNHOME PROJECT COMPLETED

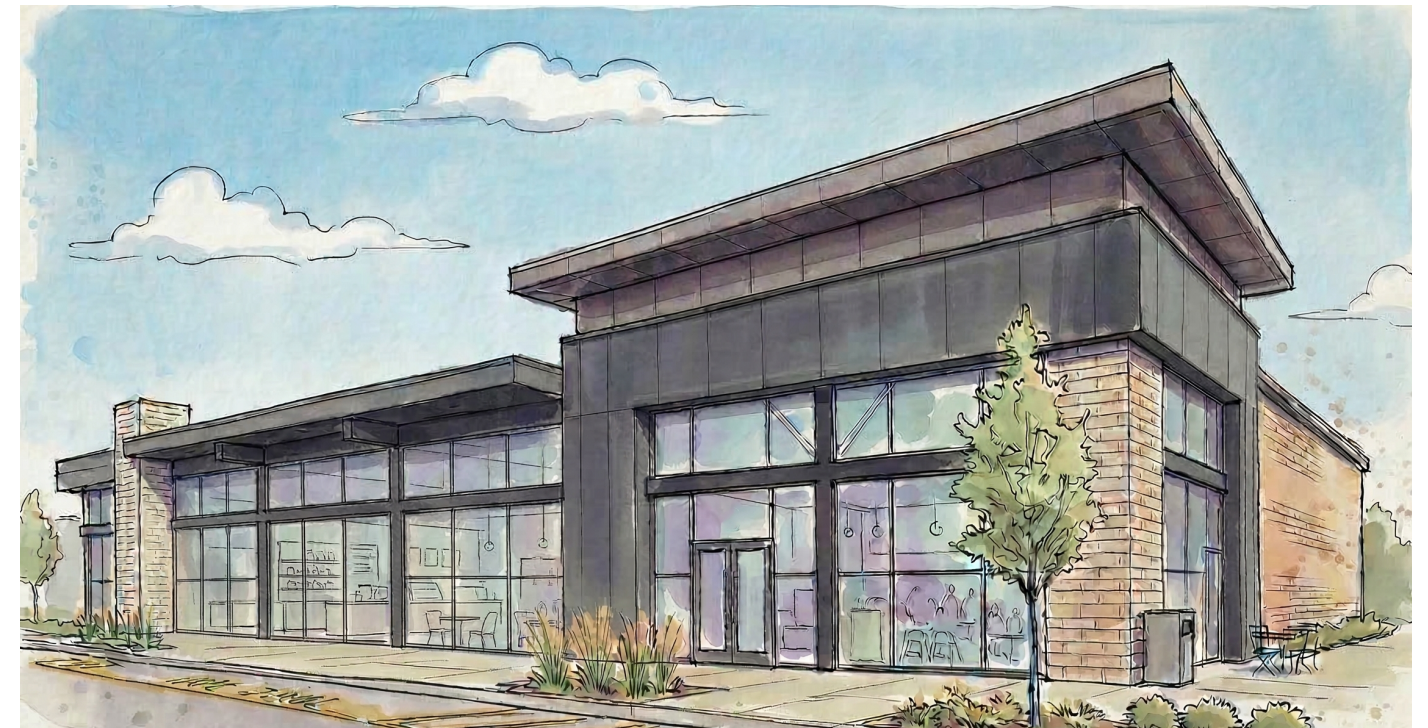
RESIDENTIAL CONCEPTS

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





RETAIL CONCEPTS

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





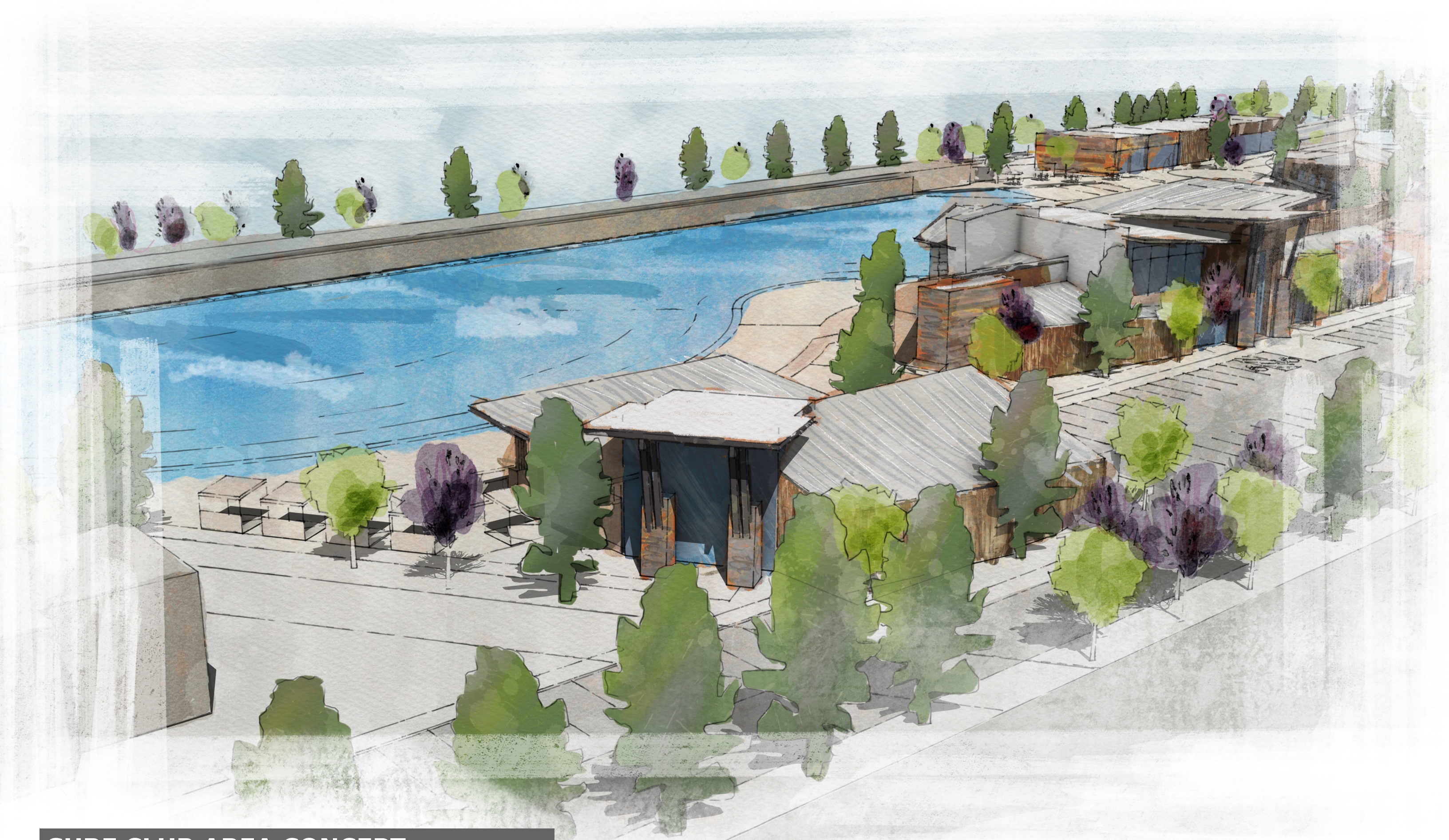
SURF CLUB AREA CONCEPT

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





SURF CLUB AREA CONCEPT

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





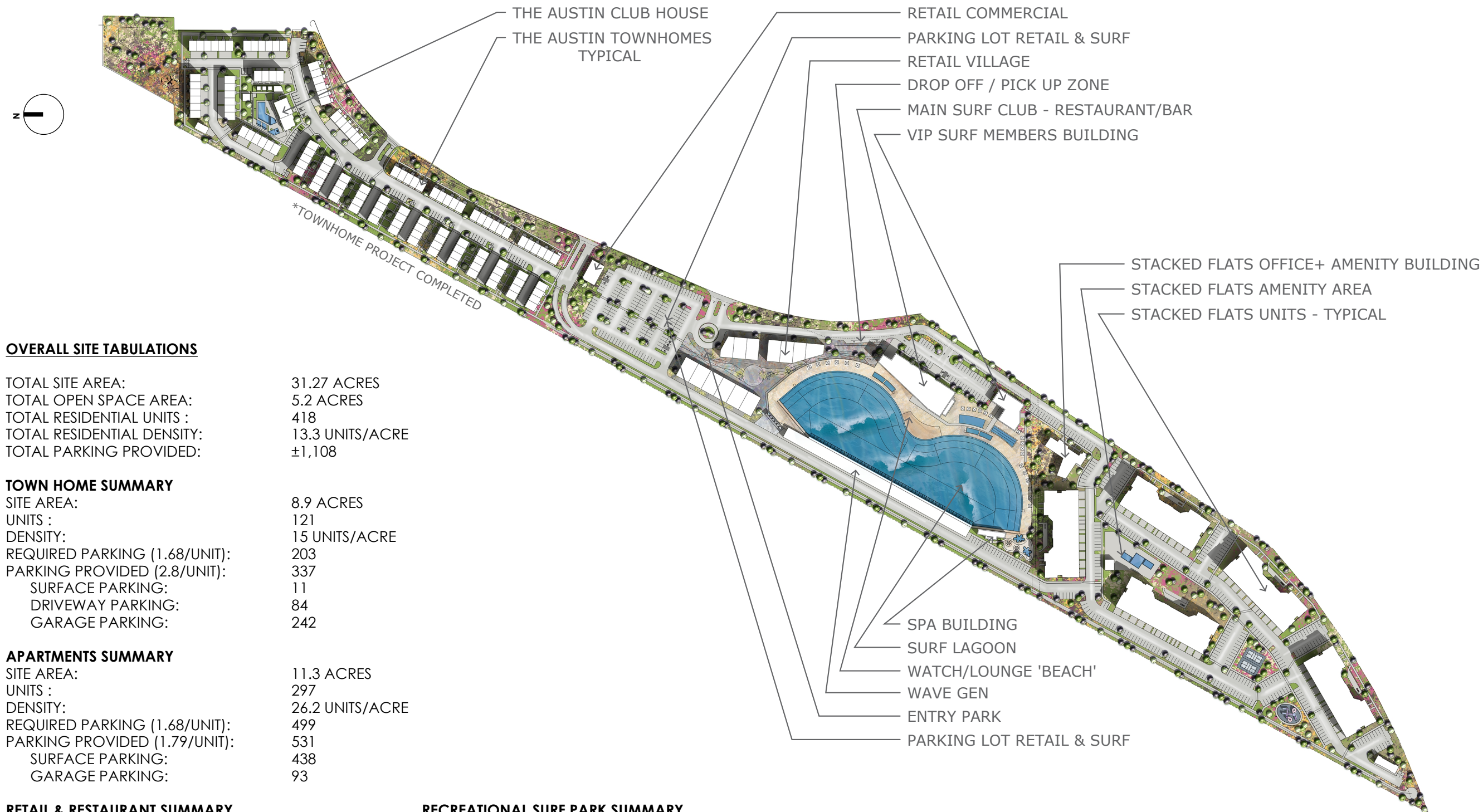
SURF CLUB AREA CONCEPT

PROJECT NUMBER AE 2025.259

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





OVERALL SITE TABULATIONS

TOTAL SITE AREA: 31.27 ACRES
TOTAL OPEN SPACE AREA: 5.2 ACRES
TOTAL RESIDENTIAL UNITS : 418
TOTAL RESIDENTIAL DENSITY: 13.3 UNITS/ACRE
TOTAL PARKING PROVIDED: ±1,108

TOWN HOME SUMMARY

SITE AREA: 8.9 ACRES
UNITS : 121
DENSITY: 15 UNITS/ACRE
REQUIRED PARKING (1.68/UNIT): 203
PARKING PROVIDED (2.8/UNIT): 337
 SURFACE PARKING: 11
 DRIVEWAY PARKING: 84
 GARAGE PARKING: 242

APARTMENTS SUMMARY

SITE AREA: 11.3 ACRES
UNITS : 297
DENSITY: 26.2 UNITS/ACRE
REQUIRED PARKING (1.68/UNIT): 499
PARKING PROVIDED (1.79/UNIT): 531
 SURFACE PARKING: 438
 GARAGE PARKING: 93

RETAIL & RESTAURANT SUMMARY

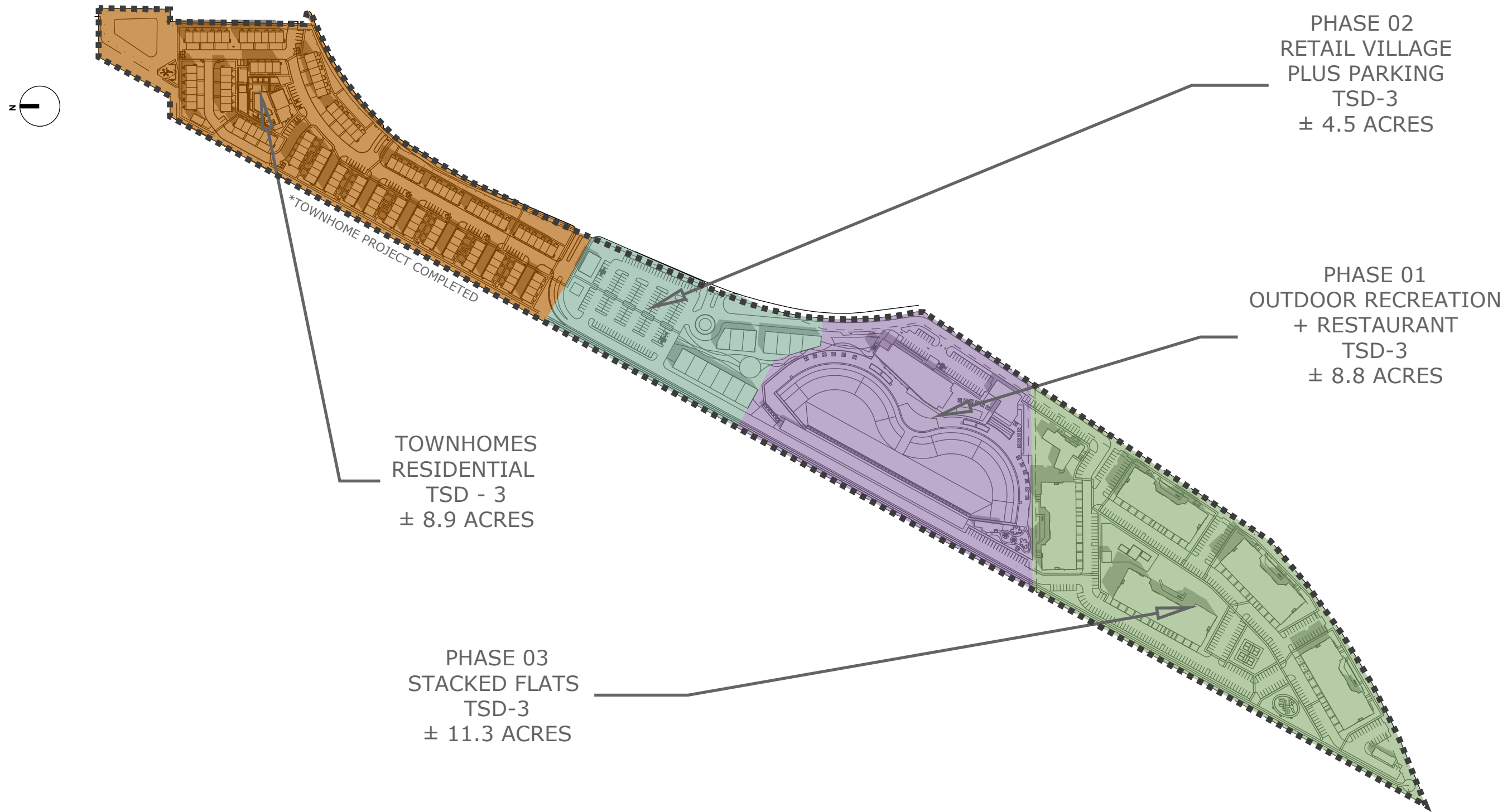
SITE AREA: 4.5 ACRES
UNITS : 4
DENSITY: NA
REQUIRED PARKING (1.87/1,000 sq. ft - retail, 6/1,000 sq. ft - restaurant): 89
PARKING PROVIDED : 130

RECREATIONAL SURF PARK SUMMARY

SITE AREA: 8.8 ACRES
UNITS : 4
DENSITY: NA
REQUIRED PARKING (3/1,000 sq. ft): 96
PARKING PROVIDED : 110

CONCEPT SITE PLAN

VERANDA WEST + WASATCH SURF



LAND USE GRAPHICS

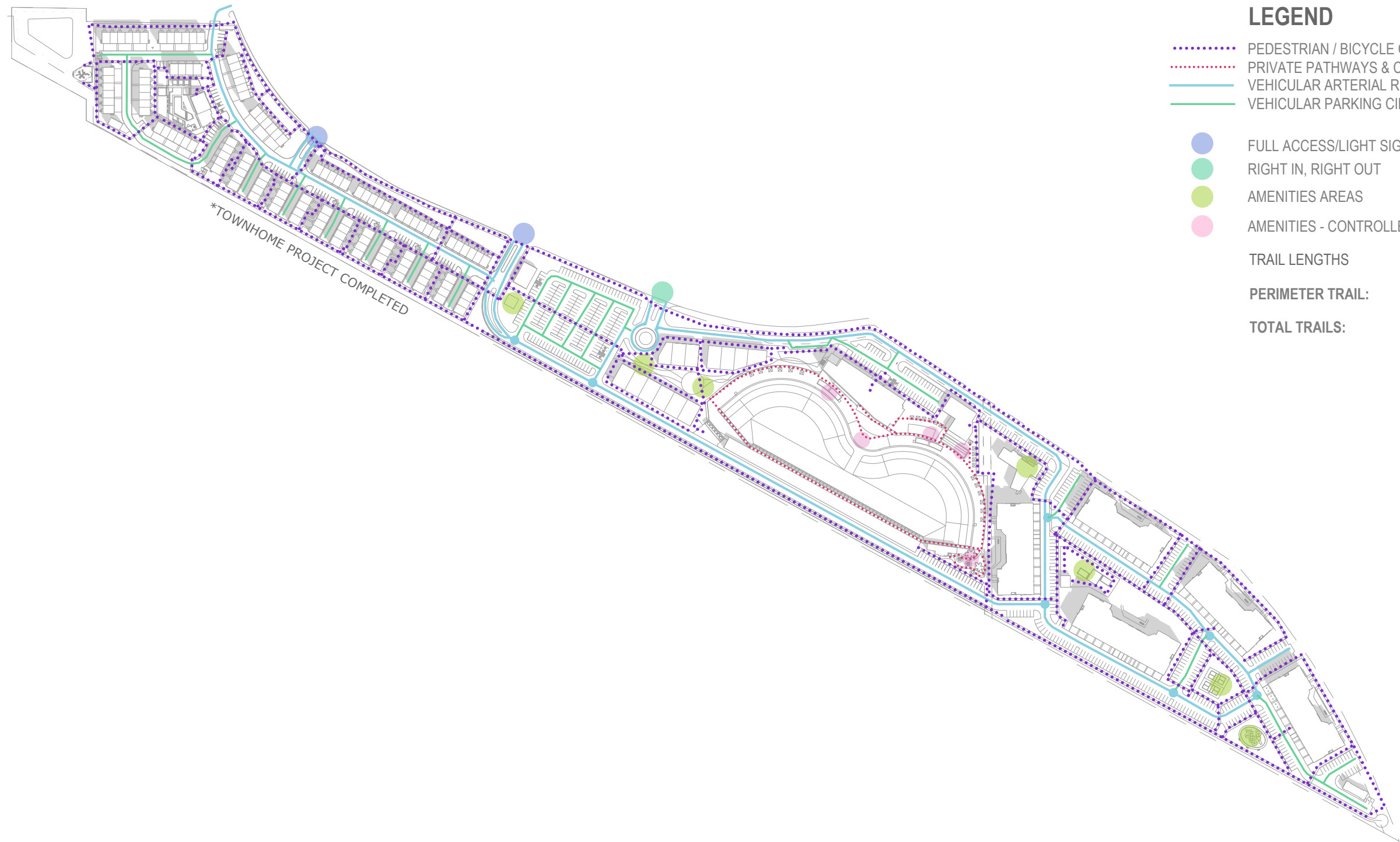
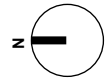
PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





LEGEND

- PEDESTRIAN / BICYCLE CIRCULATION
- PRIVATE PATHWAYS & CIRCULATION
- VEHICULAR ARTERIAL ROADWAY
- VEHICULAR PARKING CIRCULATION

- FULL ACCESS/LIGHT SIGNAL
- RIGHT IN, RIGHT OUT
- AMENITIES AREAS
- AMENITIES - CONTROLLED ACCESS

TRAIL LENGTHS

PERIMETER TRAIL: ± 1.5 MILES

TOTAL TRAILS: ± 2.8 MILES

CIRCULATION & GRAPHICS

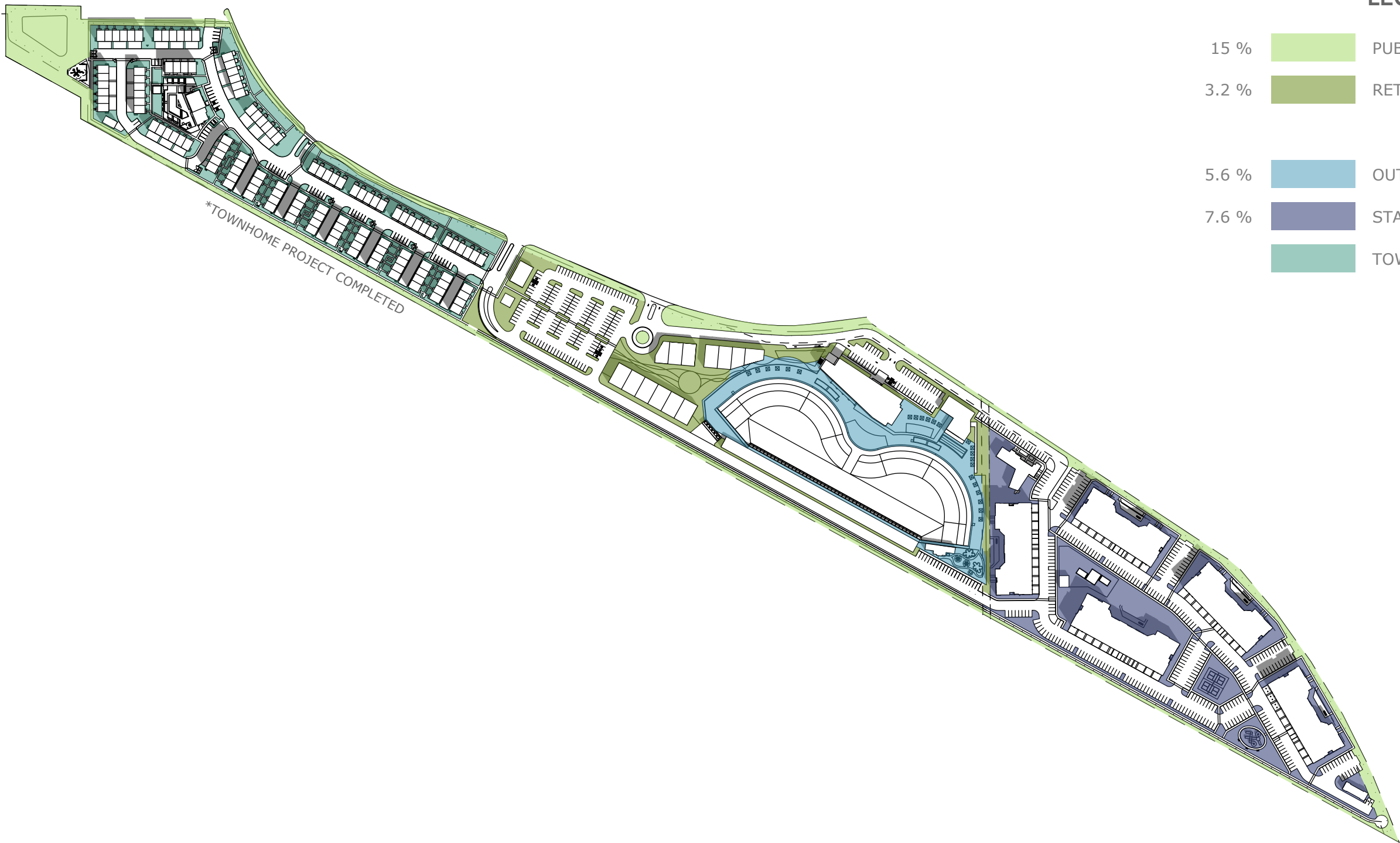
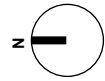
PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026





LEGEND

15 %		PUBLIC
3.2 %		RETAIL/COMMERCIAL
5.6 %		OUTDOOR RECREATIONAL
7.6 %		STACKED FLATS
		TOWNHOMES [COMPLETED]

OPEN SPACES

PROJECT NUMBER AE 2025.259

SCALE 1" = 300' 0"

VERANDA WEST + WASATCH SURF

DRAPER - UT
11 MARCH 2026



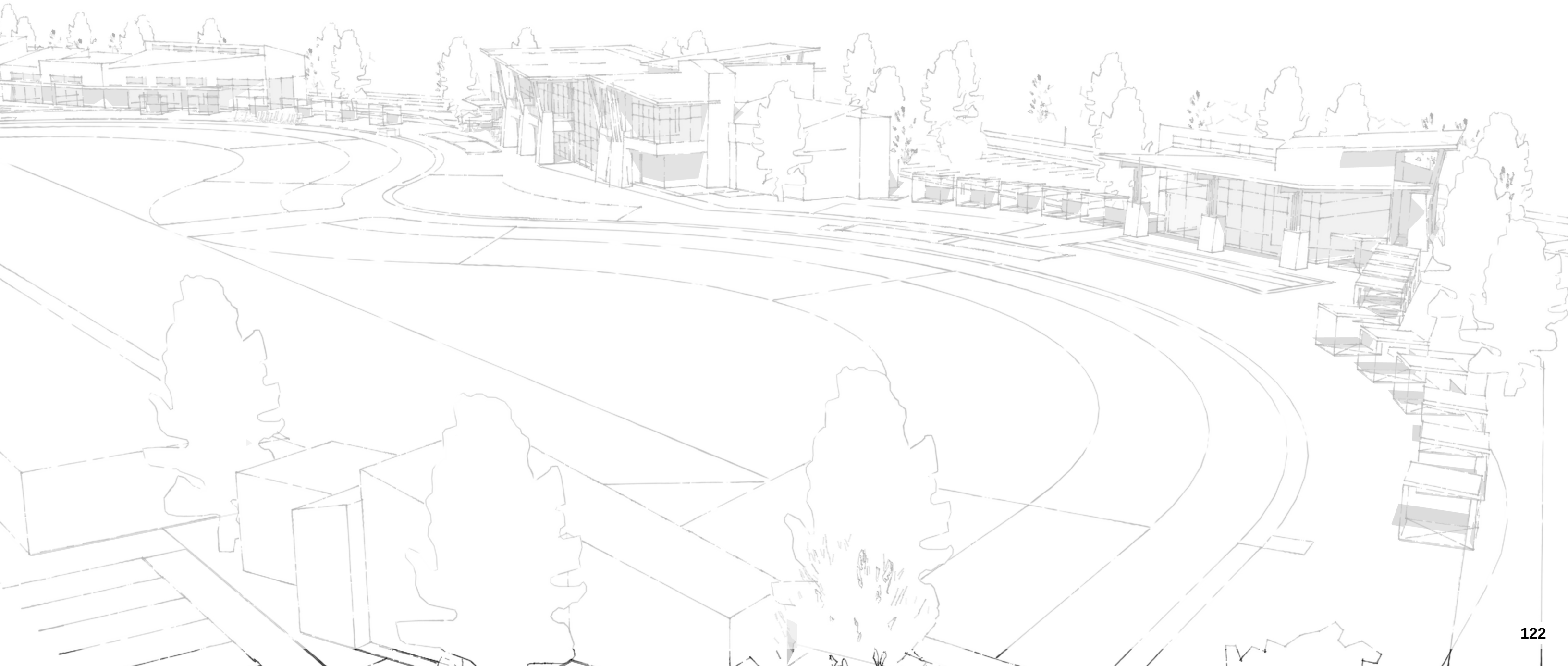


EXHIBIT G
EXISTING VERANDA WEST MASTER AREA PLAN

VERANDA WEST

Veranda West is located on the North West corner of the newly constructed intersection of Bangerter Highway and 600 West. The parcel of land is long and narrow and consists of approximately 32 acres. The development plan (see attached) consists of a mix of uses such as multi-family residential, office, and retail.

The north and south ends are planned for multi-family, a combination of townhome and stacked flats. The middle of the property is planned up to four retail pads (approximately 20,000 sq. ft.) and up to two office building (approximately 250,000 sq. ft.).

The proposed land uses fit within the area plan specifications a mixed-use, high-density project containing office, multi-family and retail.

The main entrance for the project will be at the future signal on 600 west. There will be two more access points on 600 west (one north and one south of the signal). This project will also share an access point to the north with the Veranda apartments, giving this project access to Vista Station BLVD.

The transportation systems within the MAP area are mostly in existence including collector and arterial streets (Bangerter Highway, 600 West Street, Vista Station Blvd, Frontrunner Blvd, 200 West), and Frontrunner.

Storm drainage and other utilities have been reviewed for capacity and are available for the site development (See attached utility map).

Architectural and site design standards for the MAP are outlined in the Development Guidelines (See attached), including setback and parking standards. The project will be designed in such a way as to promote compatibility between the MAP area and adjoining properties. If applicable (based on market conditions), structured parking shall be designed to be compatible with the project in general.

The estimated sequence and timing of development of the subject parcel will be in an estimated 3 phases (Residential, Office and Retail) with phase 1 starting in 2-5 years. Construction and phasing will be based on market conditions. There are no major public improvements or off-site infrastructure improvements or facilities required or anticipated to be required in connection with the development of the MAP other than the standard wet and dry utilities.

A comprehensive sign program has included in the Development Guidelines (See attached).

This Memorandum and site plan have been reviewed by the Architectural Control Committee members, Nate Boyer of The Boyer Company, and Mark Murdock of the Gardner Company.

Veranda West Architectural and Site Development Guidelines

Development Standards: Site development will occur in accordance with Chapter 9-14 Transit Station District (TSD) of the Draper City Municipal Code and the following development standards.

Development Areas: Based on land use, each building shall comply with the following development standards:

Office

1. The architecture shall be the primary tool to create a strong sense of identity and place throughout the office district. All buildings will be articulated with use-appropriate scale, form, materials, and colors carefully considered and incorporated throughout the development phases.
2. All building facades shall have the same character each utilizing the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes.
3. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRC or tile.
4. More than one material shall be required on all building facades.
5. Buildings shall have a minimum of 40% high efficiency glazing.
6. Buildings shall use 50% of a primary material.
7. Buildings shall have notable entry features which could include: An arch or canopy over entry doors, Colors or materials that highlight the entry, Entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.
8. All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.
9. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
10. The minimum front setback from right-of-way or exterior property lines shall be 10-feet.
11. Building material placement and material colors shall be used to distinguish office building elevations from other office buildings in the immediate area, as approved by the ACC.
12. A common plaza shall be built for the office building(s) and shall include outdoor

furniture and two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

Retail

1. The minimum setback from right-of-way or exterior property lines shall be 10-feet.
2. Minimum building height shall be one-story.
3. More than one material shall be required on all building facades.
4. Building primary materials shall consist of granite, metal, composite metal panel, stone, EFIS, concrete, GFRG, tile or other similar material as approved by the ACC.
5. Dumpsters shall be enclosed within a decorative masonry, split face CMU or honed CMU enclosure.
6. A minimum of two outdoor eating plazas shall be built for the retail buildings and shall include outdoor furniture and each outdoor eating plaza shall include two of the following: fire pit, covered shelter, pavilion, trellis, water feature, outdoor art or seat walls, etc.

Residential (stacked flats and townhomes)

Residential Buildings shall be classified as either 'Livable Residential' (i.e. Stacked Flats and Townhomes) or 'Non-livable Residential' (i.e. Clubhouse and Maintenance Building).

1. All Residential Buildings (within a sub-phase ~~(i.e. townhomes or stacked flats)~~) shall share the same unique architectural theme including, but not limited to, colors, materials, rooflines and entries. In addition, Livable Residential shall also share the same unique architectural theme in regards to rooflines and entries.
2. All Residential Buildings materials shall consist of at least three material types.
3. All Livable Residential ~~There~~ shall be a variety of floor plans/unit sizes within each sub-phase area.
4. Livable Residential - Townhome amenities – Outdoor plaza with seating and either a fire pit or a BBQ area, a tot lot, grass play area and an indoor exercise facility. Livable Residential - Stacked flat amenities - A Clubhouse with a club room, exercise facility and pool with spa and one outdoor plaza with a fire pit. Other amenities to be determined by developer based on product type.
5. All Residential Buildings will be ~~Each separate building will be~~ connected by internal walkways with shared use of outdoor common areas.
6. All Residential Buildings ~~Multi-family buildings~~ shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar, or a combination of similar materials or shall have flat roofs.

7. Livable Residential ~~Every multi-family~~ building elevation that faces a public street or internal main private street or public open space, shall have either a porch, balcony, private patio or windows.
8. Residential Buildings with ~~A~~any pitched roof covering the main body of the structure shall be hip style, monopitch or shed style, flat roofs or shall have symmetrical gables.
9. Livable Residential ~~R~~roof forms shall be designed to emphasize the residential units when possible and shall denote building elements and functions, including primary pedestrian entrances.
10. Residential Building setbacks are as follows: 20-feet from right-of-way or exterior property lines. Parking shall be allowed in setback areas along with garbage dumpsters.
11. Livable Residential ~~B~~building design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
12. Prohibited materials. Vinyl and aluminum siding products are prohibited as wall materials.
13. Livable Residential ~~C~~color scheme. The use of a single-color scheme, minimal detailing, or blank (or largely blank) walls is not permitted. The use of exterior stairs is discouraged.
14. Livable Residential ~~O~~openings. Not less than twenty-five (25) percent of any front or rear building face shall be made up of window, opening (breezeways), garage door areas or man door areas. Not less than fifteen (15) percent of any side building face shall be made up of windows or door areas unless an adjacent building within twenty (20) feet of that side face obscures the majority of that side face from public view. The front of the building is defined as the elevation which includes the primary entrance of the building.
15. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas.

Landscape

1. The landscaping shall define and enhance primary public entrances into each project.
2. Ornamental landscaping shall be strategically designed to provide intimate outdoor spaces for public amenities and at pedestrian pathways and entrances.
3. Landscape design shall promote water conservation by the use of water-wise, drip irrigation, and drought tolerant plant types.
4. The tree palette for each project shall be a combination of deciduous and non-deciduous trees and shade and ornamental trees.

5. The initial tree size shall have a minimum 2-inch caliper and be a minimum 6-ft high.
6. Landscaping berms measuring 3-feet in height will be used around the perimeter of the office park, when possible, to help minimize the visual impact of the parking field.
7. Parking to be screened with landscaping when possible, including the proposed parking structure.
8. Minimum 5' of landscaping is required around perimeter of the entire project.
9. Public Use Space (private or public): Public Use Space maybe in the form of landscape areas, landscape areas with walkways, hardscape areas, pool deck/pool/spa areas, areas with a change in hardscape such as color/material changes, areas with lighting such as bollards or pole lighting, and the 600 west pedestrian zone (landscaping, 4' soft path, 8' concrete sidewalk). Public use spaces shall equal at least 15% of the project area. See Exhibit C.
10. All multiple-family projects shall submit a landscaping plan in accordance with Chapter 23, "Landscaping and Screening," of this title unless otherwise specified within these development guidelines.
11. Landscaping shall be used as a land use buffer where appropriate, especially between the parking structure and the adjacent hotel.
12. Detention basins shall be adequately landscaped and maintained.
13. Drought tolerant landscaping is highly encouraged.

Parking

1. The parking for office buildings shall be a minimum of 3 stalls and per 1,000 square feet.
2. The parking for retail shall be a minimum of 1.87 stalls per 1,000 square feet and parking for restaurants will be 6 stalls per 1,000 sq. ft.
3. Parking stalls shall be 18-feet in length and 9-feet in width.
4. Landscape islands will measure 8-feet in width and 18-feet in length shall be placed at either end of parking rows longer than 16 stalls.
5. The parking for residential buildings shall be a minimum of 1.68 stalls per dwelling unit. Driveways and garages shall count towards total parking requirements. Driveways shall be 20-feet in depth.
6. Parking to be screened with landscaping when possible.
7. Parking Structures will be allowed (if needed as determined by the developer) as part of the project to accommodate higher density land uses, otherwise surface

parking will be the main form of parking for all land uses.

-Parking structures shall include the use of the same or consistent building façade materials as the office building(s) and be designed as an integral component of the site plan and architectural theme. Acceptable complementary materials added to the concrete parking structure are those that are similar in durability, color and/or appearance of the office building facades.

-Parking structures shall follow best CPTED practices and provide for well-lit and visible pedestrian corridors, visible parking areas, security devices, and natural surveillance both inside and outside of the structure.

-Landscaping and architectural materials, forms, and scale shall be used to enhance the parking structure.

-Pedestrian pathways shall connect the pedestrian exit from the parking structure to the buildings it serves.

-When adjacent to a public right-of-way, the building design shall include human scale detailing to enhance the relationship with the pedestrian.

8. Shared parking is encouraged. Parking between adjacent land uses (such as office and residential) may share up to 10% of the total parking required per this code if a parking analysis is completed and accepted by the city.

Lighting

1. Parking lot lighting in commercial areas shall provide adequate illumination at a minimum .5 foot-candles and max of 4 foot-candles.
2. Parking lot lighting in commercial areas shall utilize cutoff type fixtures.
3. Parking lot lighting in commercial areas shall not be taller than 30-feet.
4. All residential areas shall submit a lighting plan that illustrates lighting accommodation for automobile and pedestrian networks.
5. Exterior lighting along streets shall be pedestrian in scale.
6. Low level bollard lighting is encouraged for illumination of internal pedestrian pathways.

Signage

The following standards are for all uses within the Veranda West MAP.

1. Each monument sign shall have a uniform, architecturally compatible design, with faces not larger than one hundred (100) square feet. Monument signs shall not exceed seven feet (7') in height and fourteen feet (14') in width.

2. Wall signs may be installed by individual businesses/buildings on freestanding and in-line single-/multi-tenant buildings and on hotels. Signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they shall be built into the architectural fascia.
3. Suspended, Blade Type Project Signs: Suspended or blade type projecting signs are allowed provided they are not more than fifty (50) square feet of sign area. Each elevation will be allowed one suspended or blade type sign. Suspended or blade type signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement.
4. Tower Signs: One tower sign shall be allowed for each hotel. The sign may be a multi-tenant sign and shall be no taller than forty feet (40') with a maximum sign area of two hundred (200) square feet.
5. The location of all signs must be approved by the City Engineer to ensure clearance of sight distance requirements.
6. All monument and tower signs shall be located outside of any public utility easement.

Commercial, Office and Retail Uses: Commercial, office and retail uses shall be allowed the following:

1. One monument sign is allowed per office building and one monument sign is allowed at the entrance to each office district.
2. Wall signs shall be allowed for every one linear foot of building length, two (2) square feet of wall signage on hotel, office and retail buildings.
3. Wayfinding signs shall be allowed in the project. The overall height shall not exceed eight feet (8') and the area of the sign shall not exceed one hundred (100) square feet.
4. Flags or banners placed on light poles shall be at least seven feet (7') above the pavement.

Residential Uses: Each residential use shall be allowed the following signage:

1. Two (2) freestanding monument signs per the standards outlined above.
2. Portable banner signs, with a maximum area of fifty (50) square feet shall be allowed in each residential sub-phase.
3. Flags and A-frame signs shall be allowed during lease times for each residential project.
4. Wall signs are permitted as follows: for every one (1) linear foot of building length, two (2) square feet of wall signage shall be allowed on each building

elevation.

5. Electronic message signs are permitted on any residential building. All electronic message signs shall comply with subsection below.

Electronic message signs are permitted on any hotel, office or retail building. Tower signs for hotels may also be electronic message signs. All electronic message signs shall comply with subsection below.

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2. Each message/advertisement displayed on an EMC shall remain static for a minimum of eight (8) seconds. Animation, flashing, starburst or other similar frame effects are prohibited.

Pixel pitch shall be as follows:

1. EMC's within the MAP, but not directed toward Bangerter Highway may shall have a true pixel pitch between one millimeter (1 mm) and ten millimeters (10 mm) due to closer proximity of travelers to signs.
2. EMC's directed toward Bangerter Highway shall have a true pixel pitch between one millimeter (1 mm) and sixteen millimeters (16 mm) due to higher speeds and distance between travelers and signs.
3. No EMC shall utilize a white or solid colored background for greater than or equal to fifty percent (50%) of the sign area.
4. All EMC's are required to comply with the following LED sign illumination requirements:

-All permitted EMC's shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements. In addition, EMCs must have a default mechanism to turn off the sign within twenty four (24) hours of a reported malfunction.

-Sign illumination levels for EMC's shall never, at maximum display intensity, exceed 0.3 foot-candle over ambient lighting conditions when measured at the distance based on the formula of square root of area of sign times one hundred (100). Light cutoff devices shall minimize light above the sign.

-The illuminance of an EMC shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image. All measurements shall be taken perpendicular to the face of the EMC at the distance determined by the total square footage of the EMC as set forth in this subsection.

-The applicant shall submit a photometric matrix (showing the dispersal in foot-candles) showing that the sign meets all the requirements of this code.

-The owner shall be required to submit written certification from the sign manufacturer that the light intensity shall not exceed the maximum levels specified in the above table and photocell dimming prior to the issuance of a sign permit.

VERANDA WEST

CONCEPTUAL MASTER AREA PLAN - FEBRUARY 2019





PROJECT VICINITY MAP



STACKED FLATS



RESIDENTIAL AMENITIES



TOWNHOMES



VERANDA WEST
CONCEPTUAL ELEVATIONS



OFFICE

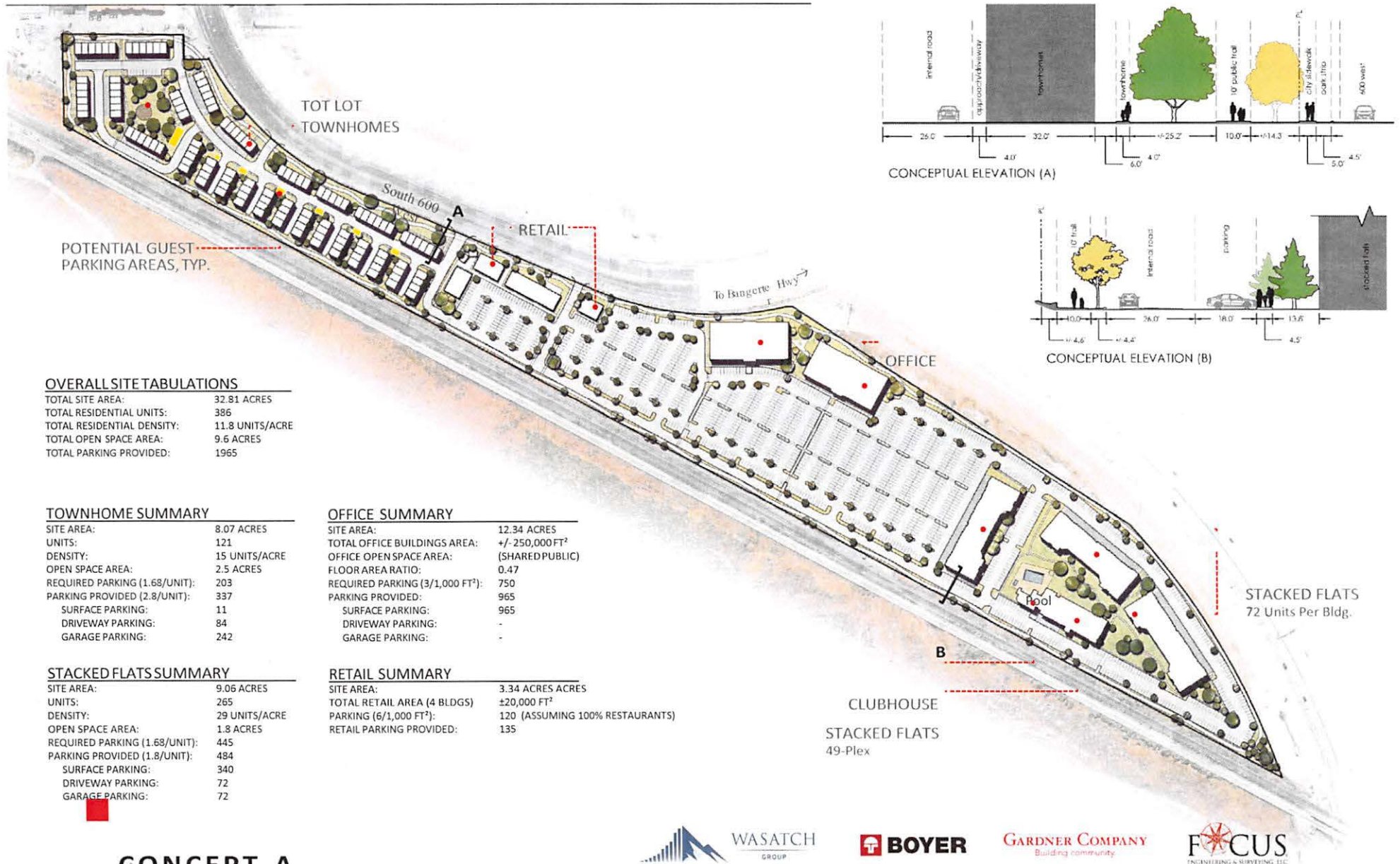


RETAIL



VERANDA WEST
CONCEPTUAL ELEVATIONS





CONCEPT A

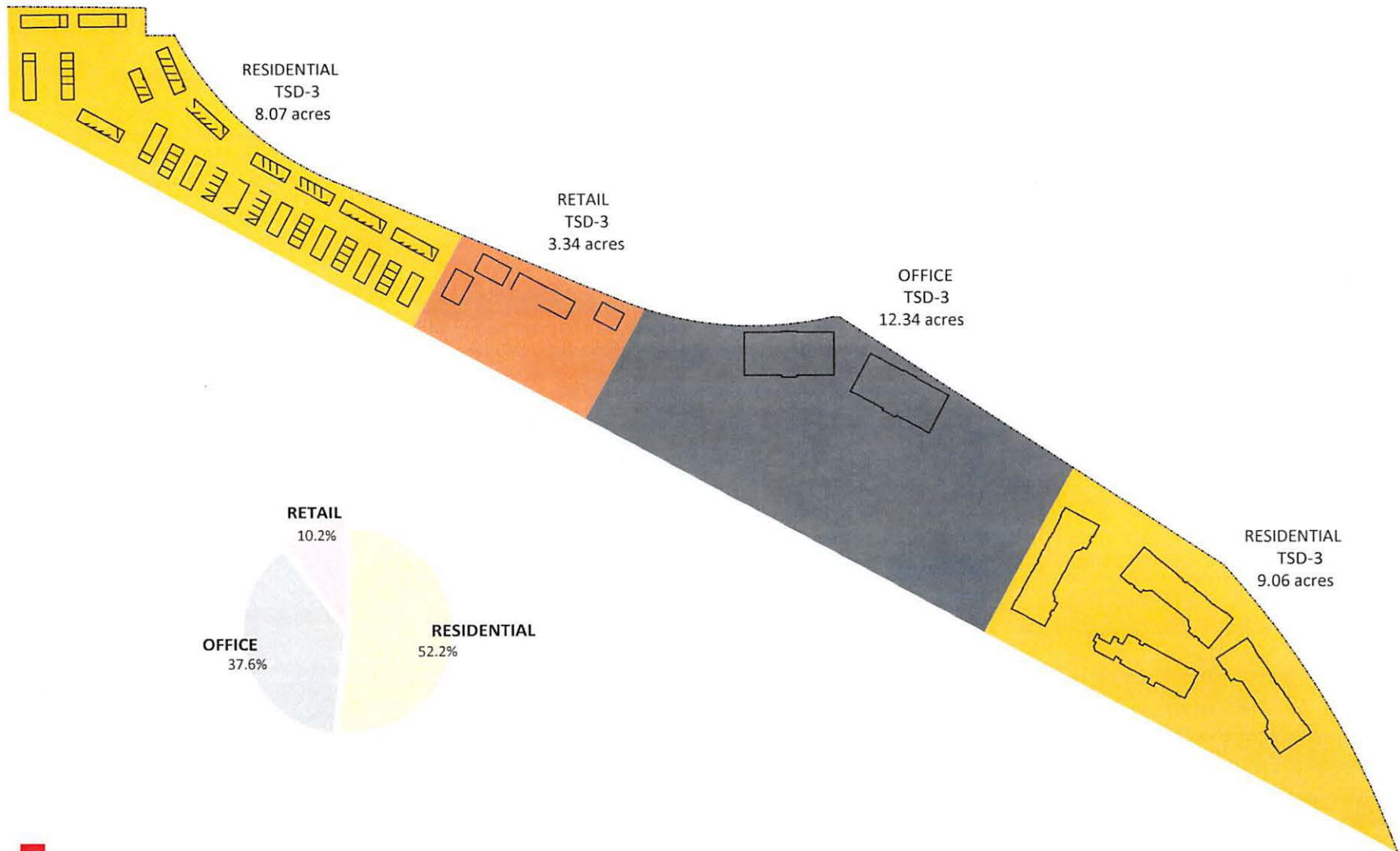


WASATCH
GROUP



GARDNER COMPANY
Building community



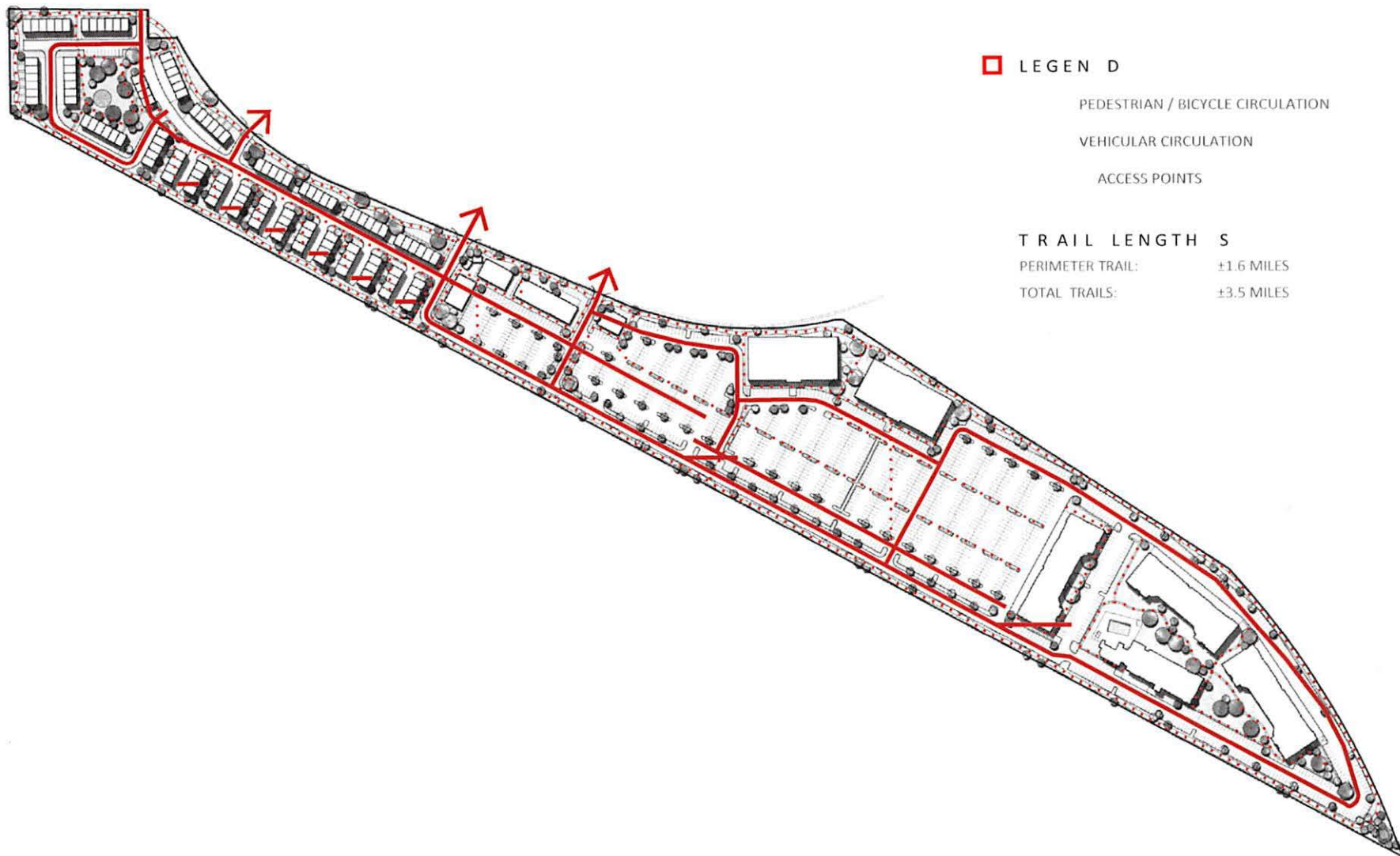


CONCEPT A

LAND USE

Scale: nts





LEGEND

PEDESTRIAN / BICYCLE CIRCULATION

VEHICULAR CIRCULATION

ACCESS POINTS

TRAIL LENGTHS

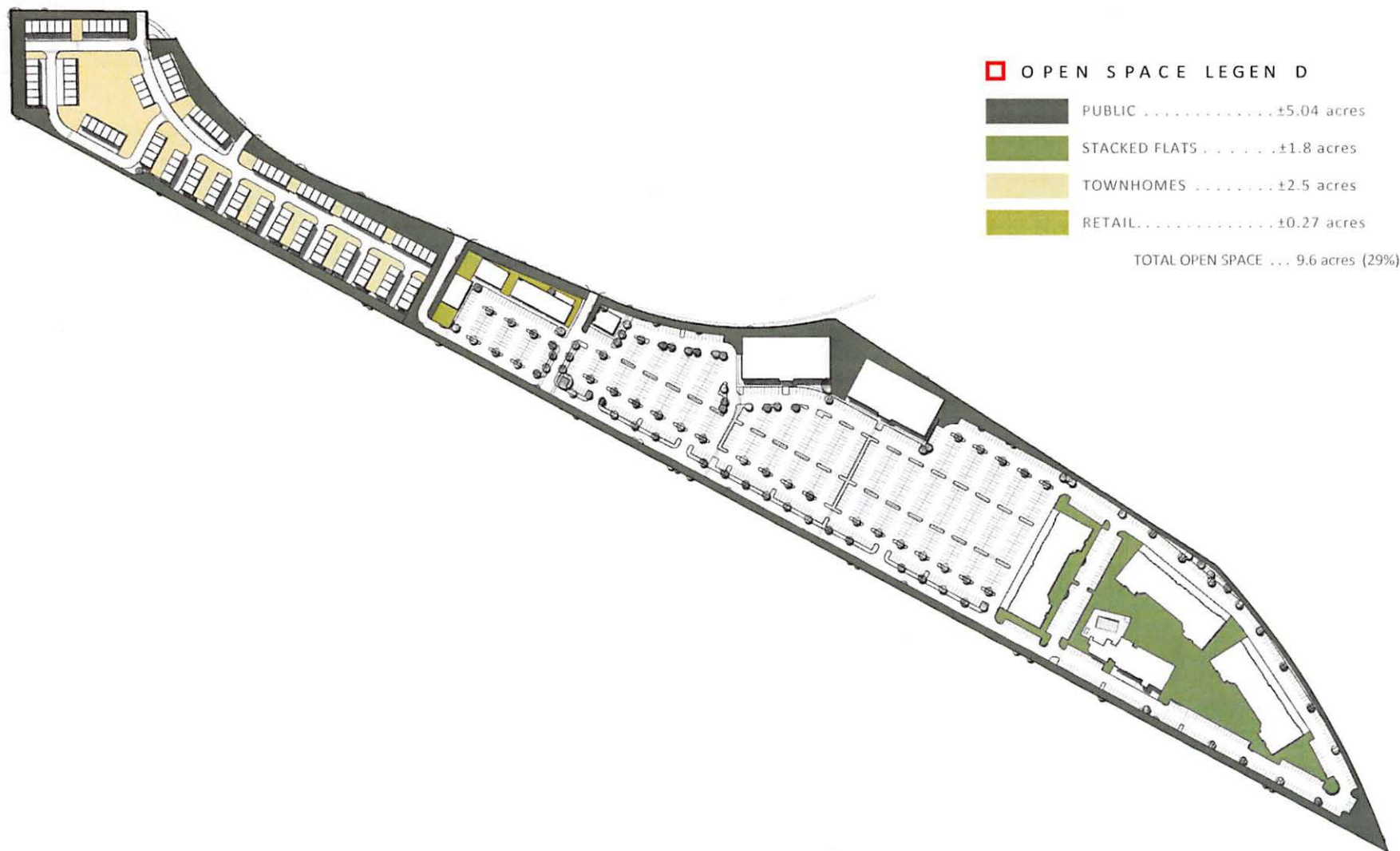
PERIMETER TRAIL: ±1.6 MILES

TOTAL TRAILS: ±3.5 MILES

CONCEPT A
CIRCULATION & ACCESS

Scale: nts





CONCEPT A
OPEN SPACE
Scale: nts



WASATCH
GROUP



GARDNER COMPANY
Building community



EXHIBIT H
TRAFFIC IMPACT STUDY

Station Point

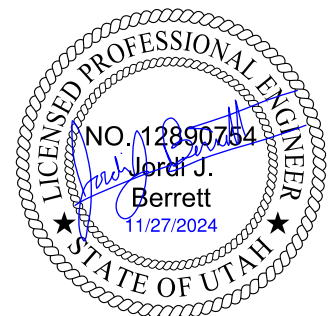
Traffic Impact Study Update



Draper, Utah

November 27, 2024

UT24-2893



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Station Point development located in Draper, Utah. The development is located west of 600 West and just north of the 600 West / Bangerter Highway (SR-154) intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024), future (2029), and future (2050) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2. An exhibit of the proposed mitigated roadway network is shown in Figure ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service																	
	Existing (2024)						Future (2029)						Future (2050)					
	Background		Plus Project		Plus Project Mitigated		Background		Background Mitigated		Plus Project		Background		Background Mitigated		Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1 600 West / Bangerter Highway	B	B	C	B	C	B	B	B	B	B	C	B	C	E	C	D	C	D
2 Hyde Way / 600 West	b	b	f	f	B	B	c	e	A	A	B	B	A	A	A	A	B	C
3 Veranda Access / 600 West	a	a	a	b	a	b	b	b	b	c	b	c	c	e	c	f	d	f
4 Draper Station Blvd. / 600 West	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	B	B	B
5 Project Access 1 / 600 West	-	-	a	a	a	a	-	-	-	-	a	a	-	-	-	-	a	c
6 Project Access 2 / 600 West	-	-	a	a	a	a	-	-	-	-	a	b	-	-	-	-	a	e

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, November 2024

Table ES-2: Recommended Storage Length

Intersection	Recommended Storage Lengths (feet)															
	Northbound				Southbound				Eastbound				Westbound			
	LT		RT		LT		RT		LT		RT		LT		RT	
	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1 600 West / Bangerter Highway	350	525	325	-	475	-	325	-	-	400	200	*	-	525	-	-
2 Hyde Way / 600 West	-	200	-	100	-	100	-	225	75	150	-	-	75	200	-	-
4 Vista Station Blvd. / 600 West	75	-	-	-	75	125	-	225	100	200	-	-	125	-	-	150

1. Storage lengths are based on 2050 95th percentile queue lengths and do not include required deceleration / taper distances

2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

*. Change to the free lane from the highway

Source: Hales Engineering, November 2024

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
- The development will consist of retail, restaurant, gas station, office, day care, and hotel land uses. - The project is anticipated to generate approximately 9,166 (+3,286 pass-by) weekday daily trips, including 899 (+287 pass-by) trips in the morning peak hour, and 748 (+251 pass-by) trips in the evening peak hour - A right-turn deceleration lane is anticipated to be warranted on the southbound approach of the Project Access 1 / 600 West intersection		
2024	Background	Plus Project
Assumptions	None	Full build of project
Findings	Acceptable LOS	- Poor LOS at Hyde Way / 600 West (AM/PM) - Significant queuing at Hyde Way / 600 West (EB/WB)
Mitigations	None	Hyde Way / 600 West: - Install signal - Add dual NB LT lanes
2029	Background	Plus Project
Assumptions	Development on east side of 600 West fully built	None
Findings	- Poor LOS at Hyde Way / 600 West (PM) - Significant queuing at Hyde Way / 600 West (WB)	Acceptable LOS
Mitigations	Hyde Way / 600 West: - Install signal	None
2050	Background	Plus Project
Findings	- Poor LOS at: 600 West / Bangerter Highway (PM) - Veranda Access / 600 West (PM) - Significant queuing at: 600 West / Bangerter Highway (WB/NB) - Vista Station Boulevard / 600 West (SB)	- Poor LOS at: - Veranda Access / 600 West (PM) - Project Access 2 / 600 West (PM) - Significant queuing at: 600 West / Bangerter Highway (WB/NB/EB) - Project Access 2 / 600 West (EB)
Mitigations	600 West / Bangerter Highway: - Add triple LT lanes to WB off-ramp and NB approach - Widen 600 West to seven lanes south of Bangerter - Widen WB on-ramp to three lanes Vista Station Blvd. / 600 West: - Add dedicated SB RT lane - Install SB RT permissive overlap phase	None additional

Figure ES-1



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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Station Point development located in Draper, Utah. The proposed project is located west of 600 West and just north of the 600 West / Bangerter Highway (SR-154) intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024), future (2029), and future (2050) conditions with and without the proposed project and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in Draper, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 600 West / Bangerter Highway
- Hyde Way / 600 West
- Veranda Access / 600 West
- Vista Station Boulevard / 600 West
- Project Access 1 / 600 West
- Project Access 2 / 600 West

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2024) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

600 West – is a city-maintained roadway which is classified by the Draper City Transportation Master Plan (November 2019) as an arterial. The roadway has two travel lanes in each direction separated by a two-way left-turn lane (TWLTL). The posted speed limit is 40 mph in the study area.

C. Crash Data Summary

Hales Engineering obtained crash data within 250 feet of the study intersection(s). Five years of crash data were collected between January 1, 2019, and December 31, 2023, and the data is summarized by crash severity in Table 2 and by crash type in Table 3. As shown, there were a total of 26 crashes within the study area. The detailed crash data reports are provided in Appendix E. Due to the use of crash data, this report may be protected by 23 USC 407.

Table 2: Crash Severity by Intersection

Intersection	Crash Severity					Total Crashes at Intersection
	Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	Property Damage Only	
600 West / Bangerter Highway	0	0	1	1	11	13
Hyde Way / 600 West	0	0	0	0	0	0
Veranda Access / 600 West	0	0	1	1	2	4
Vista Station Blvd. / 600 West	0	0	1	4	4	9
TOTAL	0	0	3	6	17	26

Source: UDOT Numetric AASHTOWare, November 2024

Table 3: Crash Type by Intersection

Intersection	Crash Type					Total Crashes at Intersection
	Front to Rear	Single Vehicle	Angle	Sideswipe	Other	
600 West / Bangerter Highway	5	2	0	6	0	13
Hyde Way / 600 West	0	0	0	0	0	0
Veranda Access / 600 West	1	1	2	0	0	4
Vista Station Blvd. / 600 West	1	0	7	0	1	9
TOTAL	7	3	9	6	1	26

Source: UDOT Numetric AASHTOWare, November 2024

D. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 600 West / Bangerter Highway
- Hyde Way / 600 West
- Vista Station Boulevard / 600 West

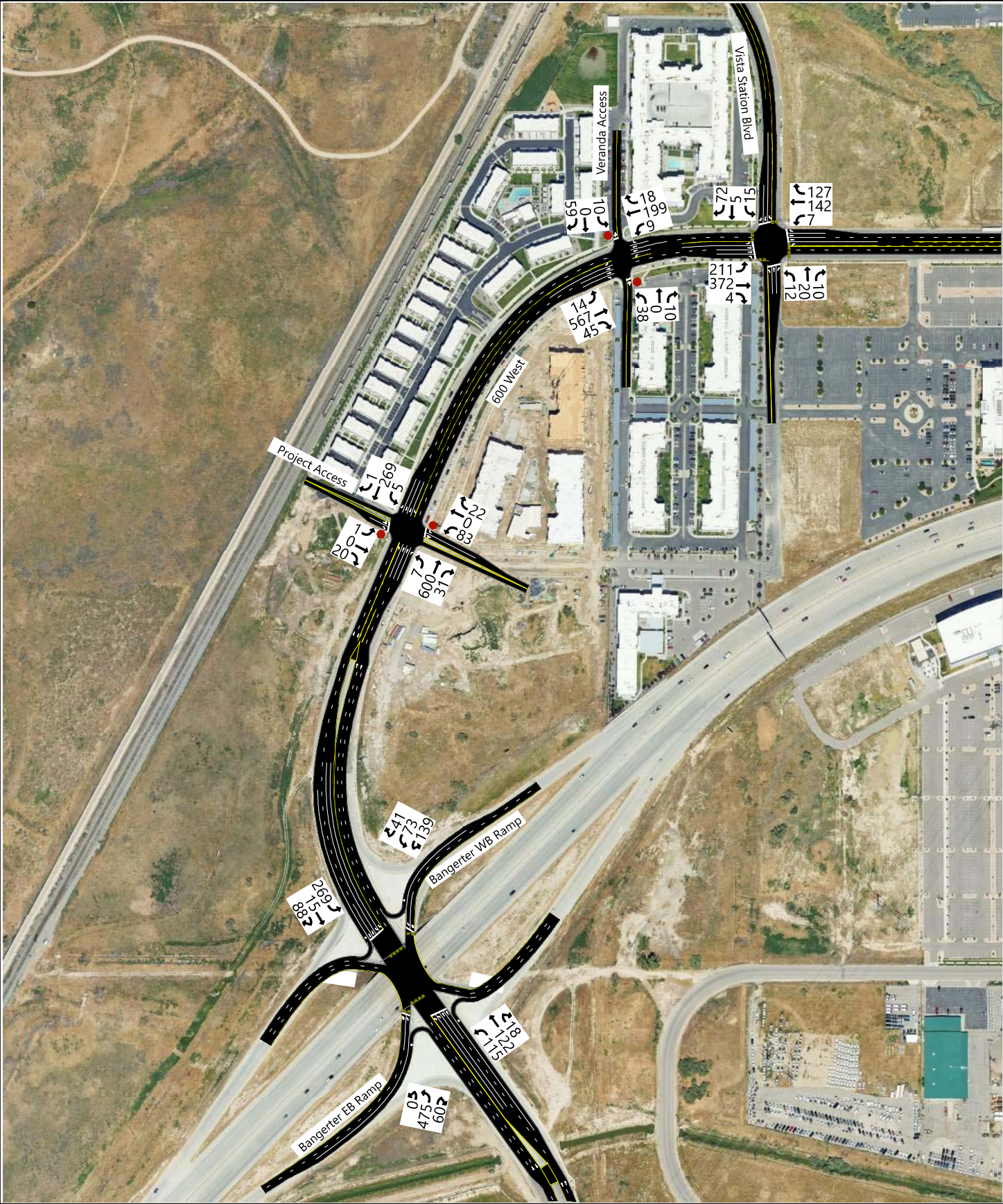
The counts were performed on Wednesday, November 6, 2024. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the evening peak hour was determined to be between 4:45 and 5:45 p.m. The evening peak hour volumes were approximately equal to the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on I-15 (ATR #302). In recent years, traffic volumes in November have been equal to approximately 95% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

E. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 4. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2024) conditions.



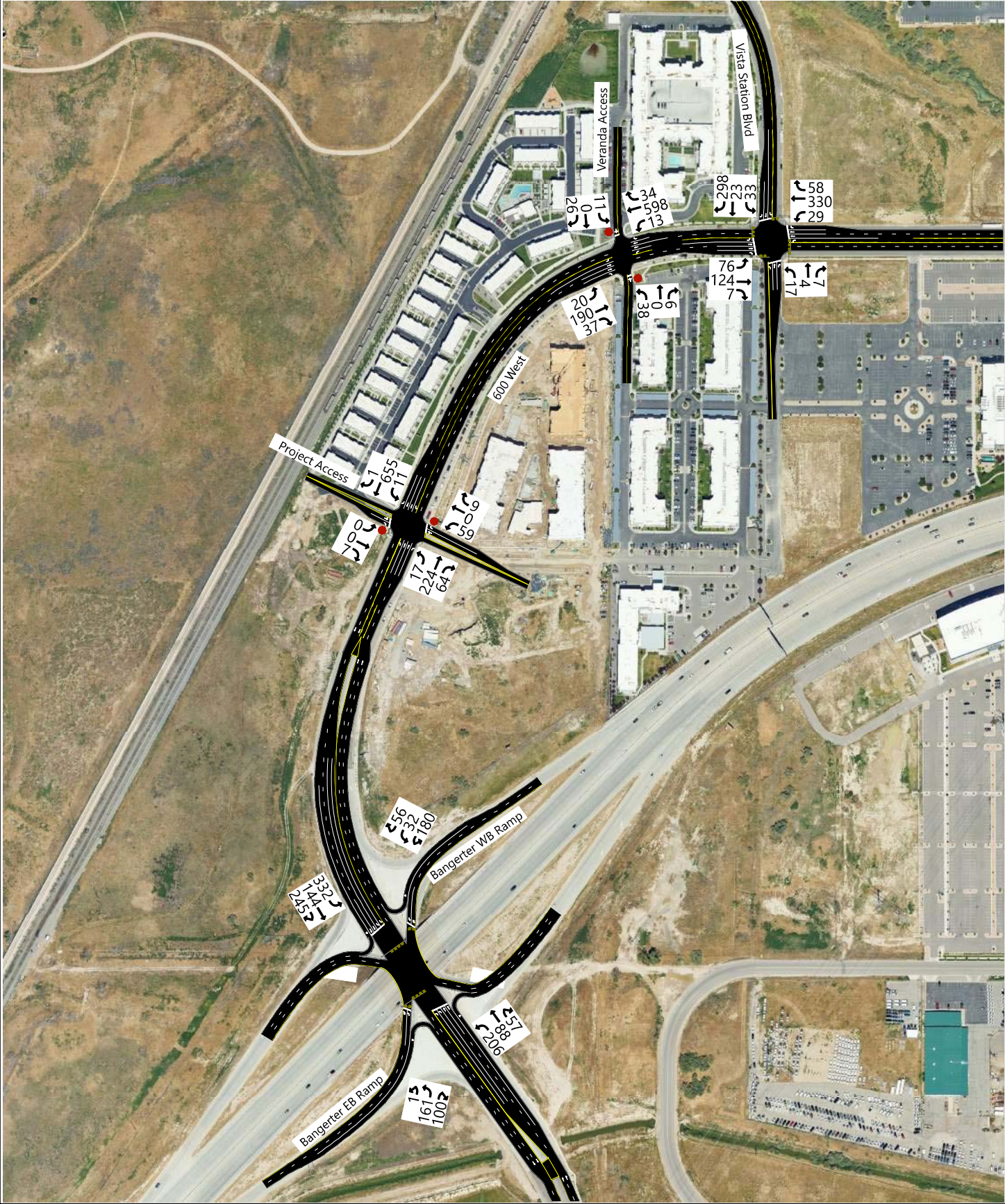


Table 4: Existing (2024) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	B (17.5)	B (14.3)
Hyde Way / 600 West	EB/WB Stop	b (12.3) / WBL	b (12.6) / WBL
Veranda Access / 600 West	NB/SB Stop	a (9.4) / NBL	a (8.7) / SBL
Vista Station Blvd. / 600 West	Signal	A (4.5)	A (6.1)
¹ Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc. ² Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections. Source: Hales Engineering, November 2024			

F. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hours.

G. Mitigation Measures

No mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Station Point development is located west of 600 West and just north of the 600 West / Bangerter Highway (SR-154) intersection. The development will consist of a variety of land uses, including various commercial and office land uses. A concept plan for the proposed development is provided in Appendix A. The proposed land use for the development has been identified in Table 5.

Table 5: Project Land Uses

Land Use	Intensity
Retail	20,200 sq. ft.
Restaurant w/ Drive Thru	16,500 sq. ft.
Gas Station / Convenience Store	4,000 sq. ft.
Hotel	122 Rooms
Office	25,400 sq. ft.
Day Care Center	10,000 sq. ft.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip reductions for pass-by trips and internal capture were estimated and applied to the project.

Pass-by trips are trips already on the road that visit the site before continuing the original route. Hales Engineering referenced average ITE pass-by rates. Due to the nature of 600 West and the lower traffic volumes, the pass-by percentages were assumed to be lower by approximately half to remain conservative in the analysis, as shown in Table 6.

Internal capture trips are trips that stay within the development due to a mix of land uses instead of entering or exiting the site externally. Hales Engineering estimated internal capture based on ITE's Internal Trip Capture Estimation Tool and assumed lower percentages to be conservative in the analysis, as shown in Table 6. Printouts of the internal capture results from the tool are provided in Appendix F.

Table 6: Trip Reductions

Time Period	Pass-by						Internal Capture	
	Gas Station		Retail		Drive-Thru		ITE	Assumed
	ITE	Assumed	ITE	Assumed	ITE	Assumed		
Daily	-	40%	-	20%	-	25%	12%	10%
Morning	76%	40%	-	20%	50%	25%	4%	5%
Evening	75%	40%	40%	20%	55%	25%	19%	15%

Trip generation for the proposed project is included in Table 7. The total trip generation for the development is as follows:

- Daily Trips: 9,166 (+3,286 pass-by)
- Morning Peak Hour Trips: 899 (+287 pass-by)
- Evening Peak Hour Trips: 748 (+251 pass-by)

Table 7: Trip Generation

Trip Generation Draper - Station Point TIS Update													
Land Use ¹	# of Units	Unit Type	Trip Generation						Reductions		New Trips		
			Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total	
Weekday Daily													
Convenience Store/Gas Station, 9-15 pumps (945)	4.0	KSF	2,832	50%	50%	1,416	1,416	10%	40%	764	765	1,529	
Strip Retail Plaza, <40k (822)	20.2	KSF	1,100	50%	50%	550	550	10%	20%	396	396	792	
Fast-Food Restaurant with Drive-Through Window (934)	16.5	KSF	7,734	50%	50%	3,867	3,867	10%	25%	2,610	2,610	5,220	
Hotel (310)	122	Rooms	976	50%	50%	488	488	10%	0%	439	439	878	
General Office Building (710)	25.4	KSF	352	50%	50%	176	176	10%	0%	159	158	317	
Day Care Center (565)	10.0	KSF	478	50%	50%	239	239	10%	0%	215	215	430	
TOTAL			13,472			6,736	6,736			4,583	4,583	9,166	
AM Peak Hour													
Convenience Store/Gas Station, 9-15 pumps (945)	4.0	KSF	230	50%	50%	115	115	5%	40%	65	66	131	
Strip Retail Plaza, <40k (822)	20.2	KSF	48	60%	40%	29	19	5%	20%	22	14	36	
Fast-Food Restaurant with Drive-Through Window (934)	16.5	KSF	738	51%	49%	376	362	5%	25%	268	258	526	
Hotel (310)	122	Rooms	54	56%	44%	30	24	5%	0%	28	23	51	
General Office Building (710)	25.4	KSF	52	88%	12%	46	6	5%	0%	43	6	49	
Day Care Center (565)	10.0	KSF	112	53%	47%	59	53	5%	0%	56	50	106	
TOTAL			1,234			655	579			482	417	899	
PM Peak Hour													
Convenience Store/Gas Station, 9-15 pumps (945)	4.0	KSF	222	50%	50%	111	111	15%	40%	56	57	113	
Strip Retail Plaza, <40k (822)	20.2	KSF	134	50%	50%	67	67	15%	20%	45	46	91	
Fast-Food Restaurant with Drive-Through Window (934)	16.5	KSF	548	52%	48%	285	263	15%	25%	181	168	349	
Hotel (310)	122	Rooms	64	51%	49%	33	31	15%	0%	28	26	54	
General Office Building (710)	25.4	KSF	54	17%	83%	9	45	15%	0%	8	38	46	
Day Care Center (565)	10.0	KSF	112	47%	53%	53	59	15%	0%	45	50	95	
TOTAL			1,134			558	576			363	385	748	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, November 2024

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, November 2024

D. Trip Distribution and Assignment

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 8.

Trip distribution percentages for pass-by trips were calculated based on the existing directional traffic on the major roads near the project, as summarized in Table 9.

Table 8: New Trip Distribution

Direction	% To/From Project
North	10%
South	10%
East	45%
West	35%

Table 9: Pass-by Trip Distribution

Direction	%	
	Morning Peak	Evening Peak
Northbound	70%	25%
Southbound	30%	75%

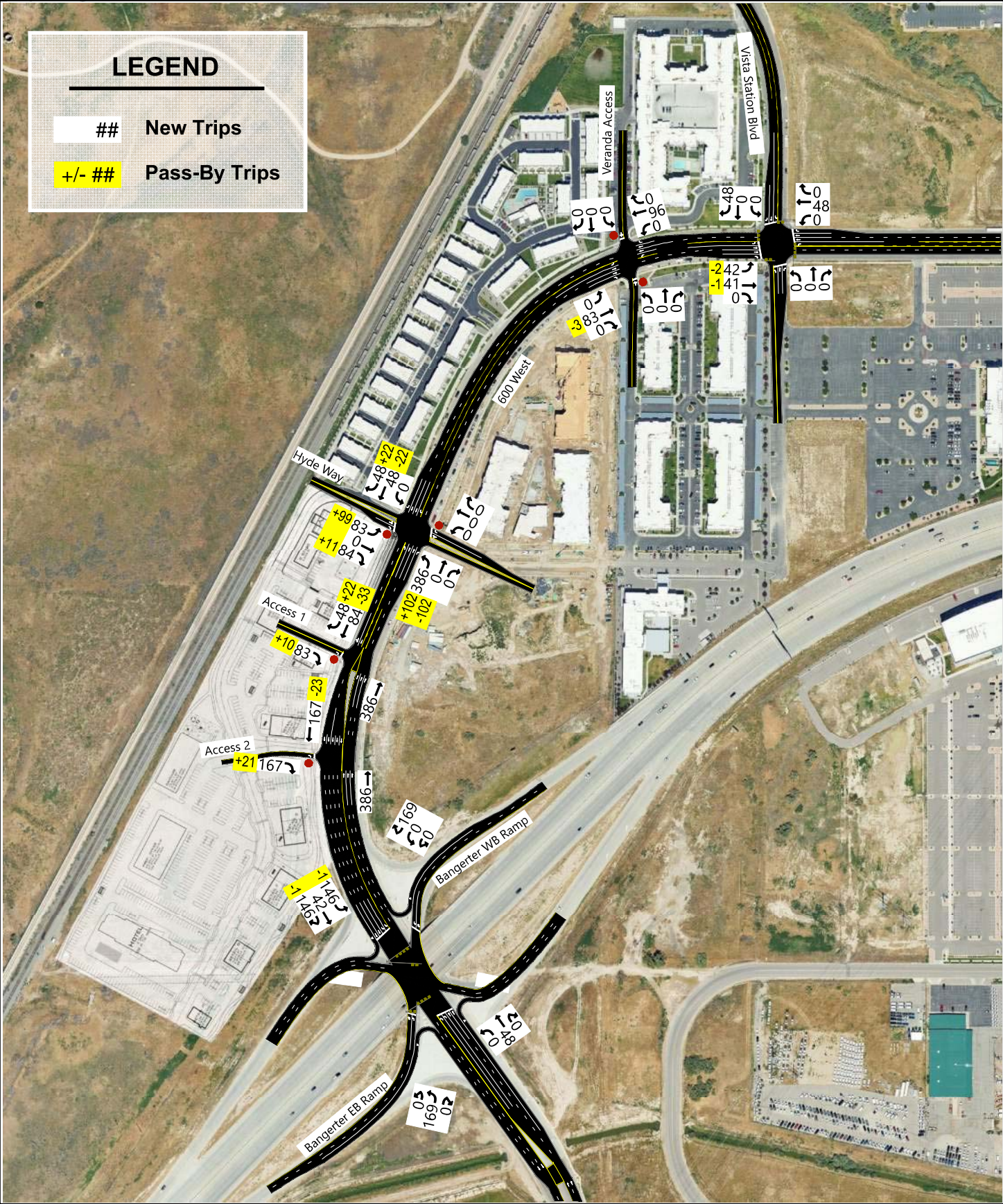
These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

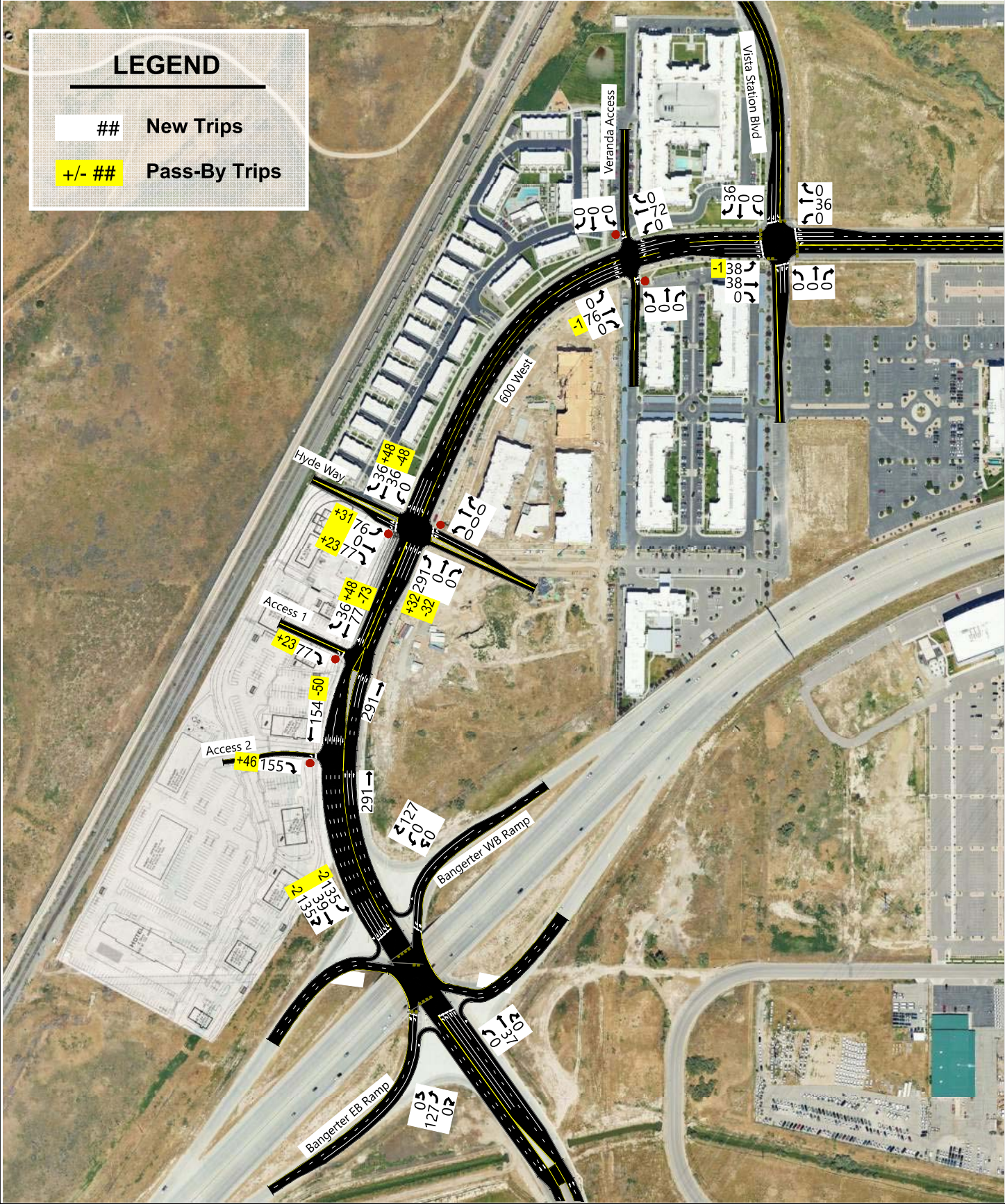
E. Access

The proposed access for the site will be gained at the following locations:

600 West:

- Project Access 1 will be located approximately 325 feet south of the Hyde Way / 600 West intersection. It will access the project on the west side of 600 West. It is anticipated that the access will be stop-controlled and limited to right turns only.
- Project Access 2 will be located approximately 700 feet south of the Hyde Way / 600 West intersection. It will access the project on the west side of 600 West. It is anticipated that the access will be stop-controlled and limited to right turn egress movements only.





F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

Based on these guidelines and the anticipated project traffic, it is recommended that the following deceleration (ingress) lanes be installed:

- Project Access 1 / 600 West: Southbound right-turn

IV. EXISTING (2024) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2024) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

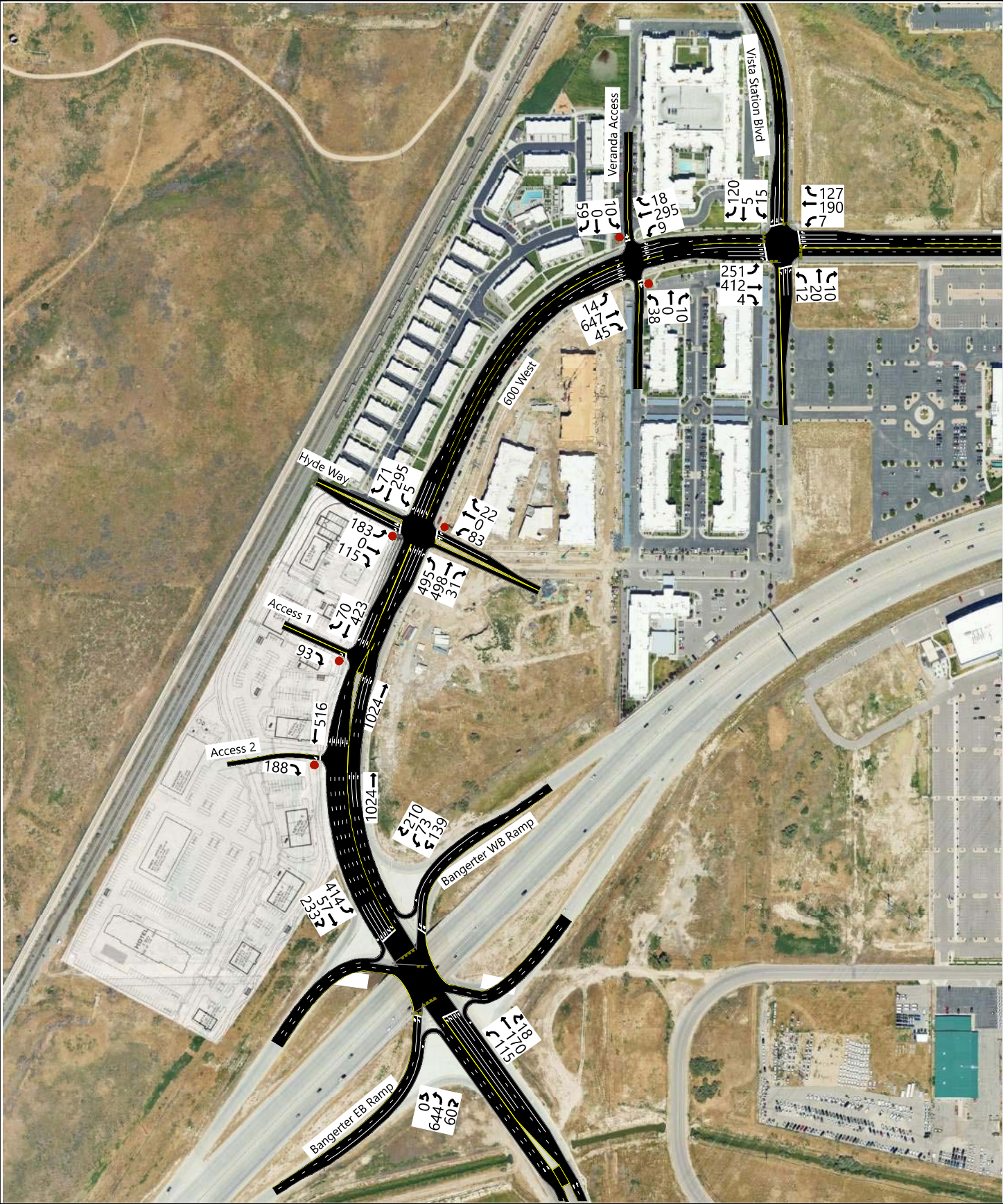
Hales Engineering added the project trips discussed in Chapter III to the existing (2024) background traffic volumes to predict turning movement volumes for existing (2024) plus project conditions. Existing (2024) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

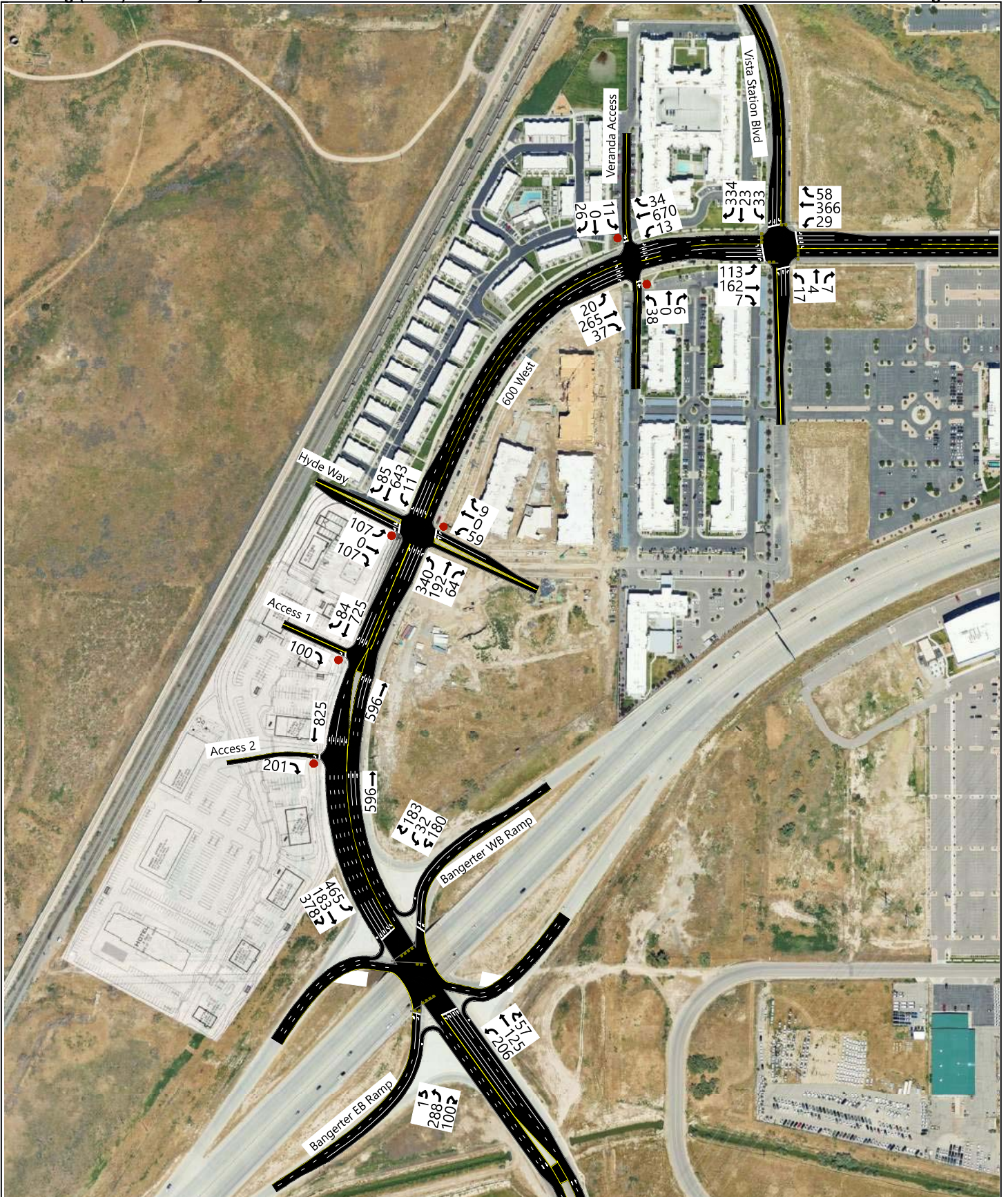
C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 10.

Table 10: Existing (2024) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	C (21.3)	B (14.6)
Hyde Way / 600 West	EB/WB Stop	f (>50) / EBL	f (>50) / EBL
Veranda Access / 600 West	NB/SB Stop	a (8.9) / NBL	b (12.3) / SBL
Vista Station Blvd. / 600 West	Signal	A (4.9)	A (7.1)
Project Access 1 / 600 West	EB Stop	a (4.2) / EBR	a (5.8) / EBR
Project Access 2 / 600 West	EB Stop	a (6.0) / EBR	a (8.2) / EBR
¹ Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc. ² Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.			
Source: Hales Engineering, November 2024			





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Hyde Way / 600 West:
 - Eastbound: 375 feet (AM & PM)
 - Westbound: 275 feet (AM & PM)
 - Northbound: 200 feet (AM & PM)

E. Mitigation Measures

With the anticipated traffic volumes generated by the project, a traffic signal is anticipated to be warranted at the Hyde Way / 600 West intersection. A traffic signal is recommended at this intersection as soon as the warrants are found to be met with the gradual construction of the project. With a traffic signal at this location, dual left-turn lanes are anticipated to be warranted on the northbound approach. Dual receiving lanes will be needed on the west leg of the intersection to accommodate those dual left-turn lanes. A mitigated scenario was analyzed with this improvement and the LOS results are shown in Table 11.

Table 11: Existing (2024) Plus Project Peak Hour LOS (Mitigated)

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	C (21.2)	B (15.1)
Hyde Way / 600 West	Signal	B (14.0)	B (14.7)
Veranda Access / 600 West	NB/SB Stop	a (9.5) / NBL	b (11.2) / SBL
Vista Station Blvd. / 600 West	Signal	A (4.9)	A (6.8)
Project Access 1 / 600 West	EB Stop	a (4.3) / EBR	a (6.0) / EBR
Project Access 2 / 600 West	EB Stop	a (6.1) / EBR	a (9.1) / EBR
¹ Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc. ² Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.			
Source: Hales Engineering, November 2024			

V. FUTURE (2029) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2029) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2029 in the study area. Therefore, no changes were made to the roadway network for the future (2029) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2029) forecasted volumes from the WFRC travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections.

Additionally, anticipated traffic volumes from the remaining portions of the Vista 11 development on the east side of 600 West were added to the roadway network. Future (2029) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that the Hyde Way / 600 West intersection is anticipated to operate at a poor level of service during the evening peak hours in future (2029) background conditions, as shown in Table 12. These results serve as a baseline condition for the impact analysis of the proposed development for future (2029) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Hyde Way / 600 West:
 - Westbound: 225 feet (PM)



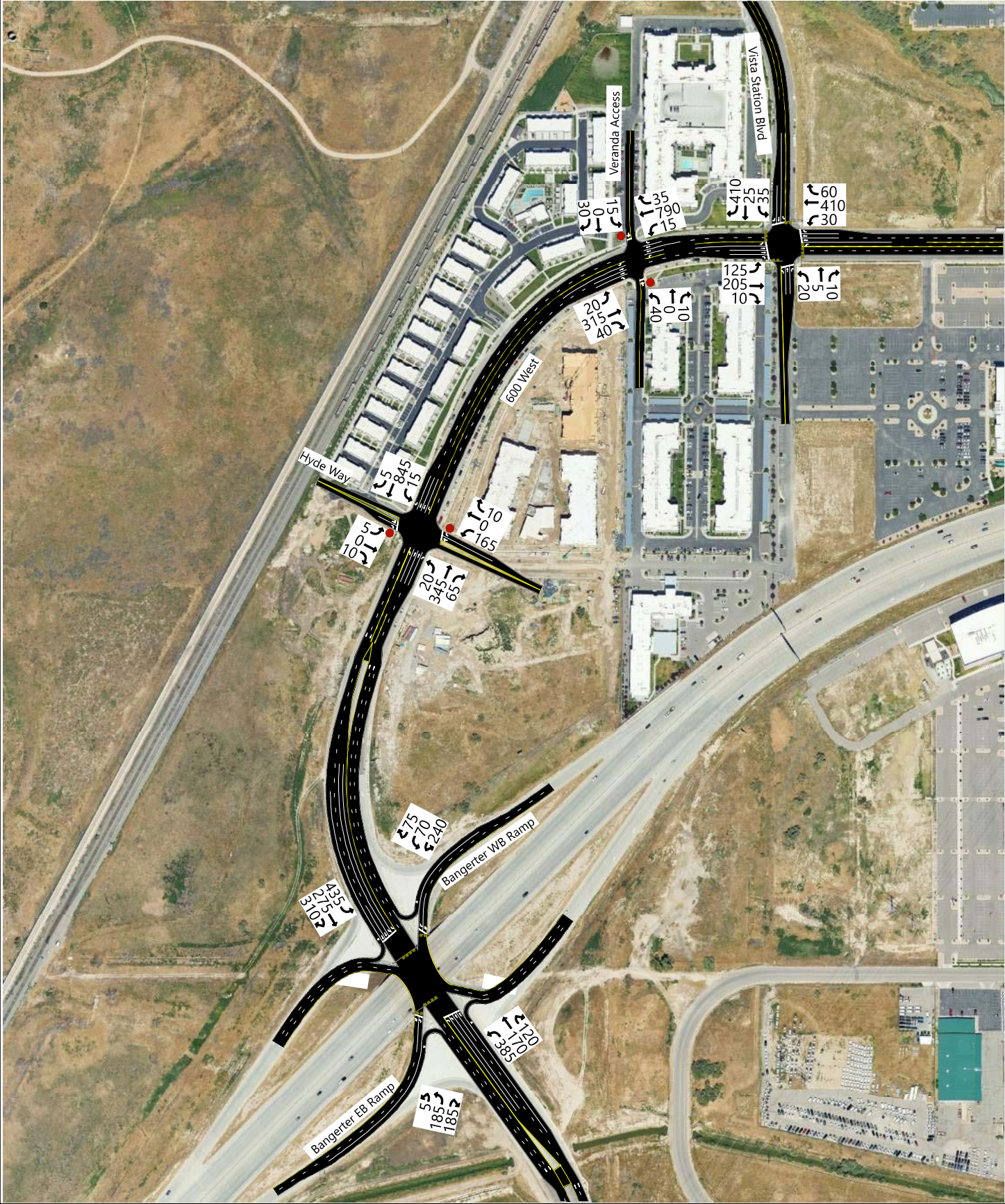


Table 12: Future (2029) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	B (19.5)	B (17.1)
Hyde Way / 600 West	EB/WB Stop	c (22.2) / WBL	e (48.2) / WBL
Veranda Access / 600 West	NB/SB Stop	b (12.2) / NBL	b (14.4) / SBL
Vista Station Blvd. / 600 West	Signal	A (5.6)	A (7.7)
1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc. 2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections. Source: Hales Engineering, November 2024			

F. Mitigation Measures

As recommended in the previous Draper Vista 11 traffic impact study (February 2018), a traffic signal is anticipated to be warranted at the Hyde Way / 600 West intersection at full build of the development on the east side of 600 West. A traffic signal is recommended at this intersection. A mitigated scenario was analyzed with this improvement and the LOS results are shown in Table 13.

Table 13: Future (2029) Background Peak Hour LOS (Mitigated)

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	B (19.2)	B (17.2)
Hyde Way / 600 West	Signal	A (5.8)	A (7.5)
Veranda Access / 600 West	NB/SB Stop	b (13.4) / SBL	c (15.8) / SBL
Vista Station Blvd. / 600 West	Signal	A (5.7)	A (8.0)
1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc. 2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections. Source: Hales Engineering, November 2024			

VI. FUTURE (2029) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2029) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2029) background traffic volumes to predict turning movement volumes for future (2029) plus project conditions. Future (2029) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2029) plus project conditions, as shown in Table 14.

Table 14: Future (2029) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	C (27.5)	B (17.9)
Hyde Way / 600 West	Signal	B (13.8)	B (17.7)
Veranda Access / 600 West	NB/SB Stop	b (13.4) / NBL	c (17.7) / SBL
Vista Station Blvd. / 600 West	Signal	A (6.4)	A (9.1)
Project Access 1 / 600 West	EB Stop	a (4.6) / EBR	a (8.7) / EBR
Project Access 2 / 600 West	EB Stop	a (6.8) / EBR	b (12.5) / EBR

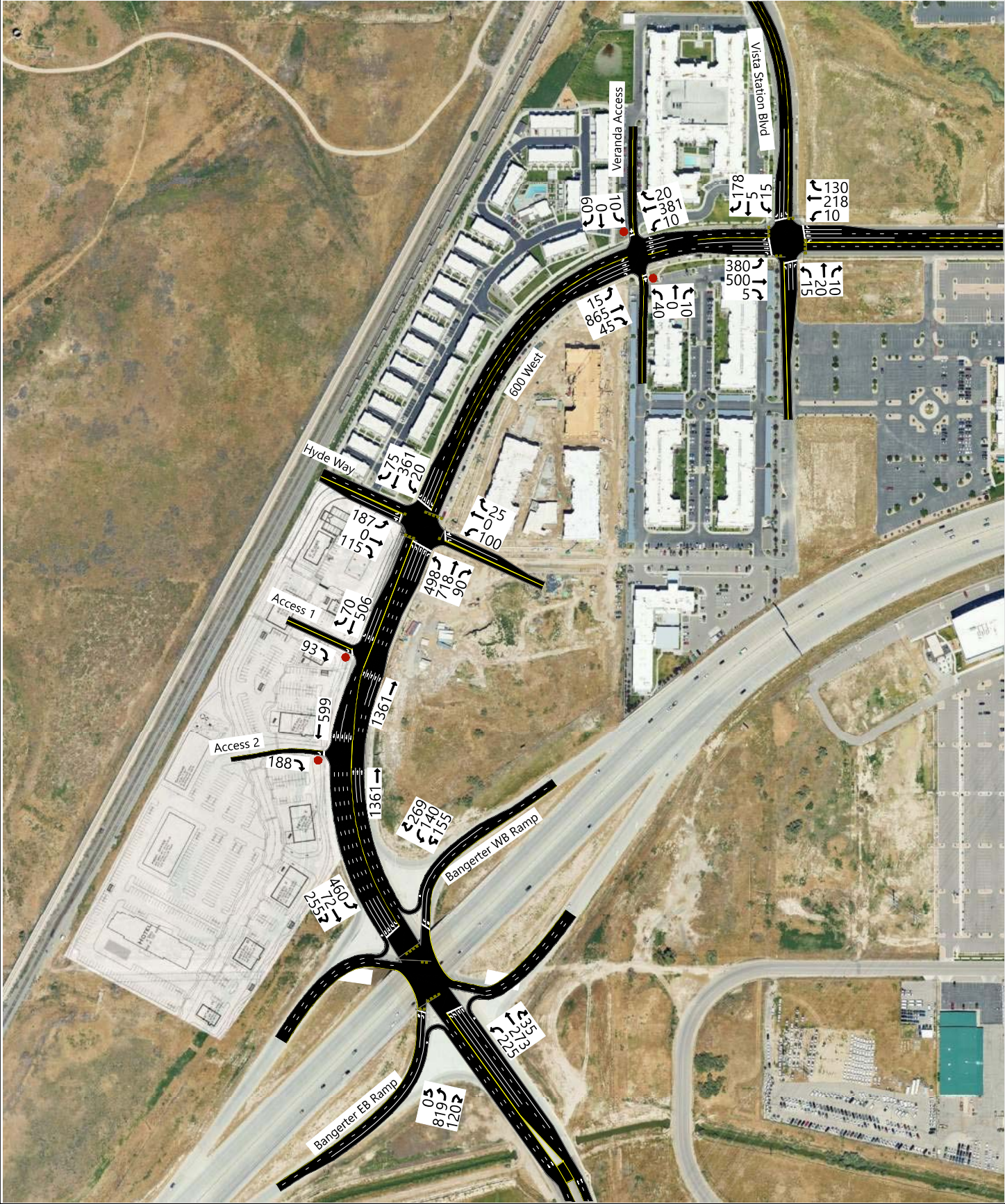
1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.
Source: Hales Engineering, November 2024

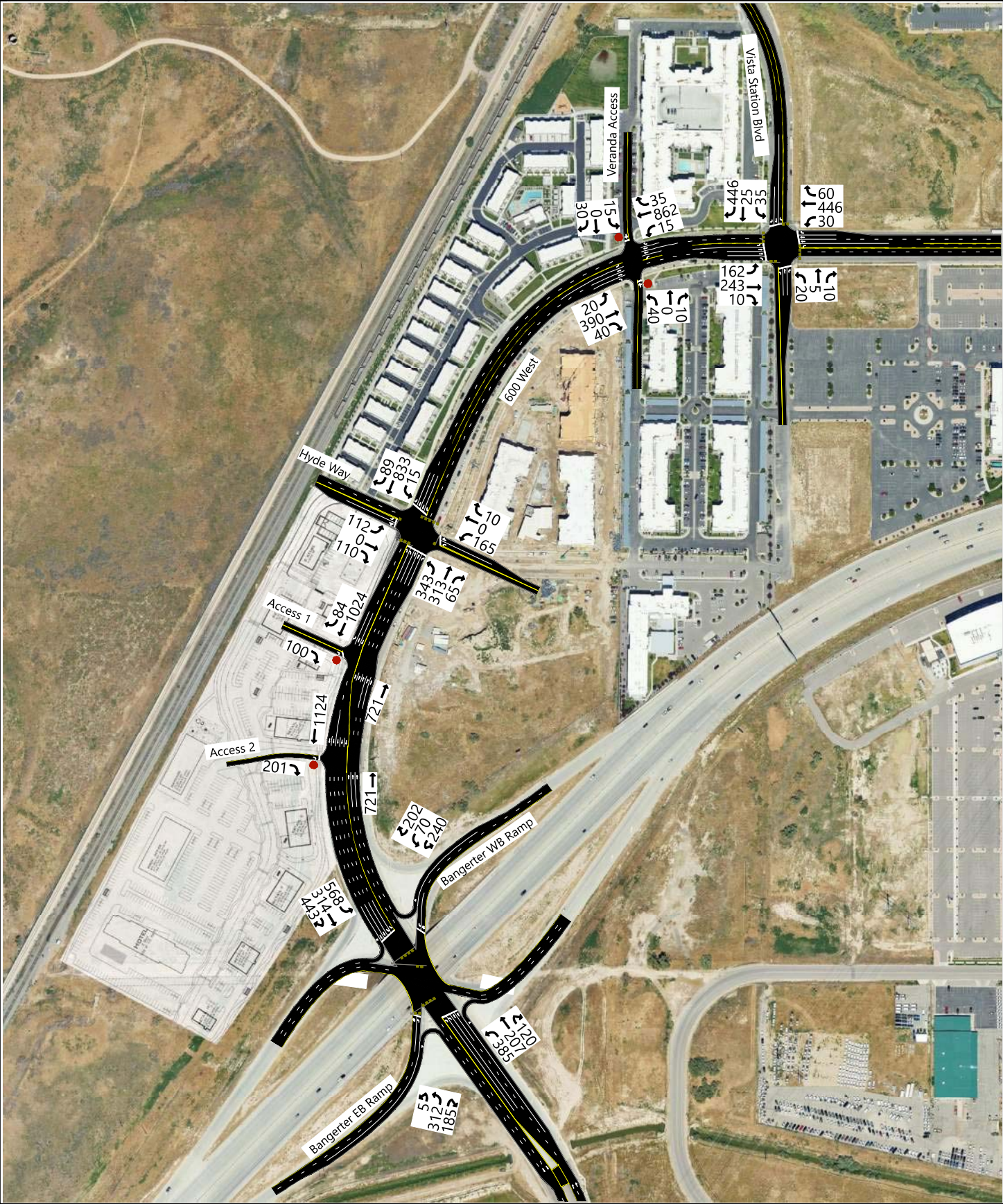
D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

E. Mitigation Measures

No mitigation measures are recommended.





VII. FUTURE (2050) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2050) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the WFRC Regional Transportation Plan, there are no projects planned before 2050 in the study area. Therefore, no changes were made to the roadway network for the future (2050) analysis.

C. Traffic Volumes

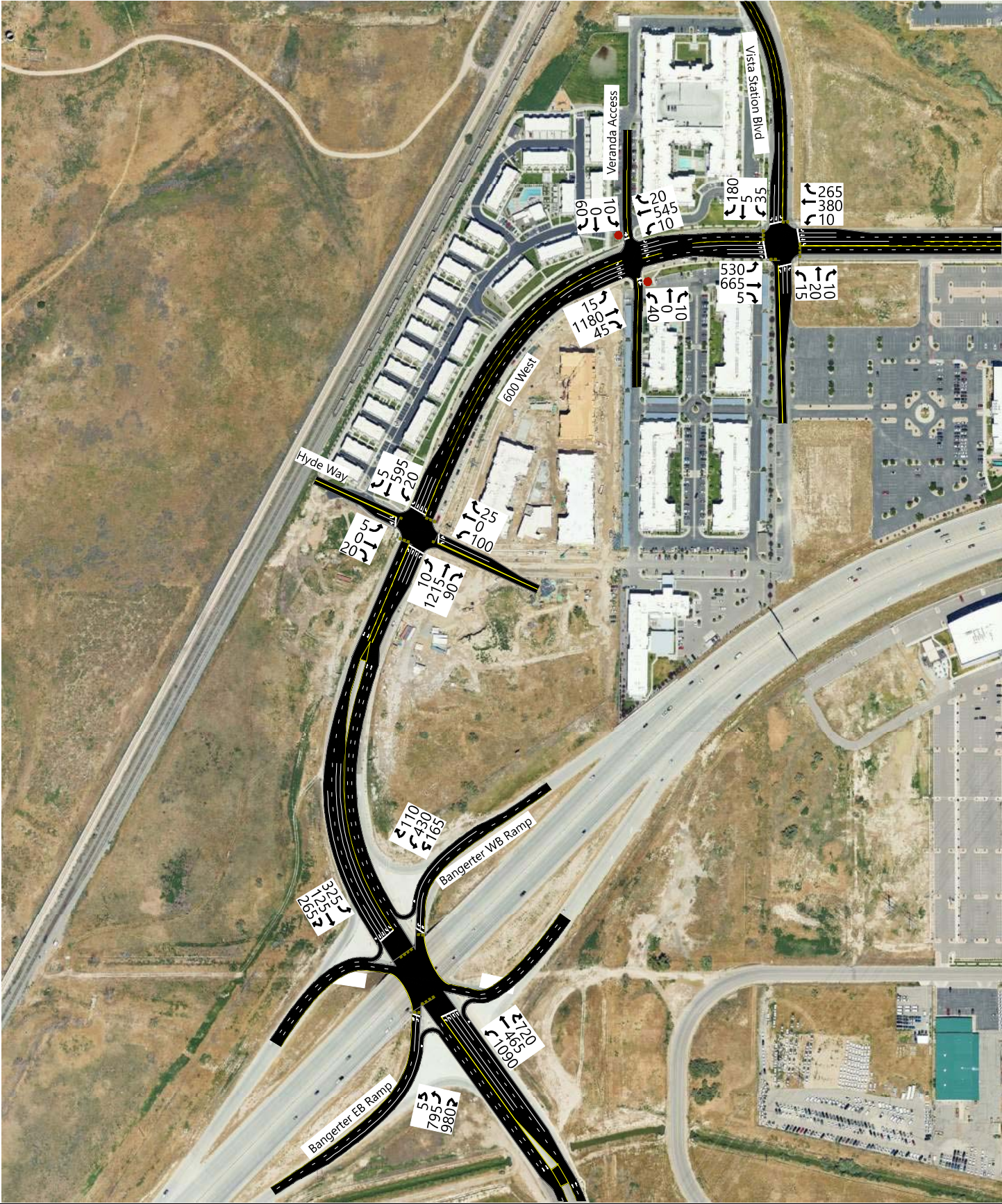
Hales Engineering obtained future (2050) forecasted volumes from the WFRC travel demand model. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Significant traffic growth is anticipated on the south side of Bangerter due to future developments. Future (2050) background morning and evening peak hour turning movement volumes are shown in Figure 7.

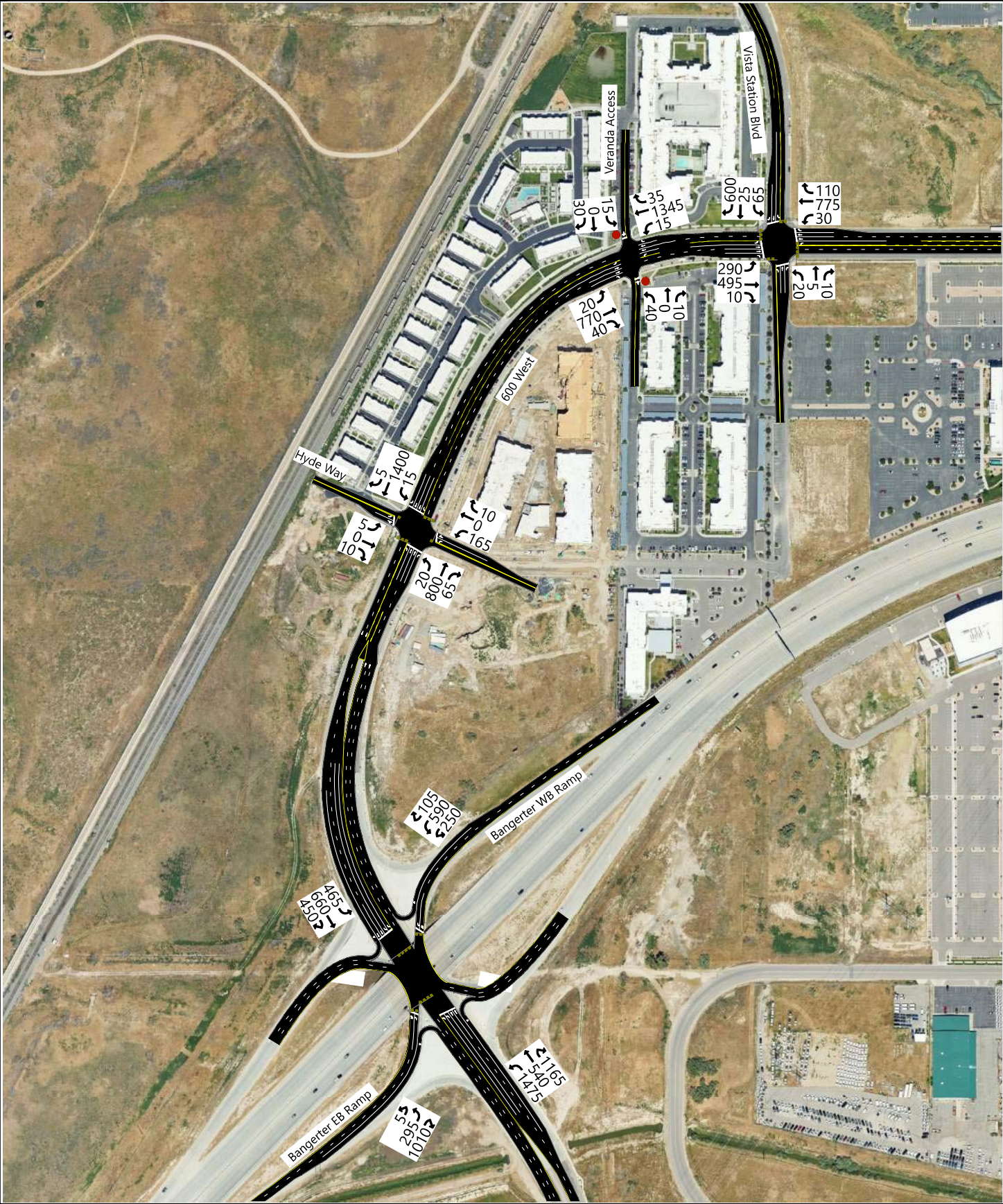
D. Level of Service Analysis

Hales Engineering determined that the 600 West / Bangerter Highway and Veranda Access / 600 West intersections are anticipated to operate at poor levels of service during the evening peak hour in future (2050) background conditions, as shown in Table 15. These results serve as a baseline condition for the impact analysis of the proposed development for future (2050) conditions.

Table 15: Future (2050) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	C (31.2)	E (67.0)
Hyde Way / 600 West	Signal	A (6.1)	A (8.7)
Veranda Access / 600 West	NB/SB Stop	c (23.2) / SBL	e (39.2) / SBL
Vista Station Blvd. / 600 West	Signal	A (9.6)	C (30.5)
¹ Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc. ² Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.			
Source: Hales Engineering, November 2024			





E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- 600 West / Bangerter Highway:
 - Westbound: >1,000 feet (PM)
 - Northbound: >1,000 feet (PM)
- Vista Station Boulevard / 600 West:
 - Southbound: 975 feet (PM)

F. Mitigation Measures

Due to the significant increase in traffic volumes initiated by the developments south of Bangerter Highway, major improvements are anticipated to be needed at the 600 West / Bangerter Highway interchange and along 600 West. To maintain an acceptable level of service, the following mitigations are recommended:

600 West / Bangerter Highway Interchange:

- Install triple lefts on the westbound off-ramp
- Install triple lefts on the northbound approach
- Widen 600 West to seven lanes south of Bangerter Highway
- Widen the westbound on-ramp to accommodate three receiving lanes

Vista Station Boulevard / 600 West:

- Add dedicated right-turn lane on the southbound approach
- Install a right-turn overlap phase for the southbound approach with a detector

A mitigated scenario was analyzed with these recommended improvements and the LOS results are shown in Table 16. No further mitigations are made for the unsignalized Veranda Access. Vehicles can reroute during peak periods to nearby signals to make left turns if undue delay is experienced. Alternatively, left turns could be restricted at the access.

Table 16: Future (2050) Background Peak Hour LOS (Mitigated)

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	C (23.7)	D (35.6)
Hyde Way / 600 West	Signal	A (5.5)	A (8.5)
Veranda Access / 600 West	NB/SB Stop	c (22.3) / SBL	f (>50) / SBL
Vista Station Blvd. / 600 West	Signal	A (9.6)	B (13.8)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
 2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2024

VIII. FUTURE (2050) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2050) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2050) background traffic volumes to predict turning movement volumes for future (2050) plus project conditions. Future (2050) plus project morning and evening peak hour turning movement volumes are shown in Figure 8.

C. Level of Service Analysis

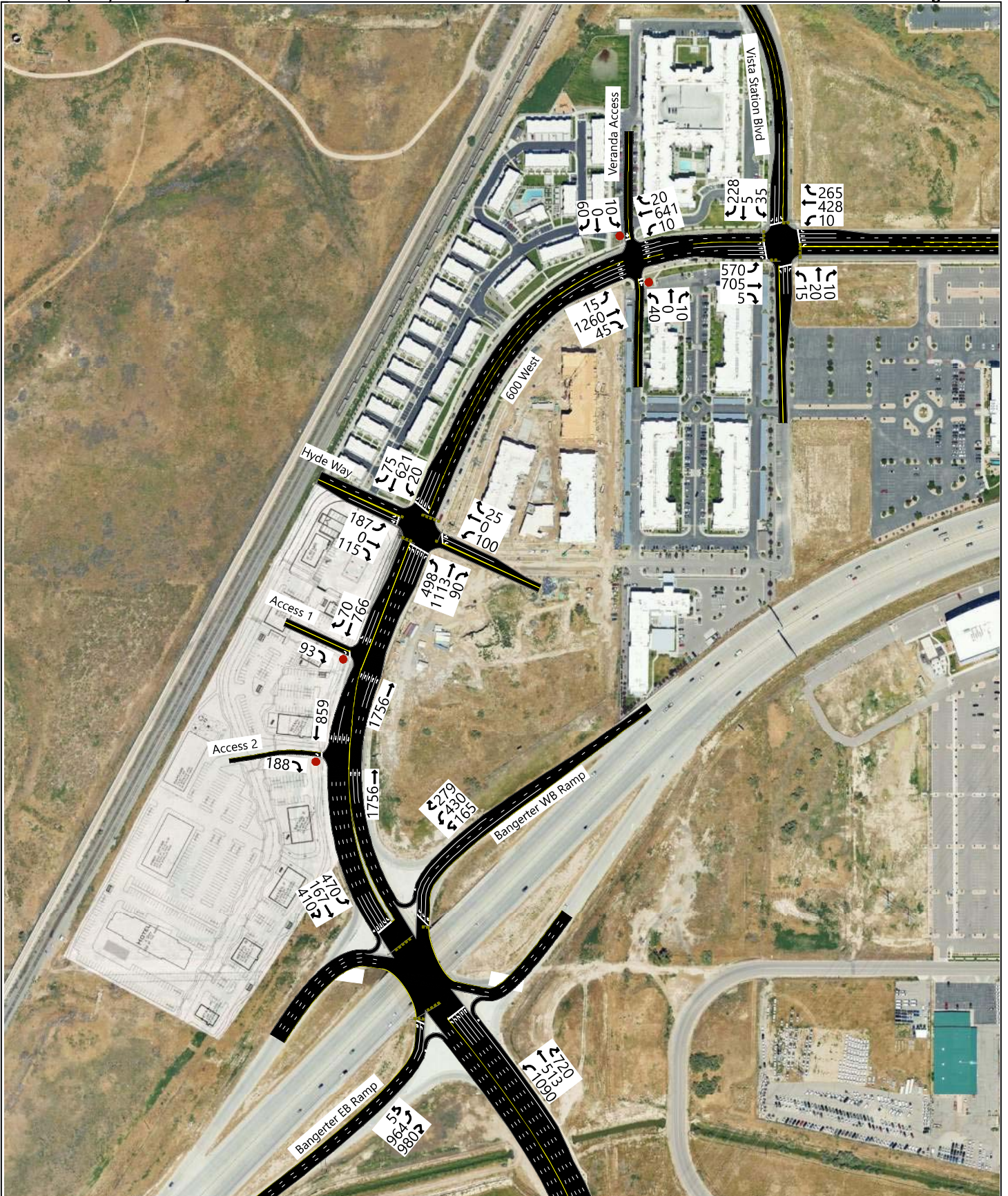
Hales Engineering determined that the Veranda Access / 600 West and Project Access 2 / 600 West intersections are anticipated to operate at poor levels of service during the evening peak hours in future (2050) plus project conditions, as shown in Table 17.

Table 17: Future (2050) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
600 West / Bangerter Highway	Signal	C (34.7)	D (40.5)
Hyde Way / 600 West	Signal	B (16.0)	C (21.3)
Veranda Access / 600 West	NB/SB Stop	d (25.3) / NBL	f (>50) / SBL
Vista Station Blvd. / 600 West	Signal	B (10.9)	B (16.1)
Project Access 1 / 600 West	EB Stop	a (6.9) / EBR	c (18.3) / EBR
Project Access 2 / 600 West	EB Stop	a (9.7) / EBR	e (38.6) / EBR

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2024





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- 600 West / Bangerter Highway:
 - Westbound: 550 feet (PM)
 - Northbound: 600 feet (PM)
 - Eastbound: 775 feet (AM)
- Project Access 2 / 600 West:
 - Eastbound: 225 feet (PM)

E. Mitigation Measures

No further mitigation measures are recommended. While there is significant queueing at the 600 West / Bangerter Highway interchange, the intersection is anticipated to operate at an acceptable level of service with no queueing backing onto the highway.

No mitigations are recommended for the unsignalized accesses on 600 West. Vehicles have the option of rerouting to nearby signals if undue delay is experienced.

F. Recommended Storage Lengths

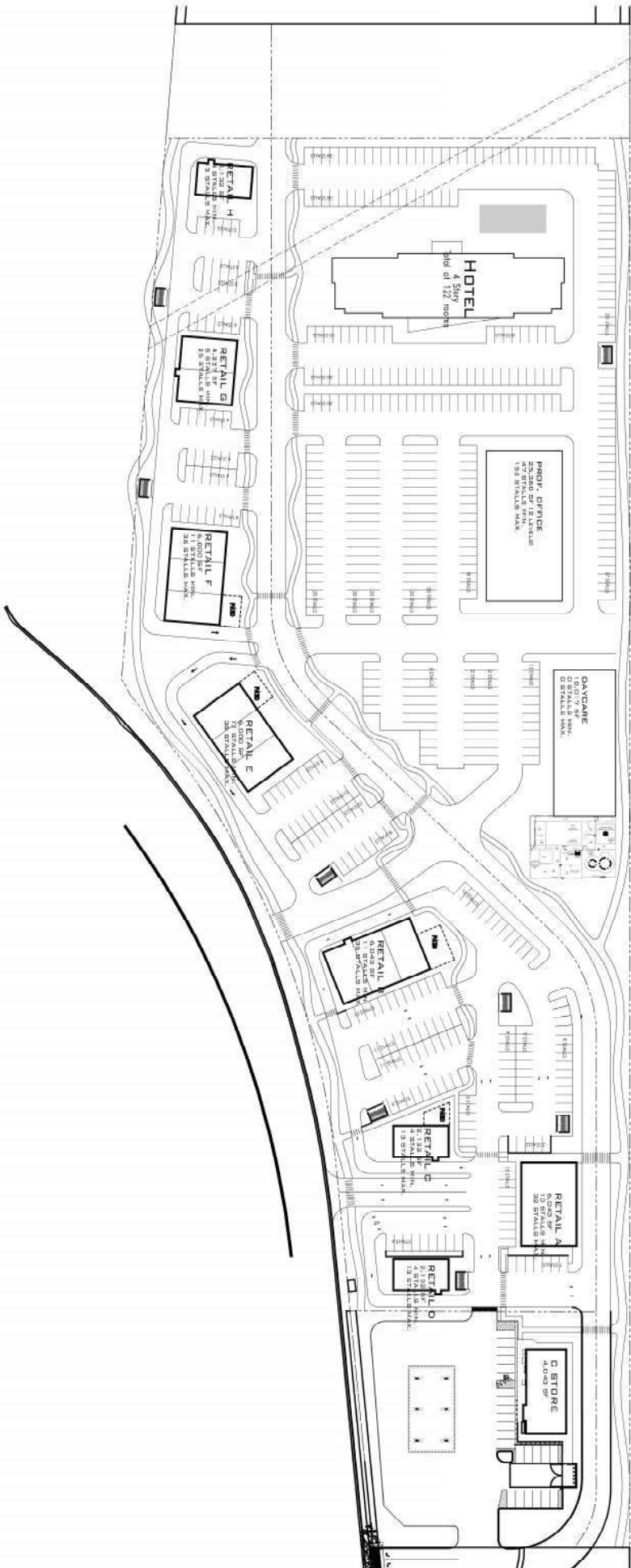
Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2050) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 18. Intersections shown in Table 18 include new intersections and existing intersections that have recommended storage length changes.

Table 18: Recommended Storage Lengths

Intersection		Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	600 West / Bangerter Highway	350	525	325	-	475	-	325	-	-	400	200	*	-	525	-	-
2	Hyde Way / 600 West	-	200	-	100	-	100	-	225	75	150	-	-	75	200	-	-
4	Vista Station Blvd. / 600 West	75	-	-	-	75	125	-	225	100	200	-	-	125	-	-	150
1. Storage lengths are based on 2050 95th percentile queue lengths and do not include required deceleration / taper distances 2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable *. Change to the free lane from the highway Source: Hales Engineering, November 2024																	

APPENDIX A

Site Plan



APPENDIX B

Turning Movement Counts

Intersection Turning Movement Summary

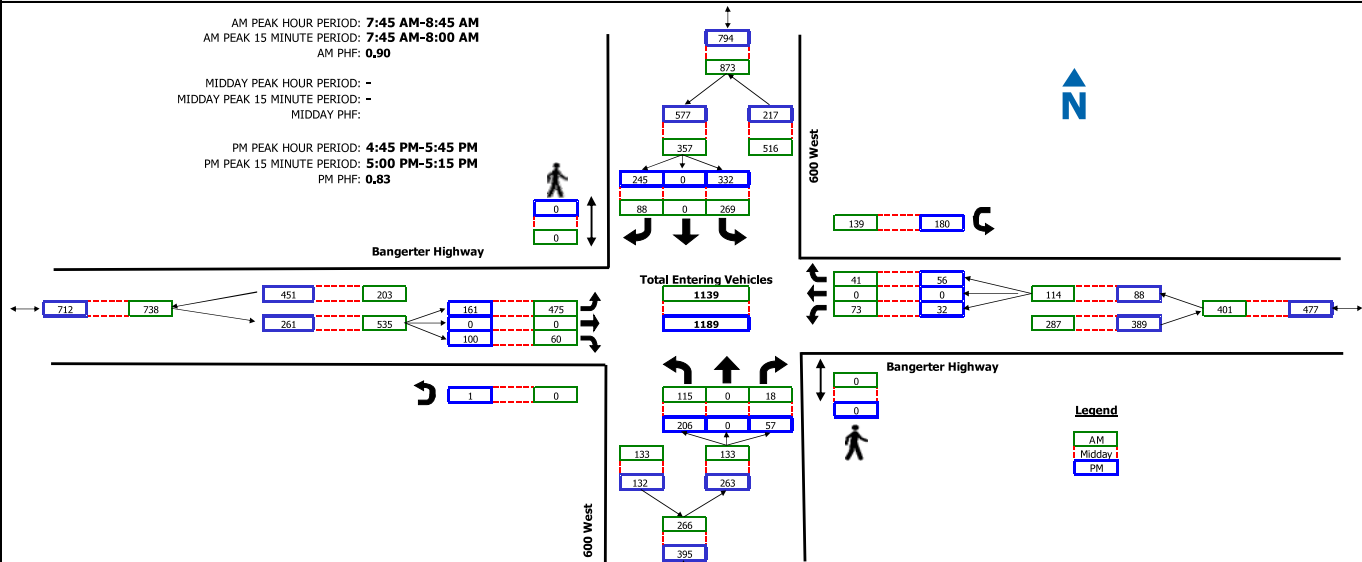
Intersection: 600 West / Bangarter Highway
North/South Road: 600 West
East/West Road: Bangarter Highway
Jurisdiction: Draper
Project Title: Draper Station Point TIS Update
Project No: UT24-2893
Weather: Clear

Date: 11-6-24, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 95.0%
Adjustment Station #: 302
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: 7:45 AM-8:45 AM
AM PEAK 15 MINUTE PERIOD: 7:45 AM-8:00 AM
AM PHF: 0.90

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: 4:45 PM-5:45 PM
PM PEAK 15 MINUTE PERIOD: 5:00 PM-5:15 PM
PM PHF: 0.83



COUNT SUMMARY	600 West Northbound				600 West Southbound				Bangarter Highway Eastbound				Bangarter Highway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	12	0	0	0	36	0	15	0	67	0	8	2	5	0	14	18	157
7:15 - 7:30	17	3	4	0	65	0	18	0	65	0	7	2	1	0	1	17	181
7:30 - 7:45	14	0	5	0	48	0	21	0	87	0	15	0	14	0	4	19	208
7:45 - 8:00	36	0	1	0	58	0	27	0	155	0	14	0	14	0	13	36	318
8:00 - 8:15	25	0	6	0	74	0	20	0	142	0	14	0	16	0	9	28	306
8:15 - 8:30	35	0	6	0	64	0	21	0	92	0	14	0	24	0	8	33	264
8:30 - 8:45	19	0	5	0	73	0	20	0	86	0	18	0	19	0	11	42	251
8:45 - 9:00	21	0	2	0	60	0	15	0	119	0	15	0	14	0	11	46	257
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	35	0	16	0	82	0	57	0	36	0	11	0	9	0	18	41	264
16:15 - 16:30	29	0	13	0	91	0	43	0	37	0	14	1	9	0	13	45	249
16:30 - 16:45	43	0	15	0	91	0	59	0	31	0	24	2	7	0	8	40	278
16:45 - 17:00	53	0	8	0	56	0	47	0	44	0	20	1	13	0	23	45	264
17:00 - 17:15	72	0	26	0	102	0	77	0	42	0	22	0	6	0	13	58	360
17:15 - 17:30	42	0	16	0	81	0	54	0	38	0	21	0	5	0	13	51	270
17:30 - 17:45	39	0	7	0	93	0	67	0	37	0	37	0	8	0	7	26	295
17:45 - 18:00	24	0	3	0	63	0	48	0	43	0	22	1	9	0	19	26	231

Intersection Turning Movement Summary

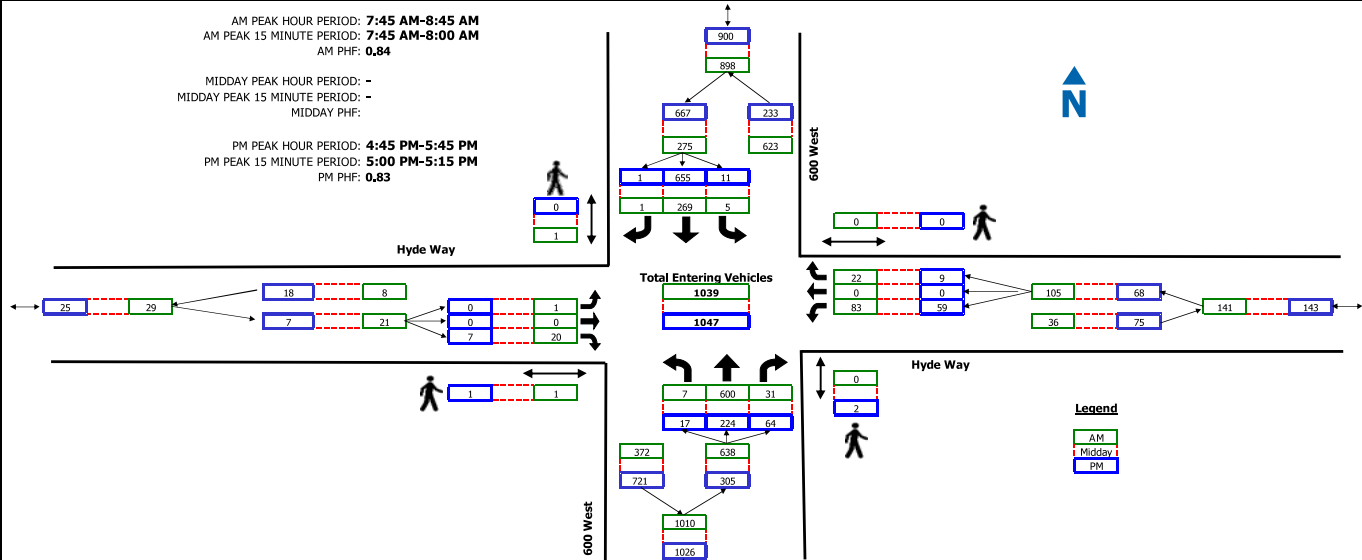
Intersection: 600 West / Hyde Way
North/South Road: 600 West
East/West Road: Hyde Way
Jurisdiction: Draper
Project Title: Draper Station Point TIS Update
Project No: UT24-2893
Weather: Clear

Date: 11-6-24, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 95.0%
Adjustment Station #: 902
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: 7:45 AM-8:45 AM
AM PEAK 15 MINUTE PERIOD: 7:45 AM-8:00 AM
AM PHF: 0.84

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: 4:45 PM-5:45 PM
PM PEAK 15 MINUTE PERIOD: 5:00 PM-5:15 PM
PM PHF: 0.83



COUNT SUMMARY	600 West Northbound				600 West Southbound				Hyde Way Eastbound				Hyde Way Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	67	17	0	1	46	0	0	0	0	4	0	11	0	0	0	147
7:15 - 7:30	0	85	1	0	0	58	0	0	0	0	3	0	19	0	1	0	167
7:30 - 7:45	0	116	5	0	1	60	0	0	1	0	3	0	18	0	5	1	209
7:45 - 8:00	2	195	8	0	0	72	0	0	1	0	3	0	17	0	12	0	310
8:00 - 8:15	1	166	6	0	3	74	0	0	0	0	2	0	18	0	2	0	272
8:15 - 8:30	2	117	6	0	1	62	0	1	0	0	4	1	26	0	5	0	223
8:30 - 8:45	2	122	11	0	1	61	1	0	0	0	11	0	22	0	3	0	234
8:45 - 9:00	0	143	11	0	2	61	0	0	0	0	3	0	16	0	3	0	239
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	2	41	24	0	2	138	0	0	1	0	1	0	7	0	2	0	218
16:15 - 16:30	1	57	8	0	2	121	1	0	1	0	3	0	16	0	1	0	211
16:30 - 16:45	0	48	14	0	3	153	0	0	0	0	5	0	4	0	2	0	229
16:45 - 17:00	4	52	25	1	3	127	0	0	0	0	2	0	12	0	1	0	226
17:00 - 17:15	3	63	12	0	2	213	0	0	0	0	2	0	17	0	3	0	315
17:15 - 17:30	7	62	12	0	3	128	1	0	0	0	2	0	11	0	1	0	227
17:30 - 17:45	3	47	15	1	3	187	0	0	0	0	1	1	19	0	4	0	279
17:45 - 18:00	2	60	20	0	1	106	0	0	0	0	5	0	8	0	1	0	203

Intersection Turning Movement Summary

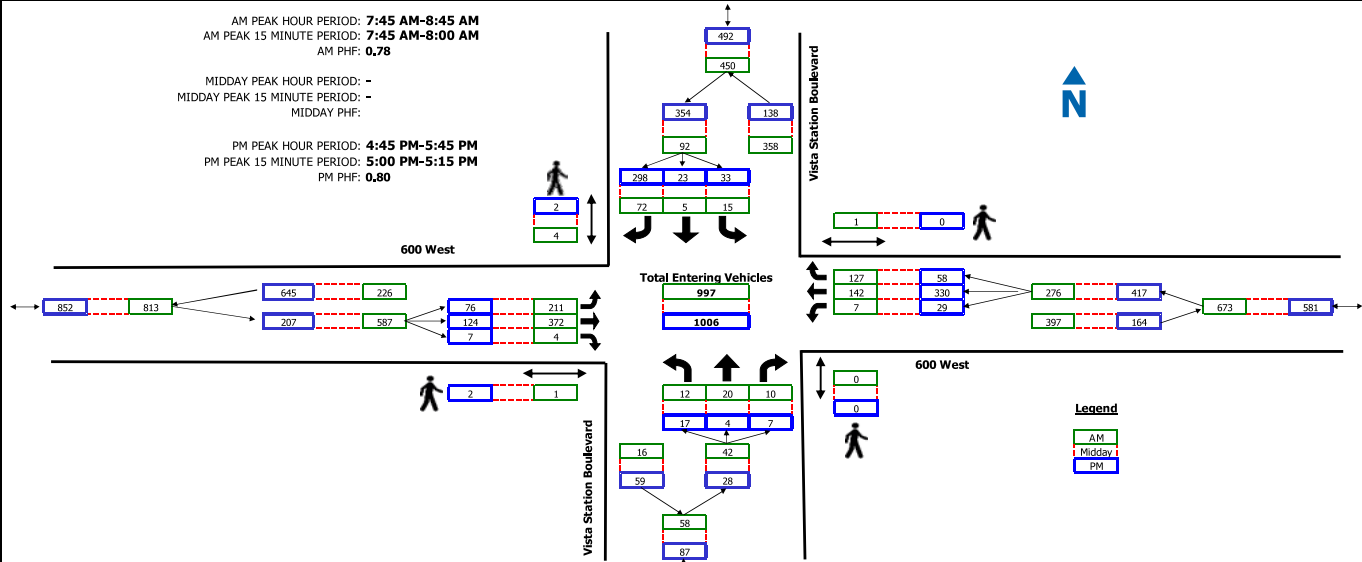
Intersection: Vista Station Boulevard / 600 West
North/South Road: Vista Station Boulevard
East/West Road: 600 West
Jurisdiction: Draper
Project Title: Draper Station Point TIS Update
Project No: UT24-2893
Weather: Clear

Date: 11-6-24, Wed
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 95.0%
Adjustment Station #: 302
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: 7:45 AM-8:45 AM
AM PEAK 15 MINUTE PERIOD: 7:45 AM-8:00 AM
AM PHF: 0.78

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: 4:45 PM-5:45 PM
PM PEAK 15 MINUTE PERIOD: 5:00 PM-5:15 PM
PM PHF: 0.80



COUNT SUMMARY	Vista Station Boulevard Northbound				Vista Station Boulevard Southbound				600 West Eastbound				600 West Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	3	4	1	0	1	2	13	0	27	43	0	1	2	14	17	0	127
7:15 - 7:30	1	7	1	0	3	1	18	1	44	45	0	0	0	24	18	0	162
7:30 - 7:45	4	1	1	0	1	0	17	0	40	68	1	0	1	16	21	0	171
7:45 - 8:00	4	6	2	0	2	2	21	0	72	131	1	0	2	35	41	0	319
8:00 - 8:15	2	5	2	0	5	0	24	1	35	127	1	1	0	38	34	1	273
8:15 - 8:30	2	4	6	0	2	1	13	1	58	63	1	0	1	32	28	0	211
8:30 - 8:45	4	5	0	0	6	2	14	2	46	51	1	0	4	37	24	0	194
8:45 - 9:00	5	7	3	0	6	1	14	1	67	66	3	0	2	20	45	0	239
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	2	2	0	0	7	0	63	0	15	31	0	0	5	91	12	0	228
16:15 - 16:30	2	1	1	0	7	0	47	1	13	36	2	0	8	68	12	0	197
16:30 - 16:45	4	0	2	0	2	4	86	2	15	23	0	1	5	71	15	2	227
16:45 - 17:00	4	2	1	0	9	7	58	1	16	35	3	1	6	69	5	0	215
17:00 - 17:15	3	1	3	0	8	5	77	1	19	40	0	1	8	125	25	0	314
17:15 - 17:30	4	0	1	0	5	8	56	0	26	24	1	0	8	73	19	0	225
17:30 - 17:45	6	1	2	0	11	3	107	0	15	25	3	0	7	63	9	0	252
17:45 - 18:00	2	3	1	0	9	3	64	0	27	29	0	1	6	54	17	0	215

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Background

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	475	470	99	19.4	B
	R2	60	60	100	1.9	A
	Subtotal	535	530	99	17.4	B
SB	L2	139	131	94	16.8	B
	L	73	72	99	15.2	B
	R2	41	40	98	1.0	A
	Subtotal	253	243	96	13.7	B
NW	L	115	114	99	25.6	C
	T	122	122	100	19.1	B
	R2	18	20	110	0.5	A
	Subtotal	255	256	100	20.5	C
SE	L	269	273	101	23.3	C
	T	15	17	113	15.3	B
	R2	88	82	93	0.1	A
	Subtotal	372	372	100	17.8	B
Total		1,416	1,401	99	17.5	B

Intersection: 600 West & Project Access

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	7	7	97	2.7	A
	T	602	599	100	0.3	A
	R	31	30	97	0.1	A
	Subtotal	640	636	99	0.3	A
SB	L	5	4	76	5.5	A
	T	289	285	99	0.6	A
	R	1	1	100	0.3	A
	Subtotal	295	290	98	0.7	A
EB	L	1	1	100	9.2	A
	R	20	21	104	3.8	A
	Subtotal	21	22	105	4.0	A
WB	L	83	88	106	12.3	B
	R	22	20	92	4.2	A
	Subtotal	105	108	103	10.8	B
Total		1,061	1,056	100	1.6	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Background

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	38	41	109	9.4	A
	R	10	10	103	5.4	A
	Subtotal	48	51	106	8.6	A
SB	L	10	11	113	8.7	A
	R	59	59	100	4.1	A
	Subtotal	69	70	101	4.8	A
EB	L	14	12	86	2.8	A
	T	567	563	99	0.8	A
	R	45	45	100	0.5	A
	Subtotal	626	620	99	0.8	A
WB	L	9	9	103	5.2	A
	T	199	189	95	1.3	A
	R	18	18	99	1.0	A
	Subtotal	226	216	96	1.4	A
Total		968	957	99	1.7	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	12	11	94	15.0	B
	T	20	17	84	15.0	B
	R	10	11	113	5.5	A
	Subtotal	42	39	93	12.3	B
SB	L	15	15	100	17.5	B
	T	5	5	95	17.9	B
	R	72	70	97	4.9	A
	Subtotal	92	90	98	7.7	A
EB	L	211	209	99	6.7	A
	T	372	373	100	2.1	A
	R	4	4	94	1.0	A
	Subtotal	587	586	100	3.7	A
WB	L	7	8	110	6.9	A
	T	142	135	95	4.3	A
	R	127	128	101	3.2	A
	Subtotal	276	271	98	3.9	A
Total		998	986	99	4.5	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Background

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	1	0	0		
	L	161	163	101	18.0	B
	R2	100	99	99	1.7	A
	Subtotal	262	262	100	11.8	B
SB	L2	180	176	98	20.6	C
	L	32	33	102	20.5	C
	R2	56	54	97	1.0	A
	Subtotal	268	263	98	16.6	B
NW	L	206	211	102	22.4	C
	T	88	90	102	16.5	B
	R2	57	59	104	0.5	A
	Subtotal	351	360	103	17.3	B
SE	L	332	334	101	20.9	C
	T	144	140	97	14.1	B
	R2	245	239	98	0.6	A
	Subtotal	721	713	99	12.8	B
Total		1,602	1,598	100	14.3	B

Intersection: 600 West & Project Access

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	17	16	94	4.2	A
	T	224	227	101	0.2	A
	R	64	65	101	0.2	A
	Subtotal	305	308	101	0.4	A
SB	L	11	10	93	2.7	A
	T	655	651	99	0.6	A
	R	1	1	100	0.2	A
	Subtotal	667	662	99	0.6	A
EB	R	7	5	69	5.0	A
	Subtotal	7	5	71	5.0	A
WB	L	59	55	93	12.6	B
	R	9	10	114	3.6	A
	Subtotal	68	65	96	11.2	B
Total		1,047	1,040	99	1.2	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Background

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	38	34	90	8.1	A
	R	6	7	112	3.7	A
	Subtotal	44	41	93	7.3	A
SB	L	11	10	93	8.7	A
	R	26	24	93	4.2	A
	Subtotal	37	34	92	5.5	A
EB	L	20	20	99	4.4	A
	T	190	192	101	0.3	A
	R	37	38	103	0.3	A
	Subtotal	247	250	101	0.6	A
WB	L	13	13	100	3.7	A
	T	599	603	101	1.4	A
	R	34	35	102	1.1	A
	Subtotal	646	651	101	1.4	A
Total		974	976	100	1.6	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	17	17	100	16.0	B
	T	4	6	141	11.1	B
	R	7	7	97	4.4	A
	Subtotal	28	30	107	12.3	B
SB	L	33	32	96	13.6	B
	T	23	21	92	13.4	B
	R	298	307	103	8.3	A
	Subtotal	354	360	102	9.1	A
EB	L	76	74	97	8.0	A
	T	124	126	101	2.1	A
	R	7	9	124	1.1	A
	Subtotal	207	209	101	4.1	A
WB	L	29	26	90	7.0	A
	T	330	326	99	4.2	A
	R	58	57	98	2.2	A
	Subtotal	417	409	98	4.1	A
Total		1,007	1,008	100	6.1	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	644	649	101	30.4	C
	R2	60	62	103	2.1	A
	Subtotal	704	711	101	27.9	C
SB	L2	139	141	101	16.9	B
	L	73	71	97	16.2	B
	R2	210	217	103	1.3	A
	Subtotal	422	429	102	8.9	A
NW	L	115	108	94	33.4	C
	T	170	171	101	29.1	C
	R2	18	20	110	0.5	A
	Subtotal	303	299	99	28.7	C
SE	L	414	403	97	28.9	C
	T	57	55	96	19.8	B
	R2	233	228	98	0.5	A
	Subtotal	704	686	97	18.7	B
Total		2,134	2,125	100	21.3	C

Intersection: 600 West & Hyde Way

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	495	494	100	8.4	A
	T	498	508	102	0.6	A
	R	31	35	113	0.3	A
	Subtotal	1,024	1,037	101	4.3	A
SB	L	5	6	114	3.0	A
	T	316	316	100	1.4	A
	R	71	70	99	1.0	A
	Subtotal	392	392	100	1.4	A
EB	L	183	120	65	250.9	F
	R	115	81	70	20.2	C
	Subtotal	298	201	67	157.9	F
WB	L	83	81	98	189.9	F
	R	22	23	106	20.7	C
	Subtotal	105	104	99	152.5	F
Total		1,818	1,734	95	32.3	D

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	38	37	98	8.9	A
	R	10	10	103	5.3	A
	Subtotal	48	47	98	8.1	A
SB	L	10	11	113	8.4	A
	R	59	61	103	4.4	A
	Subtotal	69	72	104	5.0	A
EB	L	14	12	86	3.2	A
	T	647	600	93	0.8	A
	R	45	40	89	0.7	A
	Subtotal	706	652	92	0.8	A
WB	L	9	8	91	4.8	A
	T	296	294	99	1.5	A
	R	18	18	99	1.2	A
	Subtotal	323	320	99	1.6	A
Total		1,146	1,091	95	1.6	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	12	10	85	16.2	B
	T	20	21	104	17.5	B
	R	10	10	103	5.3	A
	Subtotal	42	41	98	14.2	B
SB	L	15	14	93	17.7	B
	T	5	6	114	16.1	B
	R	120	123	102	5.5	A
	Subtotal	140	143	102	7.1	A
EB	L	251	230	92	6.9	A
	T	412	387	94	2.0	A
	R	4	4	94	0.6	A
	Subtotal	667	621	93	3.8	A
WB	L	7	5	69	8.4	A
	T	190	187	98	5.3	A
	R	127	130	103	3.6	A
	Subtotal	324	322	99	4.7	A
Total		1,174	1,127	96	4.9	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,024	1,036	101	0.5	A
	Subtotal	1,024	1,036	101	0.5	A
SB	T	424	396	93	0.7	A
	R	70	60	86	0.6	A
EB	Subtotal	494	456	92	0.7	A
	R	93	96	103	4.2	A
	Subtotal	93	96	103	4.2	A
Total		1,611	1,588	99	0.8	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,024	1,038	101	2.8	A
	Subtotal	1,024	1,038	101	2.8	A
SB	T	516	489	95	0.5	A
	Subtotal	516	489	95	0.5	A
EB	R	188	198	105	6.0	A
	Subtotal	188	198	105	6.0	A
Total		1,728	1,725	100	2.5	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	1	1	100	7.8	A
	L	288	284	99	21.0	C
	R2	100	105	105	1.7	A
	Subtotal	389	390	100	15.8	B
SB	L2	180	182	101	20.9	C
	L	32	33	102	19.5	B
	R2	183	186	102	1.2	A
	Subtotal	395	401	102	11.6	B
NW	L	206	206	100	25.0	C
	T	125	121	97	20.1	C
	R2	57	58	102	0.6	A
	Subtotal	388	385	99	19.8	B
SE	L	465	446	96	22.9	C
	T	184	181	99	16.1	B
	R2	378	378	100	0.8	A
	Subtotal	1,027	1,005	98	13.4	B
Total		2,198	2,181	99	14.6	B

Intersection: 600 West & Hyde Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	340	344	101	18.5	C
	T	192	186	97	1.2	A
	R	64	64	100	0.2	A
	Subtotal	596	594	100	11.1	B
SB	L	11	10	93	2.9	A
	T	643	653	102	1.5	A
	R	85	90	106	1.3	A
	Subtotal	739	753	102	1.5	A
EB	L	107	82	76	305.1	F
	R	107	82	76	17.5	C
	Subtotal	214	164	77	161.3	F
WB	L	59	58	98	210.0	F
	R	9	10	114	24.2	C
	Subtotal	68	68	100	182.7	F
Total		1,618	1,579	98	31.8	D

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Existing (2024) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	38	36	95	8.2	A
	R	6	6	96	4.1	A
	Subtotal	44	42	95	7.6	A
SB	L	11	10	93	12.3	B
	R	26	28	109	6.6	A
	Subtotal	37	38	103	8.1	A
EB	L	20	18	89	4.4	A
	T	265	241	91	0.6	A
	R	37	31	84	0.5	A
	Subtotal	322	290	90	0.8	A
WB	L	13	11	85	4.1	A
	T	670	683	102	1.5	A
	R	34	34	99	1.2	A
	Subtotal	717	728	102	1.5	A
Total		1,120	1,098	98	1.8	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	17	18	106	17.1	B
	T	4	5	118	14.6	B
	R	7	6	83	5.0	A
	Subtotal	28	29	104	14.2	B
SB	L	33	30	90	13.7	B
	T	23	23	101	14.5	B
	R	334	343	103	10.2	B
	Subtotal	390	396	102	10.7	B
EB	L	113	103	91	8.1	A
	T	162	147	91	2.4	A
	R	7	6	83	1.1	A
	Subtotal	282	256	91	4.7	A
WB	L	29	29	100	7.2	A
	T	366	366	100	5.0	A
	R	58	64	110	2.8	A
	Subtotal	453	459	101	4.8	A
Total		1,154	1,140	99	7.1	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	596	593	100	1.0	A
	Subtotal	596	593	99	1.0	A
SB	T	726	712	98	0.8	A
	R	84	81	97	0.5	A
EB	Subtotal	810	793	98	0.8	A
	R	100	101	101	5.8	A
	Subtotal	100	101	101	5.8	A
Total		1,505	1,487	99	1.2	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	596	593	99	2.6	A
	Subtotal	596	593	99	2.6	A
SB	T	825	812	98	0.5	A
	Subtotal	825	812	98	0.5	A
EB	R	201	192	96	8.2	A
	Subtotal	201	192	96	8.2	A
Total		1,622	1,597	98	2.2	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project (Mitigated)
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	644	646	100	30.2	C
	R2	60	57	95	2.0	A
	Subtotal	704	703	100	27.9	C
SB	L2	139	139	100	16.7	B
	L	73	70	96	16.2	B
	R2	210	210	100	1.3	A
	Subtotal	422	419	99	8.9	A
NW	L	115	112	97	32.9	C
	T	170	164	97	28.9	C
	R2	18	20	110	0.5	A
	Subtotal	303	296	98	28.5	C
SE	L	414	413	100	28.8	C
	T	57	59	104	19.3	B
	R2	233	232	100	0.6	A
	Subtotal	704	704	100	18.7	B
Total		2,134	2,122	99	21.2	C

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	495	492	99	17.7	B
	T	498	495	99	6.2	A
	R	31	32	103	2.1	A
	Subtotal	1,024	1,019	100	11.6	B
SB	L	5	5	95	26.7	C
	T	316	316	100	19.0	B
	R	71	68	96	7.6	A
	Subtotal	392	389	99	17.1	B
EB	L	183	185	101	22.5	C
	R	115	113	98	5.8	A
	Subtotal	298	298	100	16.2	B
WB	L	83	84	102	22.1	C
	R	22	23	106	5.1	A
	Subtotal	105	107	102	18.4	B
Total		1,818	1,813	100	14.0	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project (Mitigated)
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	38	37	98	9.5	A
	R	10	10	103	5.8	A
	Subtotal	48	47	98	8.7	A
SB	L	10	9	92	7.9	A
	R	59	55	93	4.2	A
	Subtotal	69	64	93	4.7	A
EB	L	14	13	93	4.0	A
	T	647	649	100	1.9	A
	R	45	43	96	1.7	A
	Subtotal	706	705	100	1.9	A
WB	L	9	8	91	6.4	A
	T	296	299	101	1.5	A
	R	18	21	115	1.2	A
	Subtotal	323	328	102	1.6	A
Total		1,146	1,144	100	2.3	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	12	11	94	15.2	B
	T	20	20	99	16.5	B
	R	10	10	103	5.5	A
	Subtotal	42	41	98	13.5	B
SB	L	15	15	100	17.2	B
	T	5	5	95	18.7	B
	R	120	122	101	5.5	A
	Subtotal	140	142	101	7.2	A
EB	L	251	252	100	7.1	A
	T	412	414	100	2.0	A
	R	4	4	94	0.8	A
	Subtotal	667	670	100	3.9	A
WB	L	7	7	97	8.6	A
	T	190	194	102	5.7	A
	R	127	122	96	3.5	A
	Subtotal	324	323	100	4.9	A
Total		1,174	1,176	100	4.9	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project (Mitigated)
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,024	1,021	100	0.5	A
	Subtotal	1,024	1,021	100	0.5	A
SB	T	424	423	100	2.4	A
	R	70	71	102	2.0	A
	Subtotal	494	494	100	2.3	A
EB	R	93	93	100	4.3	A
	Subtotal	93	93	100	4.3	A
Total		1,611	1,608	100	1.3	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,024	1,020	100	2.8	A
	Subtotal	1,024	1,020	100	2.8	A
SB	T	516	516	100	0.5	A
	Subtotal	516	516	100	0.5	A
EB	R	188	189	101	6.1	A
	Subtotal	188	189	101	6.1	A
Total		1,728	1,725	100	2.5	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project (Mitigated)
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	1	1	100	15.6	B
	L	288	284	99	21.4	C
	R2	100	103	103	1.7	A
	Subtotal	389	388	100	16.2	B
SB	L2	180	180	100	20.9	C
	L	32	32	99	21.6	C
	R2	183	189	103	1.2	A
	Subtotal	395	401	102	11.7	B
NW	L	206	206	100	25.7	C
	T	125	127	102	20.6	C
	R2	57	59	104	0.5	A
	Subtotal	388	392	101	20.3	C
SE	L	465	453	97	23.8	C
	T	184	186	101	16.6	B
	R2	378	381	101	1.0	A
	Subtotal	1,027	1,020	99	14.0	B
Total		2,198	2,201	100	15.1	B

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	340	339	100	20.7	C
	T	192	197	102	3.6	A
	R	64	64	100	1.6	A
	Subtotal	596	600	101	13.0	B
SB	L	11	11	102	16.7	B
	T	643	643	100	16.2	B
	R	85	84	99	6.5	A
	Subtotal	739	738	100	15.1	B
EB	L	107	102	95	23.7	C
	R	107	109	102	8.4	A
	Subtotal	214	211	99	15.8	B
WB	L	59	56	95	24.9	C
	R	9	10	114	4.8	A
	Subtotal	68	66	97	21.9	C
Total		1,618	1,615	100	14.7	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project (Mitigated)
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	38	39	103	8.1	A
	R	6	8	128	4.2	A
	Subtotal	44	47	107	7.4	A
SB	L	11	11	102	11.2	B
	R	26	28	109	4.8	A
	Subtotal	37	39	105	6.6	A
EB	L	20	20	99	4.8	A
	T	265	263	99	1.3	A
	R	37	38	103	1.3	A
	Subtotal	322	321	100	1.5	A
WB	L	13	12	92	3.5	A
	T	670	668	100	1.4	A
	R	34	33	96	1.1	A
	Subtotal	717	713	99	1.4	A
Total		1,120	1,120	100	1.9	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	17	14	82	17.3	B
	T	4	6	141	14.6	B
	R	7	8	110	4.9	A
	Subtotal	28	28	100	13.2	B
SB	L	33	33	99	14.9	B
	T	23	22	97	14.1	B
	R	334	329	99	9.5	A
	Subtotal	390	384	98	10.2	B
EB	L	113	110	98	8.6	A
	T	162	165	102	2.2	A
	R	7	8	110	1.0	A
	Subtotal	282	283	100	4.7	A
WB	L	29	29	100	7.1	A
	T	366	370	101	4.9	A
	R	58	62	107	2.8	A
	Subtotal	453	461	102	4.8	A
Total		1,154	1,156	100	6.8	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Existing (2024) Plus Project (Mitigated)
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	596	601	101	0.3	A
	Subtotal	596	601	101	0.3	A
SB	T	726	724	100	2.7	A
	R	84	83	99	2.2	A
	Subtotal	810	807	100	2.6	A
EB	R	100	102	102	6.0	A
	Subtotal	100	102	102	6.0	A
Total		1,505	1,510	100	1.9	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	596	602	101	2.6	A
	Subtotal	596	602	101	2.6	A
SB	T	825	826	100	0.5	A
	Subtotal	825	826	100	0.5	A
EB	R	201	194	97	9.1	A
	Subtotal	201	194	97	9.1	A
Total		1,622	1,622	100	2.3	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Background
Time Period: Morning Peak Hour
Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	650	655	101	22.1	C
	R2	120	120	100	2.2	A
	Subtotal	770	775	101	19.0	B
SB	L2	155	151	98	18.7	B
	L	140	142	102	17.5	B
	R2	100	100	100	1.2	A
	Subtotal	395	393	99	13.8	B
NW	L	225	228	101	29.0	C
	T	225	220	98	24.0	C
	R2	35	37	105	0.6	A
	Subtotal	485	485	100	24.6	C
SE	L	315	310	98	26.5	C
	T	31	32	103	17.9	B
	R2	110	106	97	0.2	A
	Subtotal	456	448	98	19.7	B
Total		2,106	2,101	100	19.5	B

Intersection: 600 West & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	8	82	3.7	A
	T	876	881	101	0.4	A
	R	90	84	93	0.2	A
	Subtotal	976	973	100	0.4	A
SB	L	20	16	79	7.4	A
	T	360	356	99	0.7	A
	R	5	5	95	0.3	A
	Subtotal	385	377	98	1.0	A
EB	L	5	4	76	14.7	B
	R	20	21	104	4.4	A
	Subtotal	25	25	100	6.0	A
WB	L	100	96	96	22.2	C
	R	25	29	117	5.5	A
	Subtotal	125	125	100	18.3	C
Total		1,510	1,500	99	2.2	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2029) Background

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	39	98	12.2	B
	R	10	11	113	7.9	A
	Subtotal	50	50	100	11.3	B
SB	L	10	10	103	9.4	A
	R	60	62	103	4.3	A
	Subtotal	70	72	103	5.0	A
EB	L	15	14	93	3.5	A
	T	790	800	101	1.0	A
	R	45	43	96	0.6	A
	Subtotal	850	857	101	1.0	A
WB	L	10	11	113	6.3	A
	T	286	276	97	1.6	A
	R	20	21	104	1.3	A
	Subtotal	316	308	97	1.7	A
Total		1,285	1,287	100	1.8	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	93	19.1	B
	T	20	22	109	17.8	B
	R	10	8	82	5.3	A
	Subtotal	45	44	98	15.9	B
SB	L	15	15	100	20.1	C
	T	5	4	76	16.5	B
	R	130	129	99	5.4	A
	Subtotal	150	148	99	7.2	A
EB	L	340	350	103	8.3	A
	T	460	460	100	2.0	A
	R	5	6	114	1.0	A
	Subtotal	805	816	101	4.7	A
WB	L	10	8	82	10.3	B
	T	170	165	97	6.3	A
	R	130	133	102	4.1	A
	Subtotal	310	306	99	5.4	A
Total		1,310	1,314	100	5.6	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Background
Time Period: Evening Peak Hour
Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	4	76	19.6	B
	L	185	180	97	19.1	B
	R2	185	182	99	1.9	A
	Subtotal	375	366	98	10.6	B
SB	L2	240	248	103	25.0	C
	L	70	74	106	23.9	C
	R2	75	73	97	1.3	A
	Subtotal	385	395	103	20.4	C
NW	L	385	387	100	25.5	C
	T	170	172	101	19.8	B
	R2	120	122	101	0.7	A
	Subtotal	675	681	101	19.6	B
SE	L	435	433	100	24.6	C
	T	276	280	102	21.0	C
	R2	310	310	100	0.7	A
	Subtotal	1,021	1,023	100	16.4	B
Total		2,456	2,465	100	17.1	B

Intersection: 600 West & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	99	7.2	A
	T	345	337	98	0.3	A
	R	65	68	104	0.2	A
	Subtotal	430	425	99	0.6	A
SB	L	15	14	93	3.5	A
	T	845	851	101	0.9	A
	R	5	5	95	0.4	A
	Subtotal	865	870	101	0.9	A
EB	L	5	4	76	21.3	C
	R	10	10	103	8.8	A
	Subtotal	15	14	93	12.4	B
WB	L	165	160	97	48.2	E
	R	10	10	103	5.6	A
	Subtotal	175	170	97	45.7	E
Total		1,485	1,479	100	6.1	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2029) Background

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	37	93	10.8	B
	R	10	12	123	4.7	A
	Subtotal	50	49	98	9.3	A
SB	L	15	12	80	14.4	B
	R	30	32	107	6.2	A
	Subtotal	45	44	98	8.4	A
EB	L	20	20	99	5.2	A
	T	315	305	97	0.5	A
	R	40	41	103	0.4	A
	Subtotal	375	366	98	0.7	A
WB	L	15	15	100	4.1	A
	T	790	796	101	1.5	A
	R	35	36	102	1.2	A
	Subtotal	840	847	101	1.5	A
Total		1,310	1,306	100	1.9	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	19	94	15.3	B
	T	5	6	114	9.7	A
	R	10	8	82	4.5	A
	Subtotal	35	33	94	11.7	B
SB	L	35	34	96	15.4	B
	T	25	24	97	14.6	B
	R	410	407	99	11.5	B
	Subtotal	470	465	99	11.9	B
EB	L	125	118	95	9.7	A
	T	205	202	99	2.5	A
	R	10	10	103	1.4	A
	Subtotal	340	330	97	5.0	A
WB	L	30	29	97	9.6	A
	T	410	421	103	5.2	A
	R	60	59	98	2.9	A
	Subtotal	500	509	102	5.2	A
Total		1,345	1,337	99	7.7	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Background + Mitigated
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	650	643	99	21.2	C
	R2	120	118	98	2.2	A
	Subtotal	770	761	99	18.3	B
SB	L2	155	154	100	18.2	B
	L	140	142	102	16.9	B
	R2	100	100	100	1.3	A
	Subtotal	395	396	100	13.5	B
NW	L	225	225	100	28.4	C
	T	225	228	101	23.6	C
	R2	35	36	102	0.5	A
	Subtotal	485	489	101	24.1	C
SE	L	315	313	99	27.2	C
	T	31	31	100	21.4	C
	R2	110	109	99	0.3	A
	Subtotal	456	453	99	20.3	C
Total		2,106	2,099	100	19.2	B

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	103	7.3	A
	T	876	870	99	3.9	A
	R	90	89	99	1.6	A
	Subtotal	976	969	99	3.7	A
SB	L	20	20	99	15.0	B
	T	360	353	98	2.8	A
	R	5	6	114	1.2	A
	Subtotal	385	379	98	3.4	A
EB	L	5	5	95	27.9	C
	R	20	21	104	4.6	A
	Subtotal	25	26	104	9.1	A
WB	L	100	103	103	32.3	C
	R	25	26	105	7.5	A
	Subtotal	125	129	103	27.3	C
Total		1,510	1,503	100	5.8	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Background + Mitigated
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	40	101	11.7	B
	R	10	9	92	7.9	A
	Subtotal	50	49	98	11.0	B
SB	L	10	8	82	13.4	B
	R	60	60	100	4.3	A
	Subtotal	70	68	97	5.4	A
EB	L	15	13	87	4.8	A
	T	790	785	99	2.1	A
	R	45	48	107	1.7	A
	Subtotal	850	846	100	2.1	A
WB	L	10	8	82	6.8	A
	T	286	278	97	1.6	A
	R	20	20	99	1.3	A
	Subtotal	316	306	97	1.7	A
Total		1,285	1,269	99	2.6	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	93	18.4	B
	T	20	22	109	17.3	B
	R	10	11	113	6.1	A
	Subtotal	45	47	104	15.0	B
SB	L	15	15	100	17.8	B
	T	5	5	95	14.3	B
	R	130	123	95	5.3	A
	Subtotal	150	143	95	6.9	A
EB	L	340	342	101	8.5	A
	T	460	454	99	2.2	A
	R	5	5	95	1.2	A
	Subtotal	805	801	100	4.9	A
WB	L	10	10	103	9.4	A
	T	170	169	100	6.6	A
	R	130	131	101	4.0	A
	Subtotal	310	310	100	5.6	A
Total		1,310	1,301	99	5.7	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Background
Time Period: Evening Peak Hour
Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	5	95	22.3	C
	L	185	188	102	19.7	B
	R2	185	181	98	1.9	A
	Subtotal	375	374	100	11.1	B
SB	L2	240	237	99	25.1	C
	L	70	74	106	23.4	C
	R2	75	75	100	1.3	A
	Subtotal	385	386	100	20.1	C
NW	L	385	378	98	24.8	C
	T	170	172	101	20.3	C
	R2	120	125	104	0.7	A
	Subtotal	675	675	100	19.2	B
SE	L	435	435	100	25.5	C
	T	276	278	101	21.2	C
	R2	310	313	101	0.9	A
	Subtotal	1,021	1,026	100	16.8	B
Total		2,456	2,461	100	17.2	B

Intersection: 600 West & Hyde Way/Project Access
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	22	109	19.6	B
	T	345	350	102	5.0	A
	R	65	63	97	1.8	A
	Subtotal	430	435	101	5.3	A
SB	L	15	13	87	11.1	B
	T	845	850	101	7.0	A
	R	5	6	114	3.2	A
	Subtotal	865	869	100	7.0	A
EB	L	5	4	76	13.1	B
	R	10	8	82	6.5	A
	Subtotal	15	12	80	8.7	A
WB	L	165	164	99	15.5	B
	R	10	11	113	4.1	A
	Subtotal	175	175	100	14.8	B
Total		1,485	1,491	100	7.5	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2029) Background

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	41	103	10.5	B
	R	10	9	92	4.9	A
	Subtotal	50	50	100	9.5	A
SB	L	15	13	87	15.8	C
	R	30	30	100	5.9	A
	Subtotal	45	43	96	8.9	A
EB	L	20	20	99	6.4	A
	T	315	318	101	1.7	A
	R	40	43	108	1.8	A
	Subtotal	375	381	102	2.0	A
WB	L	15	14	93	4.6	A
	T	790	793	100	1.5	A
	R	35	36	102	1.2	A
	Subtotal	840	843	100	1.5	A
Total		1,310	1,317	101	2.2	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	99	16.7	B
	T	5	5	95	12.4	B
	R	10	11	113	4.6	A
	Subtotal	35	36	103	12.4	B
SB	L	35	35	99	15.1	B
	T	25	26	105	16.4	B
	R	410	414	101	12.4	B
	Subtotal	470	475	101	12.8	B
EB	L	125	123	99	9.8	A
	T	205	207	101	2.8	A
	R	10	10	103	0.9	A
	Subtotal	340	340	100	5.3	A
WB	L	30	27	90	7.7	A
	T	410	409	100	5.1	A
	R	60	66	110	2.9	A
	Subtotal	500	502	100	5.0	A
Total		1,345	1,353	101	8.0	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Plus Project
Time Period: Morning Peak Hour
Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	819	807	99	45.7	D
	R2	120	123	102	2.8	A
	Subtotal	939	930	99	40.0	D
SB	L2	155	161	104	19.7	B
	L	140	135	97	17.9	B
	R2	269	262	97	1.5	A
	Subtotal	564	558	99	10.7	B
NW	L	225	228	101	35.5	D
	T	273	267	98	32.8	C
	R2	35	34	96	0.5	A
	Subtotal	533	529	99	31.9	C
SE	L	460	451	98	33.3	C
	T	72	70	97	22.8	C
	R2	255	260	102	0.7	A
	Subtotal	787	781	99	21.5	C
Total		2,824	2,798	99	27.5	C

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	498	491	99	19.5	B
	T	773	759	98	6.4	A
	R	90	89	99	2.6	A
	Subtotal	1,361	1,339	98	11.0	B
SB	L	20	20	99	28.6	C
	T	386	379	98	19.3	B
	R	75	77	103	7.3	A
	Subtotal	481	476	99	17.7	B
EB	L	187	183	98	25.0	C
	R	115	118	103	6.2	A
	Subtotal	302	301	100	17.6	B
WB	L	100	98	98	23.0	C
	R	25	26	105	6.7	A
	Subtotal	125	124	99	19.6	B
Total		2,268	2,240	99	13.8	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2029) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	41	103	13.4	B
	R	10	10	103	7.2	A
	Subtotal	50	51	102	12.2	B
SB	L	10	7	72	12.8	B
	R	60	54	90	5.0	A
	Subtotal	70	61	87	5.9	A
EB	L	15	14	93	5.0	A
	T	870	855	98	2.2	A
	R	45	44	98	2.0	A
	Subtotal	930	913	98	2.2	A
WB	L	10	10	103	8.8	A
	T	382	382	100	1.6	A
	R	20	21	104	1.5	A
	Subtotal	412	413	100	1.8	A
Total		1,461	1,438	98	2.6	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	93	18.9	B
	T	20	26	128	18.1	B
	R	10	10	103	5.8	A
	Subtotal	45	50	111	15.9	B
SB	L	15	15	100	20.9	C
	T	5	5	95	15.4	B
	R	178	184	103	6.2	A
	Subtotal	198	204	103	7.5	A
EB	L	380	369	97	9.9	A
	T	500	496	99	2.6	A
	R	5	5	95	1.1	A
	Subtotal	885	870	98	5.7	A
WB	L	10	12	123	11.2	B
	T	218	214	98	7.2	A
	R	130	127	98	4.3	A
	Subtotal	358	353	99	6.3	A
Total		1,486	1,477	99	6.4	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,361	1,338	98	0.7	A
	Subtotal	1,361	1,338	98	0.7	A
SB	T	507	502	99	2.4	A
	R	70	70	100	2.0	A
	Subtotal	577	572	99	2.4	A
EB	R	93	91	98	4.6	A
	Subtotal	93	91	98	4.6	A
Total		2,031	2,001	99	1.3	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,361	1,338	98	3.1	A
	Subtotal	1,361	1,338	98	3.1	A
SB	T	599	591	99	0.5	A
	Subtotal	599	591	99	0.5	A
EB	R	188	190	101	6.8	A
	Subtotal	188	190	101	6.8	A
Total		2,148	2,119	99	2.7	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Plus Project
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	5	95	24.2	C
	L	312	314	101	23.7	C
	R2	185	186	101	2.0	A
	Subtotal	502	505	101	15.7	B
SB	L2	240	238	99	25.2	C
	L	70	71	102	22.3	C
	R2	202	204	101	1.4	A
	Subtotal	512	513	100	15.3	B
NW	L	385	383	99	28.3	C
	T	207	209	101	24.6	C
	R2	120	124	103	0.7	A
	Subtotal	712	716	101	22.4	C
SE	L	568	563	99	27.7	C
	T	314	310	99	21.1	C
	R2	443	446	101	1.1	A
	Subtotal	1,325	1,319	100	17.2	B
Total		3,052	3,053	100	17.9	B

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	343	341	99	27.1	C
	T	314	317	101	5.1	A
	R	65	66	101	2.0	A
	Subtotal	722	724	100	15.2	B
SB	L	15	15	100	18.8	B
	T	833	834	100	19.0	B
	R	89	88	99	7.7	A
	Subtotal	937	937	100	17.9	B
EB	L	112	107	96	26.1	C
	R	110	109	99	10.7	B
	Subtotal	222	216	97	18.3	B
WB	L	165	160	97	27.8	C
	R	10	11	113	4.7	A
	Subtotal	175	171	98	26.3	C
Total		2,056	2,048	100	17.7	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2029) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	36	91	12.2	B
	R	10	12	123	5.5	A
	Subtotal	50	48	96	10.5	B
SB	L	15	13	87	17.7	C
	R	30	27	90	7.0	A
	Subtotal	45	40	89	10.5	B
EB	L	20	20	99	6.7	A
	T	390	390	100	1.5	A
	R	40	41	103	1.6	A
	Subtotal	450	451	100	1.7	A
WB	L	15	12	80	4.3	A
	T	863	869	101	1.7	A
	R	35	37	105	1.3	A
	Subtotal	913	918	101	1.7	A
Total		1,458	1,457	100	2.3	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	99	18.0	B
	T	5	4	76	13.0	B
	R	10	12	123	5.0	A
	Subtotal	35	36	103	13.1	B
SB	L	35	34	96	16.3	B
	T	25	24	97	16.8	B
	R	446	446	100	15.0	B
	Subtotal	506	504	100	15.2	B
EB	L	162	157	97	9.6	A
	T	244	250	103	2.7	A
	R	10	10	103	1.1	A
	Subtotal	416	417	100	5.3	A
WB	L	30	32	107	8.9	A
	T	446	451	101	6.2	A
	R	60	60	100	3.3	A
	Subtotal	536	543	101	6.0	A
Total		1,493	1,500	100	9.1	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2029) Plus Project
Time Period: Evening Peak Hour
Project #: UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	721	724	100	0.3	A
	Subtotal	721	724	100	0.3	A
SB	T	1,024	1,019	99	2.8	A
	R	84	82	98	2.2	A
EB	Subtotal	1,108	1,101	99	2.8	A
	R	100	104	104	8.7	A
	Subtotal	100	104	104	8.7	A
Total		1,929	1,929	100	2.2	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	722	726	101	2.6	A
	Subtotal	722	726	101	2.6	A
SB	T	1,124	1,122	100	0.5	A
	Subtotal	1,124	1,122	100	0.5	A
EB	R	201	196	98	12.5	B
	Subtotal	201	196	98	12.5	B
Total		2,046	2,044	100	2.4	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Background
Time Period: Morning Peak Hour
Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	6	114	70.3	E
	L	795	810	102	74.2	E
	R2	980	976	100	5.7	A
	Subtotal	1,780	1,792	101	36.9	D
SB	L2	165	165	100	38.3	D
	L	430	430	100	35.8	D
	R2	110	107	97	2.4	A
	Subtotal	705	702	100	31.3	C
NW	L	1,090	1,102	101	37.4	D
	T	465	466	100	31.5	C
	R2	720	722	100	2.2	A
	Subtotal	2,275	2,290	101	25.1	C
SE	L	325	323	99	55.8	E
	T	125	128	103	55.4	E
	R2	265	270	102	0.8	A
	Subtotal	715	721	101	35.1	D
Total		5,476	5,505	101	31.2	C

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	11	113	9.7	A
	T	1,270	1,277	101	4.7	A
	R	90	91	101	1.9	A
	Subtotal	1,370	1,379	101	4.6	A
SB	L	20	21	104	21.9	C
	T	620	621	100	3.3	A
	R	5	6	114	1.4	A
	Subtotal	645	648	100	3.9	A
EB	L	5	4	76	34.0	C
	R	20	22	109	5.8	A
	Subtotal	25	26	104	10.1	B
WB	L	100	106	106	36.5	D
	R	25	23	93	10.1	B
	Subtotal	125	129	103	31.8	C
Total		2,165	2,182	101	6.1	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2050) Background

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	38	96	22.3	C
	R	10	9	92	14.9	B
	Subtotal	50	47	94	20.9	C
SB	L	10	10	103	23.2	C
	R	60	62	103	6.0	A
	Subtotal	70	72	103	8.4	A
EB	L	15	14	93	6.3	A
	T	1,186	1,185	100	2.9	A
	R	45	45	100	2.2	A
	Subtotal	1,246	1,244	100	2.9	A
WB	L	10	8	82	10.9	B
	T	546	550	101	2.3	A
	R	20	21	104	1.6	A
	Subtotal	576	579	101	2.4	A
Total		1,941	1,942	100	3.4	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	16	107	24.6	C
	T	20	21	104	19.9	B
	R	10	10	103	8.0	A
	Subtotal	45	47	104	19.0	B
SB	L	35	34	96	26.1	C
	T	5	5	95	19.6	B
	R	180	177	98	7.0	A
	Subtotal	220	216	98	10.3	B
EB	L	530	526	99	14.0	B
	T	666	669	101	2.8	A
	R	5	7	133	1.1	A
	Subtotal	1,201	1,202	100	7.7	A
WB	L	10	8	82	16.7	B
	T	380	387	102	13.5	B
	R	265	271	102	9.8	A
	Subtotal	655	666	102	12.0	B
Total		2,122	2,131	100	9.6	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Background
Time Period: Evening Peak Hour
Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	6	114	49.1	D
	L	295	294	100	49.5	D
	R2	1,010	1,019	101	6.2	A
	Subtotal	1,310	1,319	101	16.0	B
SB	L2	250	197	79	283.6	F
	L	590	466	79	281.3	F
	R2	105	86	82	150.0	F
	Subtotal	945	749	79	266.8	F
NW	L	1,475	1,271	86	58.5	E
	T	540	475	88	33.4	C
	R2	1,165	995	85	9.9	A
	Subtotal	3,180	2,741	86	36.5	D
SE	L	465	468	101	61.5	E
	T	661	641	97	95.1	F
	R2	450	450	100	2.3	A
	Subtotal	1,576	1,559	99	58.2	E
Total		7,011	6,368	91	67.0	E

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	18	89	35.9	D
	T	855	776	91	5.1	A
	R	65	59	90	1.9	A
	Subtotal	940	853	91	5.5	A
SB	L	15	14	93	15.9	B
	T	1,400	1,396	100	8.6	A
	R	5	6	114	3.3	A
	Subtotal	1,420	1,416	100	8.6	A
EB	L	5	5	95	20.1	C
	R	10	10	103	14.0	B
	Subtotal	15	15	100	16.0	B
WB	L	165	168	102	25.0	C
	R	10	11	113	6.0	A
	Subtotal	175	179	102	23.8	C
Total		2,550	2,463	97	8.7	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2050) Background

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	35	88	22.5	C
	R	10	11	113	9.0	A
	Subtotal	50	46	92	19.3	C
SB	L	15	14	93	39.2	E
	R	30	33	110	14.7	B
	Subtotal	45	47	104	22.0	C
EB	L	20	17	84	12.2	B
	T	770	700	91	2.3	A
	R	40	39	98	2.0	A
	Subtotal	830	756	91	2.5	A
WB	L	15	14	93	6.7	A
	T	1,345	1,348	100	2.3	A
	R	35	36	102	1.7	A
	Subtotal	1,395	1,398	100	2.3	A
Total		2,320	2,247	97	3.2	A

Intersection: Vista Station Blvd & 600 West

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	23	114	29.6	C
	T	5	6	114	22.2	C
	R	10	10	103	5.3	A
	Subtotal	35	39	111	22.2	C
SB	L	65	61	93	57.7	E
	T	25	26	105	67.7	E
	R	600	594	99	80.7	F
	Subtotal	690	681	99	78.1	E
EB	L	290	265	91	17.0	B
	T	496	450	91	4.3	A
	R	10	9	92	1.9	A
	Subtotal	796	724	91	8.9	A
WB	L	30	32	107	14.8	B
	T	775	783	101	12.3	B
	R	110	112	102	5.5	A
	Subtotal	915	927	101	11.6	B
Total		2,435	2,371	97	30.5	C

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Background (Mitigated)
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	5	95	40.3	D
	L	795	797	100	37.4	D
	R2	980	967	99	5.9	A
	Subtotal	1,780	1,769	99	20.2	C
SB	L2	165	166	101	23.2	C
	L	430	425	99	25.0	C
	R2	110	107	97	1.0	A
	Subtotal	705	698	99	20.9	C
NW	L	1,090	1,095	100	35.1	D
	T	465	462	99	35.2	D
	R2	720	715	99	4.1	A
	Subtotal	2,275	2,272	100	25.4	C
SE	L	325	318	98	46.8	D
	T	125	128	102	44.2	D
	R2	265	262	99	0.7	A
	Subtotal	715	708	99	29.3	C
Total		5,476	5,447	99	23.7	C

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	12	117	10.5	B
	T	1,270	1,261	99	4.0	A
	R	90	89	99	1.6	A
	Subtotal	1,370	1,362	99	3.9	A
SB	L	20	19	96	22.9	C
	T	621	610	98	3.4	A
	R	5	5	95	1.3	A
	Subtotal	646	634	98	4.0	A
EB	L	5	4	76	41.0	D
	R	20	20	101	6.0	A
	Subtotal	25	24	96	11.8	B
WB	L	100	98	98	35.5	D
	R	25	26	104	9.7	A
	Subtotal	125	124	99	30.1	C
Total		2,166	2,144	99	5.5	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Background (Mitigated)
Time Period: Morning Peak Hour **Project #:** UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	37	92	19.6	C
	R	10	10	98	11.8	B
	Subtotal	50	47	94	17.9	C
SB	L	10	10	98	22.3	C
	R	60	58	96	6.0	A
	Subtotal	70	68	97	8.4	A
EB	L	15	13	88	5.9	A
	T	1,186	1,179	99	2.6	A
	R	45	44	98	1.8	A
	Subtotal	1,246	1,236	99	2.6	A
WB	L	10	9	88	11.8	B
	T	546	541	99	2.2	A
	R	20	20	101	1.7	A
	Subtotal	576	570	99	2.3	A
Total		1,942	1,921	99	3.1	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	95	25.5	C
	T	20	21	106	23.0	C
	R	10	10	98	6.7	A
	Subtotal	45	45	100	20.2	C
SB	L	35	34	96	26.4	C
	T	5	6	114	20.1	C
	R	180	180	100	3.8	A
	Subtotal	220	220	100	7.7	A
EB	L	530	526	99	14.2	B
	T	666	662	99	3.0	A
	R	5	5	95	0.8	A
	Subtotal	1,201	1,193	99	7.9	A
WB	L	10	9	88	17.7	B
	T	380	374	98	14.3	B
	R	265	274	103	9.8	A
	Subtotal	655	657	100	12.5	B
Total		2,122	2,115	100	9.6	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Background (Mitigated)
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	4	76	47.2	D
	L	295	294	100	47.8	D
	R2	1,010	1,005	99	5.5	A
	Subtotal	1,310	1,303	99	15.2	B
SB	L2	250	246	98	75.1	E
	L	590	582	99	89.6	F
	R2	105	105	100	2.7	A
	Subtotal	945	933	99	76.0	E
NW	L	1,475	1,494	101	46.6	D
	T	540	557	103	28.7	C
	R2	1,165	1,163	100	8.8	A
	Subtotal	3,180	3,214	101	29.8	C
SE	L	465	471	101	56.6	E
	T	660	661	100	52.9	D
	R2	450	454	101	1.7	A
	Subtotal	1,575	1,586	101	39.3	D
Total		7,011	7,036	100	35.6	D

Intersection: 600 West & Hyde Way
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	101	36.9	D
	T	855	866	101	5.5	A
	R	65	68	104	2.1	A
	Subtotal	940	954	101	5.9	A
SB	L	15	12	81	17.4	B
	T	1,400	1,412	101	8.3	A
	R	5	6	114	3.8	A
	Subtotal	1,420	1,430	101	8.4	A
EB	L	5	5	95	27.4	C
	R	10	10	98	11.6	B
	Subtotal	15	15	100	16.9	B
WB	L	165	164	99	25.0	C
	R	10	12	117	7.1	A
	Subtotal	175	176	101	23.8	C
Total		2,551	2,575	101	8.5	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Background (Mitigated)
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	40	99	26.3	D
	R	10	9	88	13.6	B
	Subtotal	50	49	98	24.0	C
SB	L	15	15	102	59.0	F
	R	30	28	93	19.9	C
	Subtotal	45	43	96	33.5	D
EB	L	20	18	91	14.5	B
	T	770	778	101	2.6	A
	R	40	43	107	2.2	A
	Subtotal	830	839	101	2.8	A
WB	L	15	16	108	7.8	A
	T	1,345	1,353	101	2.5	A
	R	35	38	108	1.6	A
	Subtotal	1,395	1,407	101	2.5	A
Total		2,320	2,338	101	3.7	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	19	96	34.1	C
	T	5	5	95	22.3	C
	R	10	11	107	6.5	A
	Subtotal	35	35	100	23.7	C
SB	L	65	66	101	29.9	C
	T	25	26	104	26.2	C
	R	600	610	102	12.3	B
	Subtotal	690	702	102	14.5	B
EB	L	290	282	97	15.7	B
	T	496	511	103	3.6	A
	R	10	11	107	1.3	A
	Subtotal	796	804	101	7.8	A
WB	L	30	31	103	20.4	C
	T	775	778	100	19.7	B
	R	110	113	103	7.4	A
	Subtotal	915	922	101	18.2	B
Total		2,437	2,463	101	13.8	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2050) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	3	57	91.0	F
	L	964	946	98	72.7	E
	R2	980	986	101	5.7	A
	Subtotal	1,949	1,935	99	38.6	D
SB	L2	165	171	104	26.3	C
	L	430	441	103	26.3	C
	R2	279	283	101	2.0	A
	Subtotal	874	895	102	18.6	B
NW	L	1,090	1,086	100	49.1	D
	T	513	507	99	56.9	E
	R2	720	716	99	4.2	A
	Subtotal	2,323	2,309	99	36.9	D
SE	L	470	461	98	58.2	E
	T	167	167	100	54.2	D
	R2	410	412	100	1.0	A
	Subtotal	1,047	1,040	99	34.9	C
Total		6,194	6,179	100	34.7	C

Intersection: 600 West & Hyde Way

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	498	496	100	26.8	C
	T	1,168	1,146	98	7.3	A
	R	90	89	99	3.2	A
	Subtotal	1,756	1,731	99	12.7	B
SB	L	20	20	101	36.9	D
	T	647	643	99	20.2	C
	R	75	74	99	8.5	A
	Subtotal	742	737	99	19.5	B
EB	L	187	187	100	30.0	C
	R	115	112	97	8.8	A
	Subtotal	302	299	99	22.1	C
WB	L	100	100	100	29.8	C
	R	25	26	104	10.1	B
	Subtotal	125	126	101	25.7	C
Total		2,924	2,893	99	16.0	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	41	102	25.3	D
	R	10	9	88	20.0	C
	Subtotal	50	50	100	24.3	C
SB	L	10	10	98	18.5	C
	R	60	59	98	6.8	A
	Subtotal	70	69	99	8.5	A
EB	L	15	13	88	7.0	A
	T	1,267	1,249	99	2.9	A
	R	45	41	92	2.5	A
	Subtotal	1,327	1,303	98	2.9	A
WB	L	10	10	98	11.6	B
	T	641	636	99	2.3	A
	R	20	21	106	1.6	A
	Subtotal	671	667	99	2.4	A
Total		2,118	2,089	99	3.5	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	102	31.7	C
	T	20	19	96	26.5	C
	R	10	12	117	7.1	A
	Subtotal	45	46	102	23.1	C
SB	L	35	32	91	34.1	C
	T	5	6	114	25.7	C
	R	228	230	101	4.4	A
	Subtotal	268	268	100	8.4	A
EB	L	570	564	99	12.1	B
	T	705	691	98	2.8	A
	R	5	5	95	0.8	A
	Subtotal	1,280	1,260	98	7.0	A
WB	L	10	9	88	19.4	B
	T	428	421	98	20.4	C
	R	265	271	102	14.1	B
	Subtotal	703	701	100	18.0	B
Total		2,297	2,275	99	10.9	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,756	1,733	99	1.0	A
	Subtotal	1,756	1,733	99	1.0	A
SB	T	767	761	99	2.7	A
	R	70	69	99	2.2	A
	Subtotal	837	830	99	2.7	A
EB	R	93	95	102	6.9	A
	Subtotal	93	95	102	6.9	A
Total		2,686	2,658	99	1.7	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,756	1,734	99	3.8	A
	Subtotal	1,756	1,734	99	3.8	A
SB	T	860	854	99	0.6	A
	Subtotal	860	854	99	0.6	A
EB	R	188	189	101	9.7	A
	Subtotal	188	189	101	9.7	A
Total		2,804	2,777	99	3.2	A

SimTraffic LOS Report

Project: Draper - Station Point TIS Update

Analysis Period: Future (2050) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2893

Intersection: Bangerter EB Ramp & 600 West & Bangerter WB Ramp

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L2	5	4	76	94.2	F
	L	422	420	100	75.3	E
	R2	1,010	1,015	100	5.9	A
	Subtotal	1,437	1,439	100	26.4	C
SB	L2	250	250	100	97.8	F
	L	590	586	99	115.9	F
	R2	232	229	99	2.9	A
	Subtotal	1,072	1,065	99	87.4	F
NW	L	1,475	1,482	100	47.4	D
	T	577	590	102	37.3	D
	R2	1,165	1,158	99	10.1	B
	Subtotal	3,217	3,230	100	32.2	C
SE	L	598	592	99	54.5	D
	T	700	701	100	53.5	D
	R2	583	578	99	1.3	A
	Subtotal	1,881	1,871	99	37.7	D
Total		7,607	7,605	100	40.5	D

Intersection: 600 West & Hyde Way

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	343	344	100	42.4	D
	T	823	826	100	5.5	A
	R	65	67	103	2.1	A
	Subtotal	1,231	1,237	100	15.6	B
SB	L	15	12	81	26.6	C
	T	1,389	1,371	99	23.0	C
	R	89	86	96	12.5	B
	Subtotal	1,493	1,469	98	22.4	C
EB	L	112	107	96	38.6	D
	R	110	112	102	20.0	B
	Subtotal	222	219	99	29.1	C
WB	L	165	168	102	42.7	D
	R	10	10	98	8.9	A
	Subtotal	175	178	102	40.8	D
Total		3,121	3,103	99	21.3	C

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Plus Project
Time Period: Evening Peak Hour **Project #:** UT24-2893

Intersection: Veranda Access & 600 West
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	40	37	92	28.9	D
	R	10	11	107	11.3	B
	Subtotal	50	48	96	24.9	C
SB	L	15	14	95	50.2	F
	R	30	29	97	19.9	C
	Subtotal	45	43	96	29.8	D
EB	L	20	20	101	14.4	B
	T	845	845	100	2.0	A
	R	40	40	99	1.7	A
	Subtotal	905	905	100	2.3	A
WB	L	15	15	102	7.0	A
	T	1,418	1,404	99	2.7	A
	R	35	34	96	1.8	A
	Subtotal	1,468	1,453	99	2.7	A
Total		2,468	2,449	99	3.5	A

Intersection: Vista Station Blvd & 600 West
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	19	96	39.1	D
	T	5	7	133	41.9	D
	R	10	10	98	7.2	A
	Subtotal	35	36	103	30.8	C
SB	L	65	66	101	37.4	D
	T	25	25	100	37.9	D
	R	636	632	99	13.8	B
	Subtotal	726	723	100	16.8	B
EB	L	327	326	100	15.0	B
	T	533	532	100	3.5	A
	R	10	12	117	1.7	A
	Subtotal	870	870	100	7.8	A
WB	L	30	31	103	24.9	C
	T	811	800	99	24.5	C
	R	110	115	105	9.5	A
	Subtotal	951	946	99	22.7	C
Total		2,582	2,575	100	16.1	B

SimTraffic LOS Report

Project: Draper - Station Point TIS Update
Analysis Period: Future (2050) Plus Project
Time Period: Evening Peak Hour
Project #: UT24-2893

Intersection: 600 West & Access 1
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,231	1,238	101	0.6	A
	Subtotal	1,231	1,238	101	0.6	A
SB	T	1,580	1,563	99	3.4	A
	R	84	86	102	2.5	A
EB	Subtotal	1,664	1,649	99	3.4	A
	R	100	102	102	18.3	C
	Subtotal	100	102	102	18.3	C
Total		2,994	2,989	100	2.7	A

Intersection: 600 West & Access 2
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,231	1,238	101	3.2	A
	Subtotal	1,231	1,238	101	3.2	A
SB	T	1,679	1,665	99	0.8	A
	Subtotal	1,679	1,665	99	0.8	A
EB	R	201	209	104	38.6	E
	Subtotal	201	209	104	38.6	E
Total		3,111	3,112	100	4.3	A

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Existing (2024) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW		SB			SE		EB		WB			
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	LT	R	T
01: Bangert EB Ramp & 600 West & Bangert WB Ramp	200	150				100	100	125	25				125			
02: 600 West & Project Access														50		75 25
03: Veranda Access & 600 West			75						75							
04: Vista Station Blvd & 600 West		50			50			50					100		75	50 50

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Existing (2024) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB				NW		SB			SE		EB		WB	
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	R	T
01: Bangerter EB Ramp & 600 West & Bangerter WB Ramp	100	75				125	75	150					125	75	
02: 600 West & Project Access		50								50					75
03: Veranda Access & 600 West			50						50						
04: Vista Station Blvd & 600 West		50							50	125	50			75	

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Existing (2024) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB			
	<L	L	R	L	T		<L	L	R	T	L	T	L	LT	R	L	LT	R	T
01: Bangarter EB Ramp & 600 West & Bangarter WB Ramp	350	300		125	150		125	50			175	50		375	350		325	150	
02: 600 West & Hyde Way		200																	
03: Veranda Access & 600 West			50					75											
04: Vista Station Blvd & 600 West		50					50		50				100					50	50
05: 600 West & Access 1													75		75				
06: 600 West & Access 2													100						

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Existing (2024) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB		
	<L	L	T	<L	L	T	<L	L	T	<L	L	T	<L	L	T	<L	L	T
01: Bangert EB Ramp & 600 West & Bangert WB Ramp	150	75		150	100		150	50		150	75		150	300		150	50	
02: 600 West & Hyde Way		200												375			275	100
03: Veranda Access & 600 West			50					75	50					25				
04: Vista Station Blvd & 600 West		50												75			50	
05: 600 West & Access 1						75		150	50						75		50	
06: 600 West & Access 2															100			

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Existing (2024) Plus Project (Mitigated)

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB		
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	T	L	R	T	TR
01: Bangarter EB Ramp & 600 West & Bangarter WB Ramp	375	300				125	150	150	50				175	50	150			100
02: 600 West & Hyde Way		175		50	125					75	75	125					75	
03: Veranda Access & 600 West											50				100			
04: Vista Station Blvd & 600 West		50			50				50						50		75	
05: 600 West & Access 1																50		50
06: 600 West & Access 2															100			

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB			
	<L	L	R	L	T	T	<L	L	R	L	T	T	L	R	T	L	R	T	TR
01: Bangor EB Ramp & 600 West & Bangor WB Ramp																			
02: 600 West & Hyde Way	175	100			150	100	150			175	100								
03: Veranda Access & 600 West		150		50	50				75	175		125		75		75			
04: Vista Station Blvd & 600 West			50					50				50							
05: 600 West & Access 1		50					50		125	50		75	50			50	50	125	
06: 600 West & Access 2												75							
												125							

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Future (2029) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB		
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	T	L	LT	R	T
01: Bangenter EB Ramp & 600 West & Bangenter WB Ramp	250	225				150	125	150	75				150	50				
02: 600 West & Project Access									50							50		
03: Veranda Access & 600 West			75						75									100
04: Vista Station Blvd & 600 West		50			50			50		75					125		75	

Intersection	NB			NW			SB			SE			EB			WB				
	<L	L	R	L	T	T	<L	L	R	T	L	T	L	LT	R	T	L	LT	R	T
01: Bangarter EB Ramp & 600 West & Bangarter WB Ramp	100	75		200	100		225	75			175	125								
02: 600 West & Project Access		50																225	75	
03: Veranda Access & 600 West		75						75						25						
04: Vista Station Blvd & 600 West		50					50	150	75				75		50		50	50	50	100

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Future (2029) Background + Mitigated

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB		
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	T	L	R	T	TR
01: Bangenter EB Ramp & 600 West & Bangenter WB Ramp	225	200				150	125	150	75				150	50				
02: 600 West & Hyde Way				75	150				50			75					25	125
03: Veranda Access & 600 West			75							75								
04: Vista Station Blvd & 600 West		50			50				50		75				150		75	

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Future (2029) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB		
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	T	L	R	T	TR
01: Bangarter EB Ramp & 600 West & Bangarter WB Ramp	100	75				200	100	200	75				175	125				
02: 600 West & Hyde Way/Project Access		50		50	100				25			150			50			125
03: Veranda Access & 600 West			75						75		175	100			100	50		
04: Vista Station Blvd & 600 West		50						50			175	100					50	50 75

SimTraffic Queueing Report**Project: Draper - Station Point TIS Update****Analysis: Future (2029) Plus Project****Time Period: Morning Peak Hour**95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft**Project #: UT24-2893**

Intersection	NB						NW		SB			SE		EB			WB						
	<L	>	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	T	L	R	T	TR	L	R	T	TR
01: Bangerter EB Ramp & 600 West & Bangerter WB Ramp	550	150	475				175	175	175	100				200	75								
02: 600 West & Hyde Way			175							50						150							100
03: Veranda Access & 600 West				75							75												
04: Vista Station Blvd & 600 West						50						75											
05: 600 West & Access 1										50								150					
06: 600 West & Access 2																		75					
																		100					

SimTraffic Queueing Report

Project: Draper - Station Point TIS Update

Analysis: Future (2029) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2893

Intersection	NB					NW		SB					SE		EB			WB				
	<L	L	LTR	R	T	L	T	<L	L	LTR	R	T	L	T	L	R	T	TR	L	R	T	TR
01: Bangenter EB Ramp & 600 West & Bangenter WB Ramp	200	100				200	150	200	100				225	125								
02: 600 West & Hyde Way		150							75						125						100	150
03: Veranda Access & 600 West			75		50				75		150	250			50							
04: Vista Station Blvd & 600 West					100					175	150				100		50		50	50	100	
05: 600 West & Access 1		50							75						75							
06: 600 West & Access 2															125							

SimTraffic Queueing Report**Project: Draper - Station Point TIS Update****Analysis: Future (2050) Background****Time Period: Morning Peak Hour**95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft**Project #: UT24-2893**

Intersection	<L			NB			NW			SB			SE			EB			WB		
	<L	>	L	L	R	T	L	T	<L	L	L	R	T	L	T	L	R	T	L	R	T
01: Bangenter EB Ramp & 600 West & Bangenter WB Ramp	700	450	675				525	425	375	325				225	125						
02: 600 West & Hyde Way		50			75	225			50				100					50	150		50
03: Veranda Access & 600 West			75							75											
04: Vista Station Blvd & 600 West			50			50			75		75					250	100		125	125	

SimTraffic Queueing Report**Project: Draper - Station Point TIS Update****Analysis: Future (2050) Background (Mitigated)****Time Period: Evening Peak Hour**95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft**Project #: UT24-2893**

Intersection	NB			NW			SB			SE		EB			WB					
	<L	L	LTR	R	T	>	<L	L	LTR	R	T	L	L	R	T	TR	L	R	T	TR
01: Bangerter EB Ramp & 600 West & Bangerter WB Ramp	200	250				575	575	450	450			275	350				150			
02: 600 West & Hyde Way		50			75	150			50		225				50		150			
03: Veranda Access & 600 West			75						100						200	100	50	50		
04: Vista Station Blvd & 600 West		50					100			225	200						50	100	250	

SimTraffic Queueing Report**Project: Draper - Station Point TIS Update****Analysis: Future (2050) Plus Project****Time Period: Morning Peak Hour**95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft**Project #: UT24-2893**

Intersection	<L			NB			NW			SB			SE			EB			WB		
	>	L	TR	>	L	TR	>	L	TR	>	L	TR	>	L	TR	>	L	TR	>	L	TR
01: Bangert EB Ramp & 600 West & Bangert WB Ramp	775	325	700	200	100	225	425	375	175	200	75	100	225	300	125	175	75	125			
02: 600 West & Hyde Way				200	75					75	75					175		75	125		
03: Veranda Access & 600 West																					
04: Vista Station Blvd & 600 West				50	25	50				75	75					250	75	125		175	175
05: 600 West & Access 1																					
06: 600 West & Access 2						50											125				

HALES ENGINEERING

innovative transportation solutions

Project #: UT24-2893

Intersection	NB			NW			SB			SE			EB			WB			
	<L	>L	R	<L	T	R	<L	L	R	<L	T	R	<L	L	R	L	R	T	TR
01: Bangor EB Ramp & 600 West & Bangor WB Ramp	400	75	450		525	600	525	550		50	325	375		150		125	200		
02: 600 West & Hyde Way			200				50								50				
03: Veranda Access & 600 West			75				75								200				
04: Vista Station Blvd & 600 West			50				125								100		75	150	275
05: 600 West & Access 1															100				
06: 600 West & Access 2															225				

APPENDIX E

Crash Data Reports

Draper Station Point TIS Update Crash Report



Created on November 20, 2024

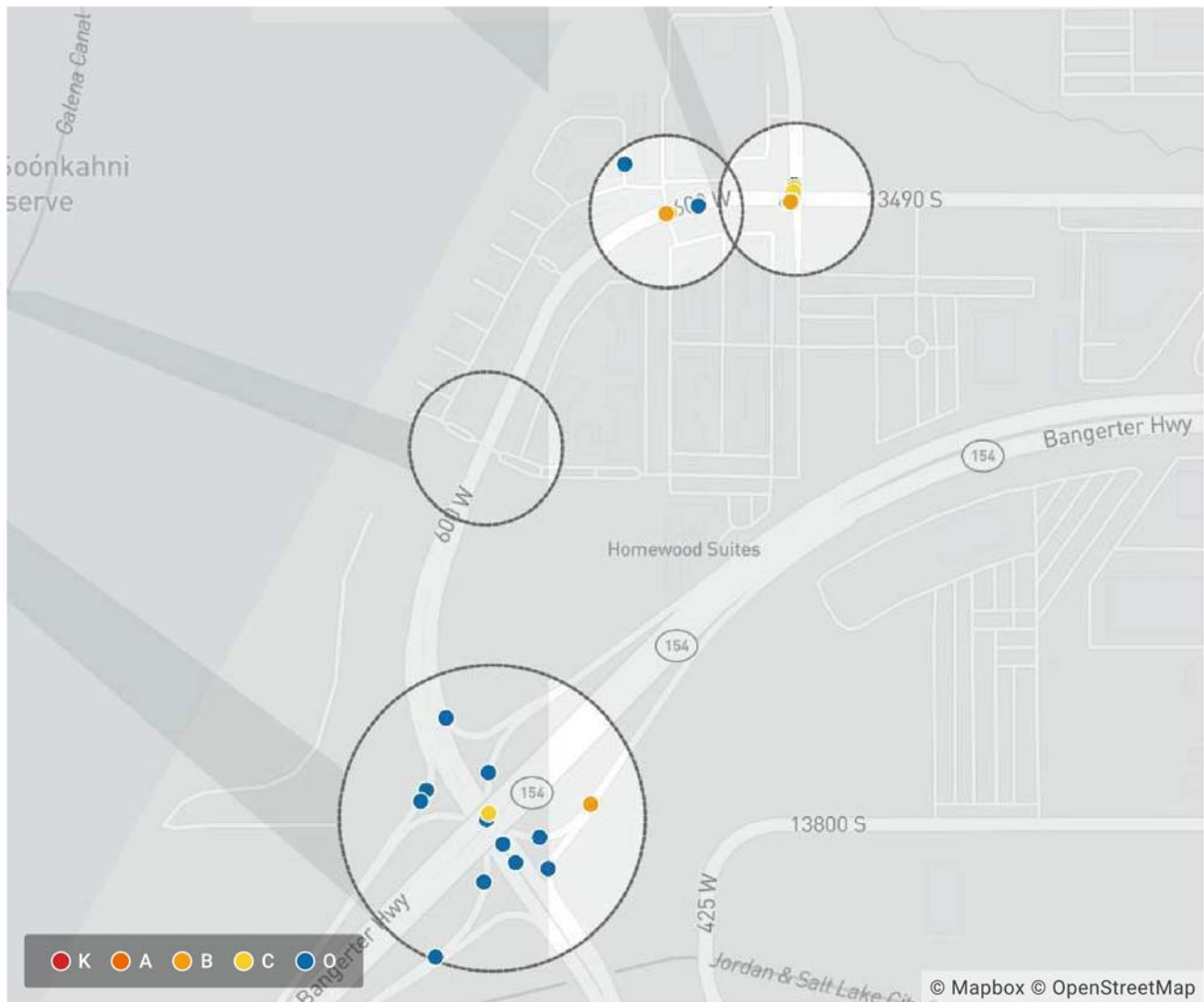
Created by Scottie Duclos

Data extents: January 1, 2019 to December 31, 2023

Applied Filters

Shape: Circle 250 ft Shape: Circle 250 ft Shape: Circle 250 ft Shape: Polygon

19 crashes have been excluded (see end of report for more information)



Total Included Crashes

26

Fatal Crashes

0

Total Crashes	26	100.00%
Intersection Related	14	53.85%
Roadway Departure	5	19.23%
CMV Involved	2	7.69%
DUI	1	3.85%
Motorcycle Involved	1	3.85%
+ 7 more	0	0%

Crash Verified	Crashes	
True	26	100.00%
False	0	0.00%

Crash Severity	Crashes	
No injury/PDO	17	65.38%
Possible injury	6	23.08%
Suspected Minor Injury	3	11.54%
+ 3 more	0	0%

Injury Level	People	
No injury	48	77.42%
Possible injury	9	14.52%
Suspected Minor Injury	5	8.06%
+ 3 more	0	0%

Manner of Collision	Crashes	
Angle	9	34.62%
Front to Rear	7	26.92%
Sideswipe Same Direction	6	23.08%
Not Applicable/Single Vehicle	3	11.54%
Parked Vehicle	1	3.85%
+ 7 more	0	0%

Crash Date Time (Year)	Crashes	
2023	2	7.69%
2022	3	11.54%
2021	4	15.38%
2020	8	30.77%
2019	9	34.62%
+ 10 more	0	0%

V1 & V2 Movement & Direction (Crash Level Only)	Crashes	
Straight Ahead (Eastbound) & Straight Ahead (Eastbound)	3	11.54%
Straight Ahead (Southbound) & Straight Ahead (Eastbound)	3	11.54%
Straight Ahead (Southbound) & Straight Ahead (Westbound)	3	11.54%
Changing Lanes (Eastbound) & Straight Ahead (Eastbound)	2	7.69%
Straight Ahead (Southbound) & Straight Ahead (Southbound)	2	7.69%
Entering Traffic Lane (Eastbound) & Straight Ahead (Eastbound)	1	3.85%
Entering Traffic Lane (Northbound) & Straight Ahead (Eastbound)	1	3.85%
Making U-turn (Southbound) & Straight Ahead (Southbound)	1	3.85%
+ 992 more	7	26.95%

Roadway Surface Condition	Crashes	
Dry	20	76.92%
Wet	4	15.38%
Ice/Frost	1	3.85%
Snow	1	3.85%
+ 11 more	0	0%

Weather Condition	Crashes	
Clear	17	65.38%
Cloudy	5	19.23%
Snowing	3	11.54%
Rain	1	3.85%
+ 8 more	0	0%

Most Harmful Event	Vehicle	
Collision With Other Motor Vehicle in Transport	47	94.00%
Building	1	2.00%
Fence	1	2.00%
Traffic Signal Support	1	2.00%
+ 52 more	0	0%

Light Condition	Crashes	
Daylight	18	69.23%
Dark - Not Lighted	4	15.38%
Dark - Lighted	2	7.69%
Dark - Unknown Lighting	1	3.85%
Dusk	1	3.85%
+ 4 more	0	0%

Countermeasures	Crashes	
Countermeasure: Roundabout or Signal	8	30.77%
Countermeasure: Pave Or Widen Shoulder	3	11.54%
Countermeasure: Intersection Lighting	2	7.69%
Countermeasure: Horizontal Curve Improvements	1	3.85%
Countermeasure: Left Turn Lane	1	3.85%
+ 10 more	0	0%

19 crashes have been excluded

- 19 crashes because of Irrelevance to query (820616321, 820618167, 820619550, 820623532, 820624349, 820652342, 820657825, 821714099, 822759103, 822789303, 823802168, 823842901, 1900538210, 1900542459, 1900550718, 1900553145, 1900555167, 1900555603, 1900560502)

APPENDIX F

Internal Capture Reduction Spreadsheet

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Draper Station Point TIS Update			Organization:	Hales Engineering
Project Location:	Draper			Performed By:	Scottie Duclos
Scenario Description:				Date:	11/21/2024
Analysis Year:				Checked By:	
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	52	46	6
Retail			1,000 SF	48	29	19
Restaurant			1,000 SF	968	491	477
Cinema/Entertainment				0		
Residential			Units	0		
Hotel			Rooms	54	30	24
All Other Land Uses ²				112	59	53
				1,234	655	579

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.17	0%	0%
Restaurant						
Cinema/Entertainment						
Residential				1.23	0%	0%
Hotel				1.06	0%	0%
All Other Land Uses ²				1.12	0%	0%

Table 2-A: Mode Split and Vehicle Occupancy (Net Walking Distance)						
Origin (From)	Entering Trips			Destination (To)		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant	1.06	0%	0%	1.06		
Cinema/Entertainment						
Residential	1.17	0%	0%	1.17		
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	3	0	0	0
Retail	2		3	0	0	0
Restaurant	7	3		0	0	2
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	1	1	3	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,276	680	596
Internal Capture Percentage	4%	4%	5%
External Vehicle-Trips ⁵	1,185	631	554
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	20%	83%
Retail	18%	23%
Restaurant	2%	3%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	5%	17%

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Draper Station Point TIS Update			Organization:	Hales Engineering
Project Location:	Draper			Performed By:	Scottie Duclos
Scenario Description:				Date:	11/21/2024
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	54	9	45
Retail			1,000 SF	134	67	67
Restaurant			1,000 SF	770	396	374
Cinema/Entertainment				0		
Residential			Units	0		
Hotel			Rooms	64	33	31
All Other Land Uses ²				112	53	59
				1,134	558	576

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.11	0%	0%
Retail				1.11	0%	0%
Restaurant				1.11	0%	0%
Cinema/Entertainment						
Residential				1.11	0%	0%
Hotel				1.11	0%	0%
All Other Land Uses ²				1.11	0%	0%

Table 2-P: Mode Split and Vehicle Occupancy Estimates (Net Walking Distance)						
Origin (From)	Entering Trips			Destination (To)		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant	1.11	0%	0%	1.11		
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	2	0	0	0
Retail	2		23	0	0	4
Restaurant	3	41		0	0	31
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	2	27	0	0	

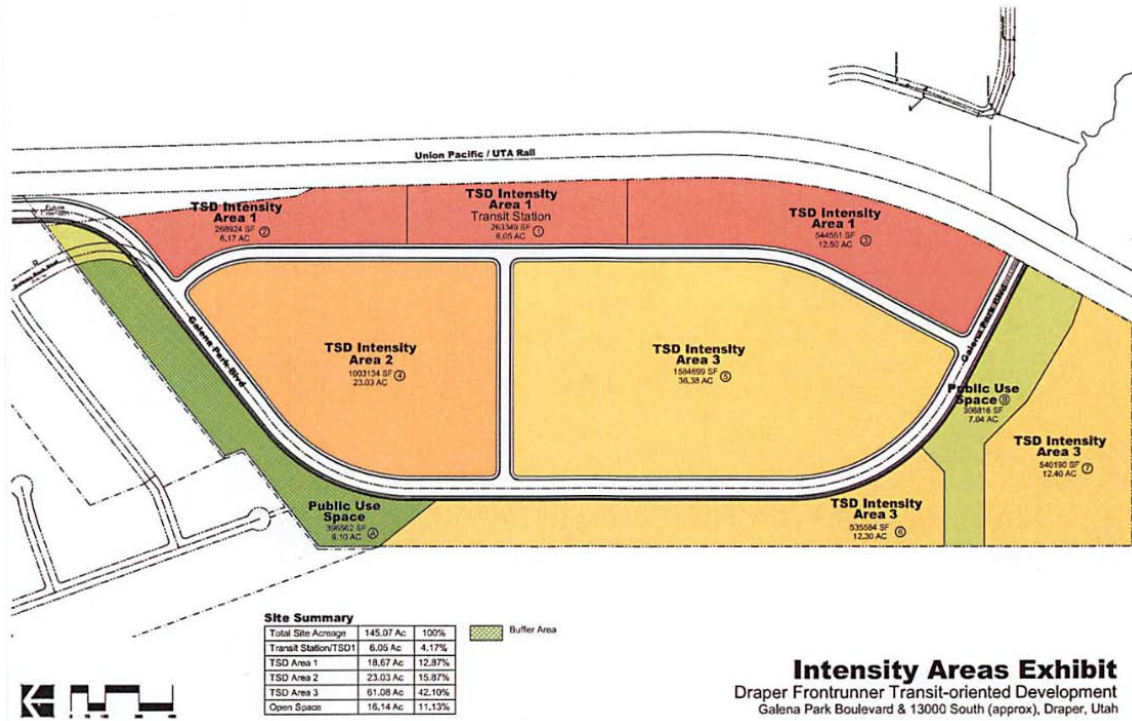
Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,504	745	759
Internal Capture Percentage	19%	19%	19%
External Vehicle-Trips ⁵	916	448	468
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	50%	16%
Retail	60%	36%
Restaurant	9%	14%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	81%	73%

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

EXHIBIT I
PROPOSED TEXT AMENDMENT

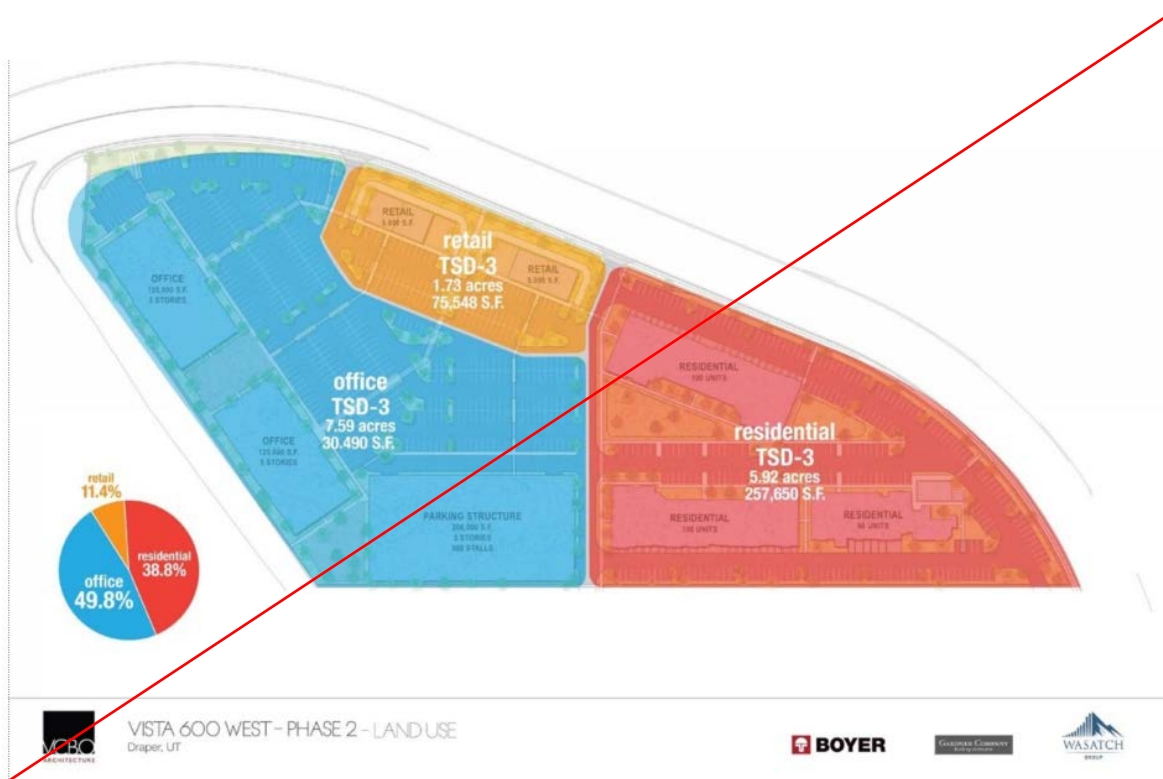
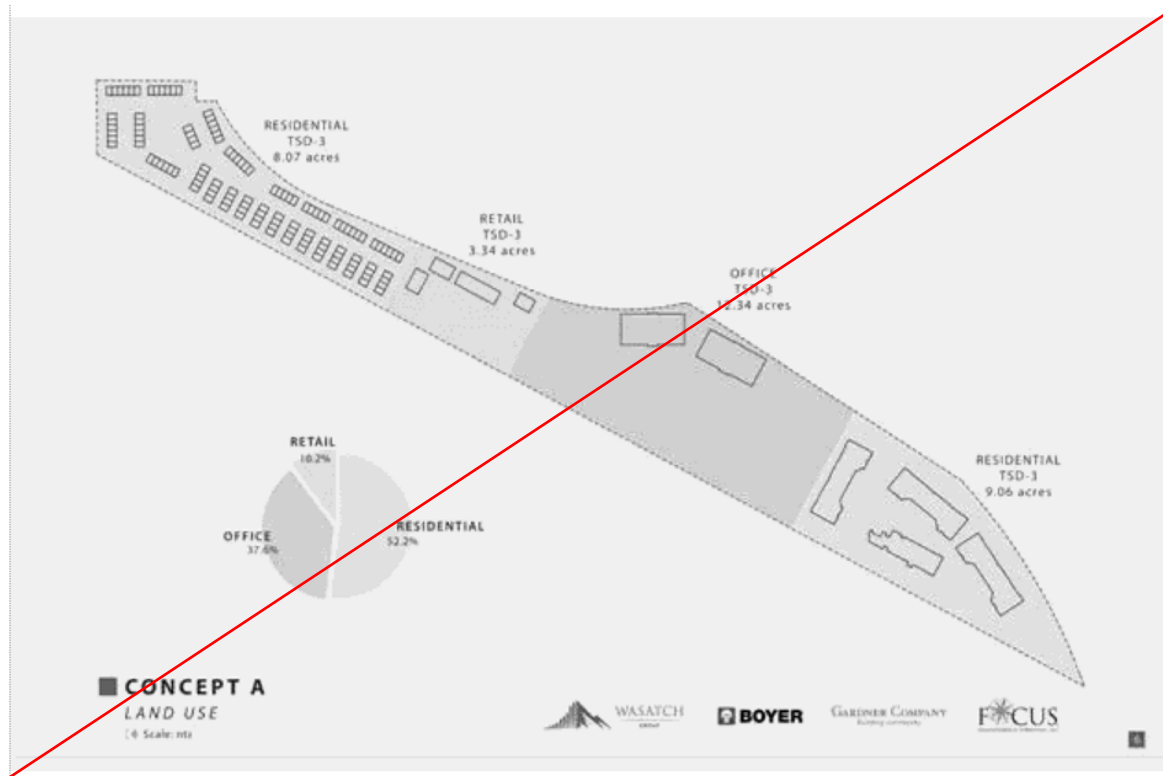
EXHIBIT 9-14-1



Vista Station



Vista 600 West



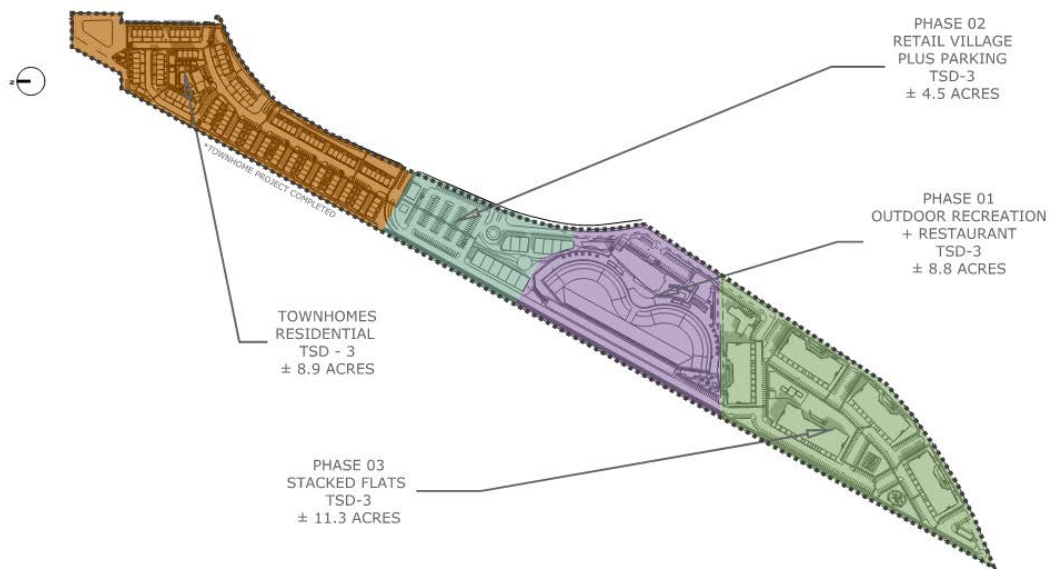
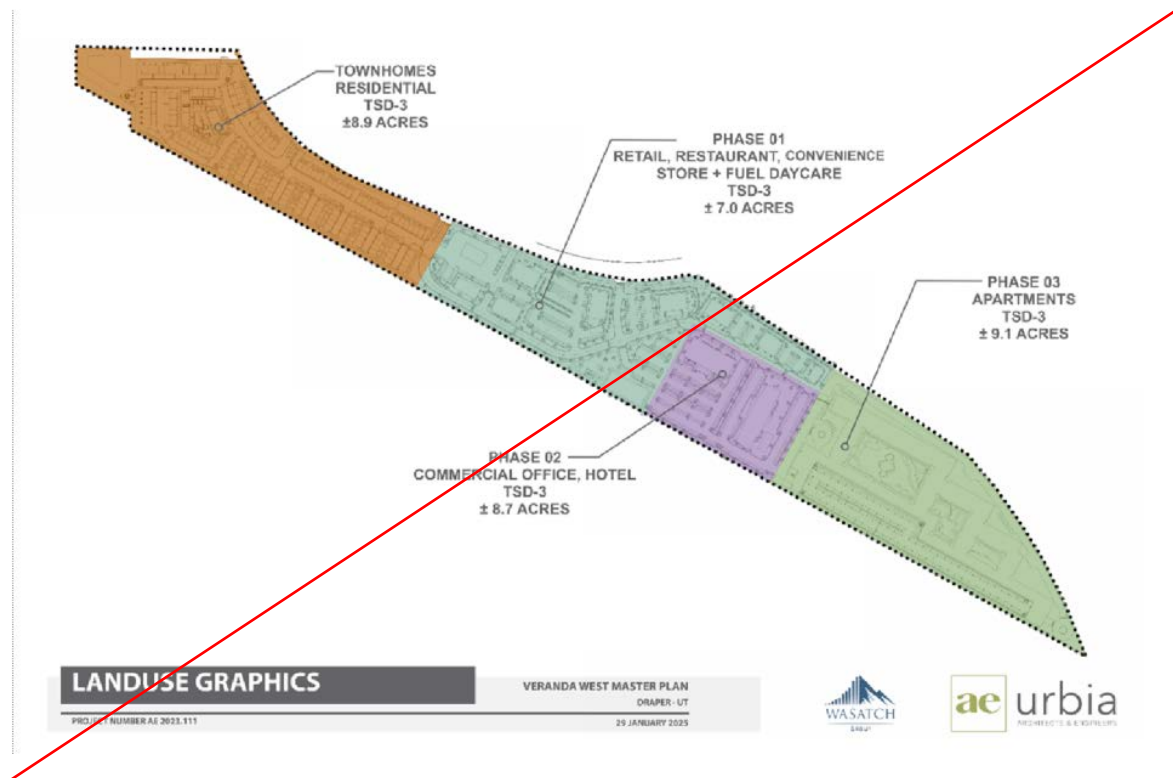


EXHIBIT J
APPLICANT STATEMENT

Conditional Use Statements

Statement of Variance Applicability

The applicant does not require a variance in connection with this Conditional Use Permit. The subject property is located within the TSD-3 zoning district under the Draper City Land Use and Development Code. The Code permits a range of commercial, recreational, entertainment, and assembly-oriented uses, either by right or as a conditional use, provided they are consistent with the intent of the zoning district and comply with applicable development standards. We believe the proposed outdoor surf park is properly classified as an Indoor/Outdoor Commercial Recreation and Entertainment Use, which is an allowed use category within the TSD-3 district. The surf park aligns squarely with these uses, as it provides structured recreational activity, operated by a commercial entity, with controlled access, supervision, and defined hours of operation.

Statement of Compliance with Standards

The surf park will operate within commercially reasonable daytime and evening hours, consistent with other recreational and entertainment uses in Draper. Hours will be clearly posted and enforced to minimize impacts to adjacent properties. Surf-generation technology operates on controlled cycles and does not produce continuous or industrial-level noise. Background noise levels are comparable to those of swimming pools, sports complexes, and outdoor recreation facilities. The proposed use fully conforms to all applicable use limitations, development standards, and performance criteria established by the Draper City Land Use and Development Code. The project is consistent with the city's planning objectives and represents a high-quality recreational amenity that will serve the Draper community while maintaining compatibility with surrounding development.

The outdoor recreational facility is designed to complement the residential and retail components through shared materials and a consistent color palette. The facility utilizes building form, heights, and materials that connect with the aesthetic of the adjacent retail storefronts. This creates a unified streetscape that enhances the neighborhood's visual character.

Overview of Proposed Use

Nature of Conditional Use

The applicant proposes the development of a state-of-the-art outdoor recreational facility integrated into a mixed-use retail and multi-family residential development. The facility will center around a wave pool designed for surfing, bodyboarding, and aquatic recreation. This use is intended to serve as a landmark "active-lifestyle" anchor for the development, providing a unique amenity for residents and a destination for the broader Draper residents and broader Wasatch Front.

- **Proposed Site Improvements:** Improvements include a high-efficiency deep water wave-generating machine, a beach-style lounging area, integrated landscaping buffers, and a shared-use plaza. The architectural design uses design standards to transition from the recreational area to the retail units, ensuring a cohesive aesthetic. There will be a public check-in facility with F&B and a private facility for members.
- **Expected Patrons & Employees:** The facility expects an average of 15-30 patrons in the winter and 30-70 patrons in the summer per hour. During peak weekend hours, we anticipate up to 50-70 visitors. The facility will be staffed by approximately 15-20 employees per shift, including certified lifeguards, wave technicians, and guest service representatives.
- **Hours of Operation:** To remain compatible with the surrounding residential use, hours of operation are proposed as follows:
 - Monday – Thursday: 6:00 AM – 11:00 PM
 - Friday – Saturday: 6:00 AM – 11:00 PM
 - Sunday: 6:00 AM – 11:00 PM
- **Parking:** The parking for the outdoor recreational surf facility shall be a minimum of 3 stalls per 1,000 square feet.

Reasonably Anticipated Detrimental Effects

Per the requirements for a Conditional Use Permit, we have identified potential detrimental effects and propose the following mitigation strategies:

A. Noise Mitigation (Wave Machinery & Patrons)

- **Anticipated Effect:** Mechanical noise from wave-generating pumps and ambient noise from outdoor crowds.
- **Mitigation:** The mechanical pump house will be fully enclosed with sound-dampening measures. Additionally, the pool is oriented so that the multi-family residential towers act as a natural acoustic barrier for the rest of the neighborhood, while high-performance "white noise" water features (fountains) will be used to mask intermittent shouting or splashing.

B. Traffic and Pedestrian Safety

- Anticipated Effect: Increased vehicular trips during summer months and potential conflicts between pedestrians and vehicles in the mixed-use area.
- Mitigation: A comprehensive Traffic Impact Study will be conducted. We have also designed a "pedestrian-first" internal circulation path that safely separates pedestrians from vehicular traffic.

MEMO



To: City Council
From: Todd Draper
Date: 2026-06-09
Re: Public Hearing: Ordinances #1724 and #1725

Comments:

This application is a request for approval of Land Use Map Amendment and Zoning Map Amendments for approximately 0.31 acres located on the southeastern boundary of the City at approximately 16377 S. Suncrest Drive. The property was recently incorporated within the Draper City boundaries and the intent of the application is to officially assign Land Use and Zoning Designations for the property.

The Planning Commission heard this item at their May 28, 2026 meeting and forwarded a positive recommendation on a 5-0 vote.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

ATTACHMENTS:

[Ord 1724.pdf](#)

ATTACHMENTS:

[Ord 1725.pdf](#)

ATTACHMENTS:

[City Initiated Draper-Highland BL LUMA and ZMA #2 staff report- final.pdf](#)

ORDINANCE NO. 1724

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY BY ADDING TO THE MAP APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 16377 SOUTH SUNCREST DRIVE WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED DRAPER- HIGHLAND BOUNDARY ADJUSTMENT #2 LAND USE MAP 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, Draper City and Highland City have approved an adjustment to their common municipal boundary line to add approximately 0.31 acres of property located at approximately 16377 South Suncrest Drive as described in Section 1 below (the "Property") from Highland City's municipal boundary and place it in the municipal boundary of Draper City; and

WHEREAS, it is necessary to add the Property to the Draper City Land Use Map as it will now be located within Draper City; 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. The following described real property located at approximately 16377 South Suncrest Drive within Draper City, Utah County, State of Utah, as depicted in Exhibit "A" hereto, is hereby added to the Land Use Map under the Residential Hillside Low Density designation:

BEGINNING AT A POINT 1180.89 FEET WEST AND 960.13 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 77°14'01" EAST 20.19 FEET, THENCE SOUTH 12°46'00" EAST 661.04 FEET, THENCE S 69°51'08" WEST 20.36 FEET, THENCE NORTH 12°46'00" WEST 663.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 13,374 SQUARE FEET (0.31 ACRES)

Section 2. Correction of Errors. The City Administrator and City Attorney may make non-substantive corrections to this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

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. Effective Date. This Ordinance shall take effect upon the effective date of the boundary adjustment between Draper City and Highland City as governed by Utah Code § 10-2-813, or immediately upon publication or posting of this ordinance, whichever is later.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 9th DAY OF JUNE, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

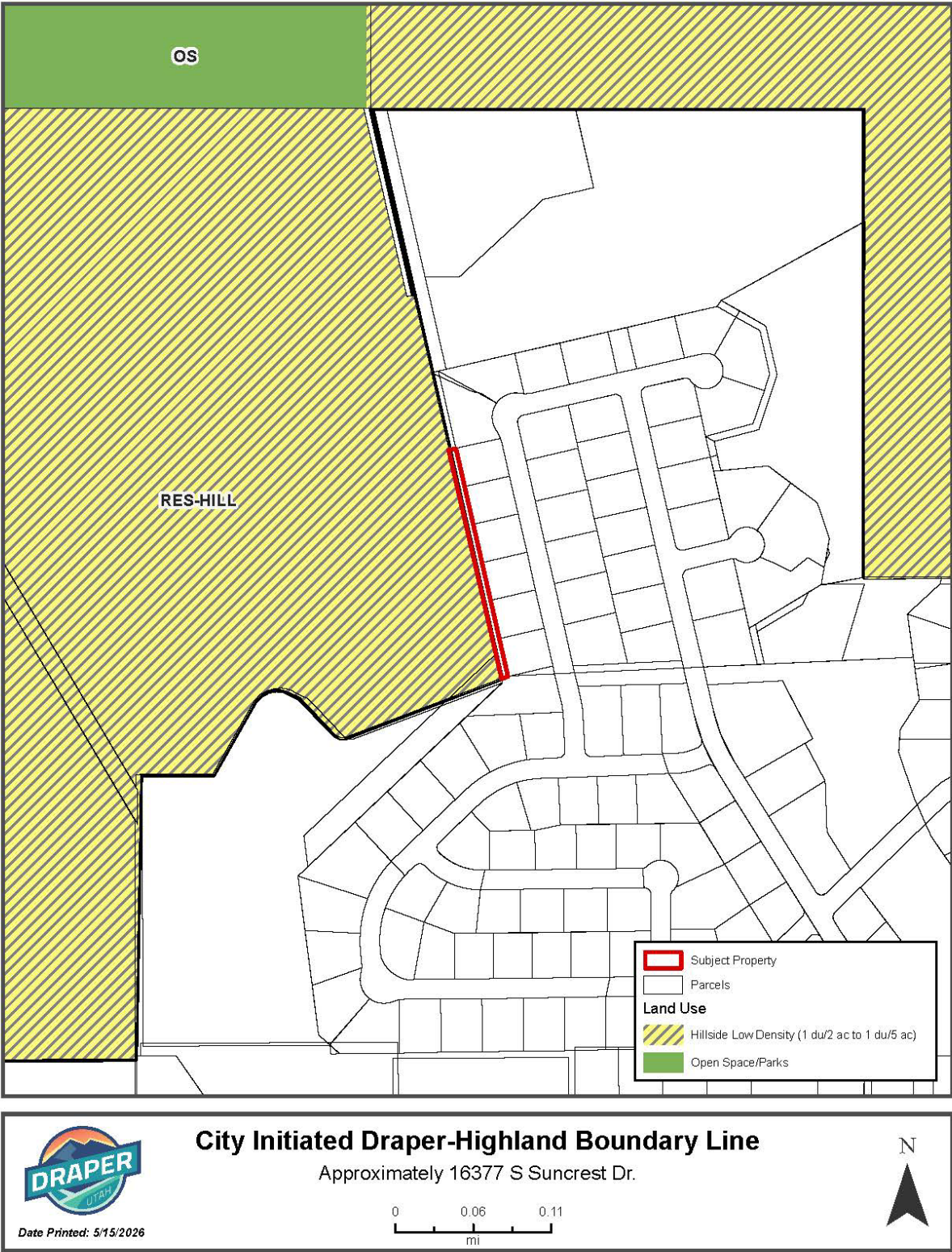
Nicole Smedley, City Recorder

VOTE TAKEN:

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

YES	NO	ABSENT
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

EXHIBIT A
City Initiated Highland Boundary Adjustment #2 Land Use Map Amendment



ORDINANCE NO. 1725

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY BY ADDING TO THE MAP APPROXIMATELY 0.31 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 16377 SOUTH SUNCREST DRIVE WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED DRAPER - HIGHLAND BOUNDARY ADJUSTMENT #2 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, Draper City and Highland City are adjusting their common municipal boundary line to add approximately 0.31 acres of property located at approximately 16377 South Suncrest Drive as described in Section 1 below (the "Property") from Highland City's municipal boundary and place it in the municipal boundary of Draper City; and

WHEREAS, it is necessary to add the Property to the Draper City Zoning Map as it will now be located within Draper 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 16377 South Suncrest Drive within Draper City, Salt Lake County, State of Utah, as depicted in Exhibit "A" hereto, is hereby added to the Zoning Map under the A5 (Agricultural) zone and the Hillside Sensitive Overlay zone:

BEGINNING AT A POINT 1180.89 FEET WEST AND 960.13 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 77°14'01" EAST 20.19 FEET, THENCE SOUTH 12°46'00" EAST 661.04 FEET, THENCE S 69°51'08" WEST 20.36 FEET, THENCE NORTH 12°46'00" WEST 663.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 13,374 SQUARE FEET (0.31 ACRES)

Section 2. Correction of Errors. The City Administrator and City Attorney may make non-substantive corrections to this ordinance for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

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. Effective Date. This Ordinance shall take effect upon the effective date of the boundary adjustment between Draper City and Highland City as governed by Utah Code § 10-2-813, or immediately upon publication or posting of this ordinance, whichever is later.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 9th DAY OF JUNE, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

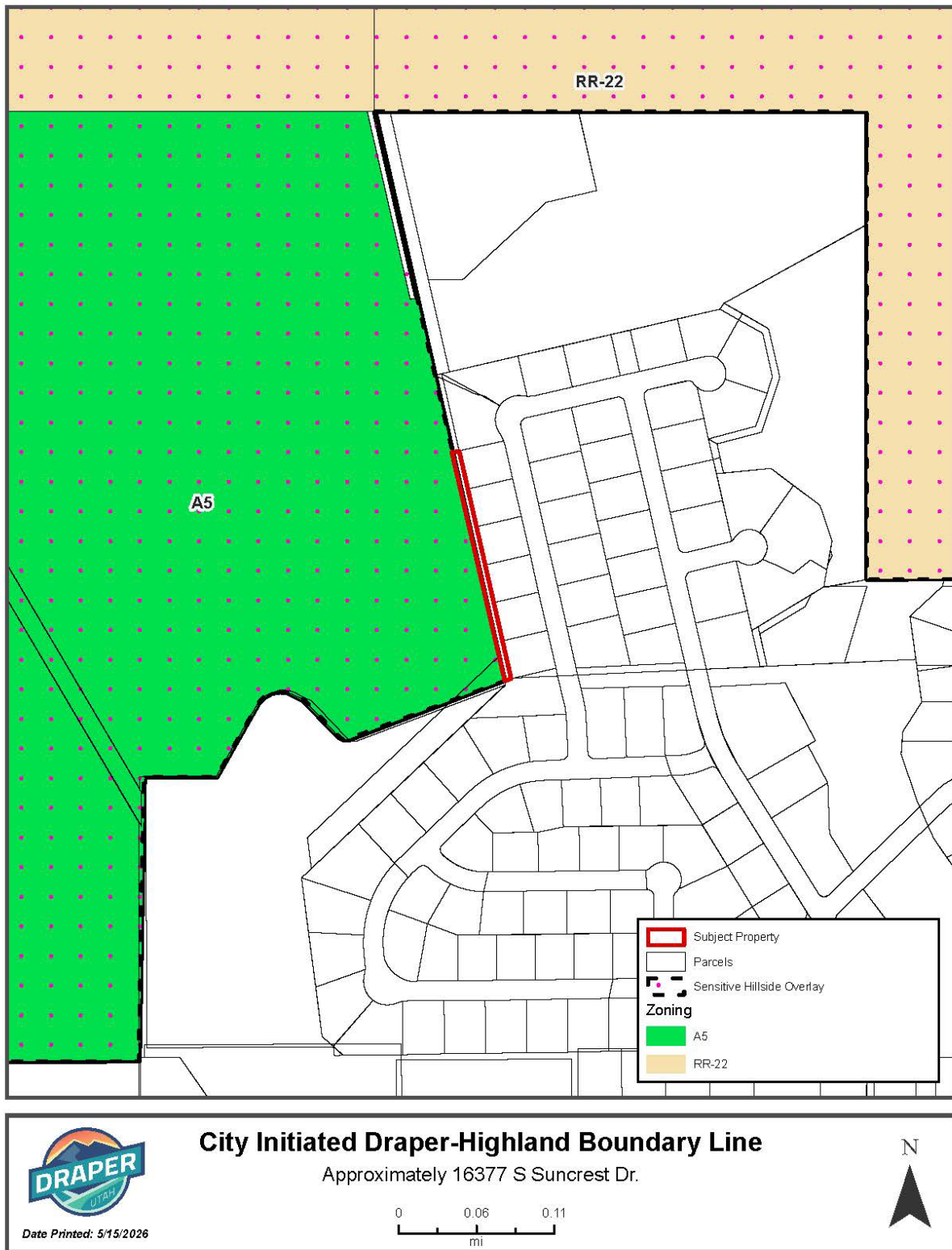
Nicole Smedley, City Recorder

VOTE TAKEN:

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

YES	NO	ABSENT
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

EXHIBIT A
City Initiated Highland Boundary Adjustment #2 Zoning Map Amendment





Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

May 15, 2026

To: Draper City Planning Commission
Business Date: May 28, 2026

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: City Initiated Draper-Highland Boundary Adjustment #2 - Land Use Map and Zoning Map Amendment Requests

Application No.: 2026-0112-MA & 2026-0117-MA

Applicants: Draper City

Project Location: Approximately 16377 S. Suncrest Drive.

Current Zoning: N/A

Acreage: Approximately 0.31 Acres (13,504 ft²)

Request: Request for approval of Amendments to the Land Use Map and Zoning Map of Draper City.

BACKGROUND AND SUMMARY

This application is a request for approval of Land Use Map Amendment and Zoning Map Amendments for approximately 0.31 acres located on the southeastern boundary of the City at approximately 16377 S. Suncrest Drive. (Exhibit C & D). The property was recently incorporated within the Draper City boundaries and the intent of the application is to officially assign Land Use and Zoning Designations for the property.

Draper City and Highland City mutually adjusted their municipal boundary lines in the area to incorporate a small parcel of land that was purchased by Highland City into Highland City, and to add the subject property previously in Highland City inside Draper City's boundary. The requested designations of Residential Hillside Low Density for the Land Use Map and A5 (Agricultural) and Hillside Sensitive Overlay Zone for the Zoning Map are consistent with the immediately adjacent property located within the city.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	none	Exhibit E
Current Zoning	none	Exhibit F
Adjacent Zoning		
East	R-1-40 (Residential) (Highland City)	
West	A5, Hillside Sensitive Overlay Zone	
North	R-1-40 (Residential) (Highland City)	
South	R-1-40 (Residential) (Highland City)	

The Residential Hillside Low Density Land Use Designation is characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Large lot single-family neighborhoods or ranchettes • Natural features and vegetation is predominant and special care is required in order to preserve those features • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools
DENSITY	• Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH)	

According to the Draper City Municipal Code (DCMC) Section 9-8-20(B)(3) the purpose of the A5 zone is to *“maintain the status of large tracts of agricultural land by allowing most commercial agricultural uses. Typical uses include farming, dairy, and cattle production.”*

The purpose of the OSL (Sensitive Lands Overlay Zone) is to, *“regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.”*

Map Amendments. The modifications will update the respective Draper City Zoning and Land Use Maps by adding zoning and land use designations for the property.

Criteria For Approval.

Zoning Map Amendment

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.*

Land Use Map Amendments

The Land Use Map amendment request also 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). That section 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.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use and Zoning Map Amendment submissions. 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 Land Use Map and Zoning Map Amendment submissions. 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 Land Use and Zoning Map Amendment submissions. 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 forward a positive recommendation to the City Council for the requests based on the findings and criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0117-MA and 2026-0112-MA, based on the findings and criteria for approval as listed in the Staff Report dated May 15, 2026.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

Sample Motion for Modified Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0117-MA and 2026-0112-MA, based on the findings and criteria for approval as listed in the Staff Report dated May 15, 2026, including the following additional or modified findings.

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

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

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.05.21 08:57:11-08'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.05.20 17:02:56-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.05.21 08:51:00-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.05.21 06:14:04-06'00'

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.

GIS Division Review.

1. No additional comments.

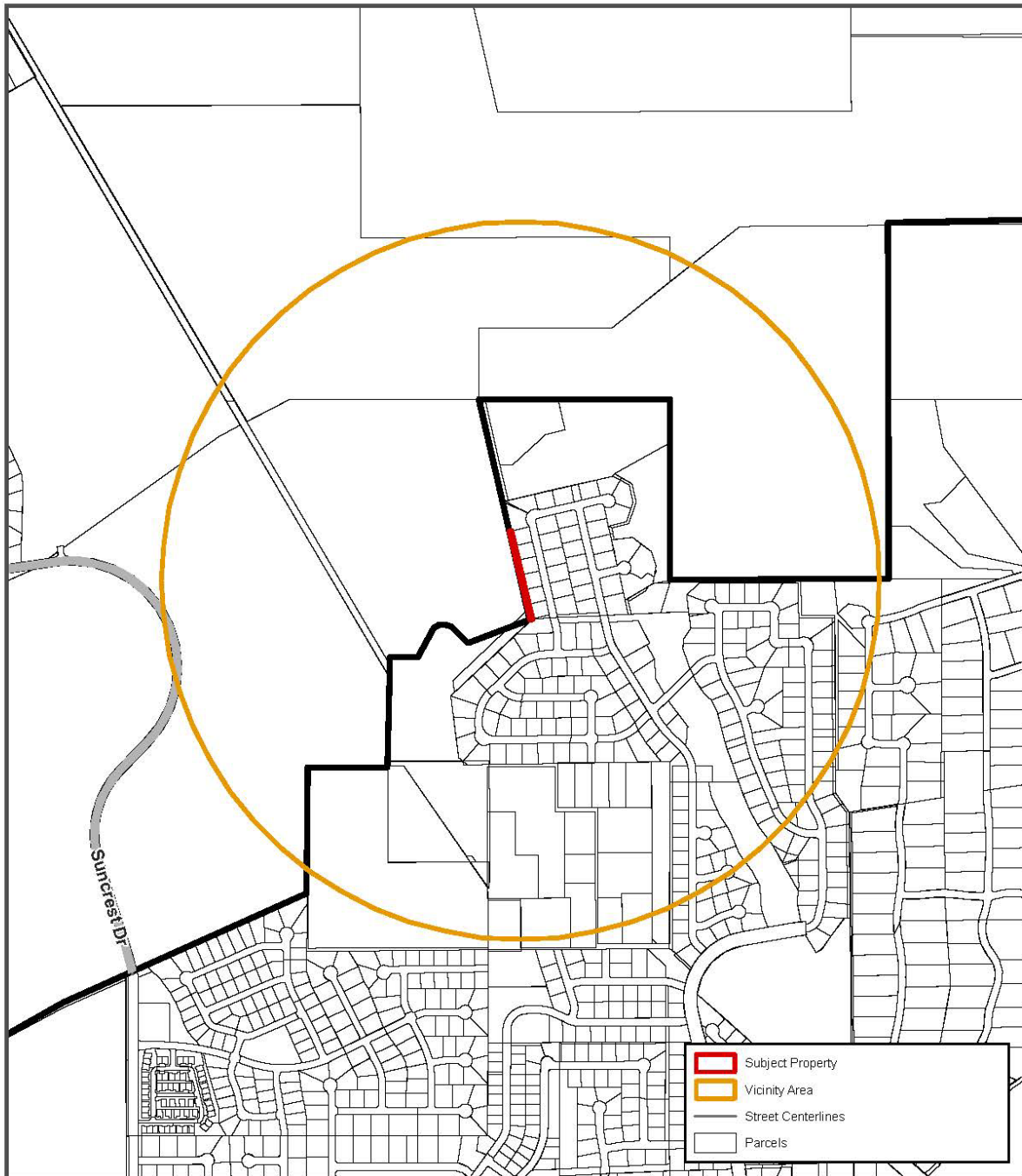
Legal Division Review.

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

BEGINNING AT A POINT 1180.89 FEET WEST AND 960.13 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH $77^{\circ}14'01''$ EAST 20.19 FEET, THENCE SOUTH $12^{\circ}46'00''$ EAST 661.04 FEET, THENCE S $69^{\circ}51'08''$ WEST 20.36 FEET, THENCE NORTH $12^{\circ}46'00''$ WEST 663.65 FEET TO THE POINT OF BEGINNING.
CONTAINS 13,374 SQUARE FEET (0.31 ACRES)

EXHIBIT C VICINITY MAP



Date Printed: 5/15/2026

City Initiated Draper-Highland Boundary Line

Approximately 16377 S Suncrest Dr.

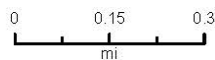
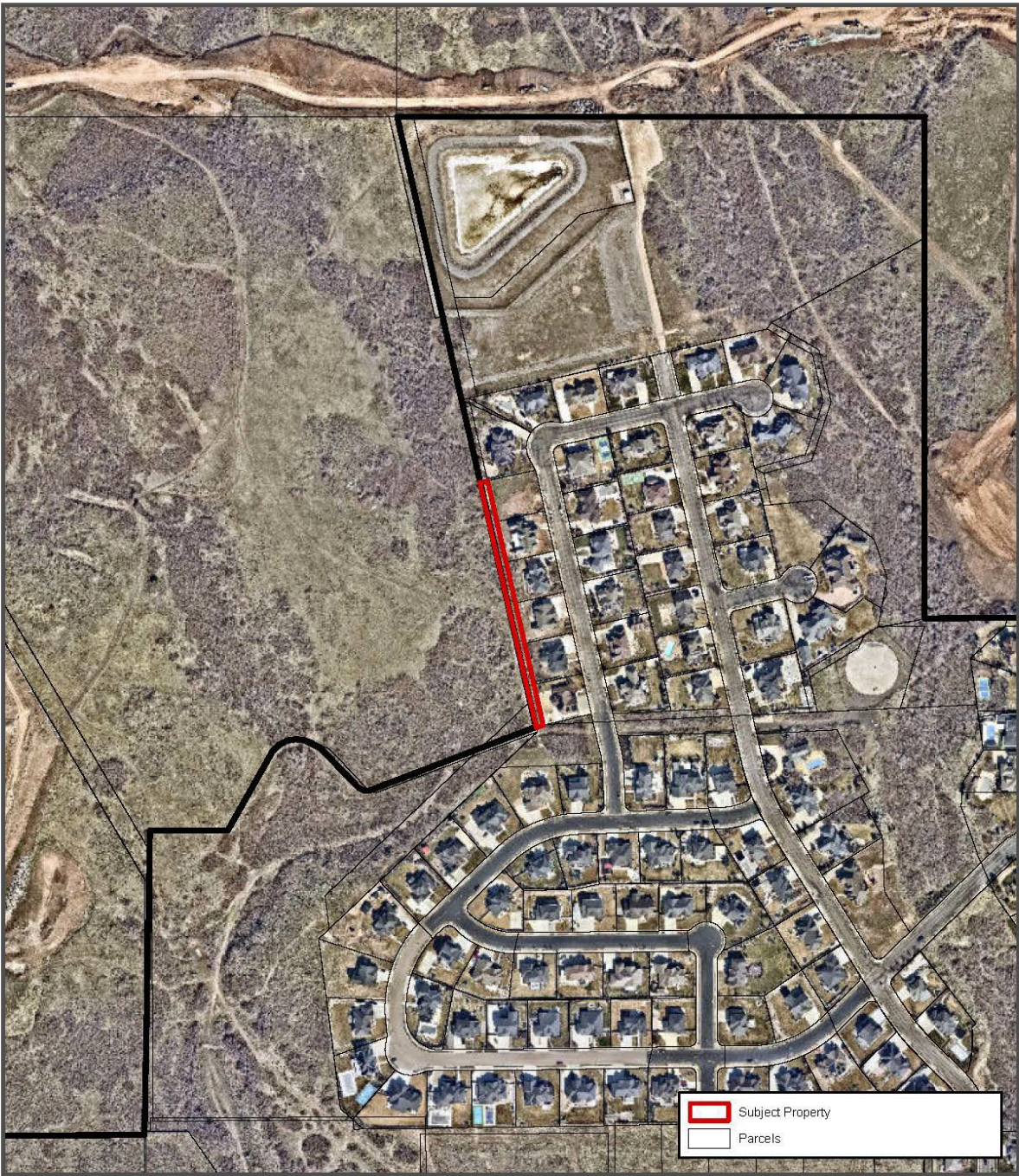


EXHIBIT D
AERIAL MAP



Date Printed: 5/15/2026

City Initiated Draper-Highland Boundary Line

Approximately 16377 S Suncrest Dr.

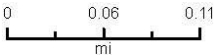


EXHIBIT E LAND USE MAP

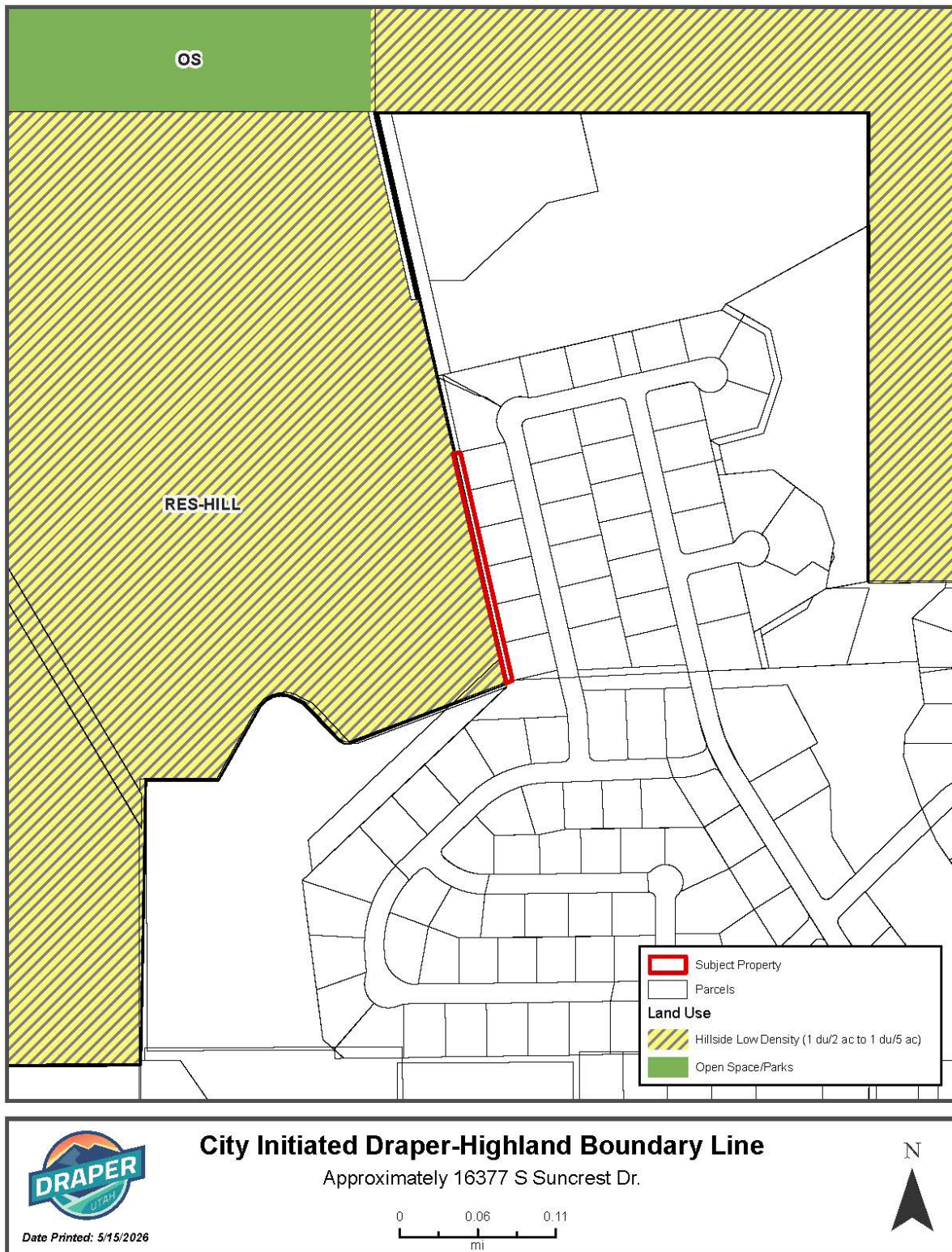
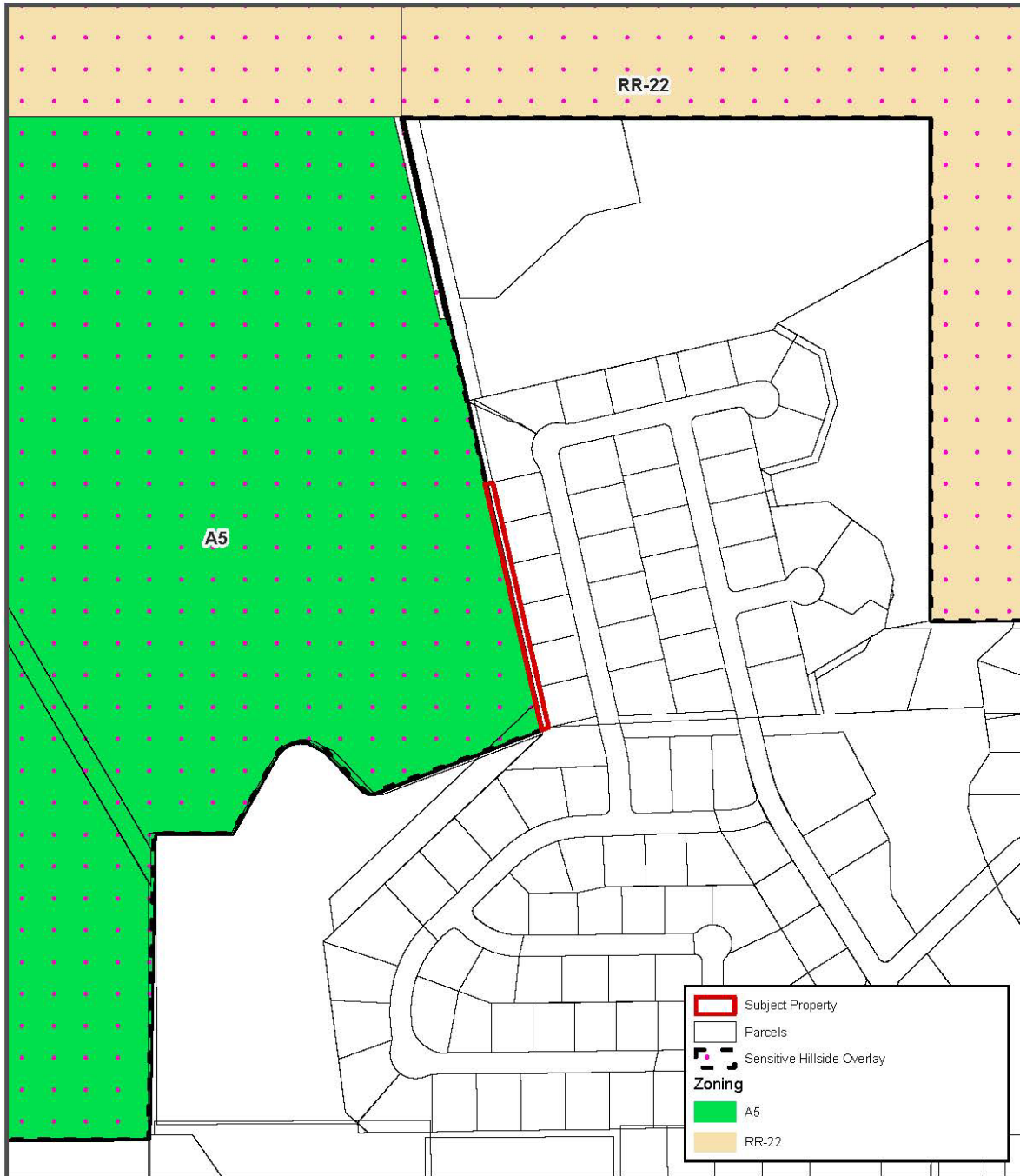


EXHIBIT F ZONING MAP



Date Printed: 5/15/2026

City Initiated Draper-Highland Boundary Line

Approximately 16377 S Suncrest Dr.



MEMO



To: City Council

From:

Date: 2026-06-09

Re: Statement of Budget Officer that the Fiscal Year 2026-27 Tentative Budget includes a proposed property tax rate increase

Comments:

ATTACHMENTS:

[Proposed_Property_Tax_Rate_Increase_Statement.pdf](#)

PROPERTY TAX RATE INCREASE

Statement

Draper City is considering levying a tax rate that exceeds the City's certified tax rate. The proposed tax rate is estimated to increase the current tax rate from .000936 to .001170.

The proposed tax rate increase would generate approximately \$2,696,000 of additional ad valorem tax revenue to be used to pay for operational and compensation costs.

The proposed tax rate increase would increase the City's ad valorem tax revenue by approximately 25%.

If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c).

Current Draper City Property Tax Rate		0.000936
Current Draper City Property Tax Revenue	\$	10,186,000
Proposed Draper Property Tax Rate with Tax Increase		0.001170
Proposed Draper Property Tax Revenue with Tax Increase	\$	12,882,000
Proposed New Property Tax Revenue	\$	2,696,000

	Monthly	Annual
Estimated increase to a primary residence valued at \$807,000	\$ 8.66	\$ 103.86
Estimated increase to a business valued at \$1,000,000	\$ 19.50	\$ 234.00

MEMO



To: City Council

From:

Date: 2026-06-09

Re: Presentation: Property Tax Impact Schedule

Comments:

ATTACHMENTS:

[Draper_City_Proposed_Property_Tax_Impact_Schedule_FY2027.pdf](#)

Draper City

FY2026-2027 Proposed Property Tax Impact Schedule

Tuesday, May 19, 2026

Draper City is considering levying a tax rate that exceeds the City's certified tax rate. The proposed increase is estimated to increase the current tax rate from .000936 to .001170. The proposed tax rate increase would generate approximately \$2,696,000 of additional ad valorem tax revenue to be used to pay for operational and compensation costs. The proposed tax rate increase would increase the City's ad valorem tax revenue by approximately 25%. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c).

Current Draper Property Tax Rate		0.000936
Current Draper Property Tax Revenue	\$	10,186,000
Proposed Draper Property Tax Rate with Tax Increase		0.001170
Proposed Draper Property Tax Revenue with Tax Increase	\$	12,882,000
Proposed New Property Tax Revenue	\$	2,696,000

	Monthly	Annual	
Estimated increase to a primary residence valued at \$807,000	\$ 8.66	\$ 103.86	25.0%
Estimated increase to a business valued at \$1,000,000	\$ 19.50	\$ 234.00	25.0%

OVERALL BUDGET

	Budget Without Tax Increase	Proposed Budget	Budget Change
MAYOR & COUNCIL	312,800	312,800	-
CITY MANAGER	6,670,900	6,670,900	-
HUMAN RESOURCES	717,700	717,700	-
FINANCE	1,373,400	1,373,400	-
JUSTICE COURT	822,300	822,300	-
POLICE DEPARTMENT	14,346,400	14,346,400	-
FIRE DEPARTMENT	8,123,700	8,123,700	-
PUBLIC WORKS	4,803,000	4,803,000	-
COMMUNITY DEVELOPMENT	3,428,300	3,428,300	-
PARKS & RECREATION	6,771,300	6,771,300	-
NON DEPARTMENTAL / DEBT SERVICE / TRANSFER	6,148,600	6,148,600	-
TOTAL EXPENSE	53,518,400	53,518,400	-
 <i>DRAPER CITY FUND BALANCE</i>	 <i>16,519,000</i>	 <i>18,980,000</i>	 <i>(2,461,000)</i>

Impact of Tax Increase - With the property tax increase Draper will reduce its reliance on fund balance to meet the ongoing operational needs of the City.

Draper City

FY2026-2027 Proposed Property Tax Impact Schedule

Tuesday, May 19, 2026

FIRE DEPARTMENT

	Budget Without Tax Increase	Proposed Budget	Budget Change
FIRE DEPARTMENT - OVERTIME	250,000	-	(250,000)
FIRE DEPARTMENT - PERSONNEL	-	415,000	415,000
TOTAL EXPENSE	250,000	415,000	165,000

Impact of Tax Increase -The City will fund three new firefighter positions, reducing the reliance on overtime to meet minimum staffing levels and reducing firefighter fatigue.

PARKS & RECREATION

	Budget Without Tax Increase	Proposed Budget	Budget Change
PARKS - PLAYGROUND MAINTENANCE	130,000	200,000	70,000
TOTAL EXPENSE	130,000	200,000	70,000

Impact of Tax Increase -The City will have the necessary funding to continue annual playground replacements at the recommended level in order to maintain compliance with risk and insurance mandates.

MEMO



To: City Council
From: John Vuytk
Date: 2026-06-09
Re: Action Item: Resolution #26-28

Comments:

A resolution adopting the Fiscal Year 2026-2027 Interim Budget for the City of Draper from July 1 through adoption of the FY2026-2027 Final Budget following a truth in taxation hearing. Adoption of the interim budget includes the staffing document and compensation schedules for fiscal year 2026-2027. Staff report by John Vuyk

ATTACHMENTS:

[Resolution_26-28_-_Adopt_Interim_Budget_FY2027_ns edits.pdf](#)

ATTACHMENTS:

[FY27 Changes to Final.pdf](#)

ATTACHMENTS:

[Final Version Tentative Budget FY27 May20.pdf](#)

RESOLUTION NO. 26-28

A RESOLUTION OF DRAPER CITY ADOPTING THE INTERIM BUDGET FOR THE TIME PERIOD OF JULY 1, 2026 TO JUNE 30, 2027, OR UNTIL SUCH TIME AS THE FY2026-2027 BUDGET IS ADOPTED FOLLOWING A TRUTH IN TAXATION HEARING

WHEREAS, on May 19, 2026, the Draper City Council adopted the Draper City Tentative Budget for the fiscal year ending June 30, 2027; and

WHEREAS, Utah Code §59-2-919 through §59-2-923 establishes the proper procedure for property tax increases; and,

WHEREAS, the Fiscal Year 2026-2027 budget must be adopted by September 1, 2026; and

WHEREAS, the current fiscal year budget ends June 30, 2025; and

WHEREAS, the City Council must adopt an interim budget to cover the time period of July 1, 2026 to June 30, 2027, or until such time as another fiscal year budget ("Final Budget") contemplating an increase in property taxes may be adopted before September 1, 2026; and

WHEREAS, the City Council has reviewed all items associated with the budget, including the staffing document and compensation schedules included in the interim budget; and

WHEREAS, the City has not yet received its proposed certified tax rate from Salt Lake County and Utah County; and

WHEREAS, the City is required to adopt a proposed tax rate under Utah Code §59-2-912 by June 22; and

WHEREAS, the City will adopt a final budget and certified tax rate following the "Truth in Taxation" process; and

WHEREAS, the City Council finds that all conditions precedent to the adoption of the Interim Budget have been accomplished.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Draper City:

Section 1. Adoption of Interim Budget. The City Council hereby adopts the interim budget, as depicted and detailed in **Attachment "A"**, as attached and incorporated by this reference as if set out fully, with all identified funds and allocations thereto created, re-created, or reaffirmed and made the official budget of Draper City for the fiscal year of July 1, 2026 to June 30, 2027, or until such time as another fiscal year budget ("Final Budget") contemplating an increase in property taxes may be adopted before September 1, 2026.

The city sets the tax rate for both Salt Lake and Utah Counties at a rate not to exceed 0.001200 per dollar of the taxable value on all taxable property within the City for the purpose of funding operating expenses and capital improvements

Section 2. Further Action. In addition to the foregoing, the City Manager is hereby directed to implement any other necessary actions pertinent to the adoption of the Final Budget, the establishment of a tax rate, and the levy of property taxes with approval from the City Council. Such actions may include, but are not necessarily limited to, notification, reporting, and publishing as required by and consistent with applicable law, including, specifically, all actions necessary for the consideration of and potential approval of an increase in the certified tax rate, and adjustment to the anticipated property tax revenue of the City through the Truth in Taxation process, as dictated by state law.

Section 3. Severability Clause. 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 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 9th DAY OF JUNE, 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 F. Lowery	_____	_____	_____
Councilmember T. Lowry	_____	_____	_____
Mayor Walker	_____	_____	_____

Draper City: Changes to the Interim Budget from the Tentative Budget FY27

GENERAL FUND (100)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
		No Changes		

COMMUNITY REINVESTMENT AGENCY FUND (CRA)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
Crescent	General & Contracted Services	\$ 3,300,000		
East Bangerter	Other Uses of Funds	\$ 450,000		
	Other Sources of Funding		\$ (3,750,000)	Fund Balance Appropriation

B & C ROAD FUND (240)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	\$ 475,000		
	Other Sources of Funding		\$ (475,000)	Fund Balance Appropriation

LOCAL HIGHWAY OPTION TAX FUND (241)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	\$ 50,000		
	Other Sources of Funding		\$ (50,000)	Fund Balance Appropriation

PARKS IMPACT FEE FUND (274)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Other Uses of Funds	\$ 30,000		
	Other Sources of Funding		\$ (30,000)	Fund Balance

CAPITAL PROJECTS FUND (410)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 710,675		City Beautification
	Capital Outlay	\$ 75,000		Police FARO Scanner
	Capital Outlay	\$ 25,000		Fire Department Radios
	Capital Outlay	\$ 30,000		1300 E Bridge Crossing
	Capital Outlay	\$ 50,000		Sidewalk Gaps
	Capital Outlay	\$ 475,000		Highland Drive & Rambling Way Traffic Signal
	Capital Outlay	\$ 450,000		300 E & 13800 South Traffic Signal
	Capital Outlay	\$ 112,000		Transportation Impact Fee Study
	Other Sources of Funding		\$ (450,000)	Transfer from Fund 210
	Other Sources of Funding		\$ (475,000)	Transfer from Fund 240
	Other Sources of Funding		\$ (50,000)	Transfer from Fund 241
	Other Sources of Funding		\$ (30,000)	Transfer from Fund 274
	Other Sources of Funding		\$ (922,675)	Fund Balance Appropriation

Draper City: Changes to the Interim Budget from the Tentative Budget FY27

WATER FUND (510)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 750,000		Pump Station #2 Emergency Repairs
	Capital Outlay	\$ 350,000		Pump Station #3 Improvements
	Other Sources of Funding		\$ (1,100,000)	Fund Balance

STORM WATER FUND (520)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 100,000		Trailer Mounted Storm Line Jetter
	Capital Outlay	\$ 100,000		Storm Water Master Plan
	Other Sources of Funding		\$ (200,000)	Fund Balance

AMBULANCE FUND (550)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 60,000		CPR Assist Devices
	Capital Outlay	\$ 215,000		EKG Monitors
	Other Sources of Funding		\$ (275,000)	Fund Balance

FLEET MANAGEMENT FUND (620)

Division / Project #	Account Title	Expense	Revenue	Description / Notes
	Capital Outlay	\$ 75,000		Police Vehicle SRO (Carry over from FY2026 Budget Amendment)
	Capital Outlay	\$ 10,000		New Golf Cart Community Events (Carry over from FY2026 Budget Amendment)
	Capital Outlay	\$ 15,000		Upgrade #702 (Carry over from FY2026 Budget Amendment)
	Capital Outlay	\$ 50,000		Add Plow to ST144 (Carry Over from FY2026 Budget Amendment)
	Other Sources of Funding		\$ (150,000)	Fund Balance

Draper City: Changes to the Interim Budget from the Tentative Budget FY27

SUMMARY OF CHANGES - GOVERNMENT WIDE

Net Revenue by Fund	
General Fund	\$ -
Community Reinvestment Agency	\$ (3,750,000)
B&C Road Fund	\$ (475,000)
Local Highway Option	\$ (50,000)
Parks Impact Fee	\$ (30,000)
Capital Improvement Fund	\$ (1,927,675)
Water Fund	\$ (1,100,000)
Storm Water Fund	\$ (200,000)
Ambulance Fund	\$ (275,000)
Fleet Fund	\$ (150,000)
	\$ (7,957,675)

Net Expense by Fund	
General Fund	\$ -
Community Reinvestment Agency	\$ 3,750,000
B&C Road Fund	\$ 475,000
Local Highway Option	\$ 50,000
Parks Impact Fee	\$ 30,000
Capital Improvement Fund	\$ 1,927,675
Water Fund	\$ 1,100,000
Storm Water Fund	\$ 200,000
Ambulance Fund	\$ 275,000
Fleet Fund	\$ 150,000
	\$ 7,957,675

Net Change to Revenues Accounts	
Other Sources of Funding	\$ (7,957,675)
	\$ (7,957,675)

Net Change to Expense Accounts	
Capital Outlays	\$ 3,652,675
General & Contracted Services	\$ 3,300,000
Other Uses of Funding	\$ 1,005,000
	\$ 7,957,675

\$ 167,754,200	Total Tentative
\$ 7,957,675	Changes to Final
\$ 175,711,875	Final Budget



TENTATIVE ANNUAL BUDGET

FISCAL YEAR ENDING JUNE 30, 2027



CITY OF DRAPER, UTAH

Tentative Annual Budget

Fiscal Year Ending June 30, 2027

Prepared by:

DRAPER CITY FINANCE DEPARTMENT



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DRAPER CITY HALL

1020 E. Pioneer Road | Draper, UT 84020

May 19, 2026

Honorable Mayor and City Council of Draper City

It is my pleasure to submit to you the fiscal year 2026-2027 proposed tentative budget. This tentative budget is a balanced budget that meets the essential service needs of Draper City. Draper City budgets for and maintains eight major funds, four non-major capital funds and two internal service funds. The total proposed tentative budget for all combined funds is \$167,955,400 which includes all current and new capital projects.

The budget implements priorities outlined by the City Council by providing for the dedicated staff of Draper City, setting aside funding for future building projects and establishing funding to maintain city infrastructure. The budget also looks to enhance the award-winning parks and trails located in Draper.

Budget Highlights

At this time, the City has not yet received the certified tax rate for FY2027 (tax year 2026). This proposed budget includes a proposed property tax increase which would generate \$2,696,000 in additional property tax revenue. The proposed increase represents a 25% increase in the certified tax rate which will result in an estimated increase of \$103.86 for an average home priced at \$807,000 and \$234.00 for a business valued at \$1 million. The budget also includes a small increase associated with new growth. The certified tax rate for FY2027 will be available in June 2026.

Draper City is committed to providing a high quality of life for its residents. The City recognizes that quality public services, well-maintained roads and infrastructure, enjoyable parks and trails, and responsible long-term financial planning are all important components of a strong City. The City is considering the proposed property tax rate increase as part of the City's long-term strategy to continue providing these high-quality services to residents.

An important part of providing quality services is maintaining a well-trained and experienced work force. The City values its employees and is committed to providing a quality workplace, including competitive pay and benefits, in order to attract and retain a strong workforce.

The City is also committed to providing excellent public safety services and recognizes that property tax revenue plays a significant role in funding those services. The City is working toward maintaining a stable property tax base to provide reliable, ongoing funding for public safety operations. One item included in the proposed budget with a tax rate increase is the addition of three firefighters to help maintain staffing levels without a reliance on overtime.

In addition, The City remains committed to enhancing residents' quality of life through top notch parks and trails. Draper City has 5,625 acres of beautiful parks and open space and 152 miles of trails. These amenities make Draper an attractive City and provide numerous recreational opportunities for residents. The proposed budget includes an increase to help maintain the quality of playground facilities throughout city parks.

Public Hearing

The City will hold a public hearing on the tentative budget on June 2, 2026 at its regularly scheduled council meeting in conjunction with adopting the Fiscal Year 2026-27 Budget. All are welcome to come and participate.

If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c). This hearing is currently scheduled for Wednesday August 12, 2026 at 6:00 p.m. in the Draper City Council Chambers at Draper City Hall, 1020 E Pioneer Road, Draper, Utah where all interested parties can come and participate. The hearing date is subject to final approval by the Salt Lake and Utah County Auditors.

General Fund Detail

General Fund revenues total \$54,133,400 with \$42,339,200 (78.21%) from all taxes. Licenses and permits generate \$3,163,000 (5.840%). The remaining revenue come from intergovernmental revenue (\$110,000, 0.20%), charges for services (\$1,639,000, 3.03%), fines & forfeitures (\$727,000, 1.34%), miscellaneous revenue, which includes \$1.8 million in interest revenue, (\$2,064,500, 3.81%) and other sources of funding (\$795,000, 1.47%). The budget also includes the appropriation of \$3,295,700 from General Fund fund balance.

In the proposed tentative budget, a 5.00% increase has been included as a salary adjustment (2.5% COLA & 2.5% merit). Public safety step plans will be adjusted by the 2% COLA; in addition, the budget sets aside funding merit increases for the police and fire departments.

The General Fund budget also includes the addition of four positions within public safety and reclassifying an office position to help with code enforcement issues. The Fire Department is approved to increase staffing by three positions to reduce a reliance on overtime to meet minimum staffing levels. This increase is offset by a decrease in overtime

funding and will also help to reduce firefighter fatigue. The budget also includes funding for market pay adjustments for positions within the Fire Department.

With the addition of the eBay campus the Police Department will be required to place a school resource officer in the school in the fall of 2027. The budget authorizes hiring of the position in April to provide adequate time to train the new employee before they are assigned as the school resource officer.

The General Fund budget includes funding for a Transportation Impact Fee study of \$50,000, improvements to police body worn cameras of \$70,000 and funding to continue annual playground replacements at the recommended level in order to maintain compliance with risk and insurance mandates.

Enterprise Fund Detail

The enterprise funds consisting of the Culinary Water, Storm Water, Solid Waste and Ambulance Funds have a combined operating budget of \$25,368,100. The budget proposes a rate increase in the Culinary Water Fund to cover the cost increase the City will see in water purchases from the Jordan Valley Water District. The 4.5% increase will be a direct pass through assessed as part of the variable rate charged for water consumption. Other enterprise funds do not include any rate increases for FY2027. Capital projects related to enterprise funds are \$14,691,700. Capital purchases within these funds include the replacement of a trailer within water fund of \$65,000, funding of \$65,000 for a dumpster rental program, and the purchase of EKG monitors (\$214,000) and CPR assist devices in the Ambulance Fund.

Internal Service Fund Detail

There are two internal service funds (ISFs) that provide services to and bill other funds within the City included in the FY2027 budget. The internal service funds are the Risk Management Fund and the Fleet Services Fund. The Risk Management Fund with a budget of \$1,710,000 provides for insurance expenses, loss control and claims and damages.

The Fleet Management fund with a budget of \$6,778,600 manages the City's fleet of street licensed and non-licensed vehicles and equipment. Vehicles being purchased in FY2027 are listed in the detail section for this fund. The budget includes funding for a carry-over of vehicles approved in a prior year that are not expected to be received in the current fiscal year. The Fleet Fund includes \$3,868,000 of new capital replacement charges for all General Fund departments, including \$855,000 of street equipment funded with class B&C road funds. The budget includes \$70,000 for a new police vehicle for the new school resource officer proposed in the tentative budget.

Other Fund Detail

Other funds include the Community Reinvestment Agency (CRA fund 210) with budgeted revenues and expenses of \$12,768,900. B&C Road Fund (fund 240) has a budget of \$5,632,000. Local Highway Option Tax Fund (241) has a budget of \$3,960,000 and the Highway Projects Fund (242) which is budgeted at \$1,944,800. \$19,663,900 of budgeted expenses for these funds are for capital related projects within the Capital Projects Fund and come across in the budget in the form of transfers. The capital amounts in the budget include \$3,470,800 of CRA funds for public infrastructure within the CRA.

The Capital Improvement Projects Fund covers all capital projects not related to enterprise funds. The fund has approximately \$35,185,600 allocated for projects. Most projects have been previously approved and funded by the City Council. The FY2027 budget provides an additional \$1,775,000 for new projects which includes \$950,000 for park projects and maintenance and 825,000 for infrastructure improvements.

If you have any questions that I may answer about the proposed tentative budget for FY2026 -2027, please feel free to contact me.

John Vuyk
Finance Director

Basis of Budgeting

The annual budget is prepared in accordance with Generally Accepted Accounting Principles (GAAP). The budget has been prepared on a modified accrual basis. The modified accrual basis recognizes expenditures when the related fund liability is incurred. Revenues are recognized when they become both measurable and available. “Measurable” means the amount of the transaction that can be determined and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

This budgetary method differs from the GAAP accounting used in preparing the City’s comprehensive annual financial report. For financial reporting, the City uses the modified accrual basis of accounting for its governmental funds and the accrual basis of accounting for its proprietary funds.

In summary, this budget provides much of the same information as the full set of statements in the annual report. It gives decision-makers and other readers a clear picture of where cash resources are expected to come from and how they will be applied to various activities. Payments for long-term debt are still budgeted using the modified approach to better match cash payments. Budget figures also show the change from the previous year, which is helpful in highlighting the expected annual increase or decrease in spending.



Budget Timeline

Budget Process

1. Budgets are required for general, special revenue, debt service, enterprise and capital projects funds.
2. Budgets must be balanced, and represent a financial plan of all estimated revenues and appropriations for expenditures.
3. By the first regularly scheduled council meeting in May, the budget officer shall prepare and file a tentative budget with the council. The tentative budget is to be reviewed and adopted by the council. During this meeting, the council is to establish the time and place of the hearing to adopt the final budget.
4. The tentative budget shall be a public record available for inspection for at least ten days prior to the adoption of the budget.
5. A published notice is required for seven (7) days prior to the public hearing on the adoption of the budget.
6. A public hearing is to be held on the tentatively adopted budget.
7. Final adjustments to the tentative budget will be made by the council after the public hearing.
8. The council will adopt, by resolution or ordinance, the proposed tax rate and budget by June 30th. A copy of the budget is certified by the budget officer and filed with the State Auditor within thirty (30) days of the adoption of the budget.

- **02/01/2026**

Council budget and strategic session. Budget preparation worksheets provided to departments.

- **03/01/2026**

Revenue budgets completed by Finance. Expenditure requests due from departments. Capital project requests due. Payroll and benefits calculations completed.

- **04/01/2026**

Preliminary budget draft completed. Capital projects committee prioritization meeting. Council study session. Tentative budget prepared

- **05/19/2026**

Adoption of the tentative budget. Study session with council.

- **06/02/2026**

Public hearing.

- **06/09/2026**

Adoption of the interim budget as a temporary operating budget. Set truth in taxation hearing for August 12, 2026

- **08/12/2026**

Truth in Taxation hearing @ 6:00 in Draper City Hall To discuss the proposed property tax rates for the FY27 budget.

- **08/18/2026**

Adoption of the FY27 budget.

- **09/01/2026**

Certified Tax Rate due to the County Auditor.

Financial Policies

Revenue Policies

1. Draper City should maintain a diversified and stable revenue system in order to avoid unexpected deficits and estimate revenues conservatively to ensure proper funding for capital project needs.
2. Draper City should minimize the use of one-time revenue to fund ongoing services.
3. Draper City should regularly review user fees, license and permit fees, impact fees, and special assessments. This is done to determine that the full long-term service costs are not being subsidized by general revenue or passed on to future generations of taxpayers, determine the subsidy of some fees, identify the impact of inflation, and consider new fees.
4. Draper City should seek to maintain a stable tax rate. Generally, taxes should not be increased unless inflation has forced operating costs upward faster than tax growth or if new services are being operated in order to meet citizens' needs.

Expense Policies

1. Draper City does not use encumbrance accounting. As such, expenses aren't posted to the ledger accounts upon the creation of the purchase order.
2. Expenses are posted when the check is issued.

Budget Policies

1. The general adopted annual budget includes activities across several different funds, including the General Fund, special revenue funds, capital projects funds, internal service funds and enterprise funds. The Cemetery Fund (permanent fund) does not adopt a separate annual budget. Capital projects, which may include activities, which overlap over several fiscal years, are assigned a project number and are included in the Capital Projects Fund. All general (non-project) capital purchases for specific equipment or improvements with a life greater than one year and a cost greater than \$5,000 are approved as separate line items as part of the budget process and the funding is included as part of the annual budget at the department level.
2. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established at the department level. Each department's budget may be split into separate divisions. Within each department or division, there are three key components: Personnel, Operating and Capital. Budgeted amounts may not be moved between the different components of the budget without formal approval (budget amendment) from the city council. Likewise, budgetary savings from one component are not to be used in another component. With the approval of the city manager, budgets may be moved between divisions within the same department as long as budgets do not move from one of the three components to a different component.
3. Each department head is responsible to the city manager and the city council for operating within the legal budget for their department. All annual budgets lapse at fiscal year-end. Budgetary savings from each department are treated as a contribution to the fund balance. The council then appropriates the savings during the next annual budget process.
4. Utah State law prohibits the appropriation of the sum of unassigned, assigned and committed General Fund balance until it exceeds 5% of the General Fund revenues. Until the

sum of the stated fund balance categories is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet expenditures, and to cover unanticipated deficits. Utah State law also prohibits the accumulation of the stated fund balance categories in the General Fund in any amounts greater than 35% of the current year's total actual revenues.

5. Budgets for the General Fund, special revenue funds, and the capital projects fund are prepared on the modified accrual method of accounting. Encumbrance accounting is not used by Draper City. Expenditures in the capital projects fund are budgeted annually on a project-by-project basis.

Budget Amendment Policies

1. Budgets are estimates, and as such, it may be necessary to amend them. City budgets can and should be amended either if it is apparent that expenditures are going to exceed the budget or if there is a shortfall in the revenues. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. As per Utah Code 10-6-124-129, a public hearing must be held prior to any proposed increase in a fund's appropriations. A public notice must be made at least seven (7) days prior to the amendment. Amendments do not need to be submitted to the State Auditor's office.
2. With the approval of the City Manager and the Finance Director, budgets may be moved between divisions within the same department as long as budgets do not move from one of the three components to another (See Budgetary Control). Amendments of this type are time-consuming and should be limited to significant amounts only.



Debt Management Policy

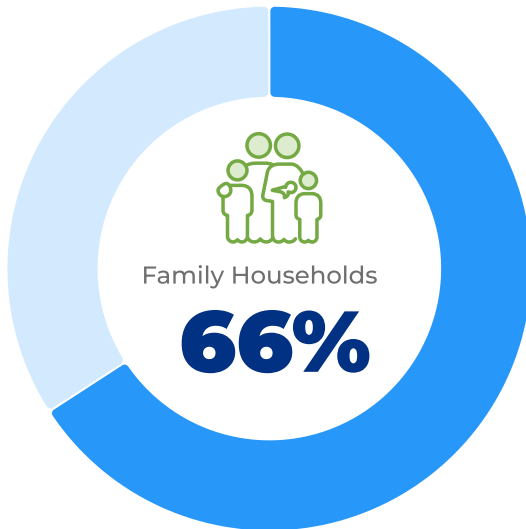
1. The Council intends on maintaining an unrestricted General Fund balance of no more than 35% of estimated revenues and no less than 5%.
2. The Council intends to limit the issuance of long-term debt to capital improvement projects that cannot be financed from current revenues, and the payback period of the debt will be limited to the estimated useful life of the capital project.
3. Council intends to utilize long-term borrowing to take advantage of opportunities to restructure or refund current debt when available.
4. When considering debt issuance, the Council requires an analysis of the effect of the issuance on the City's debt ratio, as well as the impact on the City's ability to finance future projects.
5. When considering debt issuance, the Council requires the identification of a revenue source to cover the debt service requirements.
6. Council requests a statement from the City's financial adviser about the feasibility of the financing, as well as any additional information the Council should be aware of before issuance.
7. Council requests debt service payments be structured in standard amounts over the useful life of the issue unless anticipated revenues dictate otherwise, or the useful life of the financed project(s) suggests a different maturity schedule.
8. The Council requires a policy of full disclosure on every financial report and bond prospectus.

Household

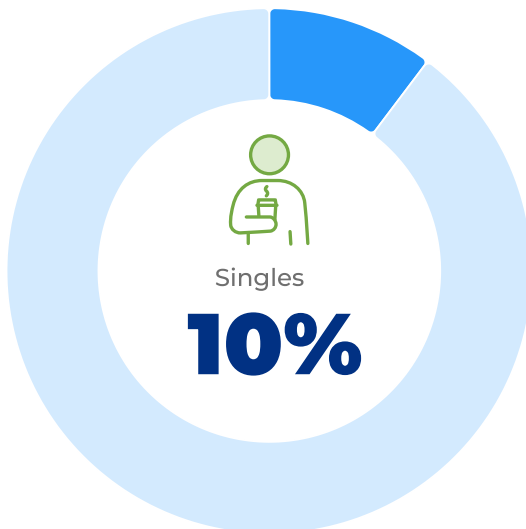
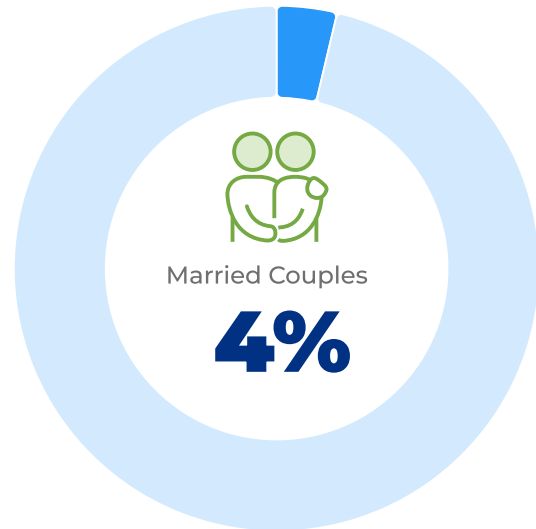
TOTAL HOUSEHOLDS

16,981

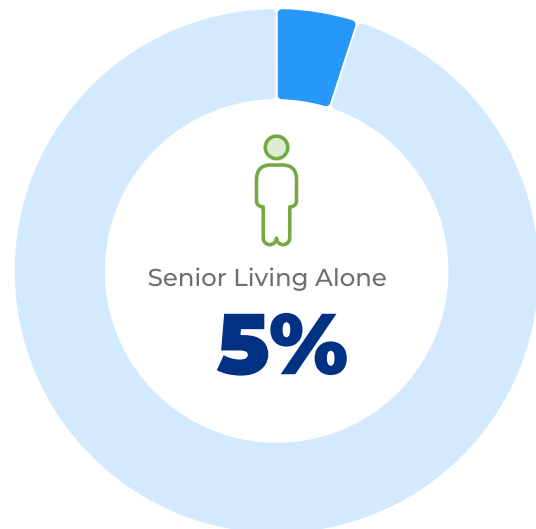
Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.

**3%**

higher than state average

**-47%**

lower than state average

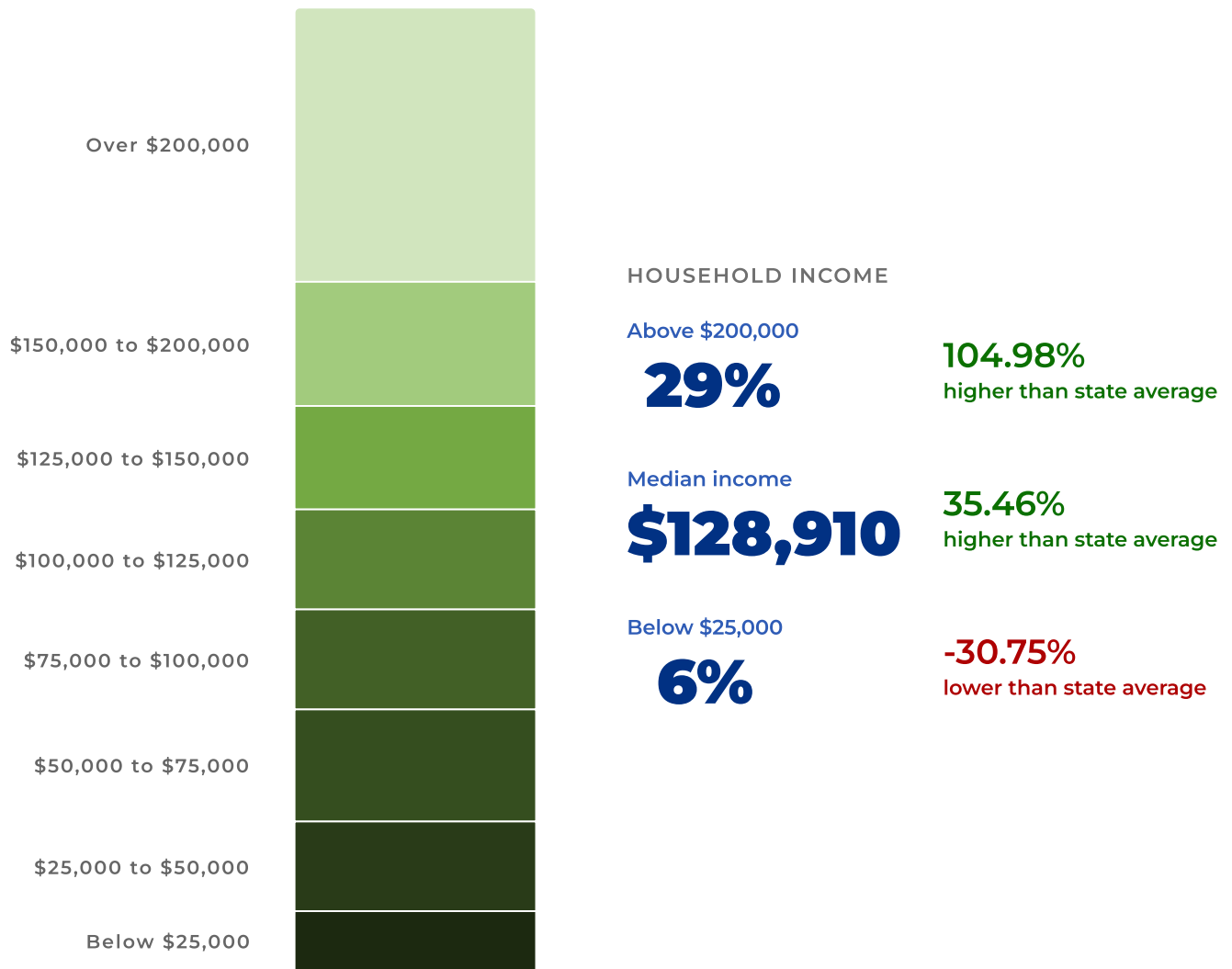
**-36%**

lower than state average

** Data Source: American Community Survey 5-year estimates*

Economic

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



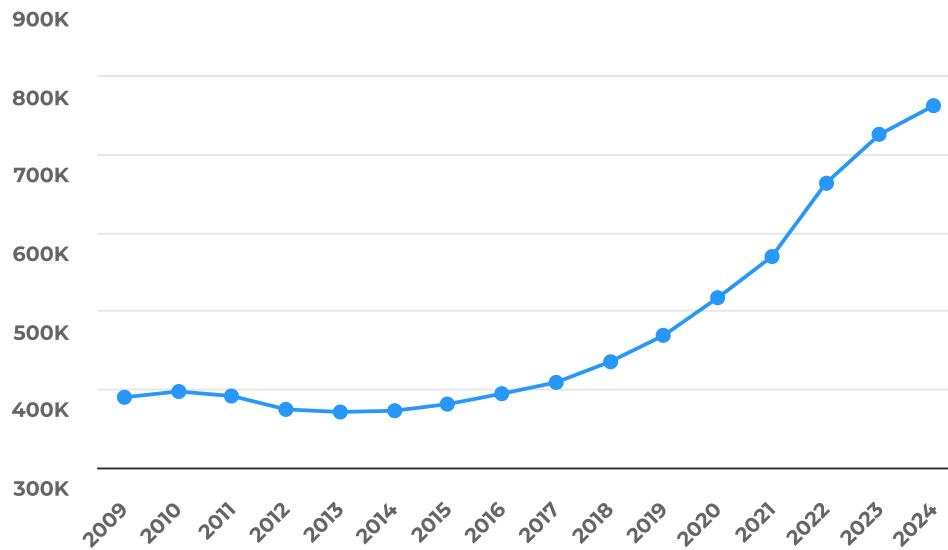
* Data Source: American Community Survey 5-year estimates

Housing



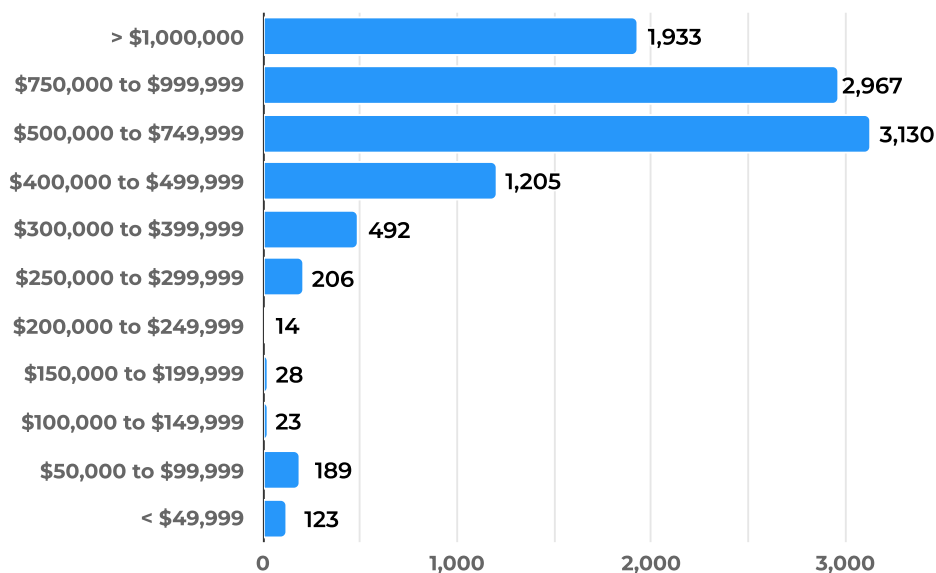
2024 MEDIAN HOME VALUE

\$762,600



* Data Source: Draper, UT 2024

HOME VALUE DISTRIBUTION



* Data Source: 2024 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.

HOME OWNERS VS RENTERS

Draper

State Avg.



* Data Source: 2024 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.

Organization Chart

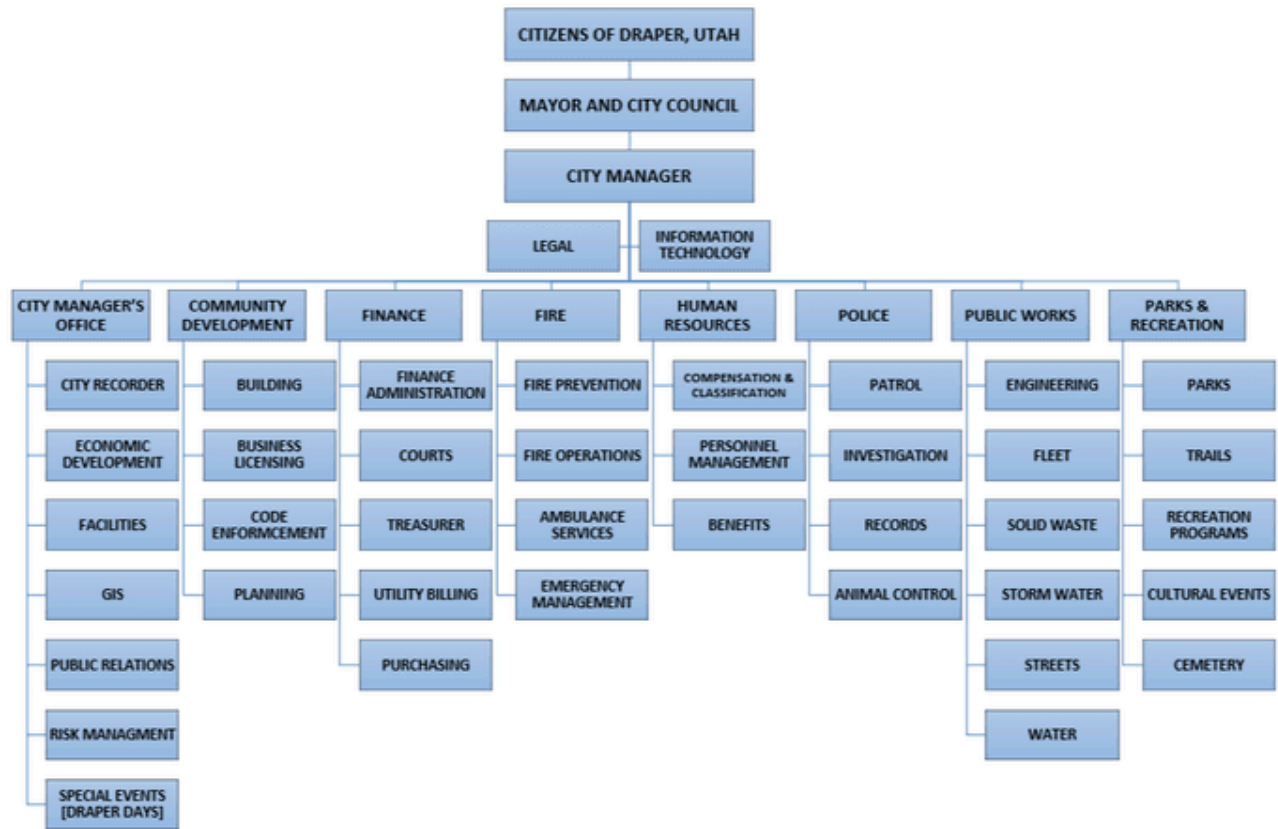
Elected Officials - As of July 1, 2026

MAYOR	TROY WALKER
CITY COUNCIL MEMBER	KATHRYN DAHLIN
CITY COUNCIL MEMBER	MICHAEL GREEN
CITY COUNCIL MEMBER	BRYN HEATHER JOHNSON
CITY COUNCIL MEMBER	TASHA LOWERY
CITY COUNCIL MEMBER	FRED LOWRY

Appointed Officials - As of July 1, 2026

CITY MANAGER	MIKE BARKER
ASSISTANT CITY MANAGER	KELLIE CHALLBURG
CITY ATTORNEY	TRACI GUNDERSEN
CITY RECORDER	NICOLE SMEDLEY
CITY TREASURER	EUNOK JEONG
COMMUNITY DEVELOPMENT DIRECTOR	JENNIFER JASTREMSKY
COMMUNICATIONS DIRECTOR	LINDA PETERSON
FINANCE DIRECTOR	JOHN VUYK
FIRE CHIEF	CLINT SMITH
HUMAN RESOURCES DIRECTOR	DEREK ORTH
JUSTICE COURT JUDGE	LISA GARNER
PARK & RECREATION DIRECTOR	RHETT OGDEN
POLICE CHIEF	RICHARD FERGUSON
PUBLIC WORKS DIRECTOR/ CITY ENGINEER	SCOTT COOLEY

CITY OF DRAPER ORGANIZATIONAL CHART



Draper City History

Draper City General Information

Draper City offers the best of both worlds: a comfortable and easy pace of residential life combined with a sophisticated metropolitan atmosphere. We promote a healthy quality of life, with easy access to inner-city trail systems, and nearby mountain areas offering access to wilderness and spectacular vistas.

Draper City is a very community-oriented place. Many events are scheduled year-round, including our largest summer celebration, Draper Days, free concerts in the park, an outdoor amphitheater and cycling and running races. We have a safe city, with low crime and highly trained police and fire departments.

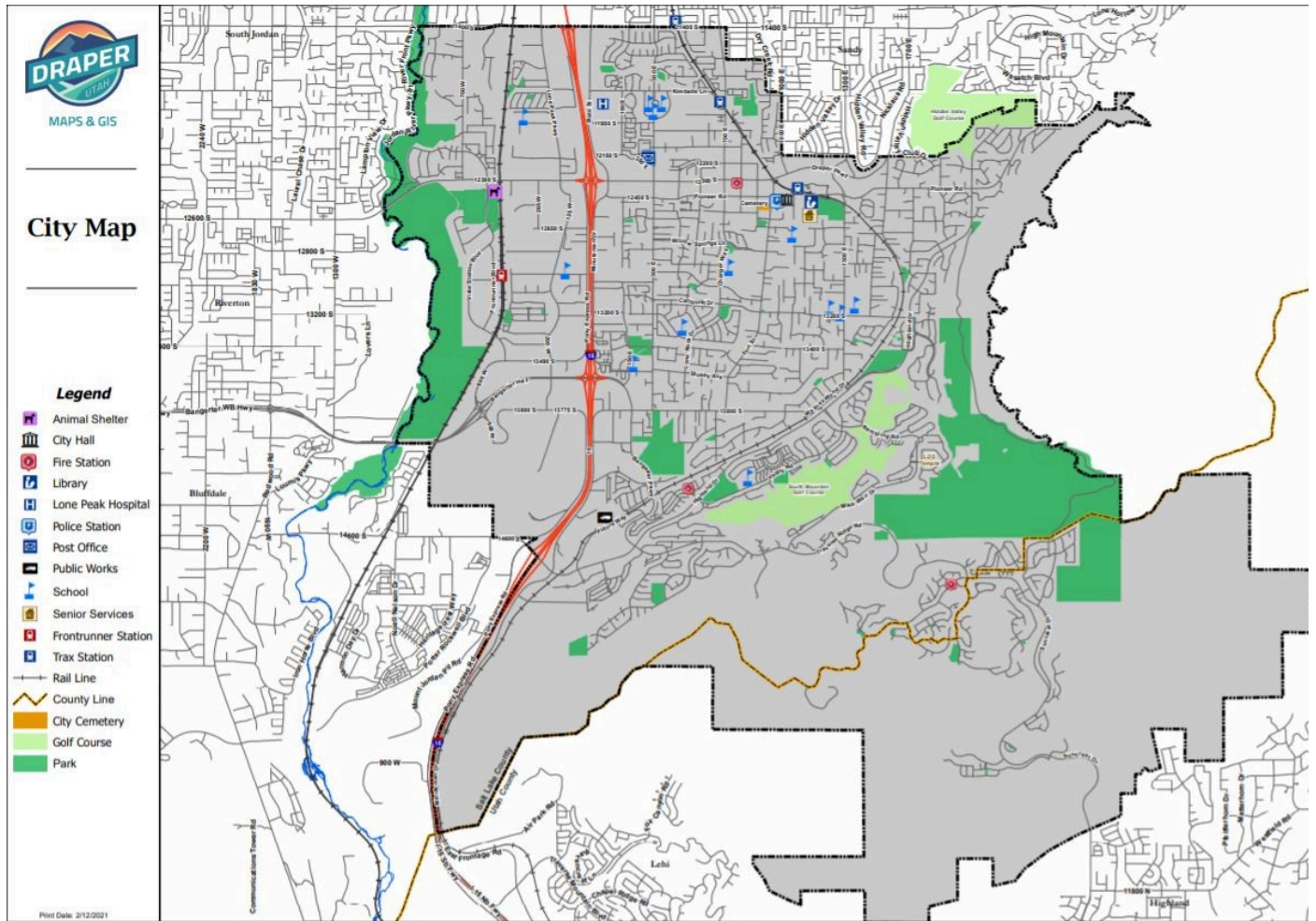
The commercial market in Draper is solid. We have healthy and rapidly growing commercial districts to meet the diverse needs of our residents, and most businesses can be found within a 10-minute drive from your front door. Whatever your needs, Draper is a great place to visit, a great place to do business and an even better place to live!

What Folks Are Saying about Draper City

Recently, Draper City was rated by Utah State University's Utah Wellbeing Project as one of the very best cities in the state for resident and community well-being. In the September 2013 issue of Money Magazine, Draper was rated as the 6th best place to live in the nation. Most importantly, Draper residents consistently report a high quality of life.

Location

Draper is strategically located at the intersection of the Utah and Salt Lake Valleys. It lies about 18 miles south of Salt Lake City and about 28 miles north of the Provo/Orem area. The total area of Draper City is 30.4 square miles.



The convenient location of Draper has brought major growth over the years. A lot of the growth in recent years has occurred on the west side of I-15. The beautiful ski resorts of Alta, Snowbird, Brighton and Solitude are all within a short half hour drive from Draper. Draper City is also home to one of the best hang gliding sites as well as one of the largest hang gliding schools in the nation. Below is a map showing the boundaries of Draper City.



Residential

Our housing and neighborhoods include a wide range of opportunities for people at different life stages, various income levels, and social and physical needs.

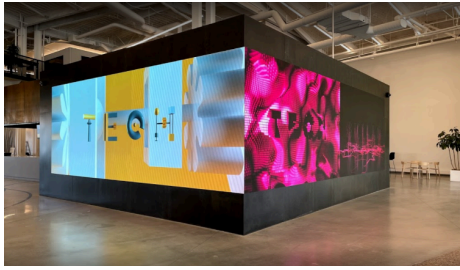
Driving down the streets of Draper, you will see a mix of new construction and historic – and even pioneer-built – homes. We have striven to maintain this theme in our Town Center Design Guidelines: “The Draper Town Center Design Theme is defined as encompassing those architectural design styles that were prevalent in the construction of civic and commercial buildings during the period from about 1890 to 1910. Common architectural styles of this era include: Mid-19th Century Revival, Late Victorian, Late 19th- and 20th-Century Revival styles. The Draper theme includes elements of these styles commonly applied in Utah and Draper during the turn of the 20th-century era.

Employment

The majority of Draper’s jobs are office/professional, with some retail and industrial. As of 2018, the largest employers in the area were eBay, Utah State Prison, Edwards Life Sciences LLC, HealthEquity, Inc., Prog Finance, LLC, Academy Mortgage Corporation, and Swire Pacific Holdings Inc. In 2019, however, Draper became home to the world headquarters for global Fortune 500 company professional development provider Pluralsight as well.



Pluralsight opened its 300,000+ square foot office at the 22-acre site affectionately dubbed Silicon Slopes, which covers areas of both Draper and Lehi City. The sleek and modern Pluralsight campus accommodates up to 2,000 team members, has a full-service café, medical clinic, fitness center, as well as walking paths and access to nearby trails.



Pluralsight, IKEA, eBay – these and other entities support a dynamic, diverse, resilient, and regionally competitive economic tax base. Draper provides high employment opportunities to residents. We boast a robust, unique local business environment that is only poised to grow over the next decade.

Specifically, the 600-acre development site known as The Point is located in Draper City and is a once-in-a-generation development opportunity for business, housing, and recreation. Planning for The Point has just begun, and the process is widely recognized as one of the most important development opportunities in the state's history.

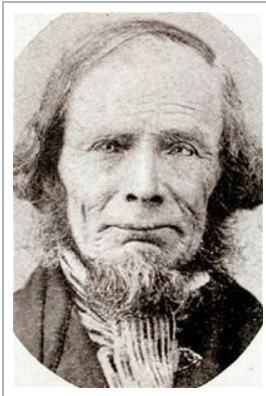
Recreation

Draper is home to the Loveland Living Planet Aquarium, a renowned facility and the 9th-largest aquarium in the nation; Salt Lake County Flight Park, an 80-acre Hang Gliding destination located at what is known as The Point of the Mountain – and one of the very best places to hang glide and para glide in the entire world; and over 100 miles of trails and open space. With our own outdoor amphitheater, Draper has a form of entertainment for just about every walk of life.

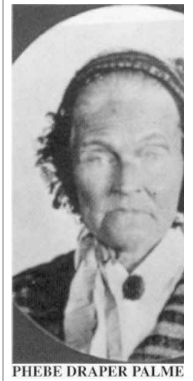


Draper City History

Draper is a city rich in pioneer heritage and colorful character. Draper's first settlers (a small group of saints-early members of the Church of Jesus Christ of Latter-Day-Saints) provide a unique story of their long trek across the central plains of the U.S, to the Salt Lake Valley, and then, finally, to South Willow (now Draper).



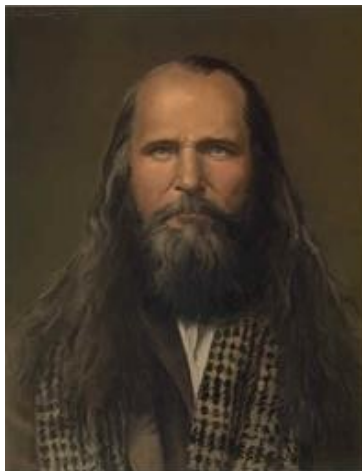
In the fall of 1849, Ebenezer Brown, the son of Scottish immigrants, brought his cattle to graze the tall grass fed by mountain streams in the unsettled area known as South Willow Creek. (Sivogah Court, where our Public Works Department is located, is named after this foundational area: Sivogah, which is pronounced Si-VOY-ah, is a Native American word for willow.) The following spring, Ebenezer brought his wife Phoebe and their large family to the area. Together they raised and fattened cattle to sell to immigrants heading to the gold fields of California.



PHEBE DRAPER PALME

Ebenezer was known as a prosperous, kind and generous man who often gave of his energy and substance for the benefit of the needy. Phoebe, the town's first lady, greeted each new family and helped them adjust to their new home.

In 1850 the Browns invited Phoebe's brother William Draper III, his wife Elizabeth, a midwife / doctor, and their seven children to join them in farming the area. Aunt Betsy, as Elizabeth was known, is remembered not only for her good deeds but also for the locomotive-like visage she presented as she walked through town: pioneer poke bonnet (the cow catcher) on her head and clay pipe (the smokestack) in her mouth. The area grew rapidly, and by the end of 1852, twenty families called South Willow Creek home. In 1854 the first post office was established, with Phoebe Brown tending the office. The town was named Draperville in honor of William Draper III, who was also the first presiding elder of the small Mormon congregation in town. Trouble with the indigenous people in the area broke out in 1854, and Ebenezer donated land at approximately 12650 South 900 East as a fort site. There the settlers lived, mostly at night, during the winters of 1855 and 1856. Thick walls were begun but never completed, as the feared hostilities did not become a reality. The beautiful Draper Historical Park now graces the site of the old fort, and features statues of early pioneers.



Porter Rockwell, pioneer personality and infamous bodyguard to Mormon prophets Joseph Smith and Brigham Young, was a frequent visitor to Draperville. A friend of Draper pioneer and Indian scout Joshua Terry, Rockwell occasionally found it necessary to seek protection from his enemies in the fields behind the home of blacksmith Lauritz Smith. A child of Lauritz Smith recounted the experience of taking a pot of stew to the pasture, leaving it, and then returning for the empty pot on a regular basis, not knowing why or who it was for. Brigham Young had dined at

the home of Lauritz Smith and, after complimenting "Sister" Smith on her fine cooking, commissioned her to provide food for Rockwell whenever he was in the area. Rockwell eventually became a resident of Draper, Utah.

"On July 29, 1858, Rockwell counted out \$500.00 in cash and purchased 16 acres of property from Evan M. Green at Hot Springs, near the Point of the Mountain, on the road between Great Salt Lake City and Lehi." Rockwell built the Traveler's Rest Inn and Tavern where "one could buy a glass of home-brewed beer, stable his horses, stay overnight, or just stop to pass the time."

Rockwell was born June 28, 1813 in Belcher, Hampshire County, Massachusetts to parents Orin Rockwell and Sarah Witt Rockwell. He was one of 9 children. He was married four times and fathered 15 children.

A controversial figure for sure, living a life of adventure and intrigue, he possessed fierce fighting and shooting skills that he used against outlaws, Indians and opposers of the Church of Jesus Christ of Latter-Day Saints. A member himself, he was fiercely loyal, and a protector to church leaders and members during some of the most difficult years for the saints.

Rockwell died on June 9, 1878 in Salt Lake City, Utah.

Source: [Draper Historic Society](http://www.draperhistoricalsociety.org), www.draperhistoricalsociety.org

Fund Structure

Description of Funds and Fund Types

A fund is defined as “an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources together with all related liabilities and residual equities or balances and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitation.” Statutory requirements and sound financial administrative policies have developed a system of funds in which the financial transactions of a city are recorded. Each of the funds is a separate entity. Therefore, they have separate asset, liability, revenue, and expenditure accounts where applicable. Government resources are allocated to and accounted for in individual funds based upon their purposes. When the funds are properly established, the City department heads can effectively control, utilize, and restrict the resources of a fund for the purpose for which it was authorized and established. Draper City has eighteen (18) active funds.

GOVERNMENTAL FUNDS - Governmental funds are funds generally used to account for tax-supported activities. There are five different types of governmental funds: The General Fund, special revenue funds, debt service funds, capital projects funds, and permanent funds. Draper City has four (4) governmental fund types.

- **General Fund** - The General Fund serves as the chief operating fund of the City. The principal source of revenue of the General Fund is taxes, charges for services, and fines and forfeitures. Expenditures are for general government, community and economic development, public safety, streets, parks, recreation, and cemetery.
- **Special Revenue Funds** - Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. Draper City has nine (9) special revenue funds.
 - **Class B & C Road Funds** - accounts for state allocated road funds.
 - **County Option Highway Transit Tax Fund** - accounts for funds for any new roads, road improvements or maintenance, active transportation such as bike and pedestrian projects or maintenance on existing facilities.
 - **Highway Projects Fund** - tracks all funding provided by Utah Senate Bill 51 from the January 2022 session. The funds are used for priority projects to mitigate congestion and improve safety.
 - **Municipal Building Authority Fund** - accounts for lease revenue fees paid by the General Fund for government buildings and the related debt service payments for those buildings.
 - **Community Reinvestment Agency Funds** - Accounts for property taxes dedicated to the economic redevelopment of blighted areas within the City, and the associated improvements in those areas.
 - West Freeway RDA (Expired collection period with unspent funds)
 - Sandhills RDA
 - Crescent RDA
 - East Bangerter EDA (Expired collection period with unspent funds)
 - Gateway RDA (Expired collection period with unspent funds)
 - Frontrunner CDA
 - South Mountain CRA

- **Park Impact Fee** - accounts for park related impact fees derived from new development and the need for related capital assets.
- **Fire Impact Fee** - accounts for fire related impact fees derived from new development and the need for related capital assets.
- **Police Impact Fee** - accounts for police related impact fees derived from new development and the need for related capital assets.
- **Transportation Impact Fee** - accounts for road related impact fees derived from new development and the need for related capital assets.
- **Capital Projects Fund** - Capital projects fund(s) are used to account for financial resources for the acquisition or construction of major capital facilities. The financial resources of capital projects funds come from several different sources, including general obligation bonds, grants from state and federal government, and appropriations from the General Fund and special revenue funds. Draper City has only one (1) capital projects fund.
- **Permanent Fund** - Permanent fund(s) are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs. Draper City has only one (1) permanent fund.
- **Debt Service Fund** - accounts for property taxes dedicated to the interest and sinking fund for outstanding general obligation bonds, which is restricted. *Inactive as of 2019.*

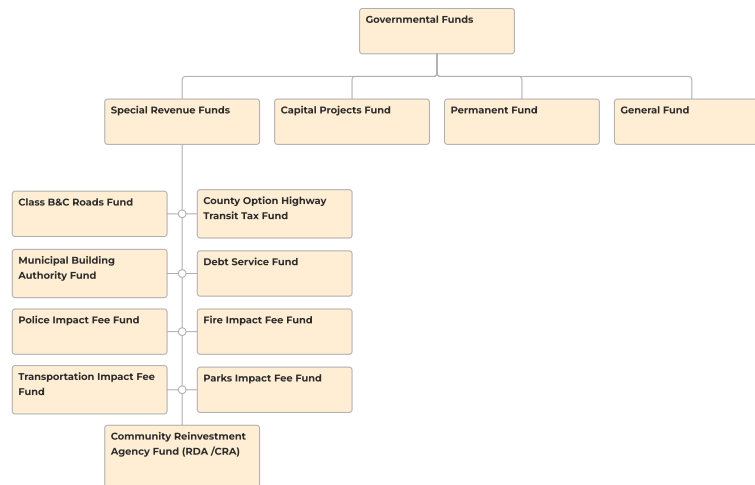
ENTERPRISE FUNDS - Enterprise funds are proprietary funds used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the government's council is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. Draper City has four (4) enterprise funds

- **Water Fund** - reports revenue and expense of providing water services to the residents of the City. The City currently provides service to approximately 35% of the City. A separate private water company provides service to the remaining area. In addition, this fund accounts for water impact fees and related capital improvement projects.
 - **Water Impact Fee**
- **Storm Water Fund** - reports revenue and expense of providing storm water drainage and management services to the residents of the City. The City currently provides this service to approximately 100% of the City, excluding state-owned property. In addition, this fund accounts for storm water impact fees and related capital improvement projects.
 - **Storm Water Impact Fee**
- **Solid Waste Fund** - reports revenue and expense of providing garbage and recycling collection and disposal services to the residents of the City. The City currently provides residential service only. Private residential areas may choose to contract with another provider. Commercial service is currently not offered by the City.
- **Ambulance Fund** - reports and monitors the revenue and expense generated by general ambulance services. The Ambulance Fund is managed as part of the Draper City Fire Department. The collection of revenues related to ambulance services are outsourced. Additional revenues are generated by contracting for hospital patient transports.

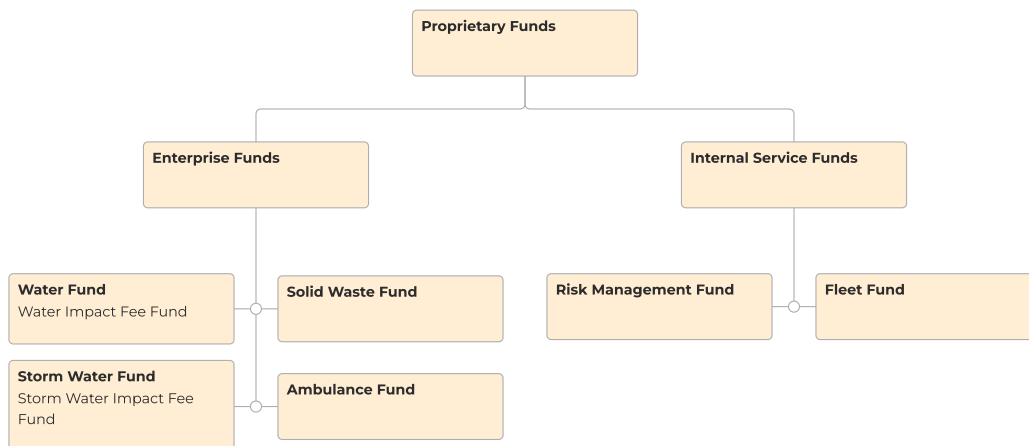
INTERNAL SERVICE FUNDS - Internal service funds are a proprietary fund type that may be used to report any activity that provides goods or services to other funds, departments, or agencies of the primary government and its component units, or other governments, on a cost-reimbursement basis. Draper City has two (2) internal service funds.

- **Risk Management Fund** - accounts for the activities of the City's property and casualty insurance. The revenue is the result of charging other funds for the allocated expense associated with providing those services.
- **Fleet Management Fund** - allocates fleet vehicle replacement, maintenance, administrative and shared equipment costs in each department or fund within the City. Costs are allocated based on a historical percentage of time used.

Draper City Funds



Draper City Funds



Debt Management Policies and Schedules

DEBT MANAGEMENT POLICY

Long-term Debt

At June 30, 2025, the City's expected outstanding general obligation bonds will be \$0.00. The total city-wide outstanding debt related to bonds is expected to be \$13,901,000 as of June 30, 2025.

S&P Global issued updated bond ratings for Draper. The new long-term debt ratings as of April 2019 was AAA on sales tax revenue bonds and AA+ for general obligation bonds.

Under state law, (Utah Constitution Article 14, Section 4) the City's (Draper is a third class city as designated by the State of Utah) outstanding general obligation debt should not exceed 12% of the "reasonable fair cash value" of the property. Of this percent, a maximum of 4% may be used for general purposes. The remaining 8% and any unused portion of the 4% available for general purposes, up to the maximum of 12%, may be utilized for water/sewer/electric purposes.

Legal Debt Margin

2024 Estimated Market Valuation: \$16,094,344,599

Debt Limit

Debt Limit (4% of Est. Market Valuation) \$643,773,784

Less Outstanding General Obligation Bonds \$0

Legal Debt Margin \$643,773,784

Total Net Debt Applicable to the Limit as a Percentage of the Debt Limit: .00%

Debt Management Policies

1. Council intends on maintaining an unrestricted General Fund balance of no more than 35% of estimated revenues and no less than 5%.
2. Council intends to limit the issuance of long-term debt to capital improvement projects that cannot be financed from current revenues, and the payback period of the debt will be limited to the estimated useful life of the capital project.
3. Council intends to utilize long-term borrowing to take advantage of opportunities to restructure or refund current debt when available.
4. When considering debt issuance, the Council requires an analysis of the effect of the issuance on the City's debt ratio, as well as the impact on the City's ability to finance future projects
5. When considering debt issuance, the Council requires the identification of a revenue source to cover the debt service requirements.
6. Council requests a statement from the City's financial adviser of the feasibility of the financing, as well as any additional information Council should be aware of before issuance.
7. Council requests debt service payments be structured in level amounts over the useful life of the issue unless anticipated revenues dictate otherwise, or the useful life of the financed project(s) suggest a different maturity schedule.

Council requires a policy of full disclosure on every financial report and bond prospectus.

Bond Payment Schedules

Obligation	Purpose	FY 26-27	FY 27-28	FY 28-29	FY 29-30
2011 Water (Revenue)	Water Storage Capacity	\$ 128,500	\$128,700	\$ \$127,900	\$ \$128,000
2022 Series (Sales Tax)	Land Acquisition on Pioneer Rd.	\$ 415,700	\$ 419,000	\$ 416,800	\$ 418,900
2023 Series (Sales Tax)	Aquarium Agreement	\$ 971,800	\$ 970,500	\$ 972,500	\$ 972,500
		\$ 1,516,000	\$ 1,518,200	\$ 1,389,300	\$ 1,391,400

Obligation	Purpose	FY 26-27	FY 27-28	FY 28-29	FY 29-30
2011 Water (Revenue)	Water Storage Capacity	\$ 596,000	\$ 482,000	\$ 366,000	\$ 247,000
2022 Series (Sales Tax)	Land Acquisition on Pioneer Rd.	\$ 4,140,000	\$ 3,900,000	\$ 3,650,000	\$ 3,385,000
2023 Series (Sales Tax)	Aquarium Agreement	\$ 4,210,000	\$ 3,450,000	\$ 2,650,000	\$ 1,810,000
		\$ 8,946,000	\$ 7,832,000	\$ 6,666,000	\$ 5,442,000

Note: The numbers in this budget are rounded to the nearest \$100 increment. In addition, trustee fees are included in the budget but are not part of this schedule. 2011 Water Bond payments are not budgeted as an expense in the budget but as a reduction of a long-term liability account.

Fund Balance

Fund Balance Policy

Fund Balance Definition and Explanation -

Fund balance is an accumulation of revenues minus expenditures. Each fund maintained by the City has a fund balance. Fund balance can be used in future years for purposes determined by the City Council. To understand fund balance, it is important to understand fund accounting. Fund accounting is unique to the public sector (i.e. governments, schools, etc.) and requires separate self-balancing accounting entries to track each fund's revenues and expenditures. Funds are created for various reasons and separated into fund types which dictate the accounting rules that apply. The City of Draper has two main fund types - governmental and proprietary. Governmental funds are tax-supported activities and uses the modified accrual basis of accounting. The proprietary funds are fee-supported and utilize the full accrual basis of accounting.

Funds are typically restricted in use by Utah law, the City Charter and local ordinances to assure the funds are used for their intended purposes. The source of funding generally determines the restriction applicable to funds and thus what fund type it is. The City has 18 different funds.

Expenditures for each fund are authorized through the budget process, which requires approval of department directors, the City Manager, and, ultimately, the City Council. The managers of the service units operating within the funds typically oversee approval of expenditures throughout the fiscal year. Expenses are audited annually to ensure compliance with policies.

Any surplus revenues in excess of expenditures at the end of a fiscal year fall to a fund balance within that particular fund. These funds are invested in the City's pool of invested funds and earn interest in proportion to their participation in the pool. The fund balance from any fund can be re-appropriated for future use through the budget process, but the ongoing restrictions on that particular fund continue to apply to re-appropriated funds.

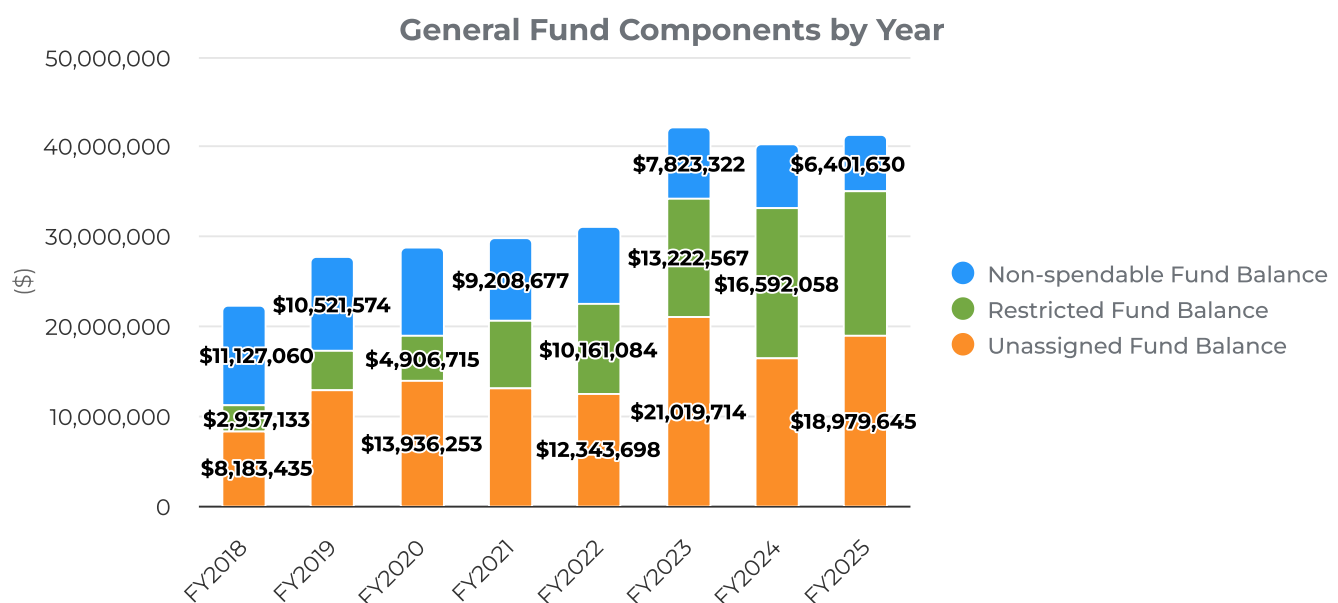
Fund balance has several components including:

1. Non-spendable fund balance: Includes amounts that are not in a spendable form or are required to be maintained intact. Examples are notes receivable or prepaid items.
2. Restricted fund balance: Includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or through enabling legislation. Examples include grant money received but unspent, cash held in trust for debt service payments, B&C Road Funds and the County Option Highway Transit Tax Funds.
3. Assigned fund balance: Comprises amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates authority. In governmental funds other than the General Fund, the assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.
4. Unassigned fund balance: The residual classification of the General Fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

Historical General Fund* Changes in Fund Balance by Year								
Data Source	Fiscal Year	Beginning Fund Balance	Revenues	Operating Expenses	Other Sources / (Uses) - CIP, Transfers & Bond Issuance	Ending Fund Balance	Change %	Change Amount
Audited ACFR	FY2019	\$ 22,247,628	\$ 37,552,762	\$ (29,657,016)	\$ (2,450,585)	\$ 27,692,789	24.48%	\$ 5,445,161
Audited ACFR	FY2020	\$ 27,692,789	\$ 38,519,858	\$ (31,213,135)	\$ (6,311,776)	\$ 28,687,736	3.59%	\$ 994,947
Audited ACFR	FY2021	\$ 28,687,736	\$ 44,769,874	\$ (33,894,131)	\$ (9,409,424)	\$ 30,154,055	5.11%	\$ 1,466,319
Audited ACFR	FY2022	\$ 30,154,055	\$ 48,367,960	\$ (32,886,183)	\$ (14,649,649)	\$ 30,986,183	2.76%	\$ 832,128
Audited ACFR	FY2023	\$ 30,986,183	\$ 52,497,506	\$ (36,206,126)	\$ (5,211,960)	\$ 42,065,603	35.70%	\$ 11,079,420
Audited ACFR	FY2024	\$ 42,065,603	\$ 51,510,169	\$ (41,691,606)	\$ (11,695,716)	\$ 40,188,450	-4.46%	\$ (1,877,153)
Audited ACFR	FY2025	\$ 40,188,450	\$ 54,824,396	\$ (43,604,718)	\$ (10,050,899)	\$ 41,357,229	2.91%	\$ 1,168,779
Projected	FY2026	\$ 41,357,229	\$ 53,189,800	\$ (47,945,000)	\$ (6,270,000)	\$ 40,332,029	0.00%	\$ (1,025,200)
Budget FY27	FY2027	\$ 40,332,029	\$ 65,670,800	\$ (51,044,400)	\$ (14,626,400)	\$ 40,332,029	0.00%	\$ -

*For reporting purposes, the General Fund consists of the General Fund, B&C Road Funds, Highway Projects Fund and the Highway Option Tax Fund. In addition, the FY27 budget includes \$19,645,000 of fund balance appropriation (revenue from reserves). Of this amount, \$3,295,700 is from the General Fund after the proposed 25% tax increase, with the rest coming from various restricted road funds, in which revenue is being appropriated to fund budgeted capital improvements.

General Fund Balance by Year



Interfund Reimbursements

Several departments within the General Fund provide services to other funds during the year. Costs are reimbursed from the funds receiving the services as part of an overhead allocation. The allocation is based on the number of Full-Time Equivalents (FTE's) and the operating budget of each department providing services. Each department provides services in the form of personnel or various operating expenses.

Guidance from Government Accounting Standards Board (GASB) 34 112b(2) allows expenses in the general fund to be treated as a reduction to expenses in an effort to not overstate both revenues and expenses in the government-wide financial statements of Draper City. The total overhead offset across all departments in the General Fund for FY27 is \$3,399,700.

The allocation of services provided by personnel or operational expenses starts with the total allocation amount that is based on employee full-time equivalent counts. It is then calculated based on the percentage of the budget for personnel services and for operational expenses. Capital Outlay is excluded from calculations.

PERSONNEL AND OPERATIONAL REIMBURSEMENTS						
Department	Original Personnel Budget Amount	Personnel Reimbursement	Original Operational Expense Amount	Operational Expense Reimbursement	Net Personnel Budget	Net Operational Budget
Mayor & Council	\$227,000	(\$45,300)	\$160,600	(\$29,500)	\$181,700	\$131,100
City Manager	\$652,900	(\$140,700)	\$542,300	(\$97,000)	\$512,200	\$445,300
City Recorder	\$409,400	(\$81,600)	\$113,700	(\$23,200)	\$327,800	\$90,500
Legal	\$665,800	(\$133,100)	\$170,800	(\$34,300)	\$532,700	\$136,500
Communications	\$413,100	(\$79,600)	\$151,900	(\$29,900)	\$333,500	\$122,000
Human Resources	\$491,300	(\$98,100)	\$403,400	(\$78,900)	\$393,200	\$324,500
Finance	\$1,323,900	(\$263,800)	\$373,700	(\$60,400)	\$1,060,100	\$313,300
Information Technology	\$586,000	(\$116,900)	\$637,900	(\$124,100)	\$469,100	\$513,800
GIS	\$356,600	(\$71,200)	\$74,500	(\$12,100)	\$285,400	\$62,400
Facilities Administration	\$710,200	(\$141,900)	\$857,600	(\$154,000)	\$568,300	\$703,600
Non-Departmental	\$0	\$0	\$267,500	(\$50,800)	\$0	\$216,700
Public Works Administration	\$863,300	(\$358,200)	\$315,200	(\$19,200)	\$505,100	\$296,000
Engineering	\$1,765,900	(\$996,600)	\$337,000	(\$159,300)	\$769,300	\$177,700
Totals:	\$8,465,400	(\$2,527,000)	\$4,406,100	(\$872,700)	\$5,938,400	\$3,533,400

General Fund Revenue Analysis

The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except for those accounts required to be under other funds. Funding to support the General Fund comes primarily from three sources: taxes, transfers and fees. Fees may be categorized as licenses and permits; inter-governmental revenues, charges for services, fines and forfeitures; miscellaneous and other sources.

The revenues received from taxes are primarily used to pay for services provided by the public in general, such as police, fire, streets, general governmental services, and parks. For services which typically benefit a specific group of citizens, a special fee is charged. The purpose of the fee is to cover all or a portion of the costs incurred to provide the specific service.

Draper City makes revenue projections each year based on historical trend analysis and other relevant factors such as forecasted economic conditions. The City prefers to take a conservative approach in its forecasts. The following considerations were made for each of the following revenue types when making annual revenue projections.

Sales Tax

Sales tax revenue is forecast by the Finance Department using a qualitative method which takes into consideration each of the following relevant contributing factors:

State Law: The 2023 session impacted the sales tax revenue for Draper with regard to sales tax for sand and gravel. See SB0075. The bill redistributed a portion of sales taxes into B&C Road funds. With three years' historical data, the City budgeted a transfer of \$500,000 from the general fund to the B&C fund for FY2027.

Draper City Sales: With over half of sales tax revenue being derived directly from sales made within Draper, it is important to accurately project the growth in sales that will take place in the City. Draper has been experiencing an upward trend in commercial growth and development, but those do not drive sales tax directly. From an indirect approach, more development could lead to more local point of sale taxes.

Statewide Sales: About 36% of the total sales tax revenue that Draper receives comes from a statewide local government pool that is based on population. Thus, statewide sales are a major factor in estimates of revenue. The remaining 64% comes from direct point-of-sale transactions within Draper.

Population Data: A growing population can have a significant impact on the portion of sales tax revenue distributed. Since 2010, Draper has grown by about 8%, and anticipates further growth. These changes in population mean Draper would receive a larger portion of sales tax revenue if Draper 's population grows at a faster rate than the rest of the State.

Confidence: FY23 had 5.5% growth followed by only 2.36% in FY24. FY25 projections are only at 1% growth as of May 2025. The past few years have experienced some of the slowest growth over the past decade. Overall, FY25 may come in around \$200,000 over budget. The FY26 budget is projected to only grow by about 1.75%.

Additionally, Draper does receive an energy use (sales) tax that is collected by the major distributors as per the Utah State Tax Commission and then passed through to the City. These revenues are fairly stable and correlate with utility price increases. FY27 will keep the same budget as FY26.

Property Tax

Within this budget, property tax includes all general property taxes, delinquent property taxes, fee-in-lieu of personal property taxes, and penalties and interest on delinquent taxes. All of these taxes are collected by the County Treasurer and remitted to the taxing entity (the City) for which they were collected.

The property tax rate refers to the ad valorem taxes levied on an assessed valuation of real and personal property in the current year. The City's certified tax rate only makes up a portion of the total property tax rate for an area. Total tax rates for the various areas within Draper City can be found on the [Utah State Tax Commission web page](#).

Draper City is considering levying a tax rate that exceeds the City's certified tax rate. The proposed tax rate is estimated to increase the current tax rate from .000936 to .001170.

The proposed tax rate increase would generate approximately \$2,696,000 of additional ad valorem tax revenue to be used to pay for operational and compensation costs.

The proposed tax rate increase would increase the City's ad valorem tax revenue by approximately 25%.

If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c).

Current Draper City Property Tax Rate	0.000936
Current Draper City Property Tax Revenue	\$ 10,186,000
Proposed Draper Property Tax Rate with Tax Increase	0.001170
Proposed Draper Property Tax Revenue with Tax Increase	\$ 12,882,000
Proposed New Property Tax Revenue	\$ 2,696,000

	Monthly	Annual	%
Estimated increase to a primary residence valued at \$807,000	\$ 8.66	\$ 103.86	25.0
Estimated increase to a business valued at \$1,000,000	\$ 19.50	\$ 234.00	25.0

Proposed Property Tax Increase Purpose

Draper City is committed to providing a high quality of life for its residents. The City recognizes that quality public services, well-maintained roads and infrastructure, enjoyable parks and trails, and responsible long-term financial planning are all important components of a strong City. The City is considering the proposed property tax rate increase as part of the City's long-term strategy to continue providing these high-quality services to residents.

An important part of providing quality services is maintaining a well-trained and experienced work force. The City values its employees and is committed to providing a quality workplace, including competitive pay and benefits, in order to attract and retain a strong workforce.

The City is also committed to providing excellent public safety services and recognizes that property tax revenue plays a significant role in funding those services. The City is working toward maintaining a stable property tax base to provide reliable, ongoing funding for public safety operations. One item included in the proposed budget with a tax rate increase is the addition of three firefighters to help maintain staffing levels without a reliance on overtime.

In addition, the City remains committed to enhancing residents' quality of life through top-notch parks and trails. Draper City has 5,625 acres of beautiful parks and open space and 152 miles of trails. These amenities make Draper an attractive city and provide numerous recreational opportunities for residents. The proposed budget includes an increase to help maintain the quality of playground facilities throughout city parks.

The Mayor and City Council remain committed to fiscal responsibility and have worked diligently to attract quality businesses to Draper to help fund City operations through sales tax and other revenue sources. As your representatives, they understand the impact of a proposed property tax rate increase and do not consider such decisions lightly. The Mayor and City Council are committed to transparency and welcome input from residents on all City matters, including the proposed property tax rate increase.

Public Hearing

The City will hold a public hearing on the tentative budget on June 2, 2026, at its regularly scheduled council meeting in conjunction with adopting the Fiscal Year 2026-27 Budget. All are welcome to come and participate.

If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing, as required by Utah Code Section 59-2-919(4)(c). This hearing is currently scheduled for Wednesday, August 12, 2026, at 6:00 p.m. in the Draper City Council Chambers at Draper City Hall, 1020 E Pioneer Road, Draper, Utah, where all interested parties can come and participate. The hearing date is subject to final approval by the Salt Lake and Utah County Auditors.

Franchise Tax

Franchise and other taxes are the smallest of the three main tax revenue sources for the City, contributing about 4% of all tax revenue and about 3% of the overall General Fund revenues. These revenues have remained fairly constant over the past five years.

Franchise tax is imposed on privately-owned utilities which have been given a franchise to operate within the governmental entity, using the governmental unit's property for standards, wiring, underground pipes, etc. The City also levies these revenues that combine into one revenue account. The following is a list of the current tax rates for utilities in Draper City:

- Power (electric and gas) 6%
- Water 6%
- Cable 5%
- Telecommunications 3.5%

The following factors contribute to the assumptions for this revenue projection. However, the leading factor used in forecasting these revenues are historical trends.

Utility Rates — Changes in utility rates directly affect the revenue collected by the utility, subsequently affecting the amount of tax received by the City. Utility rates are regulated by the Public Service Commission. Changes in rates are not uncommon. However, based on the size of the overall revenue, rate changes will have a minimal effect on the overall General Fund budget.

Usage — Utility revenues are sensitive due to usage variation, with the electric and natural gas utilities particularly affected by the weather. The current projections assume a normal weather pattern.

Other taxes include the following:

- Transient room tax (Hotel tax) 1.0%. This is just Draper's portion of the total hotel tax collected.
- State-imposed liquor tax distribution calculated by the State is about \$60K for Draper and is categorized under state grant revenue.

Licensing & Permits

License and permits revenue includes development permit fees, business license fees, and animal license fees contributing over 9% of overall General Fund revenue.

Development Permit Fees

Development permit fees include building permit fees, planning fees, engineering fees, and excavation fees. The City realizes the importance of understanding ongoing versus one-time revenues. These considerations are made when forecasting these revenues. Cities experiencing high growth often rely on this revenue source to fund ongoing operations, which can bring challenges when those growth patterns change. For Draper City, the budgeted amounts have been set as the baseline for ongoing operations. During high growth years, amounts in excess will either cover possible revenue shortfalls or contribute to any one-time needs or capital improvements. Planning fees are used to predict future building permits. Revenue for FY25 is estimated in April prior to the summer months. Typically, the summer months provide a large boost to overall revenue. The City will monitor FY26 to see if any adjustments will need to be made.

	FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FY26 BUDGET	FY26 YTD	FY27 BUDGET
Building Site Cleanup	\$ 7,050	\$ 16,200	\$ 59,923	\$ 20,000	\$ 11,550	\$ 18,000
Encroachment Permits	\$ 1,782	\$ 315,843	\$ 196,165	\$ 100,000	\$ 234,832	\$ 168,000
Building Permits	\$ 1,537,623	\$ 1,468,040	\$ 2,575,947	\$ 1,700,000	\$ 1,249,825	\$ 1,600,000
Excavation Permits	\$ 308,478	\$ 10,555	\$ 28,680	\$ 10,000	\$ 26,255	\$ 26,000
Planning Fee	\$ 103,026	\$ 117,827	\$ 183,442	\$ 125,000	\$ 157,790	\$ 137,000
Plan Check Fee	\$ 678,752	\$ 704,418	\$ 765,582	\$ 600,000	\$ 526,998	\$ 660,000
TOTAL	\$ 2,636,711	\$ 2,632,883	\$ 3,809,738	\$ 2,555,000	\$ 2,207,250	\$ 2,609,000

Business License Fees

Total business licensing fees collected in FY26 are estimated to be around \$470,000, \$20,000 above the FY2026 budget. The FY27 budget was increased to \$470,000 based on the projected revenue for FY26.

Animal License Fees

Animal license fees increased significantly over the last two years. The budget has been increased to \$12,000 to better reflect the amount of fees collected over the past two years. The City will continue to monitor this fee to see where the revenue trend goes.

Inter-Governmental Revenues

Intergovernmental revenue consists of monies obtained from other governments and can include grants, shared taxes, and contingent loans and advances.

The City recognized \$783,312 in revenue in FY26 to date. The State Liquor Fund Allotment has been awarded for over 10 years. The City is still waiting to complete and receive funding for some grants that were awarded in FY25 & FY26. The budget includes \$110,000 of anticipated grant revenue.

TYPE	DEPT	FY26 BUDGET	FY26 ACTUAL	FY27 BUDGET	NOTES
FEDERAL REVENUE					
Hazard Mitigation Grant Program (FEMA)	FIRE	\$ 50,000	\$ 0	\$ 0	
Law Enforcement Mental Wellness & Wellness Act Grant	POLICE	\$ 0	\$ 107,879	\$ 0	
Energy Efficiency & Conservation Block Grant (EECBG)	ADMIN	\$ 0	\$ 0	\$ 0	Awarded in FY25 Completed in FY26
TOTAL FEDERAL REVENUE		\$ 50,000	\$ 107,879	\$ 0	
TYPE	DEPT	FY26 BUDGET	FY26 ACTUAL	FY27 BUDGET	NOTES
STATE REVENUE					
State Liquor Fund Allotment	POLICE	\$ 80,000	\$ 74,991	\$ 80,000	Annual Allotment
State of Utah DUI Patrol Grants	POLICE	\$ 0	\$ 4,326	\$ 0	
Jenson Famrs Phase II (Zoom Grant)	PARKS	\$ 650,000	\$ 478,175	\$ 0	Completed in FY26
State of Utah Fuels Mitigation Grant	FIRE	\$ 0	\$ 46,132	\$ 0	
Firefighter License Plate Grant	FIRE	\$ 0	\$ 4,805	\$ 0	
IAFC Fuels Mitigation Grant	FIRE	\$ 0	\$ 10,000	\$ 0	
TOTAL STATE REVENUE		\$ 730,000	\$ 618,429	\$ 80,000	
TYPE	DEPT	FY26 BUDGET	FY26 ACTUAL	FY27 BUDGET	NOTES
LOCAL REVENUE					
Zap Tax	PARKS	\$ 10,000	\$ 7,620	\$ 10,000	
Jordan Valley Water Conservancy District	COMM DEV	\$ 0	\$ 29,384	\$ 0	
Utah Division of Water Resources	PARKS	\$ 0	\$ 15,000	\$ 0	

TYPE	DEPT	FY26 BUDGET	FY26 ACTUAL	FY27 BUDGET	NOTES
Rocky Mountain Power Grant	ADMIN	\$ 0	\$ 5,000	\$ 0	
Fire Grants	FIRE	\$ 0	\$ 0		Placeholder for anticipated fire grants
TOTAL LOCAL REVENUE		\$ 10,000	\$ 57,004	\$ 30,000	
TOTAL INTERGOVERNMENTAL		\$ 790,000	\$ 783,312	\$ 110,000	

Charges for Services

Draper charges fees for activities conducted within the boundaries of Draper City, which are an exchange of value transaction. This is where a resident or business receives a service not typically provided for with general tax dollars. All such fees are determined by the City Council and adopted through ordinance or resolution. Charges for services are broken down into two categories: **Fees** and **Sales & Service**.

Charges for service - Fees

These fees are established to recover the cost of specific services such as the administrative fees, false alarm call fees, animal control, GRAMA request fees, rental fees, public service fees, passport fees, and burial fees.

The FY27 budget includes \$260,000 of revenue for an administrative fee which is charged to the CRA Fund (210) based on signed agreements within the CRA. Each agreement details the fee as a percentage of the tax increment amount collected within the area. This amount has been going down as project areas expire and revenue comes into the City as new property taxes.

Charges for Services: Sales & Service

These fees are charged with more of an exchange of equal value type mindset; often this is a service being provided for a fee. These fees include passport processing, recreation programs, park reservations, rents such as cell tower leases and community events.

Parks & Recreation accounts for \$957,000 of this revenue source, which includes park reservations at \$200,000, community events at \$250,000 and various recreational programs at \$425,000 and other fees of \$82,000 in the FY26 budget. The City bases these revenues on historical values.

Passport revenues are budgeted for FY27 at \$135,000 based on the historical requests for passport services.

Budgeted revenue from rents and leases totals \$30,000 from rental homes and \$84,000 in cell tower leases for which the City leases out its land assets.

FY27 includes funding for anticipated sponsorship agreements for Draper Days at \$100,000.

Fines and Forfeitures

Fines and forfeitures come from traffic tickets issued. The budget is based on historical trends and is budgeted at \$727,000 for FY2027. This represents a 6.75% increase over FY26 based on historical collections and current year projections.

Miscellaneous Revenues

Miscellaneous revenues are made up of interest earnings, agreements and other revenues. \$45,000 in FY27 is budgeted due to an ongoing agreement with the Traverse Ridge Special Service District for general administration.

Interest earned by the City has been a positive source of revenue due to the federal borrowing rate. The City understands that interest revenue is extremely volatile and should not be used to fund ongoing costs, similar to how the City budgets for building permits. Interest revenues for FY27 are budgeted at \$1,800,000. This is a flat projection based on advice from the City's investment banking partners. The majority of the City's cash is held in Utah's Public Treasurers Investment Fund and Meeder Investments. Each of these investment options earns a stable interest rate. The City locks in higher yield rates whenever possible.

Other Revenue Sources

Other revenue sources within the General Fund in the FY27 budget include two transfers. One for a \$700,000 transfer from fund balance to cover annual portions of leases expensed in the year the lease was signed for accounting purposes. The other transfer of \$50,000 is a transfer from the Police Impact Fee Fund to reimburse the General Fund for the 2014 construction of the current public safety wing as identified in the Impact Fee Facilities Plan (IFFP). The City is also budgeting \$3,340,700 as a transfer from the General Fund's fund balance to balance the budget.

DRAPER CITY STAFFING DOCUMENT

Division & Job Title	Division #	GRADE	FY25	FY26	FY27	Notes:
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GENERAL FUND

Legislative Department

Mayor & Council	41110				
Mayor			1.00	1.00	1.00
City Council			5.00	5.00	5.00
TOTAL LEGISLATIVE DEPARTMENT			6.00	6.00	6.00

Executive Department

City Manager	41210				
City Manager	26		1.00	1.00	1.00
Assistant City Manager	25		1.00	1.00	1.00
Chief of Staff	22		1.00		
Executive Assistant	14		1.00		
Administrative Assistant	11		0.72	0.72	0.72
			4.72	2.72	2.72

City Recorder	41220				
City Recorder	19		1.00	1.00	1.00
Deputy Recorder	15		1.00	1.00	1.00
Passport Coordinator	13		1.00	1.00	1.00
Office Clerk I/II/III	10/11/12		1.00	1.00	1.00
			4.00	4.00	4.00

Communications	41270				
Communications Director	24		1.00	1.00	1.00
Sr. Communications Specialist	16		1.00	1.00	1.00
Multimedia Specialist	13		0.63	0.72	0.72
			2.63	2.72	2.72

Youth Council	41260				
Youth Council Adviser	10		0.25	0.25	0.25
			0.25	0.25	0.25

Legal	41240				
City Attorney	25		1.00	1.00	1.00
Assistant City Attorney	22		1.00	1.00	1.00
City Prosecutor	20		-	1.00	1.00
			2.00	3.00	3.00

Community Events	41280				
Community Events Manager	19		1.00	1.00	1.00
Community Events Coordinator	13		1.00	1.00	1.00
Seasonal Events Worker	8		0.50	0.50	0.50
			2.50	2.50	2.50

Executive Department**Information Technology**

41330

Information Technology Director	24	1.00	1.00	1.00
Network Manager	21	1.00	1.00	1.00
Systems Administrator	18	1.00	1.00	1.00
		3.00	3.00	3.00

Geographic Information Systems (GIS)

41340

GIS Manager	20	1.00	1.00	1.00
GIS Specialist I/II/III	14/15/16	1.00	2.00	2.00
GIS Technician	12	1.00	-	-
		3.00	3.00	3.00

TOTAL EXECUTIVE DEPARTMENT**22.10 21.19 21.19****Human Resources Department**

41310

Human Resource Director	24	1.00	1.00	1.00
Human Resource Generalist	18	1.00	1.00	1.00
Human Resource Coordinator/Specialist	14/15	1.00	1.00	1.00
		3.00	3.00	3.00

TOTAL HUMAN RESOURCES DEPARTMENT**3.00 3.00 3.00****Finance Department****Finance**

41320

Finance Director	24	1.00	1.00	1.00
Assistant Finance Director	22	1.00	1.00	1.00
City Treasurer	19	1.00	1.00	1.00
Purchasing Agent	16	1.00	1.00	1.00
Accountant I/II	14/15	1.00	1.00	1.00
Accounting Specialist	14	1.00	1.00	1.00
Payroll Administrator	15	1.00	1.00	1.00
Accounts Payable Technician I/II/III	12/13/14	1.00	1.00	1.00
Finance Clerk I/II/III	10/11/12	1.25	1.25	1.25
		9.25	9.25	9.25

TOTAL FINANCE DEPARTMENT**9.25 9.25 9.25****Facilities Department****Facilities Administration**

41410

Facilities Manager	19	1.00	1.00	1.00
Custodial Supervisor	15		1.00	1.00
HVAC Maintenance Technician I/II/III	15/16/17	1.00	1.00	1.00
Facilities Maintenance / Community Service Coordinator	13	1.00	1.00	1.00
Van Driver/Sr. Van Driver (Pool)	10/11	0.75	0.75	0.75
Part-Time Facilities Worker I/II/III (Pool)	9/10/11	3.50	3.50	3.50
		7.25	8.25	8.25

TOTAL FACILITIES DEPARTMENT**7.25 8.25 8.25****Judicial Department****Justice Court**

42110

Judge	25	0.60	0.60	0.60
Judicial Manager	19	1.00	1.00	1.00
Judicial Supervisor	16	1.00		
Judicial Assistant I/II/III	11/12/13	3.00	3.00	3.00
		5.60	4.60	4.60

TOTAL JUDICIAL DEPARTMENT**5.60 4.60 4.60**

Police Department

Police Administration

42210

Chief of Police	25	1.00	1.00	1.00
Captain	22	1.00	1.00	1.00
Lieutenant	P5	3.00	3.00	3.00
Police Officer I/II/Master Officer	P1/P2/P3	1.00	-	-
Administrative Lieutenant	P5		1.00	1.00
Sr. Executive Asst	16	1.00	1.00	1.00
		7.00	7.00	7.00

Patrol

42220

Police Sergeant	P4	7.00	7.00	7.00
Police Officer I/II/Master Officer	P1/P2/P3	32.00	33.00	34.00 New SRO Officer
Reserve Police Officer	P1	0.25	0.25	0.25
Park Ranger (Police Officer)	P1	1.00	1.00	1.00
Crossing Guards	9	6.00	6.00	6.00
		46.25	47.25	48.25

Investigations

42240

Police Sergeant	P4	2.00	2.00	2.00
Police Officer I/II/Master Officer	P1/P2/P3	5.00	5.00	5.00
Crime Scene / Evidence Technician	14	2.00	2.00	2.00
Community Crime Analyst	15	1.00	1.00	1.00
Victim Advocate	15	1.00	1.00	1.00
		11.00	11.00	11.00

Support Services

42250

Support Services Supervisor	15	1.00	1.00	1.00
Crime Prevention Specialist	13	0.50	0.50	0.50
Records Specialist	13	1.00	1.00	1.00
Support Services Clerk I/II/III	10/11/12	2.50	2.50	2.50
		5.00	5.00	5.00

Animal Services

42260

Animal Services Supervisor	15	1.00	1.00	1.00
Animal Services Officer I/II/III	12/13/14	2.00	2.00	2.00
Animal Services Attendant	10	0.38	0.38	0.38
		3.38	3.38	3.38

TOTAL POLICE DEPARTMENT

72.63 73.63 74.63

Fire Department**Fire Administration**

42310

Fire Chief	25	1.00	1.00	1.00
Deputy Fire Chief	23	1.00	1.00	1.00
Battalion Chief	F7	1.00	1.00	1.00
Sr. Executive Asst	16	1.00	1.00	1.00
Administrative Assistant I/II/III	11/12/13	0.72	0.72	0.72
Fire Training Captain	F6	1.00	1.00	1.00
Emergency Services Coordinator	13		0.72	0.72
		5.72	6.44	6.44

Fire Prevention

42320

Fire Marshal	19	1.00	1.00	1.00
Fire Inspector	15	1.00	1.00	1.00
		2.00	2.00	2.00

Fire Operations - FTE's @ 2,912 Hours

42330

Battalion Chief	F7	2.00	2.00	2.00
Captain	F6	9.00	9.00	9.00
Engineer	F3	9.00	9.00	9.00
Firefighter	F1/F2	9.00	9.00	12.00 3 New Firefighters
Seasonal Wildland Crew Supervisor	14	1.00	1.00	1.00
Seasonal Wildland Crew Lead	11	0.50	0.50	0.50
Seasonal Wildland Crew	9	2.00	2.00	2.00
		32.50	32.50	35.50
TOTAL FIRE DEPARTMENT		40.22	40.94	43.94

Public Works Department**Public Works Administration**

43110

Public Works Director / City Engineer	25	1.00	1.00	1.00
Deputy Public Works Director / City Engineer	23	1.00	1.00	1.00
Public Works Operations Manager	21	1.00	1.00	1.00
Office Manager	15	1.00	1.00	1.00
Administrative Assistant I/II/III	11/12/13	0.72	0.72	0.72
		4.72	4.72	4.72

Engineering

43120

Senior Engineering Manager	22	2.00	2.00	2.00
Engineer I / II / III	17/18/19	2.00	2.00	2.00
Engineering Manager	21	1.00	1.00	1.00
Engineering Inspector I/II	15/16	3.00	3.00	3.00
Engineering Design Technician I/II/III	14/15/16	2.00	2.00	2.00
Office Manager	15	1.00	1.00	1.00
Administrative Assistant I/II/III	11/12/13	0.63	0.63	0.63
		11.63	11.63	11.63

Streets

43130

Streets Manager	18	1.00	1.00	1.00
Streets Foreman	16	1.00	1.00	1.00
Heavy Equipment Operator	15	3.00	3.00	3.00
Equipment Operator I/II/III	12/13/14	4.00	4.00	4.00
		9.00	9.00	9.00

TOTAL PUBLIC WORKS DEPARTMENT**25.35 25.35 25.35**

Community Development Department

Community Development	44110				
Community Development Director	24	1.00	1.00	1.00	
Executive Assistant/Office Manager	14/15	1.00	1.00	1.00	
Administrative Assistant I/II/III	11/12/13	1.50	1.50	1.00	Move to Code
Scanning Clerk	10	0.50	0.50	0.50	
		4.00	4.00	3.50	
Code	44130				
Code Enforcement Officer	15	1.00	1.00	1.72	Add .22 FTE
		1.00	1.00	1.72	
Building	44140				
Chief Building Official	22	1.00	1.00	1.00	
Plans Examiner	17	3.00	3.00	3.00	
Building Inspector Supervisor	17	1.00	1.00	1.00	
Building Inspector I/II/III	14/15/16	3.00	3.00	3.00	
Building Permit Technician	13	1.00	1.00	1.00	
		9.00	9.00	9.00	
Planning	44120				
Planning Manager	21	1.00	1.00	1.00	
Planner I/II/III	15/16/18	3.00	3.00	3.00	
Planning Coordinator	13	1.00	1.00	1.00	
		5.00	5.00	5.00	
Business Licensing	44160				
Business License Official	13	1.00	1.00	1.00	
		1.00	1.00	1.00	
TOTAL COMMUNITY DEVELOPMENT DEPT.		20.00	20.00	20.22	

Parks and Recreation Department

Parks & Recreation Administration	45110				
Parks & Recreation Director	24	1.00	1.00	1.00	
Parks Projects Manager	18	1.00	1.00	1.00	
Executive Assistant	14	1.00	1.00	1.00	
Administrative Assistant I/II/III	11/12/13	1.00	1.00	1.00	
		4.00	4.00	4.00	
Parks	45150				
Parks Manager	18	1.00	1.00	1.00	
Parks Foreman	16	3.00	3.00	3.00	
City Arborist	14	-	1.00	1.00	
Parks Maintenance Technician I/II/III	12/13/14	14.00	13.00	13.00	
Parks Worker	9	1.00	1.00	1.00	
Seasonal Laborer Pool	8	7.50	7.50	7.50	
		26.50	26.50	26.50	
Amphitheater	45130				
Seasonal Amphitheater Coordinator Pool	11	0.19	0.19	0.19	
		0.19	0.19	0.19	
Trails and Open Space	45170				
Open Space Manager	18	1.00	1.00	1.00	
Open Space Foreman	16	1.00	1.00	1.00	
Trails Technician	12		1.00	1.00	
Open Space Worker	9	1.00	1.00	1.00	
Open Space Seasonal Laborer Pool	8	2.00	3.00	3.00	
		5.00	7.00	7.00	
Recreation	45120				
Recreation Manager	18	1.00	1.00	1.00	
Recreation Coordinator I/II/III	13/14/15	1.00	1.00	1.00	
Recreation Program Worker Pool Employees	Various	2.00	2.00	2.00	
		4.00	4.00	4.00	
TOTAL PARKS & RECREATION DEPT.		39.69	41.69	41.69	
TOTAL GENERAL FUND		251.09	253.90	258.12	

ENTERPRISE & OTHER FUNDS

Ambulance Fund	55110				
Battalion Chief		F7	1.00	1.00	1.00
Paramedic - FTE's @ 2,912 Hours		F4/F5	21.00	21.00	21.00
Paramedic Part-Time - FTE's@2,912 Hours		F4/F5	0.15	0.15	0.15
			22.15	22.15	22.15
Utilities Allocation	51110				
			<i>Allocated into Water, Storm Water and Solid Waste by % of Revenues</i>		
GIS Specialist I/II/III		14/15/16	1.00	1.00	1.00
Utility Billing Lead		14	1.00	1.00	1.00
Utility Billing Service Representative I/II/III		11/12/13	1.63	1.63	1.63
			3.63	3.63	3.63
Water Fund	53110				
Water Manager		20	1.00	1.00	1.00
Water Quality & Conservation Coordinator		16	1.00	1.00	1.00
Water Foreman		16	1.00	1.00	1.00
Water Utility Inspector		16	1.00	1.00	1.00
Cross Connection Specialist		15	1.00	1.00	1.00
Water Crew Lead		15	2.00	2.00	2.00
Water System Operator I/II/III		13/14/15	5.00	5.00	5.00
			12.00	12.00	12.00
Storm Water Fund	53210				
Storm Water Manager		18	1.00	1.00	1.00
Storm Water Specialist		16	1.00	1.00	1.00
Storm Water Foreman		16	1.00	1.00	1.00
Heavy Equipment Operator		15	2.00	2.00	2.00
Equipment Operator I/II/III		12/13/14	3.00	3.00	3.00
Storm Water Compliance Inspector (SWPPP)		13	1.00	1.00	1.00
			9.00	9.00	9.00
Solid Waste Fund	53310				
Solid Waste Manager		18	1.00	1.00	1.00
Solid Waste Special Services Lead		15	1.00	1.00	1.00
Solid Waste Route Lead		15	1.00	1.00	1.00
Solid Waste Foreman		16	1.00	1.00	1.00
Equipment Operator I/II/III		12/13/14	6.00	6.00	6.00
			10.00	10.00	10.00
TOTAL ENTERPRISE & OTHER FUNDS			56.78	56.78	56.78

INTERNAL SERVICE FUNDS

Fleet Management	62110				
Fleet Manager	19	1.00	1.00	1.00	
Shop Foreman	16	1.00	1.00	1.00	
Mechanic I/II/III	13/14/15	6.00	6.00	6.00	
		8.00	8.00	8.00	
Risk Management	61110				
Risk Manager	19	1.00	1.00	1.00	
		1.00	1.00	1.00	

TOTAL INTERNAL SERVICE FUNDS

9.00 9.00 9.00

TOTAL ALL FUNDS

316.87 319.68 323.90

STAFFING SUMMARY BY DEPARTMENT AND FUND

	FY25	FY26	FY27
General Fund			
Legislative	6.00	6.00	6.00
Executive	22.10	21.19	21.19
Human Resources	3.00	3.00	3.00
Finance	9.25	9.25	9.25
Facilities	7.25	8.25	8.25
Judicial	5.60	4.60	4.60
Police	72.63	73.63	74.63
Fire	40.22	40.94	43.94
Public Works	25.35	25.35	25.35
Community Development	20.00	20.00	20.22
Parks and Recreation	39.69	41.69	41.69
Total General Fund	251.09	253.90	258.12
Enterprise & Other Funds			
Ambulance Fund	22.15	22.15	22.15
Allocated FTE's	3.63	3.63	3.63
Water Fund	12.00	12.00	12.00
Storm Water Fund	9.00	9.00	9.00
Solid Waste Fund	10.00	10.00	10.00
Total Enterprise & Other Funds	56.78	56.78	56.78
Internal Service Funds			
Fleet Management Fund	8.00	8.00	8.00
Risk Management Fund	1.00	1.00	1.00
Total Internal Service Funds	9.00	9.00	9.00
TOTAL CITYWIDE STAFFING COUNT	316.87	319.68	323.90

WAGE SCALE - GENERAL

DRAPER CITY WAGE SCALE

Effective 7/1/2026

Hourly Pay Ranges			
10% Between Grades			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
7	\$12.16	\$16.22	\$20.28
8	\$13.37	\$17.84	\$22.31
9	\$14.71	\$19.62	\$24.53
10	\$16.18	\$21.58	\$26.99
11	\$17.80	\$23.75	\$29.69
12	\$19.57	\$26.12	\$32.66
13	\$21.53	\$28.73	\$35.92
14	\$23.68	\$31.60	\$39.51
15	\$26.06	\$34.76	\$43.46
16	\$28.67	\$38.24	\$47.82
17	\$31.54	\$42.06	\$52.59

Salary Pay Ranges			
10% Between Grades & 25% After Grade 25			
GRADE	MIN. RANGE (60% of Max)	MID. POINT (80% of Max)	MAX. RANGE (100% of Max)
18	\$68,915.50	\$91,887.34	\$114,859.18
19	\$75,807.05	\$101,076.07	\$126,345.09
20	\$83,387.76	\$111,183.68	\$138,979.61
21	\$91,726.54	\$122,302.05	\$152,877.57
22	\$100,899.19	\$134,532.26	\$168,165.33
23	\$110,989.11	\$147,985.49	\$184,981.86
24	\$122,088.02	\$162,784.03	\$203,480.04
25	\$134,296.82	\$179,062.44	\$223,828.05
26	\$167,871.03	\$223,828.05	\$279,785.06

*Wage Scale Adjustment History:

Effective 07/01/2021 - Remove grades 3 & 4, add grade 24

Effective 07/01/2023 - Remove grades 5 & 6, add grade 25

Effective 07/01/2024 - Increase difference between G24 & G25 by 5%

Effective 07/01/2025 - Minimum range and mid point ranges adj. to 60% & 80%.

Effective 07/01/2025 - G18 created for old G17 salary. Old G18 through G25 adjusted up a grade.

Effective 07/01/2025 - 5% adjustment at G17 to separate hourly and salary.

*A COLA will adjust the entire scale by a percentage each year if adopted.

Merit & COLA History:

Effective July 2019 - 2% COLA & 1% Merit

Effective Dec. 2020 - 3% Merit

Effective July 2021 - 2% Cola & 3% Merit

Effective July 2022 - 2% Cola & 6% Merit

Effective July 2023 - 4% Cola & 2% Merit

Effective July 2024 - 3% Cola & 2% Merit

Effective July 2025 - 2% Cola & 2.25% Merit

Effective July 2026 - 2% Cola & 3% Merit



**Draper City Police Department
Step Pay Plan
FY2027
Effective July 2026**



Grade	Job Title	Rate	Entry
P1	Police Officer I	Hourly Salary Step Increase	\$31.52 \$65,561.60

Grade	Job Title	Rate	Step 1	Step 2	Step 3	Step 4	Step 5
P1	Police Officer I	Hourly Salary Step Increase	\$32.78 \$68,182.40 4.0%	\$34.09 \$70,907.20 4.0%	\$35.45 \$73,736.00 4.0%	\$36.87 \$76,689.60 4.0%	\$38.34 \$79,747.20 4.0%
P2	Police Officer II	Hourly Salary Step Increase				\$ 38.71 \$ 80,516.80	\$ 40.26 \$ 83,740.80 4.0%

Grade	Job Title	Rate	Step 6	Step 7	Step 8	Step 9	Step 10
P1	Police Officer I	Hourly Salary Step Increase	\$39.87 \$82,929.60 4.0%	\$41.46 \$86,236.80 4.0%	\$43.12 \$89,689.60 4.0%	\$44.84 \$93,267.20 4.0%	\$46.63 \$96,990.40 4.0%
P2	Police Officer II	Hourly Salary Step Increase	\$ 41.87 \$ 87,089.60 4.0%	\$ 43.54 \$90,563.20 4.0%	\$ 45.28 \$94,182.40 4.0%	\$ 47.09 \$ 97,947.20 4.0%	\$ 48.97 \$ 101,857.60 4.0%
P3	Master Officer	Hourly Salary Step Increase	\$ 43.96 \$ 91,436.80	\$ 45.72 \$95,097.60 4.0%	\$ 47.55 \$98,904.00 4.0%	\$ 49.45 \$ 102,856.00 4.0%	\$ 51.43 \$ 106,974.40 4.0%
P4	Sergeant	Hourly Salary Step Increase		Step 1 \$53.49 \$111,259.20	Step 2 \$55.63 \$115,710.40 4.0%	Step 3 \$57.86 \$120,348.80 4.0%	Step 4 \$60.17 \$125,153.60 4.0%
P5	Lieutenant	Hourly Salary Step Increase			Step 1 \$62.58 \$130,166.40	Step 2 \$65.08 \$135,366.40 4.0%	Step 3 \$67.68 \$140,774.40 4.0%



**Draper City Police Department
Step Pay Plan
FY2027
Effective July 2026**



Plan History:

Market adjustments - 2/21/2018	4% Market adjustment for P2 & P3 - July 2023
Market & step adjustments - July 2019	4% COLA - July 2023
2% COLA - July 2019	3% Market adjustment for P1 - Feb 2024
2% COLA - July 2021	3% COLA - July 2024
Market & step adjustments - 09/07/2021	Market & step adjustments - July 2024
2% COLA - July 2022	2% COLA - July 2025
	2% COLA - July 2026

Step Plan Pay Scale Matrix:		FY27 Change	Notes
COLA	102.50%		
Prior Year Entry Officer	\$30.75	2.50%	
Step Increase (Merit)	104.00%		
Promotion From & To	Promotion %		
Police Officer I to II	105.00%		
Police Officer II to Master	105.00%		
Master to Sergeant	104.00%		
Sergeant to Lieutenant	104.00%		



**Draper City Fire Department
Step Pay Plan
FY2027
Effective July 2026**



Grade	Job Title	Rate	Step 1	Step 2	Step 3	Step 4	Step 5
F-1	Firefighter I	Hourly Annual Step Increase	\$19.39 \$56,463.68	\$20.17 \$58,735.04 4.0%	\$20.98 \$61,093.76 4.0%	\$21.82 \$63,539.84 4.0%	\$22.69 \$66,073.28 4.0%
F-2	Firefighter II	Hourly Annual Step Increase				\$22.91 \$66,713.92	\$23.82 \$69,363.84 4.0%
F-3	Fire Engineer	Hourly Annual Step Increase				\$26.18 \$76,236.16	\$27.23 \$79,293.76 4.0%
F-4	Paramedic I	Hourly Annual Step Increase	\$23.27 \$67,762.24	\$24.20 \$70,470.40 4.0%	\$25.18 \$73,324.16 4.0%	\$26.18 \$76,236.16 4.0%	\$27.23 \$79,293.76 4.0%
F-5	Paramedic II	Hourly Annual Step Increase				\$27.49 \$80,050.88	\$28.59 \$83,254.08 4.0%

Grade	Job Title	Rate	Step 6	Step 7	Step 8	Step 9	Step 10
F-1	Firefighter I	Hourly Annual Step Increase	\$23.60 \$68,723.20 4.0%	\$24.54 \$71,460.48 4.0%	\$25.52 \$74,314.24 4.0%	\$26.54 \$77,284.48 4.0%	\$27.60 \$80,371.20 4.0%
F-2	Firefighter II	Hourly Annual Step Increase	\$24.78 \$72,159.36 4.0%	\$25.77 \$75,042.24 4.0%	\$26.80 \$78,041.60 4.0%	\$27.87 \$81,157.44 4.0%	\$28.98 \$84,389.76 4.0%
F-3	Fire Engineer	Hourly Annual Step Increase	\$28.32 \$82,467.84 4.0%	\$29.45 \$85,758.40 4.0%	\$30.62 \$89,165.44 4.0%	\$31.85 \$92,747.20 4.0%	\$33.12 \$96,445.44 4.0%
F-4	Paramedic I	Hourly Annual Step Increase	\$28.32 \$82,467.84 4.0%	\$29.45 \$85,758.40 4.0%	\$30.62 \$89,165.44 4.0%	\$31.85 \$92,747.20 4.0%	\$33.12 \$96,445.44 4.0%
F-5	Paramedic II	Hourly Annual Step Increase	\$29.74 \$86,602.88 4.0%	\$30.92 \$90,039.04 4.0%	\$32.15 \$93,620.80 4.0%	\$33.44 \$97,377.28 4.0%	\$34.78 \$101,279.36 4.0%
				Step 1	Step 2	Step 3	Step 4
F-6	Fire Captain	Hourly Annual Step Increase		\$36.52 \$106,346.24	\$37.98 \$110,597.76 4.0%	\$39.50 \$115,024.00 4.0%	\$41.08 \$119,624.96 4.0%
					Step 1	Step 2	Step 3
F-7	Battalion Chief	Hourly Annual Step Increase			\$43.96 \$128,011.52	\$45.72 \$133,136.64 4.0%	\$47.55 \$138,465.60 4.0%

Hourly wage is based on a 2912 schedule.



**Draper City Fire Department
Step Pay Plan
FY2027
Effective July 2026**



Plan History:

Original plan with 2.75% between steps - July 2017	3% Market Adjustment - July 2023
2% COLA - July 2019	4% COLA - July 2023
Market & step plan adjustments - 03/29/2021	Market & step plan adjustments - July 2024
2% COLA - July 2021	2.5 % COLA - July 2025 (Pending)
2% COLA - July 2022	Market & step plan adjustments - July 2026

Step Plan Pay Scale Matrix:		FY27 Change	Notes
COLA %	102.50%	+ 2.5%	COLA
Prior Year Firefighter Step 1	\$18.92		
Step Increase (Merit)	104.00%		
Promotion From & To	Promotion %		
F1 - F2 Compared to Same Step	105.00%		
F1 - F3 Compared to Same Step	120.00%	+ 10%	Market Change for Engineer
F1 - F4 Compared to Same Step	120.00%		
F2 - F3 Compared to Same Step	Aprox 114%	+ 9%	Market Change for Engineer
F2 - F4 Compared to Same Step	Aprox 114%		
F4 - F5 Compared to Same Step	105.00%		
F5 Step 10 to F6 Step 1	105.00%		
F6 Step 4 to F7 Step 1	107.00%		

General Fund

Comprehensive Fund Summary

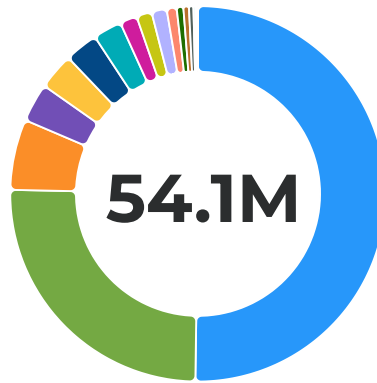
Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Beginning Fund Balance	\$42,065,603	\$40,188,450	-	-	-
Revenues					
Taxes	\$36,369,500	\$33,924,755	\$38,423,500	\$29,280,290	\$42,339,200
Licenses & Permits	\$3,159,412	\$4,401,035	\$3,025,500	\$2,815,562	\$3,163,000
Inter Governmental Revenue	\$171,250	\$269,097	\$1,170,000	\$3,718,986	\$110,000
Charges for Services	\$2,149,728	\$1,879,072	\$1,814,200	\$1,135,375	\$1,639,000
Fines & Forfeitures	\$734,917	\$798,433	\$681,000	\$597,937	\$727,000
Miscellaneous Revenue	\$3,281,379	\$2,513,100	\$2,510,500	\$1,119,359	\$2,064,500
Sources of Funding	\$844,661	\$7,630,580	\$6,509,200	\$129,181	\$4,090,700
Total Revenues	\$46,710,847	\$51,416,073	\$54,133,900	\$38,796,692	\$54,133,400
Expenditures					
Personnel Services	\$27,020,272	\$28,402,385	\$30,686,500	\$27,998,211	\$32,561,400
Travel	\$112,996	\$131,786	\$293,900	\$82,978	\$287,400
Other Uses of Funds	\$11,324,243	\$2,556,007	\$4,525,100	-	\$3,400,000
General & Contracted Services	\$4,291,929	\$4,801,867	\$5,693,600	\$3,599,322	\$5,755,000
Operational Expenses	\$1,733,206	\$1,837,586	\$2,839,600	\$1,459,107	\$2,446,000
Operational Expenses - Public Services	\$5,752,200	\$5,502,109	\$7,127,600	\$2,108,673	\$7,080,600
Miscellaneous Expenses	\$25,923	\$20,716	\$74,600	\$19,126	\$69,600
Capital Outlay	\$282,313	\$158,472	\$886,000	\$65,562	\$700,000
Bond Obligations	\$2,425,464	\$2,228,420	\$2,007,000	\$1,264,540	\$1,833,400
Total Expenditures	\$52,968,546	\$45,639,348	\$54,133,900	\$36,597,520	\$54,133,400
Total Revenues Less Expenditures	-\$6,257,698	\$5,776,725	-	\$2,199,172	-
Ending Fund Balance	\$35,807,905	\$45,965,175	-	\$2,199,172	-

Revenues by Function

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Transfers In	\$464,030	\$462,456	\$504,900	\$76,882	\$95,000
Sources of Funding	\$464,030	\$462,456	\$504,900	\$76,882	\$95,000
General Government	\$41,163,117	\$44,437,321	\$47,757,400	\$33,676,258	\$49,004,400
Taxes	\$36,369,500	\$33,924,755	\$38,423,500	\$29,280,290	\$42,339,200
Licenses & Permits	\$16,200	\$59,923	\$20,000	\$11,550	\$18,000
Inter Governmental Revenue	\$50,305	-	-	\$2,940,674	-

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Charges for Services	\$1,110,485	\$768,059	\$840,600	\$229,017	\$632,000
Fines & Forfeitures	\$3,860	\$3,360	\$3,500	\$3,280	-
Miscellaneous Revenue	\$3,232,134	\$2,513,100	\$2,465,500	\$1,159,148	\$2,019,500
Sources of Funding	\$380,631	\$7,168,124	\$6,004,300	\$52,299	\$3,995,700
Public Safety	\$902,935	\$1,094,843	\$1,199,600	\$966,379	\$902,000
Licenses & Permits	\$21,383	\$51,142	\$20,500	\$80,659	\$36,000
Inter Governmental Revenue	\$106,684	\$194,938	\$460,000	\$248,133	\$100,000
Charges for Services	\$39,858	\$53,690	\$41,600	\$42,931	\$45,000
Fines & Forfeitures	\$731,057	\$795,073	\$677,500	\$594,657	\$721,000
Miscellaneous Revenue	\$3,954	-	-	-	-
Public Works	\$365,783	\$182,484	\$150,000	\$199,518	\$218,000
Licenses & Permits	\$315,843	\$173,034	\$100,000	\$234,832	\$168,000
Charges for Services	\$4,650	\$9,450	\$5,000	\$4,475	\$5,000
Miscellaneous Revenue	\$45,291	-	\$45,000	-\$39,789	\$45,000
Community Development	\$2,805,987	\$4,116,936	\$2,885,000	\$2,503,522	\$2,947,000
Licenses & Permits	\$2,805,987	\$4,116,936	\$2,885,000	\$2,488,522	\$2,941,000
Inter Governmental Revenue	-	-	-	\$15,000	-
Fines & Forfeitures	-	-	-	-	\$6,000
Parks & Recreation	\$1,008,996	\$1,122,033	\$1,637,000	\$1,374,133	\$967,000
Inter Governmental Revenue	\$14,261	\$74,160	\$710,000	\$515,179	\$10,000
Charges for Services	\$994,735	\$1,047,873	\$927,000	\$858,953	\$957,000
Total Revenues	\$46,710,847	\$51,416,073	\$54,133,900	\$38,796,692	\$54,133,400

FY27 Revenues by Category



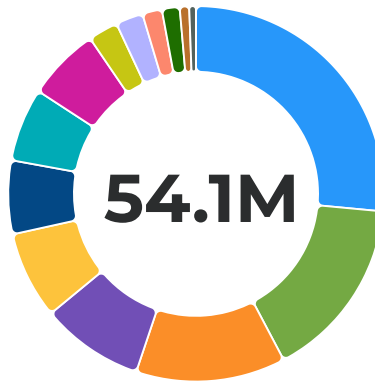
● Sales and Use Tax	\$27,187,000	50.22%
● Property Tax Current	\$13,597,200	25.12%
● Fund Balance Appropriation	\$3,295,700	6.09%
● Interest Earnings	\$1,800,000	3.33%
● Building Permits	\$1,692,000	3.13%
● Franchise Tax	\$1,555,000	2.87%
● Sales and Service	\$1,334,000	2.46%
● Planning Fees	\$797,000	1.47%
● Court Fines	\$721,000	1.33%
● Bond Proceeds	\$700,000	1.29%
● Business License	\$470,000	0.87%
● Fees	\$305,000	0.56%
● Other Misc Revenue	\$264,500	0.49%
● Non Business Licenses & Permits	\$204,000	0.38%
● Interfund Transfers	\$95,000	0.18%
● State Grants	\$80,000	0.15%
● Local Grants	\$30,000	0.06%
● Late Fees & Penalties	\$6,000	0.01%

Revenues by Revenue Source

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Taxes	\$36,369,500	\$33,924,755	\$38,423,500	\$29,280,290	\$42,339,200
Property Tax Current	\$9,312,596	\$11,480,469	\$10,783,500	\$10,242,777	\$13,597,200
Sales and Use Tax	\$25,543,848	\$21,081,425	\$26,230,000	\$17,835,352	\$27,187,000
Franchise Tax	\$1,513,056	\$1,362,862	\$1,410,000	\$1,202,162	\$1,555,000
Licenses & Permits	\$3,159,412	\$4,401,035	\$3,025,500	\$2,815,562	\$3,163,000
Business License	\$458,730	\$516,496	\$450,000	\$483,944	\$470,000
Non Business Licenses & Permits	\$337,225	\$224,201	\$120,500	\$315,565	\$204,000
Building Permits	\$1,541,212	\$2,712,314	\$1,730,000	\$1,331,265	\$1,692,000
Planning Fees	\$822,246	\$948,025	\$725,000	\$684,788	\$797,000
Inter Governmental Revenue	\$171,250	\$269,097	\$1,170,000	\$3,718,986	\$110,000
Federal Grants	\$40,468	\$113,554	\$50,000	\$122,879	-
State Grants	\$69,072	\$144,384	\$1,110,000	\$3,554,103	\$80,000
Local Grants	\$61,710	\$11,160	\$10,000	\$42,005	\$30,000

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Charges for Services	\$2,149,728	\$1,879,072	\$1,814,200	\$1,135,375	\$1,639,000
Fees	\$505,268	\$564,984	\$511,300	\$44,176	\$305,000
Sales and Service	\$1,644,460	\$1,314,087	\$1,302,900	\$1,091,200	\$1,334,000
Fines & Forfeitures	\$734,917	\$798,433	\$681,000	\$597,937	\$727,000
Court Fines	\$728,732	\$793,230	\$676,000	\$594,490	\$721,000
Restitution	\$2,325	\$1,844	\$1,500	\$167	-
Late Fees & Penalties	\$3,860	\$3,360	\$3,500	\$3,280	\$6,000
Miscellaneous Revenue	\$3,281,379	\$2,513,100	\$2,510,500	\$1,119,359	\$2,064,500
Interest Earnings	\$2,026,302	\$1,356,633	\$1,800,000	\$812,551	\$1,800,000
Other Misc Revenue	\$1,255,077	\$1,156,467	\$710,500	\$306,808	\$264,500
Sources of Funding	\$844,661	\$7,630,580	\$6,509,200	\$129,181	\$4,090,700
Bond Proceeds	\$214,933	-	\$820,000	-	\$700,000
Interfund Transfers	\$464,030	\$462,456	\$1,025,500	\$129,181	\$95,000
Gain/Loss on Disposal of Capital Assets	\$165,698	\$7,168,124	-	-	-
Fund Balance Appropriation	-	-	\$4,663,700	-	\$3,295,700
Total Revenues	\$46,710,847	\$51,416,073	\$54,133,900	\$38,796,692	\$54,133,400

FY27 Expenditures by Department



Police	\$14,346,400	26.50%
Fire	\$8,538,700	15.77%
Recreation	\$6,971,300	12.88%
Public Works	\$4,803,000	8.87%
Executive	\$4,068,300	7.52%
Community Development	\$3,428,300	6.33%
Administrative Services	\$3,421,800	6.32%
Transfers to Other Funds	\$3,400,000	6.28%
Principal & Interest	\$1,391,100	2.57%
Facilities	\$1,271,900	2.35%
Non-Departmental	\$916,700	1.69%
Judicial	\$822,300	1.52%
Principle & Interest	\$440,800	0.81%
Legislative	\$312,800	0.58%

Expenditures by Department

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Legislative	\$267,513	\$284,343	\$314,900	\$286,830	\$312,800
Mayor & Council	\$267,513	\$284,343	\$314,900	\$286,830	\$312,800
Personnel Services	\$172,776	\$187,095	\$182,400	\$192,806	\$181,700
Travel	\$7,903	\$9,092	\$32,800	\$1,756	\$29,500
General & Contracted Services	\$3,904	\$5,644	\$3,500	\$915	\$5,800
Operational Expenses	\$77,087	\$79,650	\$86,200	\$87,982	\$85,800
Miscellaneous Expenses	\$5,844	\$2,863	\$10,000	\$3,370	\$10,000
Executive	\$3,692,052	\$3,523,396	\$4,254,900	\$3,467,678	\$4,068,300
City Manager	\$987,822	\$899,679	\$1,035,500	\$857,882	\$957,500
Personnel Services	\$752,190	\$542,834	\$580,700	\$586,201	\$512,200
Travel	\$6,787	\$10,205	\$17,200	\$3,153	\$17,200
General & Contracted Services	\$220,717	\$356,554	\$374,800	\$242,520	\$374,800

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Operational Expenses	\$8,127	-\$9,915	\$32,800	\$26,007	\$23,300
Miscellaneous Expenses	-	-	\$30,000	-	\$30,000
City Recorder	\$298,048	\$364,426	\$404,400	\$437,157	\$418,300
Personnel Services	\$250,869	\$302,222	\$317,200	\$343,019	\$327,800
Travel	\$4,370	\$3,515	\$6,800	\$1,865	\$8,300
General & Contracted Services	\$48,161	\$70,343	\$86,700	\$84,941	\$94,700
Operational Expenses	-\$5,353	-\$11,653	-\$6,300	\$7,331	-\$12,500
Elections	\$135,896	\$1,240	\$350,000	\$118,258	\$150,000
General & Contracted Services	-	\$900	-	\$545	-
Operational Expenses	\$135,896	\$340	\$350,000	\$117,713	\$150,000
Legal	\$527,151	\$452,824	\$677,300	\$629,863	\$669,200
Personnel Services	\$307,724	\$260,357	\$567,100	\$528,610	\$532,700
Travel	\$1,446	\$1,212	\$7,300	\$2,766	\$4,800
General & Contracted Services	\$270,700	\$239,089	\$143,700	\$83,737	\$156,700
Operational Expenses	-\$52,719	-\$47,834	-\$40,800	\$14,749	-\$25,000
Economic Development	\$538,943	\$367,440	\$507,000	\$60,550	\$507,000
Travel	\$4,648	\$2,350	\$12,400	-	\$12,400
General & Contracted Services	\$467,906	\$316,616	\$399,000	\$15,000	\$399,000
Operational Expenses	\$66,389	\$48,475	\$95,600	\$45,550	\$95,600
Youth Council	\$21,314	\$19,661	\$29,300	\$21,095	\$30,000
Personnel Services	\$9,124	\$11,192	\$13,200	\$10,101	\$13,900
Operational Expenses	-	\$64	-	\$99	-
Miscellaneous Expenses	\$12,190	\$8,405	\$16,100	\$10,894	\$16,100
Communications	\$312,128	\$360,933	\$408,800	\$424,305	\$455,500
Personnel Services	\$239,542	\$273,305	\$310,100	\$321,920	\$333,500
Travel	\$1,422	\$2,486	\$3,200	\$3,418	\$4,300
General & Contracted Services	\$60,477	\$71,728	\$69,600	\$66,174	\$96,300

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Operational Expenses	\$10,688	\$13,413	\$25,900	\$32,794	\$21,400
Community Events	\$870,750	\$1,057,192	\$842,600	\$918,570	\$880,800
Personnel Services	\$305,426	\$394,279	\$305,300	\$339,902	\$341,500
Travel	\$3,791	\$3,001	\$3,400	\$2,515	\$3,400
General & Contracted Services	\$41,366	\$1,245	\$2,600	\$962	\$2,600
Operational Expenses	\$3,171	\$2,731	\$4,400	\$1,890	\$4,400
Operational Expenses - Public Services	\$516,996	\$655,936	\$526,900	\$573,301	\$528,900
Administrative Services	\$2,610,612	\$2,825,439	\$3,396,000	\$3,275,046	\$3,421,800
Human Resources	\$449,254	\$481,888	\$702,400	\$624,472	\$717,700
Personnel Services	\$307,452	\$347,424	\$378,200	\$494,899	\$393,200
Travel	-	\$445	\$3,700	-	\$3,700
General & Contracted Services	\$112,171	\$102,315	\$140,200	\$107,015	\$142,600
Operational Expenses	\$29,018	\$31,705	\$180,300	\$22,558	\$178,200
Operational Expenses - Public Services	\$613	-	-	-	-
Finance	\$1,033,994	\$1,177,470	\$1,306,400	\$1,329,219	\$1,373,400
Personnel Services	\$863,617	\$960,726	\$1,042,000	\$1,101,056	\$1,060,100
Travel	\$9,142	\$13,204	\$16,200	\$6,676	\$17,200
General & Contracted Services	\$178,209	\$236,502	\$261,500	\$211,653	\$315,000
Operational Expenses	-\$18,297	-\$32,963	-\$13,300	\$9,834	-\$20,400
Bond Obligations	\$1,324	-	-	-	\$1,500
Information Technology	\$796,315	\$811,595	\$985,500	\$1,032,460	\$982,900
Personnel Services	\$399,580	\$430,412	\$461,100	\$495,015	\$469,100
Travel	\$1,706	\$2,581	\$11,700	\$1,023	\$11,700
General & Contracted Services	\$133,995	\$191,318	\$255,500	\$217,187	\$255,500
Operational Expenses	\$235,656	\$164,737	\$213,500	\$317,271	\$193,800
Operational Expenses -	\$21,660	\$22,546	\$43,700	\$1,964	\$52,800

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Public Services					
Capital Outlay	\$3,718	-	-	-	-
GIS	\$331,049	\$354,485	\$401,700	\$288,894	\$347,800
Personnel Services	\$216,611	\$232,779	\$271,200	\$235,298	\$285,400
Travel	\$866	\$1,150	\$5,600	\$2,689	\$5,600
General & Contracted Services	\$125,644	\$124,749	\$113,600	\$28,633	\$36,100
Operational Expenses	-\$16,971	-\$30,004	-\$17,000	\$5,714	\$8,400
Operational Expenses - Public Services	\$4,900	\$5,000	\$12,300	-	\$12,300
Capital Outlay	-	\$20,812	\$16,000	\$16,560	-
Facilities	\$906,605	\$1,010,605	\$1,311,500	\$1,099,244	\$1,271,900
Facilities Administration	\$906,605	\$1,010,605	\$1,311,500	\$1,099,244	\$1,271,900
Personnel Services	\$377,218	\$432,205	\$573,100	\$547,240	\$568,300
General & Contracted Services	\$374,184	\$350,473	\$428,100	\$310,704	\$428,100
Operational Expenses	-\$140,774	-\$133,366	-\$49,400	\$11,447	-\$118,400
Operational Expenses - Public Services	\$290,576	\$361,293	\$359,700	\$229,853	\$393,900
Capital Outlay	\$5,402	-	-	-	-
Non-Departmental	\$216,196	\$165,849	\$1,025,600	\$145,024	\$916,700
Non-Departmental	\$216,196	\$165,849	\$1,025,600	\$145,024	\$916,700
Personnel Services	\$4,056	\$18,866	-	\$3,911	-
General & Contracted Services	\$149,809	\$123,011	\$162,500	\$101,154	\$162,500
Operational Expenses	\$38,243	\$14,524	\$28,100	\$35,097	\$44,200
Miscellaneous Expenses	\$5,553	\$9,449	\$15,000	\$4,862	\$10,000
Capital Outlay	\$18,535	-	\$820,000	-	\$700,000
Judicial	\$779,264	\$735,420	\$747,900	\$591,197	\$822,300
Justice Court	\$779,264	\$735,420	\$747,900	\$591,197	\$822,300
Personnel Services	\$639,457	\$575,225	\$606,400	\$501,802	\$656,400
Travel	\$2,013	\$1,434	\$4,400	\$1,393	\$4,400
General & Contracted Services	\$112,274	\$119,504	\$106,900	\$83,185	\$131,000

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Operational Expenses	\$25,520	\$19,401	\$30,200	\$4,817	\$30,500
Operational Expenses - Public Services	-	\$9,622	-	-	-
Capital Outlay	-	\$10,235	-	-	-
Police	\$11,216,161	\$12,385,154	\$13,587,500	\$10,417,513	\$14,346,400
Police Administration	\$2,555,259	\$3,006,257	\$3,221,800	\$2,409,719	\$3,546,700
Personnel Services	\$1,061,738	\$1,150,717	\$1,300,300	\$1,314,291	\$1,595,800
Travel	\$11,499	\$10,535	\$23,400	\$6,363	\$24,000
General & Contracted Services	\$574,053	\$664,933	\$749,300	\$565,513	\$765,500
Operational Expenses	\$494,453	\$835,250	\$647,600	\$316,080	\$658,900
Operational Expenses - Public Services	\$395,222	\$344,822	\$497,700	\$207,472	\$499,000
Miscellaneous Expenses	\$2,336	-	\$3,500	-	\$3,500
Capital Outlay	\$11,545	-	-	-	-
Bond Obligations	\$4,413	-	-	-	-
Patrol & Investigation	\$6,312,573	\$7,246,454	\$7,776,800	\$6,332,325	\$8,055,500
Personnel Services	\$5,799,752	\$6,702,804	\$6,960,100	\$6,297,086	\$7,245,900
Travel	\$8,271	\$6,357	\$10,500	\$3,511	\$10,500
General & Contracted Services	\$64	-	-	-	-
Operational Expenses	\$26,534	\$40,649	\$23,700	\$31,465	\$25,500
Operational Expenses - Public Services	\$477,953	\$496,643	\$782,500	\$263	\$773,600
SROs	\$1,661,906	\$1,403,810	\$1,754,100	\$1,068,000	\$1,851,000
Personnel Services	\$1,519,332	\$1,256,151	\$1,543,700	\$1,032,685	\$1,664,200
Travel	\$7,049	\$6,395	\$16,400	\$7,658	\$17,200
Operational Expenses	\$15,404	\$23,700	\$54,000	\$27,657	\$33,500
Operational Expenses - Public Services	\$120,121	\$117,565	\$140,000	-	\$136,100
Community Relations	\$324,570	\$374,178	\$411,300	\$318,003	\$455,100
Personnel Services	\$320,305	\$368,131	\$398,000	\$314,587	\$439,100

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Travel	\$2,747	\$3,037	\$9,600	\$2,859	\$10,500
Operational Expenses	\$1,519	\$3,009	\$3,700	\$557	\$5,500
Animal Control	\$361,853	\$354,455	\$423,500	\$289,467	\$438,100
Personnel Services	\$288,019	\$301,489	\$316,600	\$271,624	\$336,500
Travel	\$2,840	\$2,022	\$6,300	\$756	\$7,000
General & Contracted Services	\$13,245	\$13,798	\$37,000	\$11,818	\$37,000
Operational Expenses	\$13,589	\$5,235	\$21,400	\$5,223	\$23,500
Operational Expenses - Public Services	\$44,160	\$31,910	\$42,200	\$46	\$34,100
Fire	\$6,600,440	\$7,345,382	\$8,119,900	\$5,568,241	\$8,538,700
Emergency Operations	\$1,820	\$9,393	\$11,800	\$6,372	\$11,100
Travel	-	-	\$1,200	\$484	\$2,600
General & Contracted Services	\$1,166	\$889	\$2,700	\$602	\$600
Operational Expenses	\$360	\$4,389	\$4,300	\$820	\$4,300
Operational Expenses - Public Services	\$294	\$4,114	\$3,600	\$4,467	\$3,600
Fire Administration	\$1,369,007	\$1,683,529	\$1,787,800	\$1,314,680	\$1,838,300
Personnel Services	\$822,002	\$1,036,653	\$1,072,400	\$946,283	\$1,142,500
Travel	\$10,855	\$11,371	\$14,900	\$10,178	\$15,600
General & Contracted Services	\$344,141	\$390,327	\$310,500	\$288,365	\$329,900
Operational Expenses	\$156,784	\$155,803	\$251,000	\$15,762	\$250,100
Operational Expenses - Public Services	\$35,226	\$51,634	\$89,000	\$5,091	\$100,200
Capital Outlay	-	\$37,740	\$50,000	\$49,002	-
Fire Prevention	\$276,129	\$314,975	\$348,100	\$257,092	\$344,000
Personnel Services	\$236,709	\$259,274	\$271,900	\$234,670	\$283,700
Travel	\$4,264	\$4,760	\$6,600	\$2,486	\$6,600
General & Contracted Services	\$13,510	\$11,418	\$16,700	\$11,431	\$17,500
Operational Expenses	\$4,860	\$6,280	\$12,500	\$8,506	\$13,600
Operational Expenses -	\$16,785	\$33,243	\$40,400	-	\$22,600

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Public Services					
Fire Operations	\$4,953,484	\$5,337,486	\$5,972,200	\$3,990,096	\$6,345,300
Personnel Services	\$4,003,926	\$4,191,904	\$4,604,700	\$3,665,504	\$5,032,700
Travel	\$7,951	\$18,295	\$19,200	\$10,622	\$20,200
General & Contracted Services	\$44,445	\$47,113	\$60,700	\$29,017	\$61,100
Operational Expenses	\$104,750	\$178,563	\$292,600	\$164,294	\$191,800
Operational Expenses - Public Services	\$792,411	\$901,612	\$995,000	\$120,660	\$1,039,500
Public Works	\$4,916,662	\$4,221,248	\$5,170,900	\$3,705,467	\$4,803,000
Public Works Administration	\$833,696	\$657,841	\$843,500	\$736,272	\$801,100
Personnel Services	\$616,516	\$498,260	\$546,500	\$722,681	\$505,100
Travel	\$1,646	\$1,701	\$10,200	\$1,546	\$5,300
General & Contracted Services	\$3,750	\$2,901	\$4,200	\$3,240	\$4,200
Operational Expenses	\$209,715	\$143,779	\$265,800	\$6,306	\$261,300
Operational Expenses - Public Services	\$2,068	\$11,201	\$16,800	\$2,499	\$25,200
Engineering	\$1,414,793	\$1,165,310	\$1,039,200	\$1,615,415	\$947,000
Personnel Services	\$1,212,123	\$988,112	\$868,500	\$1,457,337	\$769,300
Travel	-	-	\$5,700	-	\$2,600
General & Contracted Services	\$150,170	\$108,404	\$203,100	\$134,787	\$188,600
Operational Expenses	-\$22,210	-\$40,402	-\$111,100	\$10,363	-\$128,200
Operational Expenses - Public Services	\$74,709	\$109,196	\$73,000	\$12,928	\$114,700
Streets	\$2,668,174	\$2,398,097	\$3,288,200	\$1,353,780	\$3,054,900
Personnel Services	\$974,742	\$1,162,303	\$1,186,600	\$1,009,674	\$1,214,400
Travel	-	-	\$7,300	-	\$3,400
General & Contracted Services	\$175,248	\$186,600	\$207,000	\$94,149	\$135,500
Operational Expenses	\$11,889	\$17,835	\$23,000	\$9,025	\$18,700
Operational Expenses - Public Services	\$1,506,295	\$1,031,358	\$1,864,300	\$240,932	\$1,682,900

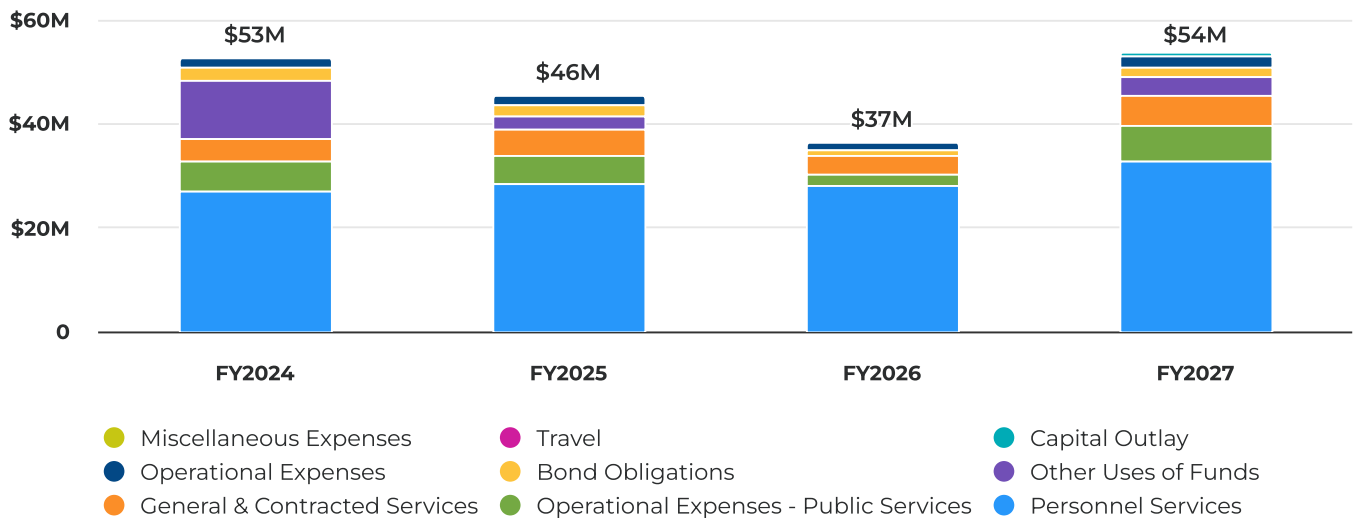
Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Community Development	\$2,816,701	\$2,799,824	\$3,327,900	\$2,356,456	\$3,428,300
Community Development Administration	\$711,601	\$508,571	\$571,000	\$376,274	\$574,400
Personnel Services	\$408,421	\$385,811	\$461,300	\$360,711	\$464,700
Travel	\$2,015	\$10	\$4,200	\$39	\$4,200
General & Contracted Services	-\$19,596	\$10,228	\$26,500	\$9,160	\$26,500
Operational Expenses	\$99,088	\$112,523	\$79,000	\$6,365	\$79,000
Capital Outlay	\$220,419	-	-	-	-
Bond Obligations	\$1,254	-	-	-	-
Planning & Zoning	\$624,633	\$818,248	\$1,001,700	\$691,632	\$1,037,100
Personnel Services	\$529,799	\$657,415	\$688,900	\$593,192	\$726,300
Travel	\$1,556	\$3,343	\$5,700	\$746	\$5,700
General & Contracted Services	\$58,386	\$124,596	\$260,200	\$70,925	\$258,200
Operational Expenses	\$34,892	\$32,893	\$46,900	\$26,769	\$46,900
Code Enforcement	\$129,267	\$130,454	\$163,700	\$105,685	\$218,700
Personnel Services	\$113,605	\$116,818	\$121,200	\$104,113	\$192,300
Travel	-	\$1,653	\$1,500	-	\$1,500
General & Contracted Services	\$2,562	\$1,694	\$4,100	\$1,096	\$4,100
Operational Expenses	\$1,144	\$1,653	\$2,000	\$476	\$2,000
Operational Expenses - Public Services	\$11,957	\$8,637	\$34,900	-	\$18,800
Building Inspections	\$1,264,040	\$1,248,052	\$1,490,100	\$1,100,181	\$1,493,800
Personnel Services	\$1,165,493	\$1,152,497	\$1,250,500	\$1,054,629	\$1,300,800
Travel	\$4,514	\$4,516	\$12,800	\$4,863	\$12,800
General & Contracted Services	\$44,835	\$41,079	\$108,000	\$18,783	\$93,000
Operational Expenses	\$13,032	\$11,863	\$23,600	\$15,174	\$23,600
Operational Expenses - Public Services	\$36,165	\$38,097	\$95,200	\$6,734	\$63,600
Business Licensing	\$87,160	\$94,499	\$101,400	\$82,684	\$104,300

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Personnel Services	\$83,930	\$89,993	\$93,600	\$80,114	\$97,000
Travel	\$124	\$1,016	\$1,900	\$787	\$1,900
General & Contracted Services	\$2,481	\$3,043	\$5,000	\$1,411	\$4,500
Operational Expenses	\$624	\$447	\$900	\$372	\$900
Recreation	\$5,203,623	\$5,558,261	\$6,344,800	\$4,420,285	\$6,971,300
Community Events	\$132,306	\$25,404	\$34,000	\$8,131	\$34,000
Personnel Services	\$11,125	-	\$8,000	-	\$8,000
General & Contracted Services	\$1,152	\$12,864	\$12,000	\$3,714	\$12,000
Operational Expenses	\$1,344	-	-	\$541	-
Operational Expenses - Public Services	\$95,991	\$12,540	\$14,000	\$3,876	\$14,000
Capital Outlay	\$22,694	-	-	-	-
Recreation Administration	\$661,259	\$730,924	\$816,000	\$565,240	\$882,000
Personnel Services	\$520,133	\$554,841	\$584,900	\$533,414	\$651,900
Travel	\$562	\$1,672	\$5,500	\$1,100	\$5,500
General & Contracted Services	\$11,959	\$11,921	\$15,900	\$11,791	\$16,900
Operational Expenses	\$119,864	\$158,133	\$207,700	\$18,967	\$207,700
Operational Expenses - Public Services	\$8,742	\$4,358	\$2,000	-\$32	-
Recreational Programs	\$597,520	\$490,555	\$613,000	\$467,676	\$660,300
Personnel Services	\$338,327	\$278,556	\$300,200	\$246,952	\$325,200
Travel	\$1,526	\$678	\$3,300	\$1,553	\$3,300
General & Contracted Services	\$1,763	\$105,720	\$104,600	\$76,043	\$119,700
Operational Expenses	\$1,722	\$846	\$3,800	\$2,157	\$4,000
Operational Expenses - Public Services	\$254,182	\$104,754	\$201,100	\$140,971	\$208,100
Ampitheater Theater	\$57,551	\$230,846	\$201,700	\$56,236	\$251,100
Personnel Services	\$1,733	\$828	\$11,200	\$1,935	\$60,600

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General & Contracted Services	\$689	\$87,850	\$136,800	\$33,385	\$136,800
Operational Expenses	\$5,768	\$845	\$11,700	\$358	\$11,700
Operational Expenses - Public Services	\$49,360	\$51,639	\$42,000	\$20,558	\$42,000
Capital Outlay	-	\$89,685	-	-	-
Parks	\$3,225,755	\$3,506,107	\$3,932,600	\$2,786,293	\$4,306,000
Personnel Services	\$1,792,896	\$1,889,921	\$1,972,300	\$1,642,815	\$2,260,900
Travel	-	\$248	-	-	-
General & Contracted Services	\$558,545	\$656,217	\$863,100	\$667,282	\$918,900
Operational Expenses	\$32,484	\$26,219	\$36,600	\$33,796	\$36,600
Operational Expenses - Public Services	\$841,830	\$933,501	\$1,060,600	\$442,401	\$1,089,600
Cemetery	\$4,933	\$5,068	\$7,200	\$10,297	\$8,700
Personnel Services	-	\$137	-	\$1,158	-
General & Contracted Services	\$4,624	\$4,877	\$6,200	\$5,940	\$8,700
Operational Expenses - Public Services	\$309	\$54	\$1,000	\$3,199	-
Open Space	\$524,299	\$569,358	\$740,300	\$526,412	\$829,200
Personnel Services	\$354,003	\$390,850	\$517,100	\$410,975	\$568,700
Travel	\$1,484	\$3,503	\$3,000	\$175	\$4,500
General & Contracted Services	\$5,222	\$5,405	\$11,800	\$6,548	\$15,100
Operational Expenses	\$9,915	\$8,766	\$18,700	\$17,223	\$15,800
Operational Expenses - Public Services	\$153,676	\$160,834	\$189,700	\$91,491	\$225,100
Principal & Interest	\$1,807,600	\$1,652,400	\$1,812,000	\$877,725	\$1,391,100
Sales Tax Revenue Bonds	\$1,807,600	\$1,652,400	\$1,812,000	\$877,725	\$1,391,100
Bond Obligations	\$1,807,600	\$1,652,400	\$1,812,000	\$877,725	\$1,391,100
General Obligation Bonds	\$520,350	\$521,362	-	-	-
General Obligation Bond	\$520,350	\$521,362	-	-	-

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Bond Obligations	\$520,350	\$521,362	-	-	-
Transfers to Other Funds	\$11,324,243	\$2,556,007	\$4,525,100	-	\$3,400,000
Transfers to Other Funds	\$11,324,243	\$2,556,007	\$4,525,100	-	\$3,400,000
Other Uses of Funds	\$11,324,243	\$2,556,007	\$4,525,100	-	\$3,400,000
Principle & Interest	\$90,523	\$54,658	\$195,000	\$386,815	\$440,800
SBITA Obligations	\$90,523	\$54,658	\$195,000	\$386,815	\$440,800
Bond Obligations	\$90,523	\$54,658	\$195,000	\$386,815	\$440,800
Total Expenditures	\$52,968,546	\$45,639,348	\$54,133,900	\$36,597,520	\$54,133,400

Historical Expenditures by Expense Type



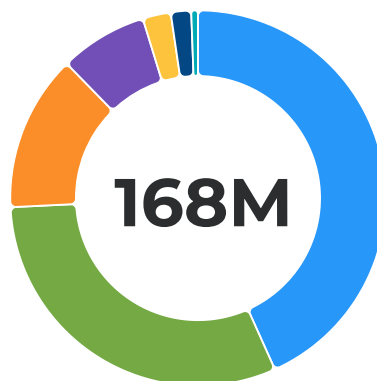
Expenditures by Expense Category

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Personnel Services	\$27,020,272	\$28,402,385	\$30,686,500	\$27,998,211	\$32,561,400
Salaries	\$17,604,979	\$18,263,837	\$20,706,700	\$18,878,094	\$21,812,700
Benefits	\$9,415,292	\$10,138,548	\$9,979,800	\$9,120,118	\$10,748,700
Travel	\$112,996	\$131,786	\$293,900	\$82,978	\$287,400
In State Travel	\$43,445	\$50,987	\$92,800	\$38,130	\$94,700
Out Of State Travel	\$69,551	\$80,799	\$201,100	\$44,847	\$192,700
Other Uses of Funds	\$11,324,243	\$2,556,007	\$4,525,100	-	\$3,400,000
Transfers to Other Funds	\$11,324,243	\$2,556,007	\$4,525,100	-	\$3,400,000
General & Contracted Services	\$4,291,929	\$4,801,867	\$5,693,600	\$3,599,322	\$5,755,000
General & Contracted Services	\$4,291,929	\$4,801,867	\$5,693,600	\$3,599,322	\$5,755,000

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Operational Expenses	\$1,733,206	\$1,837,586	\$2,839,600	\$1,459,107	\$2,446,000
Operational Expenses	\$1,733,206	\$1,837,586	\$2,839,600	\$1,459,107	\$2,446,000
Operational Expenses - Public Services	\$5,752,200	\$5,502,109	\$7,127,600	\$2,108,673	\$7,080,600
Operational Expenses - Public Services	\$5,752,200	\$5,502,109	\$7,127,600	\$2,108,673	\$7,080,600
Miscellaneous Expenses	\$25,923	\$20,716	\$74,600	\$19,126	\$69,600
Miscellaneous Expenses	\$25,923	\$20,716	\$74,600	\$19,126	\$69,600
Capital Outlay	\$282,313	\$158,472	\$886,000	\$65,562	\$700,000
Capital Outlay	\$282,313	\$158,472	\$886,000	\$65,562	\$700,000
Bond Obligations	\$2,425,464	\$2,228,420	\$2,007,000	\$1,264,540	\$1,833,400
Bond Obligations	\$2,334,941	\$2,173,762	\$1,812,000	\$877,725	\$1,392,600
SBITA Obligations	\$90,523	\$54,658	\$195,000	\$386,815	\$440,800
Total Expenditures	\$52,968,546	\$45,639,348	\$54,133,900	\$36,597,520	\$54,133,400

Government Wide Summary

FY27 Revenues by Function

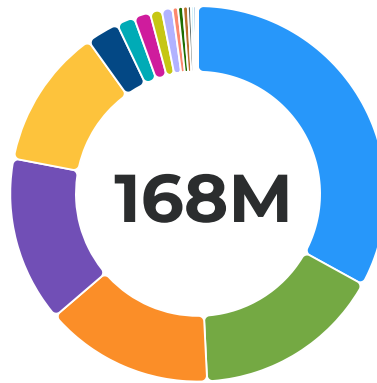


General Government	\$72,604,700	43.28%
Public Works	\$51,925,700	30.95%
Transfers In	\$22,568,900	13.45%
Community Development and Renewal Agency	\$12,678,900	7.56%
Public Safety	\$4,062,000	2.42%
Community Development	\$2,947,000	1.76%
Parks & Recreation	\$967,000	0.58%

Revenues by Function

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Transfers In	\$18,943,586	\$2,878,755	\$32,454,800	\$76,882	\$22,568,900
General Government	\$46,044,695	\$49,478,716	\$72,435,700	\$34,075,754	\$72,604,700
Public Safety	\$3,660,275	\$3,354,175	\$3,499,600	\$2,685,432	\$4,062,000
Public Works	\$21,778,915	\$21,693,360	\$63,213,800	\$17,770,779	\$51,925,700
Community Development	\$2,805,987	\$4,116,936	\$2,885,000	\$2,503,522	\$2,947,000
Parks & Recreation	\$1,008,996	\$1,122,033	\$1,637,000	\$1,374,133	\$967,000
Community Development and Renewal Agency	\$9,699,734	\$9,278,762	\$15,297,900	\$7,647,276	\$12,678,900
Debt Service	\$1,063,777	-	-	-	-
Total Revenues	\$105,005,965	\$91,922,737	\$191,423,800	\$66,133,778	\$167,754,200

FY27 Revenues by Category



Fund Balance Appropriation	\$55,374,000	33.01%
Sales and Use Tax	\$27,187,000	16.21%
Sales and Service	\$24,346,900	14.51%
Interfund Transfers	\$23,973,900	14.29%
Property Tax Current	\$20,245,900	12.07%
Interest Earnings	\$4,725,000	2.82%
Highway Transportation Tax	\$2,600,000	1.55%
State Grants	\$2,380,000	1.42%
Building Permits	\$1,692,000	1.01%
Franchise Tax	\$1,555,000	0.93%
Planning Fees	\$797,000	0.48%
Court Fines	\$721,000	0.43%
Bond Proceeds	\$700,000	0.42%
Business License	\$470,000	0.28%
Fees	\$340,000	0.20%
Other Misc Revenue	\$314,500	0.19%
Non Business Licenses & Permits	\$204,000	0.12%
Late Fees & Penalties	\$68,000	0.04%
Gain/Loss on Disposal of Capital Assets	\$30,000	0.02%
Local Grants	\$30,000	0.02%

Revenues by Category

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Bond Proceeds	\$214,933	-	\$820,000	-	\$700,000
Property Tax Current	\$17,445,669	\$19,650,375	\$18,445,400	\$17,167,872	\$20,245,900
Sales and Use Tax	\$25,543,848	\$21,081,425	\$26,230,000	\$17,835,352	\$27,187,000
Franchise Tax	\$1,513,056	\$1,362,862	\$1,410,000	\$1,202,162	\$1,555,000
Business License	\$458,730	\$516,496	\$450,000	\$483,944	\$470,000
Non Business Licenses & Permits	\$337,225	\$224,201	\$120,500	\$315,565	\$204,000
Building Permits	\$1,541,212	\$2,712,314	\$1,730,000	\$1,331,265	\$1,692,000
Planning Fees	\$822,246	\$948,025	\$725,000	\$684,788	\$797,000
Impact Fees	\$856,726	\$2,280,868	-	\$1,351,267	-
Federal Grants	\$40,468	\$113,554	\$50,000	\$122,879	-
State Grants	\$2,405,565	\$2,238,399	\$3,410,000	\$5,272,289	\$2,380,000
Local Grants	\$61,710	\$11,160	\$10,000	\$42,005	\$30,000

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Highway Transportation Tax	\$2,562,106	\$2,243,807	\$2,600,000	\$2,004,804	\$2,600,000
Fees	\$549,948	\$616,579	\$546,300	\$84,166	\$340,000
Sales and Service	\$19,576,999	\$20,384,641	\$21,674,500	\$14,135,691	\$24,346,900
Court Fines	\$728,732	\$793,230	\$676,000	\$594,490	\$721,000
Restitution	\$2,325	\$1,844	\$1,500	\$167	-
Late Fees & Penalties	\$69,492	\$75,507	\$60,500	\$65,877	\$68,000
Interest Earnings	\$6,133,570	\$4,519,022	\$4,308,000	\$2,966,960	\$4,725,000
Other Misc Revenue	\$2,308,330	\$1,725,527	\$760,500	\$337,973	\$314,500
Interfund Transfers	\$21,633,979	\$3,091,707	\$34,545,400	\$129,181	\$23,973,900
Gain/Loss on Disposal of Capital Assets	\$199,097	\$7,331,197	-	\$5,083	\$30,000
Fund Balance Appropriation	-	-	\$72,850,200	-	\$55,374,000
Total Revenues	\$105,005,965	\$91,922,737	\$191,423,800	\$66,133,778	\$167,754,200

Revenues by Revenue Source

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Taxes	\$44,502,573	\$42,094,661	\$46,085,400	\$36,205,385	\$48,987,900
Licenses & Permits	\$4,016,138	\$6,681,903	\$3,025,500	\$4,166,829	\$3,163,000
Inter Governmental Revenue	\$5,069,849	\$4,606,919	\$6,070,000	\$7,441,976	\$5,010,000
Charges for Services	\$20,126,947	\$21,001,220	\$22,220,800	\$14,219,857	\$24,686,900
Fines & Forfeitures	\$800,548	\$870,580	\$738,000	\$660,534	\$789,000
Miscellaneous Revenue	\$8,441,900	\$6,244,549	\$5,068,500	\$3,304,933	\$5,039,500
Sources of Funding	\$22,048,009	\$10,422,904	\$108,215,600	\$134,264	\$80,077,900
Total Revenues	\$105,005,965	\$91,922,737	\$191,423,800	\$66,133,778	\$167,754,200

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General Fund	\$46,710,847	\$51,416,073	\$54,133,900	\$38,796,692	\$54,133,400
CDRA	\$9,699,734	\$9,278,762	\$15,297,900	\$7,647,276	\$12,678,900
B&C	\$3,517,419	\$2,351,562	\$9,223,000	\$1,862,520	\$5,632,000
County Option Highway Transit Tax	\$2,175,598	\$1,788,977	\$5,182,200	\$2,184,737	\$3,960,600
Transportation Safety Fund	\$761,462	\$755,960	\$1,344,300	\$29,661	\$1,944,800
Fire Impact Fees	\$15,638	\$40,422	-	\$27,167	-
Police Impact Fees	\$29,383	\$254,230	\$50,000	\$32,260	\$50,000
Transportation Impact Fees	\$485,042	\$824,469	\$4,675,700	\$656,323	\$2,339,500
Park Impact Fees	\$791,580	\$1,278,113	\$4,210,400	\$612,361	\$3,392,200
Debt Service	\$1,063,777	-	-	-	-

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General Projects	\$12,401,056	\$52,299	\$44,723,100	-	\$35,185,600
Water	\$6,794,261	\$7,478,088	\$15,468,300	\$6,415,048	\$15,267,800
Water Impact Fees	\$284,095	\$529,085	-	\$293,849	-
Storm Water	\$3,730,232	\$3,306,684	\$9,371,300	\$2,700,844	\$9,120,600
Storm Water Impact Fees	\$168,741	\$104,432	\$3,747,900	\$33,554	\$825,300
Solid Waste	\$3,704,703	\$3,093,505	\$8,055,300	\$2,782,365	\$8,195,500
Ambulance	\$6,927,318	\$4,164,681	\$6,335,400	\$1,659,626	\$6,539,400
Risk Management	\$1,427,711	\$1,779,011	\$1,670,000	\$83,601	\$1,710,000
Fleet Management	\$4,317,368	\$3,426,384	\$7,935,100	\$315,895	\$6,778,600
Total Revenues	\$105,005,965	\$91,922,737	\$191,423,800	\$66,133,778	\$167,754,200

Revenues by Fund Type

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General Fund	\$46,814,146	\$51,450,584	\$54,133,900	\$38,793,589	\$54,133,400
General Fund	\$46,710,847	\$51,416,073	\$54,133,900	\$38,796,692	\$54,133,400
CDRA	\$103,299	\$34,511	-	-\$3,102	-
Special Revenue Funds	\$17,372,558	\$16,537,983	\$39,983,500	\$13,055,407	\$29,998,000
CDRA	\$9,596,435	\$9,244,251	\$15,297,900	\$7,650,379	\$12,678,900
B&C	\$3,517,419	\$2,351,562	\$9,223,000	\$1,862,520	\$5,632,000
County Option Highway Transit Tax	\$2,175,598	\$1,788,977	\$5,182,200	\$2,184,737	\$3,960,600
Transportation Safety Fund	\$761,462	\$755,960	\$1,344,300	\$29,661	\$1,944,800
Fire Impact Fees	\$15,638	\$40,422	-	\$27,167	-
Police Impact Fees	\$29,383	\$254,230	\$50,000	\$32,260	\$50,000
Transportation Impact Fees	\$485,042	\$824,469	\$4,675,700	\$656,323	\$2,339,500
Park Impact Fees	\$791,580	\$1,278,113	\$4,210,400	\$612,361	\$3,392,200
Debt Service Fund	\$1,063,777	-	-	-	-
Debt Service	\$1,063,777	-	-	-	-
Capital Project Funds	\$12,401,056	\$52,299	\$44,723,100	-	\$35,185,600
General Projects	\$12,401,056	\$52,299	\$44,723,100	-	\$35,185,600
Enterprise Funds	\$21,609,349	\$18,676,476	\$42,978,200	\$13,885,286	\$39,948,600
Water	\$6,794,261	\$7,478,088	\$15,468,300	\$6,415,048	\$15,267,800
Water Impact Fees	\$284,095	\$529,085	-	\$293,849	-
Storm Water	\$3,730,232	\$3,306,684	\$9,371,300	\$2,700,844	\$9,120,600
Storm Water Impact Fees	\$168,741	\$104,432	\$3,747,900	\$33,554	\$825,300
Solid Waste	\$3,704,703	\$3,093,505	\$8,055,300	\$2,782,365	\$8,195,500
Ambulance	\$6,927,318	\$4,164,681	\$6,335,400	\$1,659,626	\$6,539,400
Internal Service Funds	\$5,745,078	\$5,205,395	\$9,605,100	\$399,496	\$8,488,600
Risk Management	\$1,427,711	\$1,779,011	\$1,670,000	\$83,601	\$1,710,000

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Fleet Management	\$4,317,368	\$3,426,384	\$7,935,100	\$315,895	\$6,778,600
Total Revenues	\$105,005,965	\$91,922,737	\$191,423,800	\$66,133,778	\$167,754,200

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General Fund	\$52,968,546	\$45,639,348	\$54,133,900	\$36,597,520	\$54,133,400
CDRA	\$8,832,439	\$5,597,892	\$15,297,900	\$4,057,775	\$12,678,900
B&C	\$2,492,524	\$313,400	\$9,223,000	-	\$5,632,000
County Option Highway Transit Tax	\$345,569	-	\$5,182,200	-	\$3,960,600
Transportation Safety Fund	\$299,620	\$31,300	\$1,344,300	-	\$1,944,800
Police Impact Fees	\$11,588	\$52,299	\$50,000	\$30,000	\$50,000
Transportation Impact Fees	\$1,393,348	-	\$4,675,700	-	\$2,339,500
Park Impact Fees	\$2,810,774	-	\$4,210,400	-	\$3,392,200
General Projects	\$16,713,879	\$9,700,803	\$44,723,100	\$9,704,795	\$35,185,600
Water	\$7,001,207	\$7,527,039	\$15,468,300	\$6,270,987	\$15,267,800
Water Impact Fees	\$387,730	-	-	-	-
Storm Water	\$5,173,323	\$2,511,029	\$9,371,300	\$1,150,880	\$9,120,600
Storm Water Impact Fees	\$491,249	\$345,466	\$3,747,900	\$2,033,788	\$825,300
Solid Waste	\$3,602,467	\$3,989,308	\$8,055,300	\$2,724,236	\$8,195,500
Ambulance	\$4,832,208	\$4,298,510	\$6,335,400	\$3,644,063	\$6,539,400
Risk Management	\$1,418,912	\$1,194,910	\$1,670,000	\$1,034,818	\$1,710,000
Fleet Management	\$2,158,117	\$4,026,910	\$7,935,100	\$4,137,397	\$6,778,600
Total Expenditures	\$110,933,501	\$85,228,215	\$191,423,800	\$71,386,258	\$167,754,200

Storm Water Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Storm Water	\$3,730,232	\$3,306,684	\$9,371,300	\$2,700,844	\$9,120,600
Sales and Service	\$2,779,249	\$2,816,440	\$2,800,000	\$2,361,093	\$2,900,000
Late Fees & Penalties	\$23,006	\$24,371	\$20,000	\$21,056	\$25,000
Interest Earnings	\$637,477	\$445,449	\$500,000	\$318,695	\$575,000
Other Misc Revenue	\$290,500	-	-	-	-
Gain/Loss on Disposal of Capital Assets	-	\$20,425	-	-	-
Fund Balance Appropriation	-	-	\$6,051,300	-	\$5,620,600
Storm Water Impact Fees	\$168,741	\$104,432	\$3,747,900	\$33,554	\$825,300
Interest Earnings	\$168,741	\$104,432	-	\$33,554	-
Fund Balance Appropriation	-	-	\$3,747,900	-	\$825,300
Total Revenues	\$3,898,973	\$3,411,116	\$13,119,200	\$2,734,397	\$9,945,900

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Storm Water	\$5,173,323	\$2,511,029	\$9,371,300	\$1,150,880	\$9,120,600
Personnel Services	\$819,772	\$882,202	\$1,139,600	\$775,437	\$1,464,100
Travel	-	-	\$9,200	-	\$5,300
Other Uses of Funds	-\$441,086	-	-	-	-
General & Contracted Services	\$61,121	\$74,735	\$113,400	\$38,910	\$112,200
Operational Expenses	\$500,333	\$579,135	\$633,400	\$8,829	\$622,400
Operational Expenses - Public Services	\$176,030	\$190,603	\$264,400	\$104,169	\$239,800
Non-Operational Expenses	\$792,986	-	\$891,500	-	\$880,000
Capital Outlay	\$3,264,167	\$784,355	\$6,319,800	\$223,535	\$5,796,800
Storm Water Impact Fees	\$491,249	\$345,466	\$3,747,900	\$2,033,788	\$825,300
Capital Outlay	\$491,249	\$345,466	\$3,747,900	\$2,033,788	\$825,300

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Total Expenditures	\$5,664,572	\$2,856,495	\$13,119,200	\$3,184,668	\$9,945,900

Water Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Water	\$6,794,261	\$7,478,088	\$15,468,300	\$6,415,048	\$15,267,800
Fees	\$44,680	\$51,595	\$35,000	\$39,990	\$35,000
Sales and Service	\$5,389,789	\$6,863,569	\$6,760,000	\$6,127,351	\$7,585,000
Late Fees & Penalties	\$22,611	\$26,876	\$22,000	\$23,090	\$22,000
Interest Earnings	\$327,681	\$258,186	\$250,000	\$224,617	\$330,000
Other Misc Revenue	\$9,500	\$219,912	-	-	-
Interfund Transfers	\$1,000,000	-	-	-	-
Gain/Loss on Disposal of Capital Assets	-	\$57,950	-	-	-
Fund Balance Appropriation	-	-	\$8,401,300	-	\$7,295,800
Water Impact Fees	\$284,095	\$529,085	-	\$293,849	-
Impact Fees	\$193,289	\$466,275	-	\$243,605	-
Interest Earnings	\$90,806	\$62,810	-	\$50,244	-
Total Revenues	\$7,078,356	\$8,007,174	\$15,468,300	\$6,708,897	\$15,267,800

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Water	\$7,001,207	\$7,527,039	\$15,468,300	\$6,270,987	\$15,267,800
Personnel Services	\$1,150,632	\$1,302,904	\$1,694,300	\$1,243,375	\$1,769,900
Travel	\$3,912	\$4,897	\$18,500	-	\$12,500
Other Uses of Funds	-\$251,994	-	-	-	-
General & Contracted Services	\$524,220	\$574,278	\$682,000	\$458,927	\$758,600
Operational Expenses	\$685,744	\$829,605	\$837,600	\$11,381	\$853,400
Operational Expenses - Public Services	\$2,845,651	\$3,581,088	\$3,736,400	\$2,533,017	\$3,972,800
Non-Operational Expenses	\$1,285,507	-	\$1,401,500	-	\$1,402,000
Capital Outlay	\$733,037	\$1,232,518	\$7,076,100	\$2,024,287	\$6,476,700
Bond Obligations	\$24,499	\$1,750	\$21,900	-	\$21,900
Water Impact Fees	\$387,730	-	-	-	-
Capital Outlay	\$387,730	-	-	-	-

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Total Expenditures	\$7,388,937	\$7,527,039	\$15,468,300	\$6,270,987	\$15,267,800

Solid Waste Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Tentative Budget
Solid Waste	\$3,704,703	\$3,093,505	\$8,055,300	\$2,782,365	\$8,195,500
Sales and Service	\$2,862,441	\$2,898,637	\$2,930,000	\$2,670,763	\$3,660,000
Late Fees & Penalties	\$20,015	\$20,900	\$15,000	\$18,451	\$15,000
Interest Earnings	\$268,477	\$173,968	\$200,000	\$93,150	\$200,000
Other Misc Revenue	\$551,246	-	-	-	-
Gain/Loss on Disposal of Capital Assets	\$2,523	-	-	-	-
Fund Balance Appropriation	-	-	\$4,910,300	-	\$4,320,500
Total Revenues	\$3,704,703	\$3,093,505	\$8,055,300	\$2,782,365	\$8,195,500

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Solid Waste	\$3,602,467	\$3,989,308	\$8,055,300	\$2,724,236	\$8,195,500
Personnel Services	\$952,856	\$1,083,770	\$1,341,100	\$924,837	\$1,329,800
Travel	-	\$16	\$2,800	-	\$1,500
Other Uses of Funds	-\$464,688	-	-	-	-
General & Contracted Services	\$657,373	\$670,799	\$1,070,500	\$1,050,975	\$1,749,800
Operational Expenses	\$640,005	\$771,798	\$718,400	\$12,647	\$691,200
Operational Expenses - Public Services	\$876,459	\$902,881	\$1,139,100	\$511,007	\$1,083,300
Non-Operational Expenses	\$475,774	-	\$551,500	-	\$505,000
Capital Outlay	\$464,688	\$560,044	\$3,231,900	\$224,770	\$2,834,900
Total Expenditures	\$3,602,467	\$3,989,308	\$8,055,300	\$2,724,236	\$8,195,500

Ambulance Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Ambulance	\$6,927,318	\$4,164,681	\$6,335,400	\$1,659,626	\$6,539,400
State Grants	-	\$4,483	-	-	-
Sales and Service	\$2,757,136	\$1,921,964	\$2,250,000	\$1,669,323	\$3,050,000
Interest Earnings	-\$44,886	\$38,234	-	-\$9,697	\$60,000
Other Misc Revenue	\$68	-	-	-	-
Interfund Transfers	\$4,215,000	\$2,200,000	\$2,300,000	-	\$2,400,000
Fund Balance Appropriation	-	-	\$1,785,400	-	\$1,029,400
Total Revenues	\$6,927,318	\$4,164,681	\$6,335,400	\$1,659,626	\$6,539,400

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Ambulance	\$4,832,208	\$4,298,510	\$6,335,400	\$3,644,063	\$6,539,400
Personnel Services	\$2,642,871	\$2,630,408	\$3,006,400	\$2,697,220	\$3,312,900
Travel	\$11,484	\$8,525	\$25,500	\$6,058	\$17,100
General & Contracted Services	\$262,454	\$241,801	\$239,100	\$259,597	\$285,500
Operational Expenses	\$747,644	\$1,050,926	\$1,147,400	\$35,222	\$1,328,200
Operational Expenses - Public Services	\$200,625	\$223,166	\$267,600	\$158,556	\$273,700
Non-Operational Expenses	\$967,130	\$143,684	\$780,000	\$40,405	\$1,050,000
Capital Outlay	-	-	\$869,400	\$447,006	\$272,000
Total Expenditures	\$4,832,208	\$4,298,510	\$6,335,400	\$3,644,063	\$6,539,400

Fleet Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Fleet Management	\$4,317,368	\$3,426,384	\$7,935,100	\$315,895	\$6,778,600
Sales and Service	\$2,910,424	\$3,179,944	\$4,071,600	\$215,960	\$4,257,900
Interest Earnings	\$51,823	-\$23,203	-	\$94,852	\$60,000
Interfund Transfers	\$1,324,246	\$184,945	\$1,670,100	-	\$1,405,000
Gain/Loss on Disposal of Capital Assets	\$30,875	\$84,698	-	\$5,083	\$30,000
Fund Balance Appropriation	-	-	\$2,193,400	-	\$1,025,700
Total Revenues	\$4,317,368	\$3,426,384	\$7,935,100	\$315,895	\$6,778,600

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Fleet Management	\$2,158,117	\$4,026,910	\$7,935,100	\$4,137,397	\$6,778,600
Personnel Services	\$706,063	\$956,052	\$1,063,900	\$766,096	\$1,033,300
Travel	\$4,117	\$2,594	\$10,900	-	\$3,200
Other Uses of Funds	-\$4,202,789	-	-	-	-
General & Contracted Services	\$112,972	\$105,480	\$143,100	\$105,751	\$117,000
Operational Expenses	\$186,165	\$66,335	\$98,500	\$21,378	\$81,900
Operational Expenses - Public Services	\$61,359	\$64,007	\$91,500	\$36,518	\$75,200
Non-Operational Expenses	\$1,089,286	-	\$1,200,000	-	\$1,600,000
Capital Outlay	\$4,199,071	\$2,832,442	\$5,327,200	\$3,207,654	\$3,868,000
Bond Obligations	\$1,872	-	-	-	-
Total Expenditures	\$2,158,117	\$4,026,910	\$7,935,100	\$4,137,397	\$6,778,600

Risk Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Risk Management	\$1,427,711	\$1,779,011	\$1,670,000	\$83,601	\$1,710,000
Sales and Service	\$1,233,500	\$1,390,000	\$1,560,000	-	\$1,560,000
Interest Earnings	\$95,570	\$74,374	\$60,000	\$49,333	\$100,000
Other Misc Revenue	\$98,641	\$314,637	\$50,000	\$34,268	\$50,000
Total Revenues	\$1,427,711	\$1,779,011	\$1,670,000	\$83,601	\$1,710,000

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Risk Management	\$1,418,912	\$1,194,910	\$1,670,000	\$1,034,818	\$1,710,000
Personnel Services	\$108,927	\$114,499	\$121,600	\$58,334	\$51,500
Travel	-	\$1,057	\$2,800	\$525	\$3,000
Other Uses of Funds	-	\$20,945	\$111,500	-	\$100,000
General & Contracted Services	\$71,388	\$105,152	\$118,300	\$123,072	\$180,000
Operational Expenses	\$1,238,598	\$953,257	\$1,315,800	\$852,888	\$1,375,500
Total Expenditures	\$1,418,912	\$1,194,910	\$1,670,000	\$1,034,818	\$1,710,000

Capital Projects Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General Projects	\$12,401,056	\$52,299	\$44,723,100	-	\$35,185,600
Interfund Transfers	\$12,401,056	\$52,299	\$28,949,800	-	\$19,573,900
Fund Balance Appropriation	-	-	\$15,773,300	-	\$15,611,700
Total Revenues	\$12,401,056	\$52,299	\$44,723,100	-	\$35,185,600

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
General Projects	\$16,713,879	\$9,700,803	\$44,723,100	\$9,704,795	\$35,185,600
Capital Projects-Highway Project	\$295,220	\$938,949	\$1,294,300	\$127,542	\$1,916,800
Transfers to Other Funds	-	-	\$520,600	\$52,299	-
GF Capital Projects	\$7,328,920	\$2,100,518	\$16,177,700	\$1,086,214	\$15,611,700
Capital Projects - B&C	\$1,994,478	\$2,738,933	\$8,053,000	\$2,339,412	\$4,494,000
Capital Projects - Local Highway Tax	\$345,569	\$1,845,423	\$4,936,400	\$686,695	\$3,960,600
Capital Projects - Grants	-	\$60,800	-	-	-
Capital Projects - CDRA	\$2,533,983	-	\$4,855,000	\$1,741,666	\$3,470,800
Capital Projects - Transportation Impact	\$1,393,348	\$1,097,957	\$4,675,700	\$2,002,865	\$2,339,500
Capital Projects - Police Impact	\$11,588	\$52,299	-	-	-
Capital Projects - Park Impact	\$2,810,774	\$865,924	\$4,210,400	\$1,668,101	\$3,392,200
Total Expenditures	\$16,713,879	\$9,700,803	\$44,723,100	\$9,704,795	\$35,185,600

Special Revenue Fund

Revenues by Fund

Revenues by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
CDRA	\$9,596,435	\$9,244,251	\$15,297,900	\$7,650,379	\$12,678,900
B&C	\$3,517,419	\$2,351,562	\$9,223,000	\$1,862,520	\$5,632,000
County Option Highway Transit Tax	\$2,175,598	\$1,788,977	\$5,182,200	\$2,184,737	\$3,960,600
Transportation Safety Fund	\$761,462	\$755,960	\$1,344,300	\$29,661	\$1,944,800
Fire Impact Fees	\$15,638	\$40,422	-	\$27,167	-
Police Impact Fees	\$29,383	\$254,230	\$50,000	\$32,260	\$50,000
Transportation Impact Fees	\$485,042	\$824,469	\$4,675,700	\$656,323	\$2,339,500
Park Impact Fees	\$791,580	\$1,278,113	\$4,210,400	\$612,361	\$3,392,200
Total Revenues	\$17,372,558	\$16,537,983	\$39,983,500	\$13,055,407	\$29,998,000

Expenditures by Fund

Expenditures by Fund

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
CDRA	\$8,832,439	\$5,597,892	\$15,297,900	\$4,057,775	\$12,678,900
Other Uses of Funds	\$2,998,013	\$462,456	\$5,309,900	\$46,882	\$3,515,800
General & Contracted Services	\$4,751,038	\$4,007,114	\$9,518,000	\$4,010,893	\$9,163,100
Operational Expenses	\$464,441	\$509,351	\$470,000	-	-
Bond Obligations	\$618,947	\$618,971	-	-	-
B&C	\$2,492,524	\$313,400	\$9,223,000	-	\$5,632,000
Other Uses of Funds	\$2,455,224	-	\$8,973,000	-	\$5,349,000
Operational Expenses	\$37,300	\$313,400	\$250,000	-	\$283,000
County Option Highway Transit Tax	\$345,569	-	\$5,182,200	-	\$3,960,600
Other Uses of Funds	\$345,569	-	\$5,182,200	-	\$3,960,600
Transportation Safety Fund	\$299,620	\$31,300	\$1,344,300	-	\$1,944,800
Other Uses of Funds	\$295,220	-	\$1,294,300	-	\$1,916,800
Operational Expenses	\$4,400	\$31,300	\$50,000	-	\$28,000
Police Impact Fees	\$11,588	\$52,299	\$50,000	\$30,000	\$50,000

Category	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Total Activity	FY 2027 Budgeted
Other Uses of Funds	\$11,588	\$52,299	\$50,000	\$30,000	\$50,000
Transportation Impact Fees	\$1,393,348	-	\$4,675,700	-	\$2,339,500
Other Uses of Funds	\$1,393,348	-	\$4,675,700	-	\$2,339,500
Park Impact Fees	\$2,810,774	-	\$4,210,400	-	\$3,392,200
Other Uses of Funds	\$2,810,774	-	\$4,210,400	-	\$3,392,200
Total Expenditures	\$16,185,862	\$5,994,891	\$39,983,500	\$4,087,775	\$29,998,000

Transfers



Other Sources of Funding - Transfers In/Revenue

		2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
		Total Activity	Total Activity	YTD Activity	FY26 Final Budget	FY27 Preliminary
Fund: 100 - GENERAL FUND						
100-10-1000-371201	Transfer from Special Revenue	\$ 464,030.00	\$ 462,456.00	\$ 46,882.00	\$ 454,900.00	\$ 45,000.00
100-10-1000-371301	Transfer from TRSSD Fund	\$ -	\$ -	\$ -	\$ -	\$ -
100-10-1000-371401	Transfer From CIP	\$ -	\$ -	\$ 52,299.00	\$ 520,600.00	\$ -
100-10-1000-371901	Transfer from Impact Fee	\$ -	\$ 435,000.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
	Total Fund: 100 - GENERAL FUND:	\$ 464,030.00	\$ 897,456.00	\$ 129,181.00	\$ 1,025,500.00	\$ 95,000.00
Fund: 210 - CDRA						
210-20-6000-371101	Transfer from General Fund	\$ 349,768.00	\$ -	\$ -	\$ -	\$ -
	Total Fund: 210 - CDRA:	\$ 349,768.00	\$ -	\$ -	\$ -	\$ -
Fund: 240 - B&C						
240-20-3000-371101	Transfer from General Fund	\$ 816,101.32	\$ 25,625.11	\$ -	\$ 600,000.00	\$ 500,000.00
240-20-3000-371401	Transfer from CIP	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Fund: 240 - B&C:	\$ 816,101.32	\$ 25,625.11	\$ -	\$ 600,000.00	\$ 500,000.00
Fund: 272 - POLICE IMPACT FEES						
272-20-2000-371101	Transfer from General Fund	\$ -	\$ 192,007.00	\$ -	\$ -	\$ -
	Total Fund: 272 - POLICE IMPACT FEES:	\$ -	\$ 192,007.00	\$ -	\$ -	\$ -
Fund: 310 - DEBT SERVICE						
310-30-8000-371101	Transfer from General Fund	\$ 1,063,777.00	\$ -	\$ -	\$ -	\$ -
	Total Fund: 310 - DEBT SERVICE:	\$ 1,063,777.00	\$ -	\$ -	\$ -	\$ -
Other Sources of Funding - Transfers In/Revenue Continued						
Fund: 410 - GENERAL PROJECTS						
410-40-3000-371101	Transfer from General Fund	\$ 3,016,096.95	\$ 2,489,036.47	\$ -	\$ 925,000.00	\$ -
410-40-3000-371201	Transfer From Special Revenue Fund	\$ 5,169,249.90	\$ 5,651,118.18	\$ -	\$ 19,138,700.00	\$ 13,932,200.00
410-40-3000-371901	Transfer from Impact Fee	\$ 4,215,709.53	\$ 2,114,966.88	\$ -	\$ 8,886,100.00	\$ 5,731,700.00
	Total Fund: 410 - GENERAL PROJECTS:	\$ 12,401,056.38	\$ 10,255,121.53	\$ -	\$ 28,949,800.00	\$ 19,663,900.00
Fund: 510 - WATER						
510-50-3000-371101	Transfer From General Fund	\$ 1,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -
510-50-3000-371901	Transfer From Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Fund: 510 - WATER:	\$ 1,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -
Fund: 550 - AMBULANCE						
550-55-2000-371101	Transfer From General Fund	\$ 4,215,000.00	\$ 2,200,000.00	\$ -	\$ 2,300,000.00	\$ 2,400,000.00
	Total Fund: 550 - AMBULANCE:	\$ 4,215,000.00	\$ 2,200,000.00	\$ -	\$ 2,300,000.00	\$ 2,400,000.00
Fund: 620 - FLEET MANAGEMENT						
620-60-1000-371101	Transfer from General Fund	\$ 863,500.00	\$ 4,804,000.00	\$ -	\$ 700,100.00	\$ 500,000.00
620-60-1000-371201	Transfer from Special Revenue	\$ 460,746.12	\$ 832,618.27	\$ -	\$ 920,000.00	\$ 855,000.00
620-60-1000-371501	Transfer From ISF	\$ -	\$ 20,945.29	\$ -	\$ 50,000.00	\$ 50,000.00
	Total Fund: 620 - FLEET MANAGEMENT:	\$ 1,324,246.12	\$ 5,657,563.56	\$ -	\$ 1,670,100.00	\$ 1,405,000.00
	Total Type: 370 - Other Sources of Funding:	\$ 21,633,978.82	\$ 21,227,773.20	\$ 129,181.00	\$ 34,545,400.00	\$ 24,063,900.00

Other Uses of Funds - Transfers Out/Expense

		2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
		Total Activity	Total Activity	YTD Activity	FY26 Final Budget	FY27 Preliminary
Fund: 100 - GENERAL FUND						
100-10-41510-691401	Transfer To CIP	\$ -	\$ -	\$ -	\$ -	\$ -
100-10-41510-691501	Transfer to Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
100-10-49210-691201	Transfer to Special Revenue	\$ 2,229,646.32	\$ 217,632.11	\$ -	\$ 600,000.00	\$ 500,000.00
100-10-49210-691401	Transfer to CIP	\$ 3,016,096.95	\$ 2,489,036.47	\$ -	\$ 925,000.00	\$ -
100-10-49210-691501	Transfer to Enterprise Funds	\$ 5,215,000.00	\$ 4,200,000.00	\$ -	\$ 2,300,000.00	\$ 2,400,000.00
100-10-49210-691601	Transfer to ISF	\$ 863,500.00	\$ 4,804,000.00	\$ -	\$ 700,100.00	\$ 500,000.00
Total Fund: 100 - GENERAL FUND:		\$ 11,324,243.27	\$ 11,710,668.58	\$ -	\$ 4,525,100.00	\$ 3,400,000.00
Fund: 210 - CDRA						
210-20-26112-691401	Transfer to CIP - Sandhills	\$ 2,533,982.83	\$ -	\$ -	\$ 1,490,000.00	\$ 928,500.00
210-20-26113-691101	Transfer to General Fund - Crescent	\$ 424,100.00	\$ 420,900.00	\$ -	\$ 414,900.00	\$ -
210-20-26113-691401	Transfer to CIP - Crescent	\$ -	\$ -	\$ -	\$ 165,000.00	\$ -
210-20-26114-691401	Transfer to CIP - E. Bangerter	\$ -	\$ -	\$ -	\$ 1,000,000.00	\$ 632,300.00
210-20-26116-691401	Transfer to CIP - Frontrunner	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -
210-20-26118-691101	Transfer to General Fund - South Mounta	\$ 39,930.00	\$ 41,556.00	\$ 46,882.00	\$ 40,000.00	\$ 45,000.00
210-20-26118-691401	Transfer to CIP - South Mountain CRA	\$ -	\$ -	\$ -	\$ 2,150,000.00	\$ 2,000,000.00
Total Fund: 210 - CDRA:		\$ 2,998,012.83	\$ 462,456.00	\$ 46,882.00	\$ 5,309,900.00	\$ 3,605,800.00
Fund: 240 - B&C						
240-20-49210-691401	Transfer To CIP - B&C	\$ 2,124,477.62	\$ 2,814,274.01	\$ -	\$ 8,053,000.00	\$ 4,494,000.00
240-20-49210-691601	Transfer to ISF	\$ 330,746.12	\$ 832,618.27	\$ -	\$ 920,000.00	\$ 855,000.00
Total Fund: 240 - B&C:		\$ 2,455,223.74	\$ 3,646,892.28	\$ -	\$ 8,973,000.00	\$ 5,349,000.00
Fund: 241 - COUNTY OPTION HIGHWAY TRANSIT TAX						
241-20-49210-691401	Transfer to CIP - COUNTY OPTION	\$ 345,569.39	\$ 1,845,595.92	\$ -	\$ 4,936,400.00	\$ 3,960,600.00
Total Fund: 241 - COUNTY OPTION HIGHWAY TRANSIT TAX:		\$ 345,569.39	\$ 1,845,595.92	\$ -	\$ 4,936,400.00	\$ 3,960,600.00
Fund: 242 - HIGHWAY PROJECTS FUND (SB0051 2022)						
242-20-49210-691401	Transfer to CIP - HIGHWAY PROJECTS	\$ 295,220.06	\$ 938,949.25	\$ -	\$ 1,294,300.00	\$ 1,916,800.00
Total Fund: 242 - HIGHWAY PROJECTS FUND (SB0051 2022):		\$ 295,220.06	\$ 938,949.25	\$ -	\$ 1,294,300.00	\$ 1,916,800.00
Fund: 272 - POLICE IMPACT FEES						
272-20-22120-691102	Transfer to GF	\$ -	\$ -	\$ -	\$ -	\$ -
272-20-49210-691101	Transfer to GF - POLICE IMPACT	\$ -	\$ 435,000.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
272-20-49210-691401	Transfer to CIP - POLICE IMPACT	\$ 11,587.50	\$ 104,598.00	\$ -	\$ -	\$ -
Total Fund: 272 - POLICE IMPACT FEES:		\$ 11,587.50	\$ 539,598.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
Other Uses of Funds - Transfers Out/Expense Continued						
Fund: 273 - TRANSPORTATION IMPACT FEES						
273-20-49210-691401	Transfer to CIP - TRANSPORTATION	\$ 1,393,348.33	\$ 1,220,092.31	\$ -	\$ 4,675,700.00	\$ 2,339,500.00
Total Fund: 273 - TRANSPORTATION IMPACT FEES:		\$ 1,393,348.33	\$ 1,220,092.31	\$ -	\$ 4,675,700.00	\$ 2,339,500.00
Fund: 274 - PARK IMPACT FEES						
274-20-00000-691401	Transfer to CIP Fund	\$ -	\$ -	\$ -	\$ -	\$ -
274-20-49210-691401	Transfer to CIP - PARK IMPACT	\$ 2,810,773.70	\$ 842,575.57	\$ -	\$ 4,210,400.00	\$ 3,392,200.00
Total Fund: 274 - PARK IMPACT FEES:		\$ 2,810,773.70	\$ 842,575.57	\$ -	\$ 4,210,400.00	\$ 3,392,200.00
Fund: 410 - GENERAL PROJECTS						
410-40-49210-691101	Transfer to General Fund	\$ -	\$ -	\$ 52,299.00	\$ 520,600.00	\$ -
Total Fund: 410 - GENERAL PROJECTS:		\$ -	\$ -	\$ 52,299.00	\$ 520,600.00	\$ -
Fund: 610 - RISK MANAGEMENT						
610-60-49210-691601	Transfer to ISF	\$ -	\$ 20,945.29	\$ -	\$ 50,000.00	\$ 50,000.00
Total Fund: 610 - RISK MANAGEMENT:		\$ -	\$ 20,945.29	\$ -	\$ 50,000.00	\$ 50,000.00
Total Type: 690 - Other Uses of Funds:		\$ 21,633,978.82	\$ 21,227,773.20	\$ 129,181.00	\$ 34,545,400.00	\$ 24,063,900.00
Report Total:		\$ -	\$ -	\$ -	\$ -	\$ -

Fund Summary - Transfers

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity	2025-2026 FY26 Final Budget	2026-2027 FY27 Preliminary
Type: 370 - Other Sources of Funding					
100 - GENERAL FUND	\$ 464,030.00	\$ 897,456.00	\$ 129,181.00	\$ 1,025,500.00	\$ 95,000.00
210 - CDRA	\$ 349,768.00	\$ -	\$ -	\$ -	\$ -
230 - MBA	\$ -	\$ -	\$ -	\$ -	\$ -
240 - B&C	\$ 816,101.32	\$ 25,625.11	\$ -	\$ 600,000.00	\$ 500,000.00
271 - FIRE IMPACT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
272 - POLICE IMPACT FEES	\$ -	\$ 192,007.00	\$ -	\$ -	\$ -
310 - DEBT SERVICE	\$ 1,063,777.00	\$ -	\$ -	\$ -	\$ -
410 - GENERAL PROJECTS	\$ 12,401,056.38	\$ 10,255,121.53	\$ -	\$ 28,949,800.00	\$ 19,663,900.00
510 - WATER	\$ 1,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -
520 - STORM WATER	\$ -	\$ -	\$ -	\$ -	\$ -
530 - SOLID WASTE	\$ -	\$ -	\$ -	\$ -	\$ -
550 - AMBULANCE	\$ 4,215,000.00	\$ 2,200,000.00	\$ -	\$ 2,300,000.00	\$ 2,400,000.00
610 - RISK MANAGEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
620 - FLEET MANAGEMENT	\$ 1,324,246.12	\$ 5,657,563.56	\$ -	\$ 1,670,100.00	\$ 1,405,000.00
Total Type: 370 - Other Sources of Funding:	\$ 21,633,978.82	\$ 21,227,773.20	\$ 129,181.00	\$ 34,545,400.00	\$ 24,063,900.00
Type: 690 - Other Uses of Funds					
100 - GENERAL FUND	\$ 11,324,243.27	\$ 11,710,668.58	\$ -	\$ 4,525,100.00	\$ 3,400,000.00
210 - CDRA	\$ 2,998,012.83	\$ 462,456.00	\$ 46,882.00	\$ 5,309,900.00	\$ 3,605,800.00
240 - B&C	\$ 2,455,223.74	\$ 3,646,892.28	\$ -	\$ 8,973,000.00	\$ 5,349,000.00
241 - COUNTY OPTION HIGHWAY TRANSIT TAX	\$ 345,569.39	\$ 1,845,595.92	\$ -	\$ 4,936,400.00	\$ 3,960,600.00
242 - HIGHWAY PROJECTS FUND (SB0051 2022)	\$ 295,220.06	\$ 938,949.25	\$ -	\$ 1,294,300.00	\$ 1,916,800.00
271 - FIRE IMPACT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
272 - POLICE IMPACT FEES	\$ 11,587.50	\$ 539,598.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
273 - TRANSPORTATION IMPACT FEES	\$ 1,393,348.33	\$ 1,220,092.31	\$ -	\$ 4,675,700.00	\$ 2,339,500.00
274 - PARK IMPACT FEES	\$ 2,810,773.70	\$ 842,575.57	\$ -	\$ 4,210,400.00	\$ 3,392,200.00
410 - GENERAL PROJECTS	\$ -	\$ -	\$ 52,299.00	\$ 520,600.00	\$ -
511 - WATER IMPACT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
521 - STORM WATER IMPACT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
610 - RISK MANAGEMENT	\$ -	\$ 20,945.29	\$ -	\$ 50,000.00	\$ 50,000.00
Total Type: 690 - Other Uses of Funds:	\$ 21,633,978.82	\$ 21,227,773.20	\$ 129,181.00	\$ 34,545,400.00	\$ 24,063,900.00
Report Total:	\$ -	\$ -	\$ -	\$ -	\$ -

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the

betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

- Expenditure:** An outlay of money made by municipalities to provide the programs and services within their approved budget.
- Fiduciary Funds:** Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.
- Financial Statements:** Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.
- Fiscal Year:** The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.
- Fixed Assets:** Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.
- Fixed Costs:** Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.
- Float:** The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.
- Full Faith and Credit:** A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.
- Fund:** An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.
- Fund Accounting:** Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.
- GAAP:** Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.
- GASB 34:** A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.
- GASB 45:** This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.
- General Fund:** The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as "personal services," "expenses," or "capital outlay."

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as

directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.

MEMO



To: City Council
From: John Vuytk
Date: 2026-06-09
Re: Action Item: Resolution #26-29

Comments:

ATTACHMENTS:

[Resolution26-29-AmendingConsolidatedFeeSchedule-Jun2026.pdf](#)

ATTACHMENTS:

[Consolidated Fee Schedule - Jul 2026 - Redline Copy Without Short Term Rentals.xlsx](#)

ATTACHMENTS:

[Consolidated Fee Schedule - Jul 2026 - Clean Copy Without Short Term Rental.xlsx](#)

RESOLUTION NO. 26-29

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE OF DRAPER CITY.

WHEREAS, the Mayor and City Council seek to amend the Draper City Consolidated Fee schedule to better recover the full cost of providing various municipal services; and

WHEREAS, the City desires to update the consolidated fee schedule to ensure operational and functional consistencies; and

WHEREAS, these amendments update the water rates to reflect cost increases to provide water services; and

WHEREAS, the proposed amendments comply with state law and benefit the health, safety, and welfare of Draper residents.

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

Section 1. Approval. The City Council hereby amends the Draper City Consolidated Fee Schedule as shown in Exhibit "A" attached hereto and incorporated herein by reference.

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. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in the Consolidated Fee Schedule.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON
THIS 9th DAY OF JUNE 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember K. Dahlin
Councilmember M. Green
Councilmember B. Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Mayor Walker

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

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
ANIMAL SERVICES (Res 18-65)		
Dog License		
1.	Altered (spayed or neutered)	\$ 15.00
2.	Unaltered	\$ 40.00
3.	Senior Citizen - Annual Fee (Over 65)	\$ 5.00
4.	Senior Citizen - Lifetime Fee (Over 65) (If the pet is spayed or neutered)	\$ 10.00
5.	Replacement	\$ 5.00
6.	Transfer Fee	\$ 5.00
7.	Late Fee	\$ 50.00
Impounded Animals (all fees will also include boarding fee)		
8.	Licensed Dog - 1st Confinement	\$ 40.00
9.	Licensed Dog - 2nd Confinement	\$ 80.00
10.	Licensed Dog - 3rd Confinement	\$ 120.00
11.	Licensed Dog - 4th Confinement and all subsequent (Plus hearing with Animal Control)	\$ 200.00
12.	Unlicensed Dog - 1st Confinement (Plus license fee)	\$ 40.00
13.	Unlicensed Dog - 2nd Confinement (Plus license fee)	\$ 80.00
14.	Unlicensed Dog - 3rd Confinement (Plus license fee)	\$ 120.00
15.	Unlicensed Dog - 4th Confinement and all subsequent (Plus license fee and hearing with Animal Control)	\$ 175.00
16.	Cat - 1st Confinement	\$ 40.00
17.	Cat - 2nd Confinement	\$ 80.00
18.	Cat - 3rd Confinement	\$ 120.00
19.	Cat - 4th Confinement and all subsequent (Plus hearing with Animal Control)	\$ 175.00
20.	Small Livestock - 1st Confinement	\$ 40.00
21.	Small Livestock - 2nd Confinement	\$ 80.00
22.	Small Livestock - 3rd Confinement and all subsequent (Plus hearing with Animal Control)	\$ 160.00
23.	Large Livestock - 1st Confinement	\$ 50.00
24.	Large Livestock - 2nd Confinement	\$ 100.00
25.	Large Livestock - 3rd Confinement and all subsequent (Plus hearing with Animal Control)	\$ 200.00
Boarding Fees (per day)		
26.	Dogs and Cats	\$ 10.00
27.	Small Livestock	\$ 15.00
28.	Large Livestock	\$ 25.00
Adoption Fees		
29.	Dogs (Plus neuter/spay, includes license)	\$ 25.00
30.	Cats (Plus neuter/spay)	\$ 25.00
Neuter/Spay Charges		
31.	Sterilization Deposit (Deposit is refundable upon proof of sterilization)	\$ 50.00
Traps (Deposit - will be fully refunded upon return)		
32.	Small	\$ 40.00
33.	Medium	\$ 50.00
34.	Large	\$ 100.00
Miscellaneous		
35.	Euthanization - Small Animal	\$ 50.00
36.	Euthanization - Large Animal	\$ 100.00
37.	Disposal Fee	\$ 50.00
38.	Owner Surrender	\$ 50.00
39.	Microchip	\$ 30.00
40.	Permit Inspection Fee (Annual) (Required for all Kennels, Catteries or Grooming Businesses)	\$ 25.00
41.	Rabies Fee	Actual Cost
42.	Animal Control Report	\$ 10.00
43.	Urban Deer Removal	10% of contracted cost, up to \$500.00
	The Urban Deer Program fee shall be 10% of the fee charged to the City for the removal of urban deer, confirmed to be causing safety hazards and property damage. The fees are contracted with the vendor as set forth by the COR issued by the Department of Wildlife Services.	

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
BUILDING PERMIT FEES		
Building Permits		
44.	Building Permit	100% of the ICC Schedule
	<i>The building permit fee for each structure shall be equal to the amount set forth by the International Code Council (ICC). Valuation is determined by the "Building Valuation Data" published by the ICC in Building Safety Journal. A deposit in the amount of \$500.00 shall be paid at the time application and/or plans are submitted for review. Said deposit will be applied towards the total fees assessed. Refunds for permits canceled or changed shall not exceed 60% of the building permit fee.</i>	
45.	Plan Review	65% of building permit
46.	Additional plan review required by changes, alterations, or revisions to plans <i>(per hour)</i>	\$ 85.00
47.	Card File Plan Review	\$ 1,000.00
48.	Plumbing Permit	\$ 150.00
49.	Mechanical Permit	\$ 150.00
50.	Electrical Permit	\$ 150.00
51.	Clean-up Fee <i>(per lot)</i>	\$ 75.00
	<i>To be used to pay for general clean-up of surrounding areas where debris has blown off building lot. Builder is still responsible for maintaining dumpster and controlling debris on the lot.</i>	
52.	Retaining Wall / Helical Permit	
53.	Application Fee	\$ 500.00
54.	Permit Fee	\$ 250.00
Building Permits		
55.	Third Party Inspector Cost <i>(per hour, 2 hour minimum)</i>	\$ 85.00
56.	Re-inspection <i>(per inspection)</i>	\$ 85.00
57.	Inspections outside of normal business hours <i>(per hour, 2 hour minimum)</i>	\$ 85.00
	Solar Panel Review	
58.	Residential	\$ 600.00
59.	Commercial - Based on Valuation	Actual Cost
60.	Temporary Noise Permit	\$ 75.00
61.	Extension	\$ 100.00
	Public Infrastructure Repair and Restoration Bond for projects where public improvements are potentially affected:	
62.	New residential, commercial and/or industrial buildings	\$ 5,000.00
63.	Pools and accessory buildings and structures	\$ 2,500.00
64.	Demolition Permit	\$ 150.00
65.	Grading Plan Review Fees	100% of UBC Schedule
66.	Grading Permit Fee <i>(UBC Schedule Tables A-33-A & A-33-B 1997 UBC)</i>	100% of UBC Schedule
Geologic Hazard Reports - Review of geologic /geotechnical reports submitted for development (paid prior to City Council / Planning Commission / Department action) (Res 06-47) (Res 16-58) (Res 19-66)		
	<i>Applicant shall pay the actual direct costs which shall be deducted from Deposit. Remaining funds in excess of the actual direct costs shall be refunded to the applicant</i>	
67.	Commercial Development	
68.	In Geo Hazard Area	\$ 10,000.00
69.	In Non-Geo Hazard Area	\$ 1,000.00
70.	Residential Development	
71.	Single Lot in Geo Hazard Area	\$ 5,000.00
72.	Single Lot in Non-Geo Hazard Area	\$ 1,000.00
73.	Subdivision in Geo Hazard Area	\$ 5,000.00
74.	Subdivision in Non-Geo Hazard Area	\$ 1,000.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
BUSINESS LICENSING FEES		
In accordance with the provision of Section 6-2-030 of the Ordinance of the City of Draper, each business, vocation, trade, calling or profession shall pay the following annual license fee(s) according to the license(s) desired:		
	Commercial License Fees	
75.	Base Fee (full year)	\$ 82.00
76.	Temporary License Fee (180 days or less)	\$ 60.00
77.	Each additional employee	\$ 7.00
	Alcoholic License Fees	
78.	Special Use Permit	\$ 150.00
79.	Single Event Permit	\$100.00 per day up to \$300.00
80.	All Other Alcohol Licenses	\$ 300.00
81.	Firework Sales License Fee	\$ 385.00
	Sexually-Oriented Business License Fees	
82.	Adult Businesses	\$300.00 plus \$2,000.00 Bond
83.	Semi-Nude Dancing Bars	\$300.00 plus \$2,000.00 Bond
84.	Outcall Businesses	\$600.00 plus \$2,000.00 Bond
85.	Nude Entertainment	\$450.00 plus \$2,000.00 Bond
86.	Sexually-Oriented Employee/Dancer License Fees	\$2,000.00 Bond
87.	Semi-Nude Dancer	\$200.00 plus \$15.00 work card
88.	Nude Entertainer	\$300.00 plus \$15.00 work card
89.	Non-Performing Employee	\$100.00 plus \$15.00 work card
90.	Outcall Service Employee	\$300.00 plus \$15.00 work card
91.	If Employee Applies for Two Licenses	The highest fee plus \$40.00
	Solicitor License Fees	
92.	Individual Solicitor	\$ 25.00
93.	ID Badge	\$ 25.00
94.	Special Event License Fee	\$ 60.00
	<i>In addition to the above annual fee(s), the business, vocation, trade, calling, or profession shall pay the following license fee(s) as applicable:</i>	
95.	Administrative Processing Refund Fee	\$ 35.00
96.	Change of Location of Business	\$ 50.00
97.	Change of Business Name/Owner	\$ 25.00
98.	Cigarette and Vaping Product Sales	\$ 15.00
99.	Mini-Storage Warehousing <i>(per unit)</i>	\$ 1.00
100.	Mobile Home Park <i>(per lot)</i>	\$ 1.00
101.	Multi-Family Rental Dwelling Units <i>(per unit)</i>	\$ 3.00
Business License		
102.	Service Stations	\$60.00 plus \$2.00 per pump
103.	Unlicensed Subleasing Business Tenant Fee <i>(per unlicensed tenant)</i>	\$ 82.00
	Vehicle Fee	
104.	Between 21,000 - 24,000 lbs. <i>(per vehicle)</i>	\$ 22.50
105.	Between 24,001 - 27,000 lbs. <i>(per vehicle)</i>	\$ 25.00
106.	Between 27,001 - 30,000 lb. <i>(per vehicle)</i>	\$ 27.50
107.	Vehicles over 30,000 lbs. <i>(per vehicle)</i>	\$ 30.00
Business license renewal fees shall be due and payable on or before the anniversary date of the business license each year.		
Alcohol license type: If the license is not renewed within forty-five (45) days after the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within seventy-five (75) days, a hundred percent (100%) penalty of the amount of the fee shall be added to the original amount due.		
Other license types: If the license is not renewed by the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within 30 days of the anniversary date, a fifty percent (50%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 60 days, a seventy-five percent (75%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 90 days, a one hundred percent (100%) penalty of the amount of the fee shall be added to the original amount.		
(Res 04-72)		

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
CEMETERY FEES		
Cemetery (Res 06-75) (Res 14-45)		
108.	Fee for opening & closing of standard size grave (Weekdays)	\$ 475.00
109.	Fee for opening & closing of standard size grave (Weekends & Holidays)	\$ 675.00
110.	Fee for opening & closing of less than standard size grave (Weekdays)	\$ 300.00
111.	Fee for opening & closing of less than standard size grave (Weekends & Holidays)	\$ 500.00
112.	Fee for opening & closing of cremation grave (Weekdays)	\$ 200.00
113.	Fee for opening & closing of cremation grave (Weekends & Holidays)	\$ 400.00
114.	Fee for marking the location of the head stone	\$ 25.00
115.	Fee for disinterment of grave (includes opening & closing of grave)	\$ 475.00
116.	Fee for issuance of Right to Burial or internment certificate	\$ 25.00
117.	Fee for sale of Right to Burial	\$ 500.00
ENCROACHMENT PERMITS		
Application Fee (Res 22-18)		
118.	Encroachment Permit Application Fee (<i>up to two reviews per application</i>)	\$ 25.00
119.	Application Re-review Fee or Expired Application Renewal	\$ 25.00
Permit Fees (Res 22-18)		
120.	Boring Under Existing Pavement (<i>No cut in public way</i>) (<i>Up to four</i>)	\$ 260.00
121.	Plus Additional Pot Holes (<i>In excess of four</i>)	\$ 25.00
122.	Linear Foot Fee (<i>per linear foot</i>)	\$ 0.10
	Cut In Pavement (<i>or withing 3 feet</i>)	
123.	Surfacing less than two years old	\$1,500.00 plus \$0.40 per sq. ft.
124.	Surfacing over two years old	\$300.00 plus \$0.20 per sq. ft.
125.	Narrow Trench Excavation	\$120.00 plus \$0.45 per sq. ft.
126.	Off Pavement (<i>minimum 3 feet</i>)	\$260.00 plus \$0.20 per sq. ft.
127.	All Other Encroachments (<i>utility maintenance, manhole access, storage, etc.</i>)	\$ 260.00
128.	Penalty in addition to permit fee (<i>Cut without permit or violation of City standards</i>)	Double the required permit fee
129.	Winter Fees (15 October to 15 April)	Double the bond amount
Road Closure Authorization (Res 22-18)		
130.	Arterial Roads (<i>per day</i>)	\$ 500.00
131.	Collector Roads (<i>per day</i>)	\$ 250.00
132.	All Other Roads (<i>per day</i>)	\$ 100.00
Bond Requirement <i>** (Utility Companies with bond are not required to place a bond) **</i> (Res 22-18)		
133.	Lateral Excavations (<i>Cash Bond for each Excavation up to 10 per year</i>)	\$ 2,000.00
134.	Improvement Completion Assurance Bond (<i>unlimited number of excavations greater than 10 per year</i>)	\$ 50,000.00
	If the amount of repair exceeds \$2,000.00 a cash bond of 110% of the total amount is required.	
135.	Longitudinal Excavation (<i>Cash Bond for each 100 Feet of fraction</i>)	\$ 2,000.00
	If the amount of repair exceeds \$2,000.00 a cash bond of 110% of the total amount is required.	
136.	Sidewalk (<i>Cash Bond - per linear foot</i>)	\$ 25.00
137.	Curb and Gutter (<i>Cash Bond - per linear foot</i>)	\$ 45.00
FIRE DEPARTMENT FEES		
Ambulance Services		
138.	Ambulance Services	Per State Code
139.	Ambulance Report	\$ 5.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Inspections / Permits (Res 17-68) (Res 18-19)		
140.	Daycare/Preschool <i>(annually) (up to 7 children)</i>	\$ 50.00
141.	Over 7 children	\$ 75.00
142.	Assisted Living Facilities <i>(annually)</i>	\$ 150.00
143.	Retirement Facilities <i>(annually)</i>	\$ 250.00
144.	Group Home/Residential Treatment Facility <i>(annually)</i>	\$ 150.00
145.	Aerial Fireworks Display <i>(Private Show)</i>	\$ 250.00
146.	Temporary Firework Stands/Sales	\$ 250.00
147.	Deposit	\$ 250.00
148.	Tent, Canopies, & Temporary Membrane Structures <i>(in excess of 400 sq. ft.)</i>	\$ 100.00
149.	High Pile Combustible Storage <i>(up to 20 ft.)</i>	\$ 150.00
150.	High Pile Combustible Storage <i>(In excess of 20 feet)</i>	\$ 250.00
151.	Tires <i>(> 6ft)</i>	\$ 250.00
152.	Open Burning	\$ 25.00
153.	Mobile Food Truck Inspections	\$ 100.00
154.	1st Re-Inspection	\$ -
155.	2nd Re-Inspection	\$ 50.00
156.	3rd Re-Inspection	\$ 75.00
	Alternative Life Safety Systems Plans Examination & Acceptance Testing <i>(per hour)</i>	
157.	Hood Suppression Systems <i>(per hour)</i>	\$ 100.00
158.	Clean Agent Systems <i>(per hour)</i>	\$ 100.00
159.	Carbon Dioxide Systems <i>(per hour)</i>	\$ 100.00
160.	Clean Room Systems <i>(per hour)</i>	\$ 100.00
161.	Supplemental Alarm Systems <i>(per hour)</i>	\$ 100.00
162.	Re-Inspections <i>(failure to complete outstanding items from initial inspection)</i>	
163.	2nd Re-Inspection <i>(each)</i>	\$ 75.00
164.	3rd Re-Inspection <i>(each)</i>	\$ 150.00
165.	4th Re-Inspection	\$ 200.00
166.	Residential Fire Sprinkler System Inspection <i>(2 included)</i>	\$ 100.00
167.	Re-Inspection	\$ 75.00
168.	2nd Re-Inspection	\$ 150.00
	Expedited Fire Plan Review and After-Hours Inspections	
169.	Expedited Fire Plans Review	Double Permit Fee
170.	After Hours Inspection <i>(per hour, 2hr Min.)</i>	\$ 75.00
	Commercial Fire Sprinkler System Plan Review (New System Install) and Inspections (3 included)	
171.	< 100 Fire Sprinkler heads installed	\$ 125.00
172.	100 - 199 Fire Sprinkler heads installed	\$ 175.00
173.	200 - 299 Fire Sprinkler heads installed	\$ 225.00
Fire Inspections / Permits		
174.	> 300 Fire Sprinkler heads installed	\$ 275.00
175.	PLUS per sprinkler head installed	\$ 0.50
	Commercial Fire Sprinkler System Re-inspections <i>(failure to complete outstanding items from initial inspection)</i>	
176.	2nd Reinspection	\$ 75.00
177.	3rd Reinspection	\$ 150.00
178.	4th Reinspection	\$ 200.00
	Commercial Fire Sprinkler System Plan Review (Remodel or Tenant Finish) and Inspections (3 included)	
179.	< 20 Fire Sprinkler heads installed	\$ 100.00
180.	21 - 50 Fire Sprinkler heads installed	\$ 125.00
181.	> 50 Fire Sprinkler heads installed	\$ 150.00
182.	PLUS per sprinkler head installed	\$ 0.50

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Fire Alarm Fees (Res 17-68) (Res 18-19)		
	Commercial False Alarm <i>(annually)</i>	
183.	2nd False Alarm	\$ 250.00
184.	3rd False Alarm	\$ 350.00
185.	Additional False Alarm Requires Fire-watch <i>(maximum of 30 days)</i>	See Standby Pricing
	Residential False Alarm <i>(annually)</i>	
186.	2nd False Alarm	\$ 100.00
187.	3rd False Alarm	\$ 200.00
	Fire Alarms Systems Plan Review and Inspection	
188.	New System	\$ 150.00
189.	Remodel or Tenant Finish	\$ 100.00
Other Fire Fees (Res 17-68) (Res 18-19)		
190.	Fire Department Standby Per Unit/Apparatus <i>(per hour)</i>	\$ 250.00
191.	Per Firefighter / Inspector <i>(per hour)</i>	\$ 75.00
	Emergency Responder Radio Coverage System (ERRCES) Plan Review and Inspection	
192.	Initial Testing for system need <i>(per hour, 2 hr min)</i>	\$ 75.00
193.	New System Install Plan Review	\$ 100.00
194.	New System Inspection <i>(per hour, 2 hr min)</i>	\$ 75.00
195.	Fire Investigation Report <i>(cost of media is not included)</i>	\$ 20.00
196.	Temporary Knox Box Deposit <i>(each)</i>	\$ 350.00
197.	Knox Pad Lock Deposit <i>(each)</i>	\$ 125.00
HAZARDOUS MATERIAL PERMIT FEES		
Hazardous Materials (Annually) (Fees assessed separately) (IFC 105.1.1, IFC 105.1.2, IFC 105.2.2, IFC 107.1) (Res 18-19) (Res 18-70)		
198.	Solid Materials (< 500 lbs.)	\$ 200.00
199.	Solid Materials (> 500 lbs.)	\$ 250.00
200.	Liquid Materials (< 55 gal.)	\$ 200.00
201.	Liquid Materials (> 55 gal.)	\$ 250.00
202.	Gas (Up to 200 cub. ft.) (Corrosive or Oxidizer)	\$ 200.00
203.	Gas (> 200 cub. ft.) (Corrosive or Oxidizer)	\$ 250.00
204.	Oxygen (Up to 500 gallons cub. ft.)	\$ 200.00
205.	Oxygen (> 500 gallons cub. ft.)	\$ 250.00
	"H" Occupancy	
206.	Liquid (Up to 500 gal. tank)	\$ 200.00
207.	Liquid (> 500 gal. tank)	\$ 500.00
208.	Gas (Up to 500 cub. ft)	\$ 200.00
209.	Gas (> 500 cub. ft)	\$ 500.00
210.	Backup Generator (In addition to base fee)	\$ 150.00
	Other Occupancy Hazardous Materials Dispense and Use (In addition to base fee)	
211.	Liquid (Up to 500 gal. tank)	\$ 200.00
212.	Gas (Up to 500 cub. ft)	\$ 200.00
213.	Aerosol Products Gas (<500 cub. Ft) (In addition to base fee)	\$ 200.00
214.	Flammable Cryogenic Fluid Liquid (indoors > 1 gal.) (outdoors > 60 gal.) (In addition to base fee)	\$ 200.00
	Above Ground Storage Tanks - Installation (Flammable)	
215.	Gas (Up to 500 cub. ft)	\$ 200.00
216.	Oversight of Installation (per hour)	\$ 75.00
217.	Below Ground Storage Tanks - Installation (Flammable)	
218.	Gas (Up to 500 cub. ft)	\$ 200.00
219.	Oversight of Installation (per hour)	\$ 75.00
	Above Ground Storage Tanks - Installation (Flammable)	
220.	Liquid (Up to 500 gal. tank)	\$ 400.00
221.	Oversight of Installation (per hour)	\$ 75.00
222.	Below Ground Storage Tanks - Installation (Flammable)	
223.	Liquid (Up to 500 gal. tank)	\$ 400.00
224.	Oversight of Installation (per hour)	\$ 75.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Hazardous Materials		
225.	Pyroxylin Plastics, Cellulose Nitrate (pyroxylin) Plastics - Solid (> 25 lbs.)	\$ 200.00
226.	Body Shop/Garage (Up to 5000 sq. ft.) (In addition to base fee)	\$ 200.00
227.	Body Shop/Garage (> 5000 sq. ft.) (In addition to base fee)	\$ 400.00
228.	Gas Station	\$ 200.00
	Open Flame for Proximal Audience/Approved Indoor Fireworks	
229.	Per Event	\$ 200.00
230.	Oversight of Installation (per hour)	\$ 75.00
231.	Open Flame for Assembly Occupancy	
232.	Application of Flammable Finishes, Spray, or Dip (In addition to base fee)	\$ 200.00
	More than 9 sq. ft. for Flammable Liquid Spray Application or > 55 Gal. for Dip Tank Operations	
233.	Fire Stand-by Special Events (concerts, sports events, pyrotechnics, etc.) (per hour/per inspector) (In add	\$ 75.00
234.	Carnivals & Fairs/Outdoor Assembly Events	\$ 250.00
	Blasting Permit	
Hazardous Materials		
235.	Annual Permit	\$ 350.00
236.	Single Event Permit	\$ 75.00
	Carbon Dioxide System Over 875 Cubic Feet (100 lb.) (Annual Permit)	
237.	Beverage Dispensing (In addition to base fee)	\$ 150.00
IMPACT FEES		
Fire Impact Fee - New Residential and Commercial Development (paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)		
238.	Single Family Residential (per dwelling unit)	\$ 71.00
239.	Multi Family Residential (per dwelling unit)	\$ 75.00
240.	Commercial (per 1,000 sq ft gross lease area)	\$ 97.00
241.	Office (per 1,000 sq ft)	\$ 47.00
242.	Industrial (per 1,000 sq ft)	\$ 5.00
Parks & Recreation Impact Fee - New Residential Development (paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)		
243.	One – Single-Family, Detached (per unit)	\$ 4,162.00
244.	One – Single Family, Attached, Duplex or Two Attached Units (per unit)	\$ 3,024.00
245.	Three (3) or Four (4) Units (per unit)	\$ 2,801.00
246.	Five (5) to Nine (9) Units (per unit)	\$ 2,513.00
247.	Ten (10) or More Units (per unit)	\$ 1,872.00
248.	One – Mobile Home (per unit)	\$ 1,741.00
Police Facilities Impact Fee - New Residential and Commercial Development (paid when building permit issued) (Ord 442) (Ord 597) (Res 04-52) (Res 05-04) (Res 16-58)		
249.	Single Family Residential (per dwelling unit)	\$ 102.00
250.	Multi Family Residential (per dwelling unit)	\$ 75.00
251.	Commercial (per 1,000 sq ft gross lease area)	\$ 130.00
252.	Office (per 1,000 sq ft)	\$ 46.00
253.	Industrial (per 1,000 sq ft)	\$ 21.00
Transportation Facilities Impact Fee - New Residential and Commercial Development (paid when building permit is issued) (Ord 442) (Res 05-04) (Ord 1482)		
254.	Single-family residential (per dwelling unit)	\$ 1,152.00
255.	Multi-family residential (per dwelling unit)	\$ 893.00
256.	Hotel (per room)	\$ 1,020.00
257.	Commercial (per 1,000 sf gross area lease)	\$ 3,040.00
258.	Office, service, light manufacture (per 1,000 sq. ft.)	\$ 1,189.00
259.	Industrial/Manufacturing (per 1,000 sq. ft.)	\$ 605.00
260.	Institutional (per 1,000 sq. ft.)	\$ 1,852.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Water System Facilities Impact Fee - New Residential and Commercial Development (paid when building permit is issued) (Res 18-19)		
	Residential	
261.	Single-family detached (per unit)	\$ 2,097.00
262.	All other housing types (per unit)	\$ 1,606.00
	Non-residential	
263.	Water Meter Size:	
264.	0.75 inches	\$ 2,097.00
265.	1.00 inches	\$ 3,501.00
266.	1.50 inches	\$ 6,982.00
267.	2.00 inches	\$ 11,175.00
268.	3.00 inches	\$ 24,468.00
269.	4.00 inches	\$ 41,933.00
270.	6.00 inches	\$ 87,368.00
271.	8.00 inches	\$ 167,733.00
272.	Formula for Non-standard Water Impact Fees: ERC Count * \$2,097.00 = Impact Fee	
Storm Water Facilities Impact Fee - New Residential and Commercial Development (Paid when building permits are issued) (Res. 18-19) (Res. 21-11)		
*** Collection Temporarily Suspended *** (Ord 1480)		
273.	Total Fee Per ERU	\$ 1,729.00
274.	Non-Standard Storm Water Impact Fee	\$ 1,729.00
275.	Subsurface Drainage Systems Inspection Fee (per lineal ft.)	\$ 0.25
MISCELLANEOUS		
Annexation		
276.	Deposit against actual costs	\$ 1,000.00
Electric Vehicle Charging Station (Res 20-31)		
277.	Charging Station Fee - Level 2 Charger (per kilowatt hour, up to four (4) hours) (per hour rate)	\$ 1.00
278.	Charging Station Fee - Level 2 Charger (per kilowatt hour, after first four (4) hours) (per hour rate)	\$ 2.00
279.	Maximum Fee	\$ 20.00
Overhead Utility (Ord 340)		
280.	Fee in Lieu of converting existing overhead utility facilities to underground facilities (per lineal ft.)	\$ 80.00
Passport Fees (Res. 16-05) (Res. 18-19)		
*** Passport processing fees are regulated by the United States Department of State ***		
281.	Fees as set by the United States Department of State	See https://travel.state.gov/
282.	Passport Photo	\$ 10.00
Prosecutor Fees (Res 10-26)		
283.	Discovery provided to indigent defendants and their appointed attorney	No Charge
284.	Discovery produced by electronic means	No Charge
285.	Discovery produced by other than electronic means, up to 35 pages	\$ 5.00
286.	Discovery produced by other than electronic means, over 35 pages	\$5.00 plus \$.015 per page
287.	Audio, video or photographs provided by other than electronic means (per CD)	\$ 15.00
Records (Res 05-20) (Res 14-57)		
	Planning Commission items	
288.	Development Standards drawing, per sheet (11" x 17")	\$ 1.00
289.	Title 9 of the Draper City Code (Res 00-23)	\$ 35.00
290.	Title 17 of the Draper City Code	\$ 10.00
	Maps / GIS Digital Data	
	Interactive maps are available on the Draper City website.	
291.	Existing Map	
292.	11" X 17" Digital map download (see website) (Draper City does not provide printed copies)	\$ -
293.	Printed Copy (Size A - 24W" x 24L" to 36W" X 36L")	\$ 35.00
294.	Digital Copy (Size A)	\$ 20.00
295.	Custom Map	
296.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	\$ 75.00
297.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	\$ 95.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Records		
298.	Digital Copy (Size A or Size B)	\$ 70.00
299.	Custom Map with Raster	
300.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	\$ 100.00
301.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	\$ 120.00
302.	Digital Copy (Size A or Size B)	\$ 95.00
	Engineering (Res 05-20)	
303.	Culinary Water Design and Construction Standards	\$ 35.00
304.	Culinary Water Master Plan	\$ 50.00
305.	Development Processing Manual	\$ 35.00
306.	Engineering Standards, Specs, and Plans	\$ 35.00
307.	Land Disturbance Manual	\$ 35.00
308.	Storm Drain Master Plan	\$ 50.00
309.	Transportation Master Plan	\$ 50.00
310.	Parks and Trails Master Plan	\$ 50.00
	GRAMA (Records Requests) (Res 20-31)	
311.	Research Fee – in accordance with UCA 63G-2-203	Actual Cost
312.	Copies of documents not listed up to 8.5" x 14"	\$ 0.15
313.	Copies of documents not listed over 8.5" x 14"	\$ 0.50
314.	Copy of CD's under GRAMA	\$ 15.00
315.	County Recorder Fees	Actual Cost
Returned Checks (Res 14-08)		
316.	Returned Checks for All Draper City Departments (per check)	\$ 20.00
Small Wireless Facilities ("Small Cells") in the Right-of-Way (Res 18-70)		
	Application Fees for a Site License or Modification to Site License:	
317.	Collocate a small wireless facility on existing or replacement pole (per pole)	\$ 100.00
318.	Installing, modifying, or replacing a utility pole (permitted use) (per pole)	\$ 250.00
319.	Installing, modifying, or replacing a utility pole (discretionary use) (per pole)	\$ 1,000.00
Special Improvement District		
320.	Application Fee (Deposit against actual costs)	\$ 1,000.00
Surcharges for Additional Area Permits		
321.	Application Fee	As set by City Council
PARKS & RECREATION FEES		
BUILDING RENTALS / RESERVATIONS		
Andy Ballard Arena Reservations (Res 16-04)		
<i>All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities.</i> <i>*** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***</i>		
322.	Daily Rental - City Resident or Business (Cleaning Deposit Required)	\$ 300.00
323.	Daily Rental - Non-Resident or Business (Cleaning Deposit Required)	\$ 400.00
324.	Arena Lighting per hour (Additional fee)	\$ 20.00
325.	Daily Kitchen Rental (Additional fee) (Cleaning Deposit Required)	\$ 100.00
326.	Cleaning Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 500.00
Cancellation of Draper City Facility or Rental (Res 06-68)		
327.	Cancellation Fee	\$ 10.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Pavilion Rentals (1/2 Day is defined as 9:00 a.m. - 3:00 p.m. OR 4:00 p.m. - 10:00 p.m.) (Res 05-51) (Res 12-12) (Res 14-08) (Res 18-70) (Res-21-25)		
	Resident or Draper City Business 1/2 Day Rental	
328.	Large Pavilion (<i>Draper Park North and Galena Park</i>)	\$ 50.00
329.	Small Pavilion (<i>Steep Mountain, Smith Fields, Draper South</i>)	\$ 40.00
	Non-Resident or Non-Draper City Business 1/2 Day Rental	
330.	Large Pavilion (<i>Draper Park North and Galena Park</i>)	\$ 80.00
331.	Small Pavilion (<i>Steep Mountain, Smith Fields, Draper South</i>)	\$ 70.00
332.	Cleaning Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 50.00
333.	Cancellation Fee	\$ 10.00
334.	If made 60 days prior to reservation	Full refund
335.	If made 30 - 60 days prior to reservation	50% of fee
336.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	\$ 70.00
Field Rentals (Ball diamonds, soccer fields, etc.) (Res 09-09) (Res 14-08) (Res 20-09)		
337.	Resident or Draper City Business (<i>per hour, per field</i>) (9:00 a.m. - 9:00 p.m.)	\$ 20.00
338.	Resident or Draper City Business (<i>per hour, per field</i>) (9:00 a.m. - 9:00 p.m.)	\$ 25.00
339.	Lighting at fields (<i>per hour</i>)	\$ 25.00
340.	Additional city staff field prep (<i>Initial field prep is included in base rental</i>) (<i>per field</i>)	\$ 30.00
	Security Deposit - Field Rental (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	
341.	1 - 4 hours	\$ -
342.	> 4 hours	\$ 400.00
	City sponsored programs & events in co-operation with Draper Parks and Recreation	
	<i>Director or Manager may waive fees on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate</i>	
343.	Cancellation Fee	\$ 10.00
344.	If made 45 days prior to reservation	Full refund
345.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	\$ 70.00
Recreation User Fees and Admissions (Res 14-08)		
<i>Fee's charged for Draper City Recreation Department including youth and adult sports programs, events, concerts, shows, camps, etc. are to be set by the Recreation Director or Manager and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist cots, etc.</i>		
346.	Resident or Draper City Business (<i>per hour, per field</i>) (9:00 a.m. - 9:00 p.m.)	\$ 20.00
347.	If cancellation is made while program registration is still open	\$ 10.00
348.	If cancellation is made after registration closing but prior to starting	50% of fee
349.	If cancellation is made after program starts	No refund
	<i>Recreation Director or Manager may approve refunds for "extreme" or "hardship" situations on a case-by-case situation</i>	
Historic Park - Rental (Res. 02-30) (Res. 12-12)		
350.	Per Event	\$ 250.00
351.	Cleaning Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 100.00
352.	Cancellation Fee	\$ 10.00
353.	If made 45 days prior to reservation	Full refund
354.	If made less than 45 days prior to reservation	50% of fee
	(Deposit is always refunded for cancelled reservations)	
Trail Use Fees for Special Events (Outside Agencies) (Res. 12-12)		
355.	Trail Event use fee (<i>per event</i>)	\$ 200.00
356.	Trail Event use security deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 200.00
357.	Participant Fee - Corner Canyon and primitive trails (<i>to be collected after event based on total # of participants</i>)	
358.	Bike events (<i>per participant</i>)	\$ 5.00
359.	Running events (<i>per participant</i>)	\$ 3.00
360.	Equestrian events (<i>per participant</i>)	\$ 5.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Amphitheater Fees (Res. 12-12) (Res. 12-36) (Res 18-30)		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a “Draper City Facilities Use Agreement” prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***		
	Amphitheater Rentals NOT charging admission. <i>Rentals are for a total of 4 hours each.</i>	
	Tier #1 (<i>under 200 users, front of stage and seating area only</i>)	
361.	Resident or Draper City Business	\$ 250.00
362.	Non-Resident or Non-Draper City Business	\$ 350.00
	Tier #2 >201 users	
363.	Resident or Draper City Business	\$ 700.00
364.	Non-Resident or Non-Draper City Business	\$ 850.00
Amphitheater Fees		
365.	Security Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 500.00
	Amphitheater Rentals Charging Admission	
366.	Rental Daily Rate (seating, full stage/backstage, houselights/sound)	\$ 1,500.00
367.	Amphitheater Technical coordinator – 6 hr. minimum	\$ 120.00
368.	Amphitheater Technical coordinator per additional hour	\$ 35.00
369.	Cleaning Fee	\$ 100.00
370.	Security Deposit	\$ 400.00
371.	Per ticket fee (paid to the City for each actual ticket sold by renter)	\$ 1.00
	Per ticket fee charged by City when events are cosponsored by outside agency/promoter:	
372.	\$ 0.00 - \$10.00	\$ 2.00
373.	\$ 10.01 - \$25.00	\$ 3.00
374.	\$ 25.01 - \$40.00	\$ 4.00
375.	Over \$40.00	\$ 5.00
	<i>(To be paid to the City based on actual tickets sold by outside cosponsoring agency)</i>	
	Optional rental items during private rental (Res 18-30)	
376.	Lights cues/light show by staff	\$ 40.00
377.	House video projector and screen	\$ 50.00
378.	Piano	\$ 50.00
379.	Piano tuning prior to rental	\$ 150.00
Day Barn Rental Fees (Res. 12-12) (Res. 13-32) (Res 14-08)		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a “Draper City Facilities Use Agreement” prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***		
<i>Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the Weekday rental days of Monday, Tuesday, Wednesday and Thursday. For Weekend rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. Weekend rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, (12) 66” circular tables, (96) chairs and (2) 8-ft banquet tables.</i>		
380.	Rental rate per each block for Resident/Draper Business on weekdays	\$ 225.00
381.	Rental rate per each block for Non-Resident/Non-Draper Business on weekdays	\$ 300.00
382.	Rental rate for each weekend day for Resident/Draper Business	\$ 500.00
383.	Rental rate for each weekend day for Non-Resident or Non-Draper Business	\$ 650.00
384.	Security/Cleaning Deposit per rental (refundable)	\$ 200.00
	Cancellation Fees:	
385.	Processing Fee	\$ 10.00
386.	If made 60 calendar days prior to reservation	Full refund
387.	If made 30 – 59 calendar days prior to reservation	50% of fee
388.	If made <30 calendar days prior to reservation	No refund
389.	(Deposit is always refunded for canceled reservations)	
River Bottoms Disc Golf Course Rental Fee		
390.	Full Course Rental	\$ 200.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Other Fees		
391.	Special Event Application Review and Permit Fee ^(Res 16-04)(Res 16-40)	\$ 50.00
392.	Late Notification	\$ 175.00
393.	Large Scale Special Event Fee (Over 500 participants and spectators)	\$ 250.00
	City Support Services Fee	
394.	Parks Technician (per hour with two hour minimum)	\$ 100.00
395.	Parks Manager (per hour with two hour minimum)	\$ 150.00
396.	Brookside Trailhead Reservation	\$ 100.00
397.	Draper Cycle Park Lot Reservation	\$ 50.00
398.	Memorial Bench (Includes cost of bench, engraved plaque and installation)	\$ 2,300.00
	*** For All Day Use - Double the Listed Cost ***	
PLANNING DEPARTMENT FEES		
Accessory Dwelling Units		
399.	Accessory Dwelling Unit Permit - Initial Application	\$ 450.00
400.	Accessory Dwelling Unit Permit - Renewal	\$ 50.00
Advertising		
401.	Postponed Action of a Public Hearing (Res 05-51)	Actual Cost
402.	Land Use Application - Postage (Res 06-15)	Actual Cost
403.	Land Use Application - Envelopes (Res 06-15)	Actual Cost
404.	Land Use Application - Signage (Res 06-15)	Actual Cost
Appeals and Variance Hearing Officer (Res 08-36) (Res 14-57)(Res 21-11)		
405.	Variance, special exception, appeal of administrative decision	\$ 500.00
406.	Routine and Uncontested Matters Fee	\$ 50.00
407.	Administrative Interpretation Fee	\$ 50.00
408.	Nonconforming Use Expansion Fee	\$ 200.00
409.	Zoning Verification Letter Fee	\$ 50.00
Conditional Use Permits (Res 01-28) (Res 07-25)		
410.	Home occupation conditional use (Res 01-05)	\$ 60.00
411.	All other	\$ 500.00
412.	Appeal of Planning Commission Action	\$ 200.00
General Plan Amendments (Res 01-05) (Res 21-11)		
413.	Text or Map Amendment	\$ 2,000.00
414.	Master Area Plan or Master Area Plan Major Amendment	\$ 2,000.00
415.	Master Area Plan Minor Amendment	\$ 200.00
Planning Fee Retention (Res 19-66)		
	Planning Commission items	
416.	If item is withdrawn prior to completion of a third review Planning Commission meeting	80%
417.	If item is withdrawn prior to completion of a second review Distribution of Agenda	50%
418.	If item is withdrawn prior to completion of a first review within 10 days of application	10%
419.	If item is withdrawn after a public hearing or meeting has been held or action has been taken on the item by the decision making body or official	100%
Signs		
420.	Permanent Signs (Res 01-05)	\$100.00 plus \$2.50 per sq. ft. over 32 sq. ft.
	Temporary Signs	
421.	Less than 29 days	\$ 25.00
422.	More than 29 days, e.g., development signs	\$100.00 plus \$2.50 per sq. ft. over 32 sq. ft.
423.	Grand Opening or Going out of Business (Res 01-05) (per business)	\$ 30.00
424.	Signs requiring permits for which the permit has not been obtained prior to installing the sign, and for which such a violation has not been corrected within 72 hours of the City providing written notice of the violation, shall be subject to an investigation fee equal to and in addition to the sign permit fee.	
425.	Signage Text Change (Res 18-70)	\$ 25.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
Site Plan Review		
	Commercial or Multi-Family Residential <i>(Res 01-05)</i>	
426.	0 - 5 acres	\$ 2,000.00
427.	5.1 - 10 acres	\$ 4,000.00
428.	> 10 acres	\$6,000.00 plus \$200.00 per acre
	Building Site Review <i>(Res 01-05)</i>	
429.	Single, Multi-Family, Residential and Commercial <i>(per site)</i>	\$ 100.00
430.	Site Plan (Minor) Amendment <i>(Res 01-28)</i>	10% of normal fee
431.	Appeal of Planning Commission action	\$ 200.00
432.	Secondary Driveway Permits <i>(Res 12-36)</i>	\$ 100.00
433.	Permitted Use Review Fee <i>(Res 15-11)</i>	\$ 50.00
Subdivisions <i>(Res 01-05) (Res 01-28) (21-18) (R-21-25)</i>		
	Subdivision larger than five lots	
	Preliminary Plat Review	
434.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
435.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 50.00
436.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 20.00
	Preliminary Plat Review - <i>Located in the Hillside Overlay District</i>	
437.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
438.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 100.00
439.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 400.00
	Final Plat Review <i>(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)</i>	
440.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
441.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 100.00
442.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 40.00
	Final Plat Review - <i>Located in the Hillside Overlay District (Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)</i>	
443.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
444.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 200.00
445.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 80.00
	Minor Subdivision - Less than five lots	
446.	Preliminary and Final Plat Review <i>(per unit or lot)</i>	\$ 400.00
447.	Each Review after Second Review <i>(per unit or lot)</i>	\$ 3.00
	Subdivision Plat Amendment	
448.	Plat Amendment	\$ 2,000.00
449.	Lot Line Adjustment Plat Amendment	\$ 500.00
450.	Joining Parcel or Parcel Boundary Adjustment	\$ 200.00
Temporary Use Permit <i>(Res 03-22)</i>		
451.	Temporary User Permit Fee <i>(waived for City sponsored functions (Res 15-11))</i>	\$ 50.00
Zone Change Application		
452.	Zoning Code Text Amendment <i>(Res 01-05)</i>	\$ 2,000.00
	Zoning Map Amendment <i>(Res 01-05)</i>	
453.	1st acre or less	\$ 2,000.00
454.	each additional acre	\$ 25.00
455.	Development Agreement <i>(Res 14-57)</i>	\$ 500.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
POLICE DEPARTMENT FEES		
False Alarm Fee (Assessed after four false alarms occur in a rolling twelve-month period) (Ord 344) (Ord 850) (Res 18-30)		
456.	Business <i>(The fourth false alarm and each subsequent false alarm)</i>	\$ 110.00
457.	Residential <i>(The fourth false alarm and each subsequent false alarm)</i>	\$ 110.00
458.	Late Fees	18% of balance due, plus collection and attorney fees
Police Department (Res 03-45) (Res 04-65) (Res 10-47) (Res 13-31)(Res. 21-25)		
459.	Case Reports <i>(each)</i>	\$ 10.00
460.	Fingerprint <i>(per each card)</i>	\$ 10.00
461.	Clearance Letters <i>(each)</i>	\$ 10.00
462.	Photographs <i>(per each Digital)</i>	\$ 15.00
463.	Police Body Camera Footage	
	Up to 30 minutes of redaction time	\$ 25.00
	Over 30 minutes of redaction time <i>(per hour, billed in full hours)</i>	\$ 50.00
464.	Sex Offender Registry <i>(annually)</i>	\$ 25.00
465.	Police Officer Outside Employment Services <i>(per officer / per hour)</i>	\$ 89.00
PUBLIC WORKS / ENGINEERING FEES		
Engineering Fees		
466.	Land Disturbance Permit <i>(Res 01-05)</i>	\$ 50.00
467.	PUE Encroachment License & Permit Fee <i>(Res. 15-11)</i>	\$ 50.00
468.	Street Light Development Fee (number of lights, type and placement wot be determined by the City Engir	
	<i>The developer shall pay the street lighting fee directly to Utah Power and Light for the actual cost of all street lights including installation.</i>	
Public Improvement Inspections (Res 14-08)		
	Public Improvement Inspections	
	If the centerline of the fronting roadway is 400 feet or greater, then:	
469.	Inspection fee for full width street <i>(per linear ft.)</i>	\$ 6.00
470.	Inspection fee for fronting road <i>(per linear ft.)</i>	\$ 4.00
471.	If the centerline of the fronting street is 400 feet or greater, then:	\$ 25.00
472.	Inspection Fee <i>(Lump Sum)</i> - PLUS:	\$ 400.00
473.	Storm Drain (0' to 100')	\$ 200.00
474.	Each additional 100' increment or part thereof	\$ 100.00
475.	Land Drain (0' to 100')	\$ 200.00
476.	Each additional 100' increment or part thereof	\$ 100.00
477.	Detention Basin	\$ 150.00
478.	Culinary Water System (0' - 100')	\$ 200.00
479.	Each additional 100' increment or part thereof	\$ 100.00
480.	Engineering Inspector Off-Hour Rate <i>(Res 02-30) (per hour)</i>	\$ 82.00
Street Light Activation Fee (Res 06-68) (Res 08-39)		
481.	Fee for each street light activation as part of development activity	\$ 150.00
Street Vacation (Right-of-Way) Requests (paid prior to City Council / Planning Commission / Department action (Res 07-58)		
482.	Public Improvement Inspections	
Water System Hookup Fees (Res 18-70)		
	Hookup Fees	
483.	3/4 inch connection	\$ 440.00
484.	1 inch connection	\$ 475.00
485.	1 1/2 inch connection	\$ 665.00
486.	2 inch connection	\$ 810.00
	<i>Hookup fees larger than 2 inches will be paid directly to installation contractor. Hookup fees are in addition to Water System Facilities Impact Fees</i>	
487.	Temporary Water Meter Bypass Devices – AKA Jumpers	\$ 120.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE
SOLID WASTE AND RECYCLING		
Garbage and Recycling Collection Fee		
	Basic Service:	
488.	96-gallon garbage container and 96-gallon recycling container (<i>per month</i>)	\$ 15.00
	Additional containers	
489.	96-gallon garbage container (<i>per month</i>)	\$ 10.00
490.	96-gallon recycling container (<i>per month</i>)	\$ 2.50
491.	300-gallon garbage container (<i>per month</i>)	\$ 30.00
	Private Street Service:	
492.	96-gallon garbage container and 96-gallon recycling container (<i>per month</i>)	\$ 37.00
	Additional containers	
493.	96-gallon garbage container (<i>per month</i>)	\$ 11.00
494.	96-gallon recycling container (<i>per month</i>)	\$ 11.00
495.	Glass Recycling Set up Fee	Contracted through Momentum Recycling
496.	Glass recycling container (<i>per month</i>)	Contracted through Momentum Recycling
497.	Dumpster Rental Fee (<i>Res 13-05</i>)	
498.	Dumpster Rental Fee (20 yd)	\$ 120.00
499.	Dumpster Rental Fee (30 yd)	\$ 150.00
500.	Can recovery fee	\$ 20.00
501.	Interest charged on unpaid balances over 30 days (per month)	Greater of \$2.00 per month or 1.5% of past due
STORM WATER		
Storm Water Inspections		
502.	Storm Water Pollution Prevention Plan (SWPPP) Inspections	\$ 50.00
503.	Storm Water Fines and Penalties	Per State Code
Storm Water Utility Fee		
	Residential or Commercial (<i>per ERU Per month</i>)	
504.	Interest charged on unpaid balances over 30 days (per month)	Greater of \$2.00 per month or 8.0% on unpaid balance or 1.5% of past due
WATER RATES (<i>Res 16-34</i>) (<i>Res 17-02</i>) (<i>Res 24-</i>		
Residential Water Rates		
505.	Base Water Rate	\$ 31.44
	Zone 1 (<i>Rate based on water consumption</i>)	
506.	1 - 5,000 gallons	\$ 2.24 \$ 2.34
507.	5,001 - 20,000 gallons	\$ 3.90 \$ 4.08
508.	20,001 - 50,000 gallons	\$ 4.19 \$ 4.38
509.	50,001 - 100,000 gallons	\$ 4.46 \$ 4.66
510.	Over 100,000 gallons	\$ 4.77 \$ 4.98
	Zone 2 (<i>Rate based on water consumption</i>)	
511.	1 - 5,000 gallons	\$ 2.47 \$ 2.58
512.	5,001 - 20,000 gallons	\$ 4.17 \$ 4.36
513.	20,001 - 50,000 gallons	\$ 4.47 \$ 4.67
514.	50,001 - 100,000 gallons	\$ 4.75 \$ 4.96
515.	Over 100,000 gallons	\$ 5.07 \$ 5.30
	Zone 3 (<i>Rate based on water consumption</i>)	
516.	1 - 5,000 gallons	\$ 3.92 \$ 4.10
517.	5,001 - 20,000 gallons	\$ 5.66 \$ 5.91
518.	20,001 - 50,000 gallons	\$ 5.98 \$ 6.25
519.	50,001 - 100,000 gallons	\$ 6.27 \$ 6.55
520.	Over 100,000 gallons	\$ 6.74 \$ 7.01
** Water Rate Changes are effective 07/01/2026 per Ordinance 1657 **		

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution ~~25-52~~ 26-29)

ITEM	DESCRIPTION	FEE	
Commercial Water Rates			
521.	Base Water Rate	\$	31.44
	Zone 1 (Rate based on water consumption)		
522.	1 - 50,000 gallons	\$ 2.82	\$ 2.95
523.	50,001 - 250,000 gallons	\$ 2.89	\$ 3.02
524.	Over 250,000 gallons	\$ 2.95	\$ 3.08
	Zone 2 (Rate based on water consumption)		
525.	1 - 50,000 gallons	\$ 3.07	\$ 3.21
526.	50,001 - 250,000 gallons	\$ 3.14	\$ 3.28
527.	Over 250,000 gallons	\$ 3.21	\$ 3.35
	Zone 3 (Rate based on water consumption)		
528.	1 - 50,000 gallons	\$ 4.54	\$ 4.74
529.	50,001 - 250,000 gallons	\$ 4.63	\$ 4.84
530.	Over 250,000 gallons	\$ 4.74	\$ 4.95
	** Water Rate Changes are effective 07/01/2025 per Ordinance 1657 **		
Administrative Rates			
531.	Delinquent Administrative Fee	\$	50.00
	Water Service Deposits		
532.	Residential Property Owner	None	
533.	Residential Lessor (refundable when account closed and paid in full)	\$	50.00
534.	Commercial (refundable if account remains current for one year)	\$	60.00
535.	Water Use from Fire Hydrants and/or Temporary Meter Connection Deposit, PLUS:	\$	3,000.00
536.	Daily Rate, PLUS	\$	10.00
537.	Per 1,000 gallons Zone 1 (minimum charge is \$50.00)	\$ 2.82	\$ 2.95
538.	Per 1,000 gallons Zone 2 (minimum charge is \$50.00)	\$ 3.07	\$ 3.21
539.	Per 1,000 gallons Zone 3 (minimum charge is \$50.00)	\$ 4.54	\$ 4.95

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
ANIMAL SERVICES (Res 18-65)		
Dog License		
1.	Altered (spayed or neutered)	\$ 15.00
2.	Unaltered	\$ 40.00
3.	Senior Citizen - Annual Fee (Over 65)	\$ 5.00
4.	Senior Citizen - Lifetime Fee (Over 65) (If the pet is spayed or neutered)	\$ 10.00
5.	Replacement	\$ 5.00
6.	Transfer Fee	\$ 5.00
7.	Late Fee	\$ 50.00
Impounded Animals (all fees will also include boarding fee)		
8.	Licensed Dog - 1st Confinement	\$ 40.00
9.	Licensed Dog - 2nd Confinement	\$ 80.00
10.	Licensed Dog - 3rd Confinement	\$ 120.00
11.	Licensed Dog - 4th Confinement and all subsequent (Plus hearing with Animal Control)	\$ 200.00
12.	Unlicensed Dog - 1st Confinement (Plus license fee)	\$ 40.00
13.	Unlicensed Dog - 2nd Confinement (Plus license fee)	\$ 80.00
14.	Unlicensed Dog - 3rd Confinement (Plus license fee)	\$ 120.00
15.	Unlicensed Dog - 4th Confinement and all subsequent (Plus license fee and hearing with Animal Control)	\$ 175.00
16.	Cat - 1st Confinement	\$ 40.00
17.	Cat - 2nd Confinement	\$ 80.00
18.	Cat - 3rd Confinement	\$ 120.00
19.	Cat - 4th Confinement and all subsequent (Plus hearing with Animal Control)	\$ 175.00
20.	Small Livestock - 1st Confinement	\$ 40.00
21.	Small Livestock - 2nd Confinement	\$ 80.00
22.	Small Livestock - 3rd Confinement and all subsequent (Plus hearing with Animal Control)	\$ 160.00
23.	Large Livestock - 1st Confinement	\$ 50.00
24.	Large Livestock - 2nd Confinement	\$ 100.00
25.	Large Livestock - 3rd Confinement and all subsequent (Plus hearing with Animal Control)	\$ 200.00
Boarding Fees (per day)		
26.	Dogs and Cats	\$ 10.00
27.	Small Livestock	\$ 15.00
28.	Large Livestock	\$ 25.00
Adoption Fees		
29.	Dogs (Plus neuter/spay, includes license)	\$ 25.00
30.	Cats (Plus neuter/spay)	\$ 25.00
Neuter/Spay Charges		
31.	Sterilization Deposit (Deposit is refundable upon proof of sterilization)	\$ 50.00
Traps (Deposit - will be fully refunded upon return)		
32.	Small	\$ 40.00
33.	Medium	\$ 50.00
34.	Large	\$ 100.00
Miscellaneous		
35.	Euthanization - Small Animal	\$ 50.00
36.	Euthanization - Large Animal	\$ 100.00
37.	Disposal Fee	\$ 50.00
38.	Owner Surrender	\$ 50.00
39.	Microchip	\$ 30.00
40.	Permit Inspection Fee (Annual) (Required for all Kennels, Catteries or Grooming Businesses)	\$ 25.00
41.	Rabies Fee	Actual Cost
42.	Animal Control Report	\$ 10.00
43.	Urban Deer Removal	10% of contracted cost, up to \$500.00
	The Urban Deer Program fee shall be 10% of the fee charged to the City for the removal of urban deer, confirmed to be causing safety hazards and property damage. The fees are contracted with the vendor as set forth by the COR issued by the Department of Wildlife Services.	

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
BUILDING PERMIT FEES		
Building Permits		
44.	Building Permit	100% of the ICC Schedule
	<i>The building permit fee for each structure shall be equal to the amount set forth by the International Code Council (ICC). Valuation is determined by the "Building Valuation Data" published by the ICC in Building Safety Journal. A deposit in the amount of \$500.00 shall be paid at the time application and/or plans are submitted for review. Said deposit will be applied towards the total fees assessed. Refunds for permits canceled or changed shall not exceed 60% of the building permit fee.</i>	
45.	Plan Review	65% of building permit
46.	Additional plan review required by changes, alterations, or revisions to plans <i>(per hour)</i>	\$ 85.00
47.	Card File Plan Review	\$ 1,000.00
48.	Plumbing Permit	\$ 150.00
49.	Mechanical Permit	\$ 150.00
50.	Electrical Permit	\$ 150.00
51.	Clean-up Fee <i>(per lot)</i>	\$ 75.00
	<i>To be used to pay for general clean-up of surrounding areas where debris has blown off building lot. Builder is still responsible for maintaining dumpster and controlling debris on the lot.</i>	
52.	Retaining Wall / Helical Permit	
53.	Application Fee	\$ 500.00
54.	Permit Fee	\$ 250.00
Building Permits		
55.	Third Party Inspector Cost <i>(per hour, 2 hour minimum)</i>	\$ 85.00
56.	Re-inspection <i>(per inspection)</i>	\$ 85.00
57.	Inspections outside of normal business hours <i>(per hour, 2 hour minimum)</i>	\$ 85.00
	Solar Panel Review	
58.	Residential	\$ 600.00
59.	Commercial - Based on Valuation	Actual Cost
60.	Temporary Noise Permit	\$ 75.00
61.	Extension	\$ 100.00
	Public Infrastructure Repair and Restoration Bond for projects where public improvements are potentially affected:	
62.	New residential, commercial and/or industrial buildings	\$ 5,000.00
63.	Pools and accessory buildings and structures	\$ 2,500.00
64.	Demolition Permit	\$ 150.00
65.	Grading Plan Review Fees	100% of UBC Schedule
66.	Grading Permit Fee <i>(UBC Schedule Tables A-33-A & A-33-B 1997 UBC)</i>	100% of UBC Schedule
Geologic Hazard Reports - Review of geologic /geotechnical reports submitted for development (paid prior to City Council / Planning Commission / Department action) (Res 06-47) (Res 16-58) (Res 19-66)		
	<i>Applicant shall pay the actual direct costs which shall be deducted from Deposit. Remaining funds in excess of the actual direct costs shall be refunded to the applicant</i>	
67.	Commercial Development	
68.	In Geo Hazard Area	\$ 10,000.00
69.	In Non-Geo Hazard Area	\$ 1,000.00
70.	Residential Development	
71.	Single Lot in Geo Hazard Area	\$ 5,000.00
72.	Single Lot in Non-Geo Hazard Area	\$ 1,000.00
73.	Subdivision in Geo Hazard Area	\$ 5,000.00
74.	Subdivision in Non-Geo Hazard Area	\$ 1,000.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
BUSINESS LICENSING FEES		
In accordance with the provision of Section 6-2-030 of the Ordinance of the City of Draper, each business, vocation, trade, calling or profession shall pay the following annual license fee(s) according to the license(s) desired:		
	Commercial License Fees	
75.	Base Fee (full year)	\$ 82.00
76.	Temporary License Fee (180 days or less)	\$ 60.00
77.	Each additional employee	\$ 7.00
	Alcoholic License Fees	
78.	Special Use Permit	\$ 150.00
79.	Single Event Permit	\$100.00 per day up to \$300.00
80.	All Other Alcohol Licenses	\$ 300.00
81.	Firework Sales License Fee	\$ 385.00
	Sexually-Oriented Business License Fees	
82.	Adult Businesses	\$300.00 plus \$2,000.00 Bond
83.	Semi-Nude Dancing Bars	\$300.00 plus \$2,000.00 Bond
84.	Outcall Businesses	\$600.00 plus \$2,000.00 Bond
85.	Nude Entertainment	\$450.00 plus \$2,000.00 Bond
86.	Sexually-Oriented Employee/Dancer License Fees	\$2,000.00 Bond
87.	Semi-Nude Dancer	\$200.00 plus \$15.00 work card
88.	Nude Entertainer	\$300.00 plus \$15.00 work card
89.	Non-Performing Employee	\$100.00 plus \$15.00 work card
90.	Outcall Service Employee	\$300.00 plus \$15.00 work card
91.	If Employee Applies for Two Licenses	The highest fee plus \$40.00
	Solicitor License Fees	
92.	Individual Solicitor	\$ 25.00
93.	ID Badge	\$ 25.00
94.	Special Event License Fee	\$ 60.00
	In addition to the above annual fee(s), the business, vocation, trade, calling, or profession shall pay the following license fee(s) as applicable:	
95.	Administrative Processing Refund Fee	\$ 35.00
96.	Change of Location of Business	\$ 50.00
97.	Change of Business Name/Owner	\$ 25.00
98.	Cigarette and Vaping Product Sales	\$ 15.00
99.	Mini-Storage Warehousing (per unit)	\$ 1.00
100.	Mobile Home Park (per lot)	\$ 1.00
101.	Multi-Family Rental Dwelling Units (per unit)	\$ 3.00
Business License		
102.	Service Stations	\$60.00 plus \$2.00 per pump
103.	Unlicensed Subleasing Business Tenant Fee (per unlicensed tenant)	\$ 82.00
	Vehicle Fee	
104.	Between 21,000 - 24,000 lbs. (per vehicle)	\$ 22.50
105.	Between 24,001 - 27,000 lbs. (per vehicle)	\$ 25.00
106.	Between 27,001 - 30,000 lb. (per vehicle)	\$ 27.50
107.	Vehicles over 30,000 lbs. (per vehicle)	\$ 30.00
Business license renewal fees shall be due and payable on or before the anniversary date of the business license each year.		
Alcohol license type: If the license is not renewed within forty-five (45) days after the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within seventy-five (75) days, a hundred percent (100%) penalty of the amount of the fee shall be added to the original amount due.		
Other license types: If the license is not renewed by the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within 30 days of the anniversary date, a fifty percent (50%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 60 days, a seventy-five percent (75%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 90 days, a one hundred percent (100%) penalty of the amount of the fee shall be added to the original amount. (Res 04-72)		

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
CEMETERY FEES		
Cemetery (Res 06-75) (Res 14-45)		
108.	Fee for opening & closing of standard size grave (Weekdays)	\$ 475.00
109.	Fee for opening & closing of standard size grave (Weekends & Holidays)	\$ 675.00
110.	Fee for opening & closing of less than standard size grave (Weekdays)	\$ 300.00
111.	Fee for opening & closing of less than standard size grave (Weekends & Holidays)	\$ 500.00
112.	Fee for opening & closing of cremation grave (Weekdays)	\$ 200.00
113.	Fee for opening & closing of cremation grave (Weekends & Holidays)	\$ 400.00
114.	Fee for marking the location of the head stone	\$ 25.00
115.	Fee for disinterment of grave (includes opening & closing of grave)	\$ 475.00
116.	Fee for issuance of Right to Burial or internment certificate	\$ 25.00
117.	Fee for sale of Right to Burial	\$ 500.00
ENCROACHMENT PERMITS		
Application Fee (Res 22-18)		
118.	Encroachment Permit Application Fee (<i>up to two reviews per application</i>)	\$ 25.00
119.	Application Re-review Fee or Expired Application Renewal	\$ 25.00
Permit Fees (Res 22-18)		
120.	Boring Under Existing Pavement (<i>No cut in public way</i>) (<i>Up to four</i>)	\$ 260.00
121.	Plus Additional Pot Holes (<i>In excess of four</i>)	\$ 25.00
122.	Linear Foot Fee (<i>per linear foot</i>)	\$ 0.10
	Cut In Pavement (<i>or withing 3 feet</i>)	
123.	Surfacing less than two years old	\$1,500.00 plus \$0.40 per sq. ft.
124.	Surfacing over two years old	\$300.00 plus \$0.20 per sq. ft.
125.	Narrow Trench Excavation	\$120.00 plus \$0.45 per sq. ft.
126.	Off Pavement (<i>minimum 3 feet</i>)	\$260.00 plus \$0.20 per sq. ft.
127.	All Other Encroachments (<i>utility maintenance, manhole access, storage, etc.</i>)	\$ 260.00
128.	Penalty in addition to permit fee (<i>Cut without permit or violation of City standards</i>)	Double the required permit fee
129.	Winter Fees (15 October to 15 April)	Double the bond amount
Road Closure Authorization (Res 22-18)		
130.	Arterial Roads (<i>per day</i>)	\$ 500.00
131.	Collector Roads (<i>per day</i>)	\$ 250.00
132.	All Other Roads (<i>per day</i>)	\$ 100.00
Bond Requirement <i>** (Utility Companies with bond are not required to place a bond) **</i> (Res 22-18)		
133.	Lateral Excavations (<i>Cash Bond for each Excavation up to 10 per year</i>)	\$ 2,000.00
134.	Improvement Completion Assurance Bond (<i>unlimited number of excavations greater than 10 per year</i>)	\$ 50,000.00
	If the amount of repair exceeds \$2,000.00 a cash bond of 110% of the total amount is required.	
135.	Longitudinal Excavation (<i>Cash Bond for each 100 Feet of fraction</i>)	\$ 2,000.00
	If the amount of repair exceeds \$2,000.00 a cash bond of 110% of the total amount is required.	
136.	Sidewalk (<i>Cash Bond - per linear foot</i>)	\$ 25.00
137.	Curb and Gutter (<i>Cash Bond - per linear foot</i>)	\$ 45.00
FIRE DEPARTMENT FEES		
Ambulance Services		
138.	Ambulance Services	Per State Code
139.	Ambulance Report	\$ 5.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Inspections / Permits (Res 17-68) (Res 18-19)		
140.	Daycare/Preschool <i>(annually) (up to 7 children)</i>	\$ 50.00
141.	Over 7 children	\$ 75.00
142.	Assisted Living Facilities <i>(annually)</i>	\$ 150.00
143.	Retirement Facilities <i>(annually)</i>	\$ 250.00
144.	Group Home/Residential Treatment Facility <i>(annually)</i>	\$ 150.00
145.	Aerial Fireworks Display <i>(Private Show)</i>	\$ 250.00
146.	Temporary Firework Stands/Sales	\$ 250.00
147.	Deposit	\$ 250.00
148.	Tent, Canopies, & Temporary Membrane Structures <i>(in excess of 400 sq. ft.)</i>	\$ 100.00
149.	High Pile Combustible Storage <i>(up to 20 ft.)</i>	\$ 150.00
150.	High Pile Combustible Storage <i>(In excess of 20 feet)</i>	\$ 250.00
151.	Tires <i>(> 6ft)</i>	\$ 250.00
152.	Open Burning	\$ 25.00
153.	Mobile Food Truck Inspections	\$ 100.00
154.	1st Re-Inspection	\$ -
155.	2nd Re-Inspection	\$ 50.00
156.	3rd Re-Inspection	\$ 75.00
	Alternative Life Safety Systems Plans Examination & Acceptance Testing <i>(per hour)</i>	
157.	Hood Suppression Systems <i>(per hour)</i>	\$ 100.00
158.	Clean Agent Systems <i>(per hour)</i>	\$ 100.00
159.	Carbon Dioxide Systems <i>(per hour)</i>	\$ 100.00
160.	Clean Room Systems <i>(per hour)</i>	\$ 100.00
161.	Supplemental Alarm Systems <i>(per hour)</i>	\$ 100.00
162.	Re-Inspections <i>(failure to complete outstanding items from initial inspection)</i>	
163.	2nd Re-Inspection <i>(each)</i>	\$ 75.00
164.	3rd Re-Inspection <i>(each)</i>	\$ 150.00
165.	4th Re-Inspection	\$ 200.00
166.	Residential Fire Sprinkler System Inspection <i>(2 included)</i>	\$ 100.00
167.	Re-Inspection	\$ 75.00
168.	2nd Re-Inspection	\$ 150.00
	Expedited Fire Plan Review and After-Hours Inspections	
169.	Expedited Fire Plans Review	Double Permit Fee
170.	After Hours Inspection <i>(per hour, 2hr Min.)</i>	\$ 75.00
	Commercial Fire Sprinkler System Plan Review (New System Install) and Inspections (3 included)	
171.	< 100 Fire Sprinkler heads installed	\$ 125.00
172.	100 - 199 Fire Sprinkler heads installed	\$ 175.00
173.	200 - 299 Fire Sprinkler heads installed	\$ 225.00
Fire Inspections / Permits		
174.	> 300 Fire Sprinkler heads installed	\$ 275.00
175.	PLUS per sprinkler head installed	\$ 0.50
	Commercial Fire Sprinkler System Re-inspections <i>(failure to complete outstanding items from initial inspection)</i>	
176.	2nd Reinspection	\$ 75.00
177.	3rd Reinspection	\$ 150.00
178.	4th Reinspection	\$ 200.00
	Commercial Fire Sprinkler System Plan Review (Remodel or Tenant Finish) and Inspections (3 included)	
179.	< 20 Fire Sprinkler heads installed	\$ 100.00
180.	21 - 50 Fire Sprinkler heads installed	\$ 125.00
181.	> 50 Fire Sprinkler heads installed	\$ 150.00
182.	PLUS per sprinkler head installed	\$ 0.50

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Fire Alarm Fees (Res 17-68) (Res 18-19)		
	Commercial False Alarm <i>(annually)</i>	
183.	2nd False Alarm	\$ 250.00
184.	3rd False Alarm	\$ 350.00
185.	Additional False Alarm Requires Fire-watch <i>(maximum of 30 days)</i>	See Standby Pricing
	Residential False Alarm <i>(annually)</i>	
186.	2nd False Alarm	\$ 100.00
187.	3rd False Alarm	\$ 200.00
	Fire Alarms Systems Plan Review and Inspection	
188.	New System	\$ 150.00
189.	Remodel or Tenant Finish	\$ 100.00
Other Fire Fees (Res 17-68) (Res 18-19)		
190.	Fire Department Standby Per Unit/Apparatus <i>(per hour)</i>	\$ 250.00
191.	Per Firefighter / Inspector <i>(per hour)</i>	\$ 75.00
	Emergency Responder Radio Coverage System (ERRCES) Plan Review and Inspection	
192.	Initial Testing for system need <i>(per hour, 2 hr min)</i>	\$ 75.00
193.	New System Install Plan Review	\$ 100.00
194.	New System Inspection <i>(per hour, 2 hr min)</i>	\$ 75.00
195.	Fire Investigation Report <i>(cost of media is not included)</i>	\$ 20.00
196.	Temporary Knox Box Deposit <i>(each)</i>	\$ 350.00
197.	Knox Pad Lock Deposit <i>(each)</i>	\$ 125.00
HAZARDOUS MATERIAL PERMIT FEES		
Hazardous Materials (Annually) (Fees assessed separately) (IFC 105.1.1, IFC 105.1.2, IFC 105.2.2, IFC 107.1) (Res 18-19) (Res 18-70)		
198.	Solid Materials (< 500 lbs.)	\$ 200.00
199.	Solid Materials (> 500 lbs.)	\$ 250.00
200.	Liquid Materials (< 55 gal.)	\$ 200.00
201.	Liquid Materials (> 55 gal.)	\$ 250.00
202.	Gas (Up to 200 cub. ft.) (Corrosive or Oxidizer)	\$ 200.00
203.	Gas (> 200 cub. ft.) (Corrosive or Oxidizer)	\$ 250.00
204.	Oxygen (Up to 500 gallons cub. ft.)	\$ 200.00
205.	Oxygen (> 500 gallons cub. ft.)	\$ 250.00
	"H" Occupancy	
206.	Liquid (Up to 500 gal. tank)	\$ 200.00
207.	Liquid (> 500 gal. tank)	\$ 500.00
208.	Gas (Up to 500 cub. ft)	\$ 200.00
209.	Gas (> 500 cub. ft)	\$ 500.00
210.	Backup Generator (In addition to base fee)	\$ 150.00
	Other Occupancy Hazardous Materials Dispense and Use (In addition to base fee)	
211.	Liquid (Up to 500 gal. tank)	\$ 200.00
212.	Gas (Up to 500 cub. ft)	\$ 200.00
213.	Aerosol Products Gas (<500 cub. Ft) (In addition to base fee)	\$ 200.00
214.	Flammable Cryogenic Fluid Liquid (indoors > 1 gal.) (outdoors > 60 gal.) (In addition to base fee)	\$ 200.00
	Above Ground Storage Tanks - Installation (Flammable)	
215.	Gas (Up to 500 cub. ft)	\$ 200.00
216.	Oversight of Installation (per hour)	\$ 75.00
217.	Below Ground Storage Tanks - Installation (Flammable)	
218.	Gas (Up to 500 cub. ft)	\$ 200.00
219.	Oversight of Installation (per hour)	\$ 75.00
	Above Ground Storage Tanks - Installation (Flammable)	
220.	Liquid (Up to 500 gal. tank)	\$ 400.00
221.	Oversight of Installation (per hour)	\$ 75.00
222.	Below Ground Storage Tanks - Installation (Flammable)	
223.	Liquid (Up to 500 gal. tank)	\$ 400.00
224.	Oversight of Installation (per hour)	\$ 75.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Hazardous Materials		
225.	Pyroxylin Plastics, Cellulose Nitrate (pyroxylin) Plastics - Solid (> 25 lbs.)	\$ 200.00
226.	Body Shop/Garage (<i>Up to 5000 sq. ft.</i>) (<i>In addition to base fee</i>)	\$ 200.00
227.	Body Shop/Garage (> 5000 sq. ft.) (<i>In addition to base fee</i>)	\$ 400.00
228.	Gas Station	\$ 200.00
	Open Flame for Proximal Audience/Approved Indoor Fireworks	
229.	Per Event	\$ 200.00
230.	Oversight of Installation (<i>per hour</i>)	\$ 75.00
231.	Open Flame for Assembly Occupancy	
232.	Application of Flammable Finishes, Spray, or Dip (<i>In addition to base fee</i>)	\$ 200.00
	More than 9 sq. ft. for Flammable Liquid Spray Application or > 55 Gal. for Dip Tank Operations	
233.	Fire Stand-by Special Events (<i>concerts, sports events, pyrotechnics, etc.</i>) (<i>per hour/per inspector</i>) (<i>In add</i>	\$ 75.00
234.	Carnivals & Fairs/Outdoor Assembly Events	\$ 250.00
	Blasting Permit	
Hazardous Materials		
235.	Annual Permit	\$ 350.00
236.	Single Event Permit	\$ 75.00
	Carbon Dioxide System Over 875 Cubic Feet (100 lb.) (<i>Annual Permit</i>)	
237.	Beverage Dispensing (<i>In addition to base fee</i>)	\$ 150.00
IMPACT FEES		
Fire Impact Fee - New Residential and Commercial Development (<i>paid when building permit is issued</i>) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)		
238.	Single Family Residential (<i>per dwelling unit</i>)	\$ 71.00
239.	Multi Family Residential (<i>per dwelling unit</i>)	\$ 75.00
240.	Commercial (<i>per 1,000 sq ft gross lease area</i>)	\$ 97.00
241.	Office (<i>per 1,000 sq ft</i>)	\$ 47.00
242.	Industrial (<i>per 1,000 sq ft</i>)	\$ 5.00
Parks & Recreation Impact Fee - New Residential Development (<i>paid when building permit is issued</i>) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)		
243.	One – Single-Family, Detached (<i>per unit</i>)	\$ 4,162.00
244.	One – Single Family, Attached, Duplex or Two Attached Units (<i>per unit</i>)	\$ 3,024.00
245.	Three (3) or Four (4) Units (<i>per unit</i>)	\$ 2,801.00
246.	Five (5) to Nine (9) Units (<i>per unit</i>)	\$ 2,513.00
247.	Ten (10) or More Units (<i>per unit</i>)	\$ 1,872.00
248.	One – Mobile Home (<i>per unit</i>)	\$ 1,741.00
Police Facilities Impact Fee - New Residential and Commercial Development (<i>paid when building permit issued</i>) (Ord 442) (Ord 597) (Res 04-52) (Res 05-04) (Res 16-58)		
249.	Single Family Residential (<i>per dwelling unit</i>)	\$ 102.00
250.	Multi Family Residential (<i>per dwelling unit</i>)	\$ 75.00
251.	Commercial (<i>per 1,000 sq ft gross lease area</i>)	\$ 130.00
252.	Office (<i>per 1,000 sq ft</i>)	\$ 46.00
253.	Industrial (<i>per 1,000 sq ft</i>)	\$ 21.00
Transportation Facilities Impact Fee - New Residential and Commercial Development (<i>paid when building permit is issued</i>) (Ord 442) (Res 05-04) (Ord 1482)		
254.	Single-family residential (<i>per dwelling unit</i>)	\$ 1,152.00
255.	Multi-family residential (<i>per dwelling unit</i>)	\$ 893.00
256.	Hotel (<i>per room</i>)	\$ 1,020.00
257.	Commercial (<i>per 1,000 sf gross area lease</i>)	\$ 3,040.00
258.	Office, service, light manufacture (<i>per 1,000 sq. ft.</i>)	\$ 1,189.00
259.	Industrial/Manufacturing (<i>per 1,000 sq. ft.</i>)	\$ 605.00
260.	Institutional (<i>per 1,000 sq. ft.</i>)	\$ 1,852.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Water System Facilities Impact Fee - New Residential and Commercial Development (paid when building permit is issued) (Res 18-19)		
	Residential	
261.	Single-family detached (per unit)	\$ 2,097.00
262.	All other housing types (per unit)	\$ 1,606.00
	Non-residential	
263.	Water Meter Size:	
264.	0.75 inches	\$ 2,097.00
265.	1.00 inches	\$ 3,501.00
266.	1.50 inches	\$ 6,982.00
267.	2.00 inches	\$ 11,175.00
268.	3.00 inches	\$ 24,468.00
269.	4.00 inches	\$ 41,933.00
270.	6.00 inches	\$ 87,368.00
271.	8.00 inches	\$ 167,733.00
272.	Formula for Non-standard Water Impact Fees: ERC Count * \$2,097.00 = Impact Fee	
Storm Water Facilities Impact Fee - New Residential and Commercial Development (Paid when building permits are issued) (Res. 18-19) (Res. 21-11)		
*** Collection Temporarily Suspended *** (Ord 1480)		
273.	Total Fee Per ERU	\$ 1,729.00
274.	Non-Standard Storm Water Impact Fee	\$ 1,729.00
275.	Subsurface Drainage Systems Inspection Fee (per lineal ft.)	\$ 0.25
MISCELLANEOUS		
Annexation		
276.	Deposit against actual costs	\$ 1,000.00
Electric Vehicle Charging Station (Res 20-31)		
277.	Charging Station Fee - Level 2 Charger (per kilowatt hour, up to four (4) hours) (per hour rate)	\$ 1.00
278.	Charging Station Fee - Level 2 Charger (per kilowatt hour, after first four (4) hours) (per hour rate)	\$ 2.00
279.	Maximum Fee	\$ 20.00
Overhead Utility (Ord 340)		
280.	Fee in Lieu of converting existing overhead utility facilities to underground facilities (per lineal ft.)	\$ 80.00
Passport Fees (Res. 16-05) (Res. 18-19)		
*** Passport processing fees are regulated by the United States Department of State ***		
281.	Fees as set by the United States Department of State	See https://travel.state.gov/
282.	Passport Photo	\$ 10.00
Prosecutor Fees (Res 10-26)		
283.	Discovery provided to indigent defendants and their appointed attorney	No Charge
284.	Discovery produced by electronic means	No Charge
285.	Discovery produced by other than electronic means, up to 35 pages	\$ 5.00
286.	Discovery produced by other than electronic means, over 35 pages	\$5.00 plus \$.015 per page
287.	Audio, video or photographs provided by other than electronic means (per CD)	\$ 15.00
Records (Res 05-20) (Res 14-57)		
	Planning Commission items	
288.	Development Standards drawing, per sheet (11" x 17")	\$ 1.00
289.	Title 9 of the Draper City Code (Res 00-23)	\$ 35.00
290.	Title 17 of the Draper City Code	\$ 10.00
	Maps / GIS Digital Data	
	Interactive maps are available on the Draper City website.	
291.	Existing Map	
292.	11" X 17" Digital map download (see website) (Draper City does not provide printed copies)	\$ -
293.	Printed Copy (Size A - 24W" x 24L" to 36W" X 36L")	\$ 35.00
294.	Digital Copy (Size A)	\$ 20.00
295.	Custom Map	
296.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	\$ 75.00
297.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	\$ 95.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Records		
298.	Digital Copy (Size A or Size B)	\$ 70.00
299.	Custom Map with Raster	
300.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	\$ 100.00
301.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	\$ 120.00
302.	Digital Copy (Size A or Size B)	\$ 95.00
	Engineering (Res 05-20)	
303.	Culinary Water Design and Construction Standards	\$ 35.00
304.	Culinary Water Master Plan	\$ 50.00
305.	Development Processing Manual	\$ 35.00
306.	Engineering Standards, Specs, and Plans	\$ 35.00
307.	Land Disturbance Manual	\$ 35.00
308.	Storm Drain Master Plan	\$ 50.00
309.	Transportation Master Plan	\$ 50.00
310.	Parks and Trails Master Plan	\$ 50.00
	GRAMA (Records Requests) (Res 20-31)	
311.	Research Fee – in accordance with UCA 63G-2-203	Actual Cost
312.	Copies of documents not listed up to 8.5" x 14"	\$ 0.15
313.	Copies of documents not listed over 8.5" x 14"	\$ 0.50
314.	Copy of CD's under GRAMA	\$ 15.00
315.	County Recorder Fees	Actual Cost
Returned Checks (Res 14-08)		
316.	Returned Checks for All Draper City Departments (per check)	\$ 20.00
Small Wireless Facilities ("Small Cells") in the Right-of-Way (Res 18-70)		
	Application Fees for a Site License or Modification to Site License:	
317.	Collocate a small wireless facility on existing or replacement pole (per pole)	\$ 100.00
318.	Installing, modifying, or replacing a utility pole (permitted use) (per pole)	\$ 250.00
319.	Installing, modifying, or replacing a utility pole (discretionary use) (per pole)	\$ 1,000.00
Special Improvement District		
320.	Application Fee (Deposit against actual costs)	\$ 1,000.00
Surcharges for Additional Area Permits		
321.	Application Fee	As set by City Council
PARKS & RECREATION FEES		
BUILDING RENTALS / RESERVATIONS		
Andy Ballard Arena Reservations (Res 16-04)		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***		
322.	Daily Rental - City Resident or Business (Cleaning Deposit Required)	\$ 300.00
323.	Daily Rental - Non-Resident or Business (Cleaning Deposit Required)	\$ 400.00
324.	Arena Lighting per hour (Additional fee)	\$ 20.00
325.	Daily Kitchen Rental (Additional fee) (Cleaning Deposit Required)	\$ 100.00
326.	Cleaning Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 500.00
Cancellation of Draper City Facility or Rental (Res 06-68)		
327.	Cancellation Fee	\$ 10.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Pavilion Rentals (1/2 Day is defined as 9:00 a.m. - 3:00 p.m. OR 4:00 p.m. - 10:00 p.m.) (Res 05-51) (Res 12-12) (Res 14-08) (Res 18-70) (Res-21-25)		
	Resident or Draper City Business 1/2 Day Rental	
328.	Large Pavilion (<i>Draper Park North and Galena Park</i>)	\$ 50.00
329.	Small Pavilion (<i>Steep Mountain, Smith Fields, Draper South</i>)	\$ 40.00
	Non-Resident or Non-Draper City Business 1/2 Day Rental	
330.	Large Pavilion (<i>Draper Park North and Galena Park</i>)	\$ 80.00
331.	Small Pavilion (<i>Steep Mountain, Smith Fields, Draper South</i>)	\$ 70.00
332.	Cleaning Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 50.00
333.	Cancellation Fee	\$ 10.00
334.	If made 60 days prior to reservation	Full refund
335.	If made 30 - 60 days prior to reservation	50% of fee
336.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	\$ 70.00
Field Rentals (Ball diamonds, soccer fields, etc.) (Res 09-09) (Res 14-08) (Res 20-09)		
337.	Resident or Draper City Business (<i>per hour, per field</i>) (9:00 a.m. - 9:00 p.m.)	\$ 20.00
338.	Resident or Draper City Business (<i>per hour, per field</i>) (9:00 a.m. - 9:00 p.m.)	\$ 25.00
339.	Lighting at fields (<i>per hour</i>)	\$ 25.00
340.	Additional city staff field prep (<i>Initial field prep is included in base rental</i>) (<i>per field</i>)	\$ 30.00
	Security Deposit - Field Rental (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	
341.	1 - 4 hours	\$ -
342.	> 4 hours	\$ 400.00
	City sponsored programs & events in co-operation with Draper Parks and Recreation	
	Director or Manager may waive fees on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate	
343.	Cancellation Fee	\$ 10.00
344.	If made 45 days prior to reservation	Full refund
345.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	\$ 70.00
Recreation User Fees and Admissions (Res 14-08)		
Fee's charged for Draper City Recreation Department including youth and adult sports programs, events, concerts, shows, camps, etc. are to be set by the Recreation Director or Manager and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist cots, etc.		
346.	Resident or Draper City Business (<i>per hour, per field</i>) (9:00 a.m. - 9:00 p.m.)	\$ 20.00
347.	If cancellation is made while program registration is still open	\$ 10.00
348.	If cancellation is made after registration closing but prior to starting	50% of fee
349.	If cancellation is made after program starts	No refund
	Recreation Director or Manager may approve refunds for "extreme" or "hardship" situations on a case-by-case situation	
Historic Park - Rental (Res. 02-30) (Res. 12-12)		
350.	Per Event	\$ 250.00
351.	Cleaning Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 100.00
352.	Cancellation Fee	\$ 10.00
353.	If made 45 days prior to reservation	Full refund
354.	If made less than 45 days prior to reservation	50% of fee
	(Deposit is always refunded for cancelled reservations)	
Trail Use Fees for Special Events (Outside Agencies) (Res. 12-12)		
355.	Trail Event use fee (<i>per event</i>)	\$ 200.00
356.	Trail Event use security deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 200.00
357.	Participant Fee - Corner Canyon and primitive trails (<i>to be collected after event based on total # of participants</i>)	
358.	Bike events (<i>per participant</i>)	\$ 5.00
359.	Running events (<i>per participant</i>)	\$ 3.00
360.	Equestrian events (<i>per participant</i>)	\$ 5.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Amphitheater Fees (Res. 12-12) (Res. 12-36) (Res 18-30)		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a “Draper City Facilities Use Agreement” prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***		
	Amphitheater Rentals NOT charging admission. <i>Rentals are for a total of 4 hours each.</i>	
	Tier #1 (<i>under 200 users, front of stage and seating area only</i>)	
361.	Resident or Draper City Business	\$ 250.00
362.	Non-Resident or Non-Draper City Business	\$ 350.00
	Tier #2 >201 users	
363.	Resident or Draper City Business	\$ 700.00
364.	Non-Resident or Non-Draper City Business	\$ 850.00
Amphitheater Fees		
365.	Security Deposit (\$10.00 non-refundable fee, remaining deposit is refundable upon inspection)	\$ 500.00
	Amphitheater Rentals Charging Admission	
366.	Rental Daily Rate (seating, full stage/backstage, houselights/sound)	\$ 1,500.00
367.	Amphitheater Technical coordinator – 6 hr. minimum	\$ 120.00
368.	Amphitheater Technical coordinator per additional hour	\$ 35.00
369.	Cleaning Fee	\$ 100.00
370.	Security Deposit	\$ 400.00
371.	Per ticket fee (paid to the City for each actual ticket sold by renter)	\$ 1.00
	Per ticket fee charged by City when events are cosponsored by outside agency/promoter:	
372.	\$ 0.00 - \$10.00	\$ 2.00
373.	\$ 10.01 - \$25.00	\$ 3.00
374.	\$ 25.01 - \$40.00	\$ 4.00
375.	Over \$40.00	\$ 5.00
	<i>(To be paid to the City based on actual tickets sold by outside cosponsoring agency)</i>	
	Optional rental items during private rental (Res 18-30)	
376.	Lights cues/light show by staff	\$ 40.00
377.	House video projector and screen	\$ 50.00
378.	Piano	\$ 50.00
379.	Piano tuning prior to rental	\$ 150.00
Day Barn Rental Fees (Res. 12-12) (Res. 13-32) (Res 14-08)		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a “Draper City Facilities Use Agreement” prior to renting the facilities. *** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ***		
<i>Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the Weekday rental days of Monday, Tuesday, Wednesday and Thursday. For Weekend rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. Weekend rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, (12) 66” circular tables, (96) chairs and (2) 8-ft banquet tables.</i>		
380.	Rental rate per each block for Resident/Draper Business on weekdays	\$ 225.00
381.	Rental rate per each block for Non-Resident/Non-Draper Business on weekdays	\$ 300.00
382.	Rental rate for each weekend day for Resident/Draper Business	\$ 500.00
383.	Rental rate for each weekend day for Non-Resident or Non-Draper Business	\$ 650.00
384.	Security/Cleaning Deposit per rental (refundable)	\$ 200.00
	Cancellation Fees:	
385.	Processing Fee	\$ 10.00
386.	If made 60 calendar days prior to reservation	Full refund
387.	If made 30 – 59 calendar days prior to reservation	50% of fee
388.	If made <30 calendar days prior to reservation	No refund
389.	(Deposit is always refunded for canceled reservations)	
River Bottoms Disc Golf Course Rental Fee		
390.	Full Course Rental	\$ 200.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Other Fees		
391.	Special Event Application Review and Permit Fee ^(Res 16-04)(Res 16-40)	\$ 50.00
392.	Late Notification	\$ 175.00
393.	Large Scale Special Event Fee (Over 500 participants and spectators)	\$ 250.00
	City Support Services Fee	
394.	Parks Technician (per hour with two hour minimum)	\$ 100.00
395.	Parks Manager (per hour with two hour minimum)	\$ 150.00
396.	Brookside Trailhead Reservation	\$ 100.00
397.	Draper Cycle Park Lot Reservation	\$ 50.00
398.	Memorial Bench (Includes cost of bench, engraved plaque and installation)	\$ 2,300.00
	*** For All Day Use - Double the Listed Cost ***	
PLANNING DEPARTMENT FEES		
Accessory Dwelling Units		
399.	Accessory Dwelling Unit Permit - Initial Application	\$ 450.00
400.	Accessory Dwelling Unit Permit - Renewal	\$ 50.00
Advertising		
401.	Postponed Action of a Public Hearing (Res 05-51)	Actual Cost
402.	Land Use Application - Postage (Res 06-15)	Actual Cost
403.	Land Use Application - Envelopes (Res 06-15)	Actual Cost
404.	Land Use Application - Signage (Res 06-15)	Actual Cost
Appeals and Variance Hearing Officer (Res 08-36) (Res 14-57)(Res 21-11)		
405.	Variance, special exception, appeal of administrative decision	\$ 500.00
406.	Routine and Uncontested Matters Fee	\$ 50.00
407.	Administrative Interpretation Fee	\$ 50.00
408.	Nonconforming Use Expansion Fee	\$ 200.00
409.	Zoning Verification Letter Fee	\$ 50.00
Conditional Use Permits (Res 01-28) (Res 07-25)		
410.	Home occupation conditional use (Res 01-05)	\$ 60.00
411.	All other	\$ 500.00
412.	Appeal of Planning Commission Action	\$ 200.00
General Plan Amendments (Res 01-05) (Res 21-11)		
413.	Text or Map Amendment	\$ 2,000.00
414.	Master Area Plan or Master Area Plan Major Amendment	\$ 2,000.00
415.	Master Area Plan Minor Amendment	\$ 200.00
Planning Fee Retention (Res 19-66)		
	Planning Commission items	
416.	If item is withdrawn prior to completion of a third review Planning Commission meeting	80%
417.	If item is withdrawn prior to completion of a second review Distribution of Agenda	50%
418.	If item is withdrawn prior to completion of a first review within 10 days of application	10%
419.	If item is withdrawn after a public hearing or meeting has been held or action has been taken on the item by the decision making body or official	100%
Signs		
420.	Permanent Signs (Res 01-05)	\$100.00 plus \$2.50 per sq. ft. over 32 sq. ft.
	Temporary Signs	
421.	Less than 29 days	\$ 25.00
422.	More than 29 days, e.g., development signs	\$100.00 plus \$2.50 per sq. ft. over 32 sq. ft.
423.	Grand Opening or Going out of Business (Res 01-05) (per business)	\$ 30.00
424.	Signs requiring permits for which the permit has not been obtained prior to installing the sign, and for which such a violation has not been corrected within 72 hours of the City providing written notice of the violation, shall be subject to an investigation fee equal to and in addition to the sign permit fee.	
425.	Signage Text Change (Res 18-70)	\$ 25.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Site Plan Review		
	Commercial or Multi-Family Residential <i>(Res 01-05)</i>	
426.	0 - 5 acres	\$ 2,000.00
427.	5.1 - 10 acres	\$ 4,000.00
428.	> 10 acres	\$6,000.00 plus \$200.00 per acre
	Building Site Review <i>(Res 01-05)</i>	
429.	Single, Multi-Family, Residential and Commercial <i>(per site)</i>	\$ 100.00
430.	Site Plan (Minor) Amendment <i>(Res 01-28)</i>	10% of normal fee
431.	Appeal of Planning Commission action	\$ 200.00
432.	Secondary Driveway Permits <i>(Res 12-36)</i>	\$ 100.00
433.	Permitted Use Review Fee <i>(Res 15-11)</i>	\$ 50.00
Subdivisions <i>(Res 01-05) (Res 01-28) (21-18) (R-21-25)</i>		
	Subdivision larger than five lots	
	Preliminary Plat Review	
434.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
435.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 50.00
436.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 20.00
	Preliminary Plat Review - <i>Located in the Hillside Overlay District</i>	
437.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
438.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 100.00
439.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 400.00
	Final Plat Review <i>(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)</i>	
440.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
441.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 100.00
442.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 40.00
	Final Plat Review - <i>Located in the Hillside Overlay District (Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)</i>	
443.	Base Fee (up to two reviews) PLUS:	\$ 2,000.00
444.	1 - 50 units or lots <i>(per unit or lot)</i>	\$ 200.00
445.	Greater than 50 units or lots <i>(per unit or lot)</i>	\$ 80.00
	Minor Subdivision - Less than five lots	
446.	Preliminary and Final Plat Review <i>(per unit or lot)</i>	\$ 400.00
447.	Each Review after Second Review <i>(per unit or lot)</i>	\$ 3.00
	Subdivision Plat Amendment	
448.	Plat Amendment	\$ 2,000.00
449.	Lot Line Adjustment Plat Amendment	\$ 500.00
450.	Joining Parcel or Parcel Boundary Adjustment	\$ 200.00
Temporary Use Permit <i>(Res 03-22)</i>		
451.	Temporary User Permit Fee <i>(waived for City sponsored functions (Res 15-11))</i>	\$ 50.00
Zone Change Application		
452.	Zoning Code Text Amendment <i>(Res 01-05)</i>	\$ 2,000.00
	Zoning Map Amendment <i>(Res 01-05)</i>	
453.	1st acre or less	\$ 2,000.00
454.	each additional acre	\$ 25.00
455.	Development Agreement <i>(Res 14-57)</i>	\$ 500.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
POLICE DEPARTMENT FEES		
False Alarm Fee (Assessed after four false alarms occur in a rolling twelve-month period) (Ord 344) (Ord 850) (Res 18-30)		
456.	Business <i>(The fourth false alarm and each subsequent false alarm)</i>	\$ 110.00
457.	Residential <i>(The fourth false alarm and each subsequent false alarm)</i>	\$ 110.00
458.	Late Fees	18% of balance due, plus collection and attorney fees
Police Department (Res 03-45) (Res 04-65) (Res 10-47) (Res 13-31)(Res. 21-25)		
459.	Case Reports <i>(each)</i>	\$ 10.00
460.	Fingerprint <i>(per each card)</i>	\$ 10.00
461.	Clearance Letters <i>(each)</i>	\$ 10.00
462.	Photographs <i>(per each Digital)</i>	\$ 15.00
463.	Police Body Camera Footage	
	Up to 30 minutes of redaction time	\$ 25.00
	Over 30 minutes of redaction time <i>(per hour, billed in full hours)</i>	\$ 50.00
464.	Sex Offender Registry <i>(annually)</i>	\$ 25.00
465.	Police Officer Outside Employment Services <i>(per officer / per hour)</i>	\$ 89.00
PUBLIC WORKS / ENGINEERING FEES		
Engineering Fees		
466.	Land Disturbance Permit <i>(Res 01-05)</i>	\$ 50.00
467.	PUE Encroachment License & Permit Fee <i>(Res. 15-11)</i>	\$ 50.00
468.	Street Light Development Fee (number of lights, type and placement wot be determined by the City Engir	
	<i>The developer shall pay the street lighting fee directly to Utah Power and Light for the actual cost of all street lights including installation.</i>	
Public Improvement Inspections (Res 14-08)		
	Public Improvement Inspections	
	If the centerline of the fronting roadway is 400 feet or greater, then:	
469.	Inspection fee for full width street <i>(per linear ft.)</i>	\$ 6.00
470.	Inspection fee for fronting road <i>(per linear ft.)</i>	\$ 4.00
471.	If the centerline of the fronting street is 400 feet or greater, then:	\$ 25.00
472.	Inspection Fee <i>(Lump Sum)</i> - PLUS:	\$ 400.00
473.	Storm Drain (0' to 100')	\$ 200.00
474.	Each additional 100' increment or part thereof	\$ 100.00
475.	Land Drain (0' to 100')	\$ 200.00
476.	Each additional 100' increment or part thereof	\$ 100.00
477.	Detention Basin	\$ 150.00
478.	Culinary Water System (0' - 100')	\$ 200.00
479.	Each additional 100' increment or part thereof	\$ 100.00
480.	Engineering Inspector Off-Hour Rate <i>(Res 02-30) (per hour)</i>	\$ 82.00
Street Light Activation Fee (Res 06-68) (Res 08-39)		
481.	Fee for each street light activation as part of development activity	\$ 150.00
Street Vacation (Right-of-Way) Requests (paid prior to City Council / Planning Commission / Department action (Res 07-58)		
482.	Public Improvement Inspections	
Water System Hookup Fees (Res 18-70)		
	Hookup Fees	
483.	3/4 inch connection	\$ 440.00
484.	1 inch connection	\$ 475.00
485.	1 1/2 inch connection	\$ 665.00
486.	2 inch connection	\$ 810.00
	<i>Hookup fees larger than 2 inches will be paid directly to installation contractor. Hookup fees are in addition to Water System Facilities Impact Fees</i>	
487.	Temporary Water Meter Bypass Devices – AKA Jumpers	\$ 120.00

DRAPER CITY

CONSOLIDATED FEE SCHEDULE

(Resolution 26-29)

ITEM	DESCRIPTION	FEE
SOLID WASTE AND RECYCLING		
Garbage and Recycling Collection Fee		
	Basic Service:	
488.	96-gallon garbage container and 96-gallon recycling container (<i>per month</i>)	\$ 15.00
	Additional containers	
489.	96-gallon garbage container (<i>per month</i>)	\$ 10.00
490.	96-gallon recycling container (<i>per month</i>)	\$ 2.50
491.	300-gallon garbage container (<i>per month</i>)	\$ 30.00
	Private Street Service:	
492.	96-gallon garbage container and 96-gallon recycling container (<i>per month</i>)	\$ 37.00
	Additional containers	
493.	96-gallon garbage container (<i>per month</i>)	\$ 11.00
494.	96-gallon recycling container (<i>per month</i>)	\$ 11.00
495.	Glass Recycling Set up Fee	Contracted through Momentum Recycling
496.	Glass recycling container (<i>per month</i>)	Contracted through Momentum Recycling
497.	Dumpster Rental Fee (<i>Res 13-05</i>)	
498.	Dumpster Rental Fee (20 yd)	\$ 120.00
499.	Dumpster Rental Fee (30 yd)	\$ 150.00
500.	Can recovery fee	\$ 20.00
501.	Interest charged on unpaid balances over 30 days (per month)	Greater of \$2.00 per month or 1.5% of past due
STORM WATER		
Storm Water Inspections		
502.	Storm Water Pollution Prevention Plan (SWPPP) Inspections	\$ 50.00
503.	Storm Water Fines and Penalties	Per State Code
Storm Water Utility Fee		
	Residential or Commercial (<i>per ERU Per month</i>)	
504.	Interest charged on unpaid balances over 30 days (per month)	Greater of \$2.00 per month or 8.0% on unpaid balance or 1.5% of past due
WATER RATES (<i>Res 16-34</i>) (<i>Res 17-02</i>) (<i>Res 24-</i>		
Residential Water Rates		
505.	Base Water Rate	\$ 31.44
	Zone 1 (<i>Rate based on water consumption</i>)	
506.	1 - 5,000 gallons	\$ 2.34
507.	5,001 - 20,000 gallons	\$ 4.08
508.	20,001 - 50,000 gallons	\$ 4.38
509.	50,001 - 100,000 gallons	\$ 4.66
510.	Over 100,000 gallons	\$ 4.98
	Zone 2 (<i>Rate based on water consumption</i>)	
511.	1 - 5,000 gallons	\$ 2.58
512.	5,001 - 20,000 gallons	\$ 4.36
513.	20,001 - 50,000 gallons	\$ 4.67
514.	50,001 - 100,000 gallons	\$ 4.96
515.	Over 100,000 gallons	\$ 5.30
	Zone 3 (<i>Rate based on water consumption</i>)	
516.	1 - 5,000 gallons	\$ 4.10
517.	5,001 - 20,000 gallons	\$ 5.91
518.	20,001 - 50,000 gallons	\$ 6.25
519.	50,001 - 100,000 gallons	\$ 6.55
520.	Over 100,000 gallons	\$ 7.01
** Water Rate Changes are effective 07/01/2026 per Ordinance 1657 **		

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-29)

ITEM	DESCRIPTION	FEE
Commercial Water Rates		
521.	Base Water Rate	\$ 31.44
	Zone 1 (Rate based on water consumption)	
522.	1 - 50,000 gallons	\$ 2.95
523.	50,001 - 250,000 gallons	\$ 3.02
524.	Over 250,000 gallons	\$ 3.08
	Zone 2 (Rate based on water consumption)	
525.	1 - 50,000 gallons	\$ 3.21
526.	50,001 - 250,000 gallons	\$ 3.28
527.	Over 250,000 gallons	\$ 3.35
	Zone 3 (Rate based on water consumption)	
528.	1 - 50,000 gallons	\$ 4.74
529.	50,001 - 250,000 gallons	\$ 4.84
530.	Over 250,000 gallons	\$ 4.95
	** Water Rate Changes are effective 07/01/2025 per Ordinance 1657 **	
Administrative Rates		
531.	Delinquent Administrative Fee	\$ 50.00
	Water Service Deposits	
532.	Residential Property Owner	None
533.	Residential Lessor (refundable when account closed and paid in full)	\$ 50.00
534.	Commercial (refundable if account remains current for one year)	\$ 60.00
535.	Water Use from Fire Hydrants and/or Temporary Meter Connection Deposit, PLUS:	\$ 3,000.00
536.	Daily Rate, PLUS	\$ 10.00
537.	Per 1,000 gallons Zone 1 (minimum charge is \$50.00)	\$ 2.95
538.	Per 1,000 gallons Zone 2 (minimum charge is \$50.00)	\$ 3.21
539.	Per 1,000 gallons Zone 3 (minimum charge is \$50.00)	\$ 4.95

MEMO



To: City Council
From: John Vuyk
Date: 2026-06-09
Re: Action Item: Resolution #26-30

Comments:

A resolution notifying the Utah Retirement System (URS) of the City's intent to pick up Public Safety and Firefighter contributions.

ATTACHMENTS:

[Resolution26-30-AuthorizingPickupOfContributionPercentage.pdf](#)

ATTACHMENTS:

[EmployerPickupForm.pdf](#)

RESOLUTION NO. 26-30

A RESOLUTION AUTHORIZING PICK UP OF PUBLIC SAFETY AND FIREFIGHTER CONTRIBUTIONS

WHEREAS, Draper City (the “City”) employs employees who are eligible for and participate as members in the Public Safety and Firefighter Tier II Contributory Retirement; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of 28 the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, Utah Code subsection 49-23-401(1)(b) requires a participating employer that picks up the required member contribution described in Utah Code subsection 49-23-301(2)(c) to also make an equivalent additional nonelective contribution to qualifying employees who are covered under the defined benefit contribution plan; and

WHEREAS, the City desires to formally pick up a portion of the employee contributions required to be paid under Utah Code subsection 49-23-301(2)(c), for all qualifying City employees participating in the Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, the Mayor and City Council are duly authorized to take such action on behalf of the City as a participating employer with the Utah Retirement Systems:

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

Section 1.

1. Beginning June 21, 2026, the City shall prospectively pick up and pay required employee contributions for all City employees who are qualifying members of the Public Safety and Firefighter Tier II Contributory Retirement System, subject to a maximum of 5.98% of compensation for each employee.

2. The picked up contributions paid by the employer, even though designated as employee contributions for state law purposes, are being paid by the City in lieu

of the required employee contributions;

3. The picked-up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal 49 Revenue Code.

4. The picked-up contributions are a supplement and not a salary reduction to the City employees who are eligible for and participating members in the Public Safety and Firefighter Tier II Contributory Retirement System.

5. From and after the date of this pick up, a City employee may not have a cash or deferred election right with respect to the designated employee contributions, including that the employees may not be permitted to opt out of the pick up and may not be entitled to any option of choosing to receive the contributed amounts directly instead of having them paid by the City on behalf of its employees to the Utah Retirement Systems.

6. Beginning June 21, 2026, the City shall also make an additional nonelective contribution equivalent to the picked up employee contribution described in paragraph 1, likewise subject to same maximum of 5.98% of an employee's compensation, for each qualifying employee who participates in the City's defined contribution plan. This additional nonelective contribution shall be subject to all laws and rules governing nonelective contributions to the City's defined contribution plan.

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. **Correction of Editing Errors.** The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in the tentative budget.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
ON THE 9th DAY OF JUNE, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember K. Dahlin
Councilmember M. Green
Councilmember B. Johnson
Councilmember T. Lowery
Councilmember F. Lowry

YES	NO	ABSENT
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—



Utah Retirement Systems
PO Box 1590
Salt Lake City, UT 84110-1590
801-366-7318 | 800-753-7318
www.urs.org

Employer Election To Pick-up Member Contributions

- Instructions:**
1. This form is designed to notify Utah Retirement Systems (URS) of an Employer's formal election to pick-up retirement contributions.
 2. This form and accompanying documentation must be returned to URS for processing.
 3. A separate Election must be indicated and submitted for each URS system for which the Employer is electing to pick-up Employee contributions, whether on a single form or multiple submitted forms.
 4. For information regarding employer pick-up contributions, please refer to Internal Revenue Code Section 414, and IRS Revenue Ruling 2006-43. If you would like to update the *Employer Election to Pick-Up Member Contributions* form on file for your employees, please input the total amount you are electing to pick-up. By submitting this information, it will amend your previous election, and it cannot be less than the previous pick-up amount.
 5. An Employer should consult its legal, financial, and tax advisors if it has any questions concerning the consequences of member contribution pick-ups and submitting this form.

SECTION A » EMPLOYER INFORMATION

Employer Name Draper City	Employer Number	Date June 9, 2026
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Desired Effective Date: June 21, 2026 (The effective date must be after the date that the pick-up election was formally adopted as provided in the attached documentation.)

SECTION B » PICKUP AMOUNT(S)

The above-named Employer certifies that it has taken formal action to provide that the contributions on behalf of its covered employees in the following URS System, although designated as employee contributions, will be paid by the employer in lieu of employee contributions. (Please check the box and fill in the portion of employee contributions picked-up for each affected system below).

Attach written documentation to this form that provides evidence that the Employer formally elected to prospectively pick-up specified employee contributions. (For example, ordinance, resolution, governing body meeting minutes, etc.)

- ☒ Tier 1 Firefighters' Retirement System, with a pick-up election of 5.98 % of salary that will be paid by the Employer in lieu of employee contributions. *This election only available to employers initially entering participation with URS in the Firefighters' Retirement System.*
- ☒ Tier 2 Public Safety and Firefighter Contributory Retirement System, with a pick-up election of 5.98 % of salary that will be paid by the Employer in lieu of employee contributions for members serving as a **Public Safety Officer**.
- ☒ Tier 2 Public Safety and Firefighter Contributory Retirement System, with a pick-up election of 5.98 % of salary that will be paid by the Employer in lieu of employee contributions for members serving as a **Firefighter**.

SECTION C » CERTIFICATION AND SIGNATURE

I acknowledge and certify the following:

- I represent and have the authority to sign and submit this form on behalf of the participating employer;
- The Employer has taken all appropriate and necessary actions to make a formal Employer pick-up of employee contributions on behalf of its employees;
- The election to pay for the Employee contributions shall constitute an Employer pick-up of designated contributions pursuant to Internal Revenue Code Section 414(h);
- From and after the date of the pick-up election, an Employer may not: 1) have a cash or deferred election right with respect to the designated Employee contributions; 2) be permitted to opt out of the pick-up; or 3) have the option of choosing to receive or receiving the contributed amounts directly instead of having them paid by the Employer to the specified system/plan;
- In order for contributions to be considered paid by the employer, and therefore not subject to Social Security and Medicare tax (FICA), the Employer contributions: 1) Must be mandatory for all Employees covered by the retirement system; and 2) Must be a salary supplement and not a salary reduction – in other words, the Employer must not reduce Employee salary to offset the amount designated as Employee contributions;
- Future modifications to this Employer election may be disallowed or limited;
- The election authorized to be taken by the foregoing is not contrary to any governing provisions of the Employer;
- I understand that URS is not providing the Employer legal, financial, or tax advice relating to making a "pick-up" election or submitting this form; and
- The information provided on this form and attached documentation is correct and can be relied upon by URS.
- I agree that the Employer will indemnify URS from and against any claims or other liability including attorney fees based upon the Employer's failure to comply with pick-up election requirements.

Printed Name of Employer Representative (Binding Official) Troy Walker	Signature of Binding Official	Title Mayor
---	-------------------------------	----------------

MEMO



To: City Council
From: John Vuyk
Date: 2026-06-09
Re: Action Item: Resolution #26-31

Comments:

A resolution of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District (TRSSD) adopting and certifying a tax rate for the 2027 taxable year.

ATTACHMENTS:

[Resolution26-31-TRSSDFY2027CertifiedTaxRate.pdf](#)

RESOLUTION NO. 26-31

**A RESOLUTION OF THE DRAPER CITY COUNCIL ACTING AS THE
GOVERNING BODY OF THE TRAVERSE RIDGE SPECIAL SERVICE
DISTRICT ADOPTING AND CERTIFYING A TAX RATE FOR THE
2027 TAXABLE YEAR**

WHEREAS, the Draper City Council ("Council") acted as the Governing Body for the purpose of creating the Traverse Ridge Special Service District ("District") as a Special Service District in accordance with the Utah Special Service District §17D-1-101 et seq. Utah Annotated, 1953 (the "Act"); and

WHEREAS, the Council created the Administrative Control Board in accordance with the provisions of §17D-1-101 of the Act and delegated to the Administrative Control Board the power to act as the governing authority of the District; and

WHEREAS, the Council cannot lawfully delegate to the Administrative Control Board the power to levy a tax on the property within the District and the Council retains the power and duty to levy a tax on the taxable property within the District; and

WHEREAS, the Administrative Control Board desires to have the Council, as the Governing Body of the District, establish a certified tax rate for the 2027 taxable year at a rate equal to the certified tax rate set by the Utah State Tax Commission for each dollar of the taxable value on all taxable property within the District for the purpose of funding operating expenses and capital improvements.

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

Section 1. The Equalized Property Tax Rate certified by the Utah State Tax Commission is established as the property tax rate for the Traverse Ridge Special Service District for tax year 2027 and is hereby adopted. The City will certify the official tax rate at its July 9, 2027 meeting.

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.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 9th DAY OF JUNE 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	_____	_____	_____

MEMO



To: City Council
From: John Vuyk
Date: 2026-06-09
Re: Action Item: Resolution #26-32

Comments:

ATTACHMENTS:

[Resolution26-32-FraudRiskAssessment2026.pdf](#)

ATTACHMENTS:

[Resolution 26-32 - Fraud Risk Assessment Signed.pdf](#)

RESOLUTION NO. 26-32

A RESOLUTION ADOPTING THE 2026 FRAUD RISK ASSESSMENT
FOR THE CITY OF DRAPER

WHEREAS, the City is required to provide an annual Fraud Risk Assessment report to the Utah State Auditors; and

WHEREAS, the purpose of this assessment, in part, is to fulfill the requirement set forth by the Utah State Auditor's Office; and

WHEREAS, the City Council supports internal controls, policies, practices and processes that ensure the operations in the City are performed effectively and efficiently; and

WHEREAS, the City Council supports and is dedicated to providing frameworks and guidance on risk management, internal controls, and fraud deterrence.

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

Section 1. Approval. The City Council hereby adopts the Annual Fraud Risk Assessment for 2026 as shown in Exhibit "A" attached hereto and incorporated herein by reference. The City Manager and Finance Director are authorized to sign the Fraud Risk Assessment and file it with the Utah State Auditor's Office.

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.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON
THIS 9th DAY OF JUNE 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember K. Dahlin
Councilmember M. Green
Councilmember B. Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Mayor Walker

YES	NO	ABSENT
-----	----	--------

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Fraud Risk Assessment

Continued

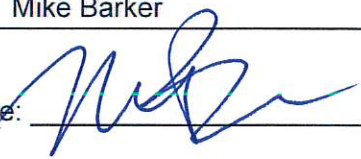
*Total Points Earned: 355/395 *Risk Level: Very Low Low Moderate High Very High
> 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?		20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	X	20

*Entity Name: Draper City

*Completed for Fiscal Year Ending: FY2026 *Completion Date: June 30, 2026

*CAO Name: Mike Barker *CFO Name: John Vuyk

*CAO Signature:  *CFO Signature: 

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

MEMO



To: City Council

From:

Date: 2026-06-09

Re: Action Item: Ordinance #1722

Comments:

ATTACHMENTS:

[Ordinance 1722 - Compensation Schedules for Statutory Officers.pdf](#)

ORDINANCE NO. 1722

AN ORDINANCE COMPENSATION SCHEDULES FOR STATUTORY OFFICERS FOR THE FISCAL YEAR 2026-2027.

WHEREAS, Utah Code §10-3-818 provides that elective and statutory officers in municipalities may only receive compensation for services pursuant to ordinance enacted by the legislative body following a public hearing; and

WHEREAS, the compensation schedules for elective officers will not change while the compensation schedules for statutory officer are proposed to be changed for FY 2026-2027; and

WHEREAS, a public hearing to consider the compensation schedules for statutory officers has been noticed and held and all interested persons were heard; and

WHEREAS, the City Council has considered the compensation schedule for statutory officers.

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

Section 1. The City Council adopts the following compensation schedules for Draper City's statutory officer:

Title	Grade	Min. Range	Mid. Point	Max. Range
City Recorder	19	\$75,807	\$101,076	\$126,345
City Treasurer	19	\$75,807	\$101,076	\$126,345

Section 2. Severability. If any section, 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 sections, parts, and provisions of this Ordinance shall be severable.

Section 4. 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 9TH DAY OF JUNE, 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	_____	_____	_____

MEMO



To: City Council

From:

Date: 2026-06-09

Re: Action Item: Ordinance #1723

Comments:

ATTACHMENTS:

[Ordinance 1723 - Water Rates.pdf](#)

ORDINANCE NO. 1723

AN ORDINANCE OF THE DRAPER CITY COUNCIL ADOPTING
UPDATED WATER RATES FOR CULINARY WATER CUSTOMERS
SERVICED BY DRAPER CITY

WHEREAS, Draper City has a water utility that services a portion of Draper City; and

WHEREAS, there has been a significant increase in water costs; and

WHEREAS, Utah Code §10-8-22 (the “Statute”) establishes the process for fixing rates to be paid for the use of water furnished by the City; and

WHEREAS, the Statute states the City must establish by ordinance reasonable rates for the services provided by the City to retails customers; and

WHEREAS, the public has the right to participate in a public meeting addressing water rates; and

WHEREAS, the City Council met on June 2, 2026, to discuss water rates and to hear from the public; and

WHEREAS, adjusting the water rates addresses the rising cost of providing water and benefits the health, safety and welfare of Draper’s residents by ensuring the Culinary Water Fund is properly funded and can address Draper City’s water needs for residents within its service area.

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

Section 1. The City Council adopts the water rates as listed in Exhibit A attached hereto. The rates are effective July 1, 2026.

Section 2. Severability. If any section, 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 sections, parts, and provisions 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 9th DAY OF JUNE, 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	_____	_____	_____

EXHIBIT 1

Draper City Water Rates - July 1, 2026

Draper City Residential Water Rates

FY2026 (July 1, 2025)				
Residential	Zone 1	Zone 2	Zone 3	Base
0 - 5,000	\$ 2.24	\$ 2.47	\$ 3.92	\$ 31.44
5,000 - 10,000	\$ 3.90	\$ 4.17	\$ 5.66	
10,000 - 50,000	\$ 4.19	\$ 4.47	\$ 5.98	
50,000 - 100,000	\$ 4.46	\$ 4.75	\$ 6.27	
Over 100,000	\$ 4.77	\$ 5.07	\$ 6.71	
Note: FY2026 Rate increase was 15% base fee with a rate increase of 8%.				

FY2027 (July 1, 2026)				
Residential	Zone 1	Zone 2	Zone 3	Base
0 - 5,000	\$ 2.34	\$ 2.58	\$ 4.10	\$ 31.44
5,000 - 10,000	\$ 4.08	\$ 4.36	\$ 5.91	
10,000 - 50,000	\$ 4.38	\$ 4.67	\$ 6.25	
50,000 - 100,000	\$ 4.66	\$ 4.96	\$ 6.55	
Over 100,000	\$ 4.98	\$ 5.30	\$ 7.01	
Note: FY2026 Rate increase of 4.5%.				

Draper City Commercial Water Rates

FY2026 (July 1, 2025)				
Commercial	Zone 1	Zone 2	Zone 3	Base
0 - 50,000	\$ 2.82	\$ 3.07	\$ 4.54	\$ 31.44
50,000 - 250,000	\$ 2.89	\$ 3.14	\$ 4.63	
Over 250,000	\$ 2.95	\$ 3.21	\$ 4.74	
Note: FY2026 Rate increase was 15% base fee with a rate increase of 8%.				

FY2027 (July 1, 2026)				
Commercial	Zone 1	Zone 2	Zone 3	Base
0 - 50,000	\$ 2.95	\$ 3.21	\$ 4.74	\$ 31.44
50,000 - 250,000	\$ 3.02	\$ 3.28	\$ 4.84	
Over 250,000	\$ 3.08	\$ 3.35	\$ 4.95	
Note: FY2026 Rate increase of 4.5%.				