



PLANNING COMMISSION AGENDA

Thursday, June 11, 2026, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a Action Item: Approve Planning Commission Meeting Minutes for March 12, 2026 (Administrative Action)

Approval of Planning Commission Meeting Minutes for March 12, 2026

1.b Action Item: Approve Planning Commission Meeting Minutes for March 26, 2026 (Administrative Action)

Approval of Planning Commission Meeting Minutes for March 26, 2026

1.c Action Item: Approve Planning Commission Meeting Minutes for April 23, 2026. (Administrative Action)

Approval of Planning Commission Meeting Minutes for April 23, 2026.

1.d Action Item: Johnson I-ADU Deviation Request (Administrative Action)

On the request of City Point Real Estate LLC, representing Melissa and Scott Johnson, a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.63 acres located at approximately 13164 S. City Point Cv. Known as Application 2026-0095-VAR. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.e Public Hearing: Skaggs Catholic Center Farm to Table Site Plan and Conditional Use Permit Requests (Administrative Items)

On the request of Joe Colosimo, representing Skaggs Catholic Center, a Site Plan and Conditional Use Permit requests to develop a property as a garden/farm that is ancillary to the schools that are part of the Skaggs Catholic Center for approximately 0.91 acres located at approximately 235 E. Kimballs Lane. Known as applications 2025-0208-SP and 2025-0207-CUP. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.f Public Hearing: Steeplechase Phase 2 Amended Subdivision Plat Request (Administrative Item)

On the request of Daanish Hoda, Saba Hoda, and the Steeplechase HOA, an Amended Subdivision Plat for approximately 0.86 acres, located at approximately 13229 S Springdale Way, Known as application 2025-0295-SUB, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

1.g Public Hearing: Fox Landing Phase 3 Subdivision Plat Amendment and Full Boundary Line Adjustment Request (Administrative Item)

On the request of Tom Spencer of Wright Homes, representing Wright Homes and Peter and Kimberly Huber, a Subdivision Plat Amendment and Full Boundary Line Adjustment to add one lot and reconfigure two lots adjacent to the newly created lot and a boundary line adjustment with the property to the east for approximately 1.18 acres located at 773 W. Osborne Vista Way. Known as applications 2025-0042-SUB and 2025-0180-SUB. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.h Public Hearing: Rohr D-ADU Text Amendment Request (Legislative Item)

On the request of Ellen and Bob Rohr, a Zoning Text Amendment to Chapter 9-31 of the Draper City Municipal Code (DCMC) to allow existing accessory structures and buildings to be converted into Detached Accessory Dwelling Units (D-ADUs), Known as application 2026-0051-TA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

2. Other Business

Coordination between City Staff and Planning Commission (as needed).

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **June 11, 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: Planning Commission

From:

Date: 2026-06-11

Re: Action Item: Approve Planning Commission Meeting Minutes for March 12, 2026
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 031226.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, MARCH 12, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Alternate Commission Member Laura Fidler
Alternate Commission Member Christine Green

EXCUSED: Commission Member Gary Ogden
Commissioner Member Kendra Shirey
Traci Gundersen, City Attorney

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Nick Whittaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:34 PM.

1. Items for Commission Consideration.

A. Public Hearing: Fratto Farms Development Agreement, Zoning Map Amendment and Land Use Map Amendment Requests (Legislative Items)

On the request of Troy Dana of Westland Development, representing Fratto Farms, LLC, A development Agreement, a Land Use Map Amendment from the Residential Medium-Density to Residential High Density land use designation, and a Zoning Map Amendment from the RA2 (Residential Agricultural, 20,000 ft² min. lot size) to RM2 (Multiple-Family Residential, 12 dwelling units per acre maximum) zone for approximately 2.03 acres, located at approximately 791 E. 12200 S. Known as applications 2025-0013- MA, 2025-0014-MA and 2025-0299-DA. Staff Contact: Nick Whittaker, (801)576-6522, Nick.Whittaker@Draperutah.gov.

City Planner Nick Whittaker presented the staff report. The Land Use Map Amendment would allow higher-density development, a Zoning Map Amendment to allow smaller lots, and a Development Agreement to create a 15-lot residential development of detached single-family homes.

Vicinity, aerial, land use, and zoning maps were displayed. The subject property is located at the intersection of 12200 South and 800 East. Its land use designation is Residential Medium Density, with surrounding properties designated both residential and commercial. The proposed Land Use Map Amendment would change the land use designation to Residential High Density. The Zoning Map Amendment would rezone the property from RA2, which has a 20,000 square foot minimum lot

size, to RM2, which allows for up to 12 dwelling units per acre or approximately 24 dwelling units on the 2.3-acre property.

Key components of the proposed Development Agreement were reviewed.

- No more than 15 lots are permitted in the development.
- The housing type is limited to detached single-family homes.
- Each lot is limited to one detached single-family home.
- Maximum building height of 35 feet.
- Walkability and pedestrian design are incorporated.
- The developer will provide sidewalks, curb, gutter, park strip and street trees along 800 East and 12200 South.
- Design standards ensure that the development will not be closed off from the community and require some lots to face 800 East.
- A Master Plan is incorporated into the agreement.
- Variances from RM2 setback requirements are specified.
- Driveway depth requirements had been modified for three lots to allow five feet of the 20-foot driveway to be located in the public right-of-way.

The Master Plan and site photographs were reviewed. Two homes will face 800 East, and nine homes will be accessed via a through street from 12200 South to 800 East.

In response to a question raised by Commissioner Squire, Mr. Whittaker confirmed that 35 feet is the standard height for residential zones. Commissioner Squire expressed concern about allowing very large homes on the small lots. Mr. Whittaker stated that there had been no discussions on how the homes would look, but they were designed to be smaller.

Commissioner Fowler noted that the Public Works Department had not signed off on Page 12 of the staff report. City Engineer, Brien Maxfield, reported that he had been out of the office but had since reviewed and signed off on the staff report. In response to a follow-up question from Commissioner Fowler, it was confirmed that all units in the nearby townhome development were visible on the aerial map.

Chair Adams asked if the property is inside the Kimballs Lane Station Area Plan. Mr. Whittaker reported that approximately 50% of the property is in a 0.50-mile station area radius. Community Development Director Jennifer Jastremsky stated that the plan did not concentrate on that specific area of the grid. State law requires the City to review the area within the radius and determine which properties are suitable for redevelopment. There are existing residential and commercial properties within the radius that are not likely to be redeveloped. When the City evaluated the areas around Kimballs Lane Station, they focused on the farm and the actual Utah Transit Authority ("UTA") property.

Chair Adams asked if State law or the station area plan affected density on the subject property. Ms. Jastremsky reported that the 0.50-mile radius is based on walking distance, and the State required that cities reevaluate density and development within it. The City focused on properties that they

know will be redeveloped rather than speculating on what individual private property owners may do in the future.

Commissioner Fidler stated that when the property was last considered, the Planning Commission discussed performing an overall assessment of expected development in the area. She asked if updated information was available. Mr. Whittaker stated that the property is within the transit-oriented development area, and higher density would be appropriate to meet those development goals. Ms. Jastremsky added that there were two hearings in 2025, each with a different proposal for the subject property. The City Council met with neighboring property owners, and staff presented information on existing densities and land uses, but no master planning was done for the specific area. Commissioner Nixon indicated that neither of the two prior applications went to the City Council.

Tyler Kirk of Think Architecture spoke on behalf of the applicant. No homes had been permanently designed, but he anticipated a maximum size of 2,500 square feet, with some homes under 2,000 square feet. The Commissioners discussed whether the maximum size was specified in the Development Agreement and how large the homes could potentially be.

Commissioner Squire remarked that the city had made many concessions in the Development Agreement and, in return, was only receiving curb and gutter that were already required by City Code. Many lots in Draper have very large homes built to the minimum setbacks, and in this case, there were no minimum setbacks. In response to a question from Chair Adams, Mr. Whittaker reported that, without the Development Agreement in place, rezoning the property to RM2 would allow up to 24 units. Chair Adams indicated that the 15-unit limitation was a developer concession. Mr. Whittaker added that the housing type would also be limited to detached single-family homes only.

Chair Adams stated that when the last application for the subject property was reviewed, the Planning Commission was concerned about the amount of traffic the proposed 24 homes would generate. He believed that the proposals were improving with each iteration. However, he agreed with Commissioner Squire that they do not want large homes with a six-foot gap between them. Mr. Kirk stated that the standard side setbacks were not modified.

Commissioner Fowler asked if the applicant had engaged with neighboring property owners. Mr. Kirk stated that he did not know.

Commissioner Nixon stated that when the Planning Commission last reviewed a proposal for the subject property, they were concerned that it would alter the neighborhood's general character. At that time, the Commission expressed a preference for R4 zoning. She agreed with Commissioner Squire on what the city would receive under the agreement. The Site Plan showed a park on Lot 15, but the Development Agreement specified that a home could be developed on the lot, so including it in the plan was somewhat deceptive.

DCMC Section 9-5-200(C)4 specifies that a Development Agreement must include:

A statement of the benefits and value the Development Agreement will have for the City as a whole, including, but not limited to, assurances of design standards, dedication and

improvement of open space, parks, trails, amenities, or infrastructure such as public rights-of-way or utilities.

Commissioner Nixon asserted that if the park was not required, that criterion was not met. The proposal also requested encroachment on the public right-of-way for the driveways at Lots 10, 11, and 15. She indicated that the three lots should have a minimum 18-foot length driveway, not including encroachment into the public right-of-way, which is the standard parking stall length. In response to a question from Chair Adams, Mr. Whittaker stated that the Site Plan was included in the Development Agreement. Chair Adams stated that the Lot 10 driveway could be moved to the interior roadway.

Commissioner Nixon stated that she believes new projects should meet the City Code. She was not in favor of allowing a private development to encroach on the City right-of-way, especially when it is in opposition to the approval criteria, but would be in favor of allowing reduced setbacks for Lots 1 through 5. Mr. Kirk stated that the proposal would allow for ramblers on those lots. If the driveways did not extend into the right-of-way, those homes would have a smaller footprint and need to be taller. Chair Adams stated that the developer had presented several proposals with progressively lower density, but it would make sense to either allow smaller setbacks or reduce the number of lots so that the driveways could be outside the public right-of-way. Otherwise, cars parked in those driveways would block the right-of-way.

Chair Adams opened the Public Hearing.

Dave Hansen stated that he has attended several public hearings regarding the property and that the proposal has improved. However, he preferred that the current zoning remain in place. When the property was purchased, the owner was aware of its zoning. He was not opposed to the property being developed, but was opposed to the zoning being changed solely for someone's profit. Neighbors were vocally opposed to the change. Mr. Dana had not reached out to him.

Kimberly Henrie stated that she lives in the neighborhood, and Mr. Dana had not spoken with neighbors about the plan. It is similar to one that was presented previously. She was opposed to changing the zoning as it could set a precedent for other properties in the area. Her home was built 12 years previously, and they were told that the zoning would not change. She understands that projects around the train station should be higher density, but Edge Homes is building over 300 homes down the street. The current proposal was better than previous ones, but she believed it should be handled through the Development Agreement without changing the zoning.

Jim Duncan stated that he lives adjacent to the subject property. He flew a drone across the property, and his calculations differed from the application. He also believes 35 feet is too tall. He has accepted that he will lose his view of the mountains, but he does not want to look at a 35-foot-tall home from his backyard. He had spoken with Mr. Dana several times and conveyed information from those conversations to his neighbors. Mr. Dana indicated that the homes would be one-story with basements, but he wanted small lofts above the garages.

Jerry Thomas stated that he lives directly east of the subject property, and his two-story house is approximately 22 feet tall. He asked if the 35-foot measurement was to the peak of the roof. The

road will be widened at some point, which will affect the driveways that encroach into the right-of-way. He appreciated that Mr. Dana had decreased the proposed density, but he would prefer that the development have only eight homes.

Cindy Romero stated that she lives west of the subject property. She was concerned about traffic, parking, and spot zoning. She has lived in her home for over 50 years, and six small children live there as well. The houses do not need to be 35 feet tall. She also believes there should only be 12 to 14 homes. Mr. Dana knew that he was buying property in an 0.50-acre zone, and it should not be rezoned.

Ralph Broderick stated that he does not live in the neighborhood, but he owns a larger property one-half block from the proposed development. He would not want a similar development on his property. When it is developed, it will be with 0.50-acre lots to keep the neighborhood as-is. Residents have lived in the area for a long time, and the proposal went against what they were told when they moved to Draper. The City Council will not get in trouble with Governor Cox if they downsize the project. His property is closer to the TRAX station, and he hopes the City Council does not tell him that he must develop it with high-density housing. He believes that 35 feet is too tall. Most houses in the area are one story, and the homes will look like towers.

Lois Duncan stated that she lives near the subject property, and two of her bedrooms will have a view of the development. She believes that allowing two-story homes will invade her privacy. She was also concerned about traffic and whether people could safely walk down the street.

There were no further comments. The public hearing was closed.

In response to a question from Chair Adams, Mr. Whittaker confirmed that the current zoning would allow four homes. All residential zones have a maximum height of 35 feet, measured from the average finished grade to the midpoint of the peak. Chair Adams reviewed zoning and noted that the developer did not want to ruin their land. In his experience, four \$2 million homes would not sell in the area, and continuing to deny applications due to public clamor may result in the final development being worse than the proposal. He viewed the proposal as more favorable than another townhome development. In response to his question, Mr. Kirk confirmed that the homes will all have two-car garages.

Chair Adams stated that he had an issue with Lots 10, 11, and 15. If all lots were accessed from within the community, Lots 10 and 11 would need to be combined. Commissioner Nixon pointed out that the Development Agreement requires those homes to face 800 East, which she would not oppose if the driveways did not encroach into the right-of-way.

The Commissioners discussed the proposed Development Agreement. Commissioner Nixon noted that it mentions cottage-style homes, but she could not envision a 35-foot-tall cottage. Cottages would fit the lot size, but the Development Agreement did not specify a square footage requirement. She favored smart planning and believed the proposal had improved, but disagreed with Chair Adams' statement that the proposals would only get worse. The City Council does not have to approve anything. Chair Adams stated that the developer could not be prevented from building a rehabilitation center.

Commissioner Fowler stated that Development Agreements benefit the neighborhood by locking the developer in. However, she believes that eight homes would be a better fit for the property. Commissioner Squire stated that she likes the layout, but the property was better suited to eight to 12 homes. Chair Adams clarified that the Planning Commission could only recommend approval or denial of the application before them.

Ms. Jastremsky suggested that the Planning Commission could include its comments in the recommendation. If they were concerned about driveway width, home size, or building height, that should be included in the motion. Commissioner Nixon stated that she was not comfortable making a positive recommendation with a laundry list of changes. She preferred to vote no. Ms. Jastremsky clarified that the motion for a negative recommendation could be made on the basis that the agreement does not discuss specific items.

Commissioner Nixon stated that 35 feet is a standard residential height, but that does not mean a two-story home will be 35 feet tall. Additionally, views are not protected, and development will happen.

The Commissioners discussed issues that should be called out in the motion. It was noted that the Development Agreement should provide assurances that Lot 15 will be a park, and the number of lots should be reduced due to the problematic driveways on Lots 10, 11, and 15. The Development Agreement also did not meet the fourth criterion for approval. Due to these issues, the majority of the Commission was not comfortable recommending approval of any part of the application.

Chair Adams stated that he believes Draper needs further development, as in the current proposal, and that the subject property is a suitable location for it. In his opinion, it represents a happy medium for affordability.

Land Use Map Amendment

Motion: Commissioner Fowler moved to forward a NEGATIVE recommendation to the City Council for DENIAL of the Land Use Map Amendment, as requested by Troy Dana, Application 2025-0014-MA, based on the following Findings for Denial listed in the Staff Report dated February 24, 2026:

Findings for Denial:

1. The proposed Land Use Map Amendment is not consistent with goals, objectives, and policies of the City's General Plan.
2. The proposed Land Use Map Amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Land Use Map Amendment will adversely affect adjacent property.

4. 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.
5. The proposed Land Use Map Amendment does not comply with DCMC Section 9-2-020(F).
6. The legislative body may reject any amendment to the General Plan Land Use Map that the legislative body considers appropriate.

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate		X			
Green, Alternate	X				

Zoning Map Amendment

Motion: Commissioner Squire moved to forward a NEGATIVE recommendation to the City Council for DENIAL of the Zoning Map Amendment, as requested by Troy Dana, Application 2025-013-MA, based on the following Findings for Denial listed in the staff report dated February 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 compatible with the subject property's existing Land Use Designation and 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.

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate		X			
Green, Alternate	X				

Development Agreement

Motion: Commissioner Nixon moved to forward a NEGATIVE recommendation to the City Council for DENIAL of the Development Agreement, as requested by Troy Dana, Application 2025-0299-DA, based on the following Findings for Denial listed in the staff report dated February 24, 2026, as well as concerns expressed during the meeting:

Findings for Denial:

- 1. The Development Agreement does not provide for a density range on the property that best meets the interests of the community and the applicant.**

Second: Commissioner Green seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate		X			
Green, Alternate	X				

**B. Public Hearing: Juan Diego Text Amendment Request
(Legislative Item)**

On the request of Joe Colosimo, representing Skaggs Catholic Center, LLC, a request for approval of a Zoning Text Amendment to Table 9-10-090 Draper City Municipal Code (DCMC). The purpose of the request is to allow private schools as a conditional use in all residential zones. Known as application 2026-0006-TA. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

Ms. Jastremsky indicated that the Text Amendment would add private schools as a conditional use in all residential zones. She then reviewed the recommended changes to the text included in the staff report. It was recommended that it be allowed as a conditional use only in the R3 Zone as a small-scale auxiliary use for existing private schools. This would allow an existing private school to expand without allowing new large-scale schools.

In response to a question from Commissioner Fowler, Ms. Jastremsky clarified that the Planning Commission would be making a recommendation to the City Council. If approved, any Conditional Use Permits (“CUP”) would come before the Commission for review. The applicant is a private school, and the property they hope to expand into is in the R3 Zone. The recommended modifications would limit use to the specific project or to auxiliary use on one-acre or larger properties in the R3 Zone.

Commissioner Nixon expressed concern about the practice of creating a Text Amendment for one specific property. Chair Adams agreed. Ms. Jastremsky stated that limiting the size and requiring it to be auxiliary to an existing school would allow existing schools to expand without allowing new schools to come into the zone. Private schools were not currently allowed in residential zones as either permitted or conditional uses, and all existing private schools in those zones are legal nonconforming. Whether private schools should be a permitted or conditional use was discussed. Chair Adams noted that the term “ancillary” should be clearly defined.

In response to a question from Chair Adams, Ms. Jastremsky reported that private schools are permitted as conditional uses in commercial zones.

Commissioner Nixon noted that the original text of the Staff Report would have allowed new private schools in all residential zones, and she favored including the recommended changes.

In response to a question raised by Commissioner Fowler, Assistant City Attorney Spencer DuShane reported that “arbitrary and capricious” is a legal standard generally affiliated with punitive behavior by the governing body. The current item was a policy consideration and legislative action. The Planning Commission was free to make any recommendation for which there was a good policy reason, including limiting the use to R3 or other zones. As it is a legislative decision, the City Council may accept or discard their recommendations. A good policy reason for the change is that the City does not want to allow private schools in all residential zones.

The applicant, Joe Colosimo stated that they purchased the property four years ago and demolished the existing structure. They would now like to build a greenhouse there to provide farm-to-table education for their students. They like the R3 Zone because it is a good fit for the area, and they did

not believe that a request to rezone the property to commercial would be approved. He understands the need for a CUP to review requirements for parking, lighting, etc.

In response to a question raised by Commissioner Fowler, Mr. Colosimo stated that the property is north of 11800 South and adjacent to the school's west entrance. In addition to the greenhouse, they plan to grow trees for the existing campus. They will start with a 20-by-20-foot greenhouse, and crops and berries will also be planted on the property.

Chair Adams opened the public hearing.

Ava Wagner stated that she and her fellow students, their project manager, their teacher, and principal were all present to speak in favor of the application.

Rylee Logan stated that they are in a class called "Food and You," where they learn where food comes from and sustainable gardening practices. Principal Vanessa Jacobs and teacher Sidney Johnson had also provided a graphic with more information about the project.

Olive Kiger stated that they were all students at Saint John the Baptist Middle School, which has an enrollment of 352 students in grades six through eight. The Skaggs campus educates children from six weeks old to their senior year.

Elle Breen stated that they purchased the lot on the north side of the campus four years ago and would now like to use the land for a farm-to-table project that provides students with a hands-on learning experience. The middle school will lead the project, but the entire campus will take part in and benefit from the program.

Rylee Logan stated the farm-to-table project has three phases. They secured a \$7,500 grant through Captain Planet Foundation and had already started planting seeds, including peppers and lettuce, and hoped to begin the first phase this summer with a small vegetable garden and improve the soil with a cover crop. God asks us to be good stewards of his creation, and we can do that by improving this area, making it beautiful, and pursuing the long-term goal of producing food for the cafeteria.

Ava Wagner stated that she has attended the Skaggs Catholic Center she was in pre-kindergarten. She would love to see the campus grow food for the lunchroom so all students can take part in the learning experience, whether through eating what they grow, having a hands-on experience in the "Food and You" class, or home-based classes.

Camila Morales stated that, as noted in Ecclesiastes, there is a time for all things, and they hoped for the City's support to give them time to plant.

There were no further comments. The public hearing was closed.

Motion: Commissioner Fowler moved forward a POSITIVE recommendation to the City Council for APPROVAL of the Juan Diego Zoning Text Amendment, as requested by Joe Colosimo, representing Skaggs Catholic Center, LLC, Application 2026-0006-TA based on the

Findings and Criteria for Approval listed in the Staff Report dated March 3, 2026, and subject to the following additional recommended modifications:

1. **The Conditional Use will be allowed in the R3 Zone only;**
2. **The use will be limited to properties one acre in size or less that are ancillary to an existing private school campus within the City;**
3. **Site coverage with buildings and structures is limited to no more than 2,000 square feet;**
4. **Maximum height of buildings and structures limited to 25 feet; and**
5. **The term “ancillary” is to be defined in the DCMC.**

Second: Commissioner Green seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate	X				
Green, Alternate	X				

C. Public Hearing: Highpoint Office Building II Site Plan and Deviation Requests (Administrative Item)

On the request of Riley Young of Mint Architecture, representing Highpointe Partners, LLC, Site Plan and Deviation Requests for the construction of a new office building on approximately 1.02 acres located at approximately 193 East Highland Drive. Known as Applications 2024-0350-SP and 2024-0217-VAR. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

Planning Manager, Todd Draper, presented the Staff Report. The vicinity, aerial, land use, and zoning maps were reviewed. The subject property is designated Neighborhood Commercial and zoned CR. Changes to the existing site include removing approximately 50% of an existing planter island and replacing it with one additional parking stall. A second Americans with Disabilities Act (“ADA”) stall will also be added to replace an ADA stall in the parking garage that does not meet minimum size requirements. A total of 310 parking stalls will be provided.

The landscape and site plans were reviewed, as well as elevations and conceptual renderings. All landscaping is in place with the exception of plantings that will be placed near the building. The building will have a walk-out basement with an adjacent seating area. Mr. Draper reported that no floor plans had been provided, so ADA access will be verified prior to issuance of a building permit. All elevations comply with the DCMC.

Mr. Draper reported that a parking deviation had been requested. The applicant's parking study indicated that 317 parking stalls would be required at peak times, which is seven stalls less than provided. If the natural deviation was applied, DCMC would require approximately 322 stalls. Staff reviewed the parking study and recommended a Condition of Approval that the reception center only be allowed to operate after 6:00 p.m. However, it was noted that the parking study specified an opening time of 5:00 p.m., so a modification may be appropriate. All other proposed onsite uses would average 283 stalls.

Mr. Draper next reviewed the recommended Findings for Approval and noted that in the parking study, the engineer indicated that all uses requiring five parking stalls per 1,000 square feet of space would be acceptable in the development. However, staff determined that the engineer's conclusion was not appropriate. Parking needs for specific uses should be addressed on a case-by-case basis. No on-street parking is allowed on Bangerter Highway or Highland Drive, so no overflow parking will be available.

Site photographs were displayed. In response to a question, Mr. Draper stated that no other options to increase the number of parking stalls had been identified. Most of the islands are standard sizes, and the required landscaping on the islands cannot be removed. The overall site has 21% landscaping, and 20% is required by the DCMC.

In response to a question raised by Commissioner Squire, Mr. Draper reported that the reception center is an existing business, and a new restriction would be imposed on that business. Although she understood why it was proposed, Commissioner Squire took issue with adding the restriction to an existing business. Mr. Draper clarified that without the restriction in place, the parking study did not justify the deviation. Ms. Jastremsky reported that uses like the reception center typically have different hours, and uses change over time. The Planning Commission should consider whether any conditions could be added that would make them comfortable with the reduced number of parking stalls.

Commissioner Nixon shared Commissioner Squire's concerns. However, without the limitation, the reception center could theoretically be rented out every day for conferences.

Greg Goffin of Thrive Development spoke on behalf of the applicant. Jason Watson of Focus Engineering and Riley Young of Mint Architecture were also present. Mr. Goffin stated that the proposed 25,806-square-foot office building would be on Lot 2. The existing building is approximately 75,000 square feet. Table 4 of the Staff Report classified approximately 5,000 square feet of the building as Personal Care. There is a surgical center on the first floor and a plastics clinic on the second floor. The plastics clinic has three doctors, two nurse practitioners, a registered nurse, and one physician's assistant, and has the same owner as the surgical center. Ms. Jastremsky confirmed in a December 5, 2025, email that it would be considered Medical Service, which requires

only three parking stalls per 1,000 square feet, or 25% fewer than office uses. Financial services are classified as General Office and require four stalls per 1,000 square feet, as does the event center. They have improved the parking for the existing building.

The report stated that peak demand would be 283 stalls, and the site has 310 stalls, which he believes represents a 27-stall surplus, not a 12-stall deficit as indicated by Staff. If the Personal Care classification was corrected, 349 stalls would be required by the DCMC, or 315 with the 10% deviation under Section 9-25-090-0. There are 310 stalls onsite, which leaves a gap of five stalls or 1.6%. The parking study confirmed that those stalls were not needed as peak demand was 283 and the average observed demand across 12 count days was 155 stalls. On the busiest recorded day, demand was 291 stalls. When the parking study was conducted, they assumed that the 42 stalls in the parking garage were fully occupied, but it is never full.

Regarding transportation alternatives, the Draper City Mass Transportation Plan adopted in 2019, and the Active Transportation Plan adopted in 2020, identified Highland Drive as a designated bicycle corridor with existing bicycle lanes. UTA Route 871 runs 30-minute headways all day on the corridor, and route F-514 provides 30-minute peak services. The TRAX Blue Line terminates at Draper Town Center, with 15-minute weekday headways. FrontRunner commuter rail operates in Draper with 30-minute peak headways.

Mr. Goffin stated that the applicant was also concerned about the reception center. That tenant has an existing lease that has been in effect for approximately two years and does not restrict operations to evenings or weekdays. A Site Plan condition that restricts operation beyond what the lease allows would put them in a position where City approval conflicts with the contract, and they cannot amend those rights without exposing themselves to a breach of the agreement. He believes there is ample parking without that condition. If the reception center operates during business hours, the math would still work.

Commissioner Fowler asked if the seating area in the southwest corner of the building was ADA compliant. Mr. Goffin stated that the ADA-accessible public amenity space will be on the east side of the building, and there will be a door to the outside from the basement level. In response to her follow-up question, Ms. Jastremsky confirmed that two amenities are required, but they do not both need to be ADA-accessible from the outside. If the southwest area is accessible from the basement, it will meet all requirements.

In response to a question from Commissioner Nixon, Mr. Goffin reported that all tenants have access to the 42 parking stalls in the garage.

Commissioner Green indicated that the parking lot is often empty during the day. Mr. Goffin agreed and noted that work-from-home positions have freed up parking stalls. The financial services tenant had indicated that both employees and clients now prefer to meet through Zoom.

Mr. Goffin requested that Conditions 3 and 4 be removed.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Nixon asked the staff to address the parking discrepancy. Mr. Draper reviewed the parking study and clarified that the peak usage of 283 stalls did not include the 34 stalls required by the reception center. The site has a deficit of 7 parking stalls if all uses are at peak simultaneously. Staff's concern was in regard to future uses that may exceed the study's calculations. Another option would be to reduce the building's square footage. Whether to approve the deviation was a Planning Commission decision, but the study did not support it without the recommended conditions.

Commissioner Fowler remarked that the applicant had requested the removal of Conditions of Approval 3 and 4. She was in favor of removing Condition 4 because of the existing lease agreement, but future tenants should still be subject to review. Commissioner Nixon agreed but was not in favor of approving the deviation without restrictions to bring parking into compliance. The condition limiting use is what makes that possible.

In response to a question raised by Commissioner Fowler, Ms. Jastremsky clarified that if the item were approved with Condition 3, the Planning Commission would not review future uses. If a new use were proposed, the staff would require updated parking numbers from the applicant to confirm that the property remains compliant. That condition would apply to new businesses in both buildings. Mr. Draper added that the staff would not be opposed to eliminating Condition 4 because many of the concerns it was written to address would be covered by Condition 3. However, the new building was calculated at a rate of 3.65 stalls per 1,000 square feet, which means all uses would need to have a parking requirement of less than 3.65 stalls to remain in compliance.

Mr. DuShane stated that the City strives to make its code clear, objective, and enforceable. The City does not conduct studies for property owners, but it does trust the numbers presented in parking studies.

Parking Deviation

Motion: Commissioner Fowler moved to APPROVE the Parking Deviation as requested by Riley Young of Mint Architecture, representing Highpointe Partners, LLC, Application 2024-0127-VAR, based on the Findings for Approval listed in the staff report dated November 12, 2025, and as modified by the following additional findings or conditions:

1. Condition of Approval 4 is stricken.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon		X			
Shirey					X
Ogden					X

Fidler, Alternate	X				
Green, Alternate	X				

Site Plan

Motion: Commissioner Fowler moved to APPROVE the Site Plan, as requested by Riley Young of Mint Architecture, representing Highpointe Partners, LLC, Application 2024-350-SP, based on the Findings for Approval listed in the staff report dated November 12, 2025, and as modified by the following additional findings or conditions:

1. Condition of Approval 4 is stricken.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon		X			
Shirey					X
Ogden					X
Fidler, Alternate	X				
Green, Alternate	X				

The commissioner took a quick break at 8:57 pm and reconvened at 9:04 pm.

D. Public Hearing: Kimballs Junction Development Agreement Amendment Request (Legislative Item)

On the request of Mike Winters, representing Edge Homes, for an Amendment to the Kimballs Junction Development Agreement in order to set Design Standards and a Concept Plan for approximately 21 acres of land located at 632 E Kimballs Ln in the RM2 (Multi-family Residential) zone. Application Number 2025-0293-DA. Staff contact is Jennifer Jastremsky at 801-576-6328 or jennifer.jastremsky@draperutah.gov.

Ms. Jastremsky presented the staff report. The original Kimballs Junction Development Agreement was approved in 2025. It set a density range of 25 to 27 units per acre, called for workforce housing units, and required a future amendment to approve the design standards and Concept Plan. The subject property is located at Kimballs Lane and 11900 South, directly across the street from the Kimballs Lane TRAX Station. It is designated as High-Density and zoned RM2. The Station Area Plan looked specifically at this property and called for extensive residential development. The proposed amendment would maintain the approved density.

The Concept Plan complied with all parking standards and would rename Kimballs Junction to Kimballs Station. Extensive amenities were proposed, along with a public trail along the East Jordan Canal and good-faith efforts to preserve existing trees. The canal trail is also on the Draper City Trails and Open Space Master Plan. Access to 11900 South would be limited to emergency vehicles only.

Design standards include specific building elevations, architectural designs, and materials. Buildings may be up to 54 feet in height, with three- and four-story condominium buildings and three-story townhomes. DCMC requires sidewalks on both sides of the street, but the amendment proposed a pedestrian sidewalk system on one side connecting all buildings and amenities. Parking stalls would be reduced by two feet in length, with 18-foot driveways, carports, and 20-foot parallel spaces. Open space requirements would be reduced from 30% to 25%, and Ms. Jastremsky noted that it is sensible to approve the open space reduction as the project is a Transit-Oriented Development (“TOD”).

A 10-foot setback from public roadways was proposed. Current City setbacks were based on the structure's height. Buildings under three stories can have setbacks between five and 20 feet, and over three stories require 15 to 30 feet. A 10-foot setback was proposed between buildings, a deviation from the 15 feet required by DCMC. Alleys would be 20 feet wide, and through streets would be 27 feet wide. The applicant proposed eliminating the landscape buffer along the west property line adjacent to Juan Diego High School, while retaining the 10-foot buffer and eight-foot wall adjacent to the existing residential area to the west. Two monument signs were proposed that would comply with monument sign height and area standards. Kimballs Lane would have an integrated sidewalk with trees rather than a traditional park strip and sidewalks.

Ms. Jastremsky reported that the amendment would allow staff to approve small deviations to the agreement during the approval process, if those deviations did not affect the overall design and development standards. If there is a conflict between the Development Agreement and DCMC, preference shall be given to the Development Agreement unless the matter involves life safety or fire protection.

The Concept Plan and elevations were reviewed. In response to a question raised by Commissioner Fowler, Ms. Jastremsky reported that the 20-foot alley width is sufficient for two-way traffic. Commissioner Fowler stated that if a car is parked in the alley, a fire truck will not be able to get through. Mr. Maxfield clarified that the affected homes have driveways, and no parking will be allowed in those alleys. Ms. Jastremsky stated that the driveways will be 18 feet deep. The townhomes will have two-car garages, and the condominiums will have a row of parking garages on the ground floor as well as covered parking. A community clubhouse was proposed, along with several smaller amenities throughout the development. There would be a pool, seating areas, and open spaces.

Ms. Jastremsky reviewed the recommended Conditions of Approval outlined on page eight of the staff report. The first two conditions concerned the rights-of-way. Mr. Maxfield stated that condition three would require a 50% cul-de-sac at the end of 11900 South for emergency access. If the other side is developed, the remaining 50% of the cul-de-sac will be required. The triangle indicated at the

east entrance on the site plan is intended to ensure that the buildings do not encroach on vehicle sightlines.

In response to a question raised by Chair Adams, Mr. Maxfield confirmed that no fencing was proposed for the individual units. The typical standard for Kimballs Lane would be a 12-foot dedication behind the curb and gutter. A 10-foot sidewalk was proposed, so the right-of-way would be reduced by two feet.

Commissioner Fowler asked for clarification on the sidewalk deviations. Mr. Maxfield stated that in the eastern portion of the project, east of East Jordan Canal, and along the west side of Kimballs Lane, there would be a 10-foot concrete sidewalk with trees in the first four to five feet. Typically, it would be 12 total feet, including a park strip. Staff had no issue with the deviation.

Commissioner Nixon stated that the city plans show a creek trail, and this development presented an opportunity to expand it. She wanted to ensure that the developer would be required to install the trail and dedicate it to the city. Ms. Jastremsky clarified that the East Jordan Canal Trail is called out in the Development Agreement exhibits. It also states that the developer will make a good-faith effort to preserve trees along the canal. However, it was not shown on the Concept Plan.

Paxton Guymon spoke on behalf of Edge Homes. They are committed to installing the trail along the East Jordan Canal and would be open to adding confirming language to the Development Agreement. The trail is an important part of the community amenity package.

When the land was rezoned in 2025, the applicant was adamant that they wanted to build a for-sale project, not rentals. They were now presenting the details, which complied with that zoning. They are very excited about the project. They worked very closely with the staff and reached an agreement on all but one issue. Edge Homes agreed with two of the three recommended conditions. During the 2025 public hearing, there was public outcry over traffic on 11900 South. As a result, they decided to install collapsible bollards and only use that access point for emergency ingress and egress. The Fire Marshall agreed with that approach.

11900 South currently dead-ends at Juan Diego High School, and Mr. Guymon believes there is little likelihood that it will be developed through that property to connect to a public road. The applicant's position was that the request to add a cul-de-sac was made to solve a problem that the development did not create. The City does not own anything to the west of the current dead end, and residents of Kimballs Station would not benefit from a 50% cul-de-sac. It would only benefit existing residents of 11900 South. Under typical land use standards, the City pays for solutions to existing problems, not the developer. In this case, the developer was being asked to both dedicate the land to the city and pay for the improvements. If the City was adamant about the 50% cul-de-sac, the applicant requested Impact Fee credits to offset the cost of land and improvements.

Commissioner Fowler stated that the 50% cul-de-sac was being requested for emergency and City vehicle access. Mr. Maxfield clarified that it would allow anyone on the dead-end street to turn around at a cul-de-sac rather than a private driveway. For example, if someone takes a wrong turn, it will allow them to turn around without the liability of backing up or using a private driveway. It will also allow garbage trucks and snow plows to turn around. The location was identified on the map.

Commissioner Fowler asked why the developer would be responsible for installing the cul-de-sac if it was a matter of public access. Mr. Maxfield agreed with Mr. Guymon that it is an existing deficiency. However, the city was requesting a 50% cul-de-sac in exchange for reducing the public right-of-way on Kimballs Lane by two feet. Guests and delivery vehicles may also try to access the development from 11900 South. Chair Adams clarified that the Planning Commission could not negotiate the cul-de-sac issue.

In response to a question raised by Commissioner Squire, Mr. Maxfield stated that curb, gutter, sidewalk, and park strips are required on all public road frontages, including the dead-end area of 11900 South.

Regarding the reduced alleyway width, Mr. Guymon stated that the developer needed the reduction to meet the approved density and deliver a project with workforce housing and a certain number of price-restricted units. The alleys will be 20 feet wide so two cars can pass one another, and there is no need for street parking because each townhome will have both a garage and a driveway. Some of the sidewalks were removed because they were able to connect all pedestrian walkways throughout the project.

In response to a question raised by Chair Adams, Mr. Guymon reported that Kimballs Station will be their first four-story condominium and highest-density project to date. They have built back-to-back townhomes and three-story condominiums in many locations. Chair Adams stated that Mountain Ridge has similar buildings, and the development is very tight. Residents backing out of their driveways bump up against the curb on the other side of the street. He asked if the density was in response to the Station Area Plan or land and construction costs. Mr. Guymon indicated that it was due to both. Edge Homes has similar products at Mountain Ridge and Mount Ranier in Herriman. The condominiums are all three-bedroom generational units, and the clubhouse will have a new, enhanced design. The driveways will be 18 feet deep, and the garages will be at least 20 feet deep. The alleys will be 20 feet wide, and private lanes will be 27 feet wide.

Chair Adams asked about the proposed workforce housing. Ms. Jastremsky reported that there will be 30 workforce housing units through a public-private partnership between Edge Homes and Draper City. Specific standards regarding buydowns were included in the original Development Agreement. Chair Adams indicated that a salesman had told him some units would be sold at cost. Mr. Guymon clarified that the City subsidy will be approximately \$60,000 for each unit, and there will be no resale restrictions.

In response to a question from Commissioner Squire, Mr. Guymon stated that private owners may rent out their units, but no units will be sold to institutional investors. Edge Homes will not retain any units for rental use. Ms. Jastremsky stated that the development will be governed by an HOA, which can add rental restrictions.

Commissioner Fowler asked about the request to remove the landscape buffer at Juan Diego. Mr. Guymon stated that they replaced the buffer with parking stalls to avoid under-parking. They worked directly with Mr. Colosimo and obtained his approval to remove the buffer. There will be a

fence, and the school is not concerned about what happens on the other side of it. Their only concern was the building setbacks.

In response to a question, Mr. Guymon stated that the trail will be clearly shown on the site plan upon submission for approval.

Chair Adams opened the public hearing.

Denise Smith stated that she lives across the street from the subject property. She was concerned about the amount of traffic the development would generate. She believes the solution is to have fewer units.

There were no further comments. The public hearing was closed.

Commissioner Fowler stated they had talked about 15-foot driveways earlier in the meeting, but the proposed driveways are 18-foot. It was noted that a standard parking stall is 9 by 18 feet, so one vehicle will fit. Regarding traffic, the zoning and density were already approved. Mr. Maxfield clarified that a traffic impact study was required, and any negative impacts from the project must be mitigated. That analysis would be considered with the Site Plan.

Motion: Commissioner Nixon moved to forward a positive recommendation to the City Council for APPROVAL of the Development Agreement Amendment, as requested by Mike Winters, representing Edge Homes for Kimballs Junction Development Agreement Amendment, Application 2025-0293-DA, based on the Findings for Approval and subject to the recommendations listed in the staff report, including the staff recommended changes from the report, dated February 27, 2026, and as modified by the following additional or modified recommendations:

1. Add language to the body of the development agreement stating that the East Jordan Canal Trail shall be installed and dedicated to the city.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate	X				
Green, Alternate	X				

E. Public Hearing: City-Initiated Alpine-Draper Boundary Adjustment Land Use Map and Zoning Map Amendment Requests (Legislative Items)

On the request of Draper City for Land Use Map and Zoning Map Amendments to remove approximately 0.45 acres of property from the Draper City Land Use and Zoning Maps. The property is located at approximately 16001 South 3500 East and is the subject of a municipal boundary line adjustment with Alpine City. Known as Applications 2026-0046-MA & 2026-0047-MA. Staff contact: Todd Draper, 801-576-6335, todd.draper@draperutah.gov.

Mr. Draper presented the staff report. The Vicinity, Aerial, Land Use, and Zoning Maps were reviewed. The subject property is designated Residential Hillside Low Density and zoned RR-22. The amendment would remove the area from the City's Zoning and Land Use Maps.

Chair Adams opened the public hearing.

David Witbeck stated that 19 months ago, his family purchased a lot in Alpine City. After the purchase, they discovered that the County Recorder had made an error that removed approximately 20 feet from their property. The boundary line adjustment corrects that error.

There were no further comments. The public hearing was closed.

Motion: Commissioner Fowler moved to forward a positive recommendation to the City Council for APPROVAL of the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, Applications 2026-0046-MA and 2026-0047-MA, based on the following Findings and the Criteria for Approval listed in the staff report dated February 25, 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 Alpine City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

Second: Commissioner Squire seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey					X
Ogden					X
Fidler, Alternate	X				
Green, Alternate	X				

2. Other Business.

Coordination between City Staff and the Planning Commission (as needed).

None.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The meeting adjourned at 10:03 PM.

MEMO



To: Planning Commission

From:

Date: 2026-06-11

Re: Action Item: Approve Planning Commission Meeting Minutes for March 26, 2026
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 032626.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, MARCH 26, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Commission Member Kendra Shirey
Alternate Commission Member Laura Fidler

EXCUSED: Commission Member Gary Ogden
Commissioner Member Christine Green
Spencer DuShane, Assistant City Attorney

STAFF: Mike Barker, City Manager
Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Nick Whittaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Traci Gundersen, City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:46 PM after technical difficulties with the meeting recording system delayed the start.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for January 8, 2026.**
(Administrative Action)
Approval of Planning Commission Meeting Minutes for January 8, 2026
- B. Action Item: Approve Planning Commission Meeting Minutes for January 22, 2026.**
(Administrative Action)
Approval of Planning Commission Meeting Minutes for January 22, 2026

Motion: Commissioner Nixon moved to APPROVE the January 8, 2026, and January 22, 2026, Meeting Minutes, as presented.

Second: Commissioner Squire seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey	X				
Ogden					X
Fidler, Alternate	X				
Green, Alternate					X

**C. Public Hearing: Organize Simply, LLC Home Occupation Conditional Use Permit Request.
(Administrative Item)**

On behalf of Tracy and Daniel Bowers, representing Organize Simply, LLC, a request for approval of a Home Occupation Conditional Use Permit (“CUP”), on approximately 0.39 acres located at 786 E. Southfork Dr. Known as Application 2026-0027-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

City Planner Nick Whittaker presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property is designated Residential Medium Density and zoned RA2. The applicant requested permission to operate a home office providing professional organizing services, which are requested online and fulfilled at the client’s property. One nonresident employee works at the subject property two to three times per week between 8:00 a.m. and 5:00 p.m.

The site and floor plans were reviewed, as well as site photographs. The main floor home office is used for business administration. Two business vans with logo wraps are stored in the detached garage, along with supplies and inventory. Three parking stalls are available for employee parking.

Identified potential impacts include:

- Employees coming to the home and associated traffic.
- Business vehicles parked on the street.
- Noticeable storing of inventory and supplies in the yard area.

Proposed mitigations were as follows:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.

3. That only one (1) nonresident employee shall be permitted to work at the subject property.
4. That one (1) off street parking stall shall be provided for the nonresident employees vehicle as shown in the associated site plan.
5. That only two (2) business vehicles shall be parked at the property and stored within the detached garage.
6. That no customers shall come to the home

Commissioner Fowler expressed concern about the percentage of the detached garage being used for the business. The Planning Commission recently denied a similar request because too much of the garage was being used for storage. Mr. Whittaker clarified that the Draper City Municipal Code (“DCMC”) specifies a permitted percentage of the residence that may be used for the Home Occupation, but that provision does not apply to detached structures. A total of 250 square feet of storage space is allowed, and the applicant had requested a deviation from that standard.

Per DCMC Section 9-34-040(H):

The Home Occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The Home Occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.

Mr. Whittaker indicated that they comply with the standard. The business will use a 109-square-foot home office within the dwelling for administrative purposes, which is approximately 2% of the dwelling unit. The 1,152-square-foot detached garage will be used to store two business vehicles and inventory. The area being used within the detached garage is 28% of the dwelling size.

The applicants, Tracy and Daniel Bowers, were present to answer questions. Ms. Bowers stated that they had more inventory than they had realized, but they love Draper and want to obey the rules. All inventory and both vehicles fit in the detached garage, and they can move one van to the attached garage if necessary. They typically only use one van each day. The vans were previously parked outside because they were unaware that wrapped vehicles must be hidden, but they have since been parked inside the garage. Nothing is stored outside.

Commissioner Fowler stated that an emailed comment from a neighbor indicated that more than one employee comes to the home. Ms. Bowers stated that one employee parks in the driveway and leaves with a van each morning, and occasionally a second employee parks there as well. A third part-time employee is at the home for one to two hours a few times each week. Only one employee works on the premises, primarily in the detached garage.

In response to a follow-up question from Commissioner Fowler, Mr. Whittaker reported that the off-street parking requirements may need to be modified, as any employee who parks at the

property must have an off-street parking stall. There were three stalls available at the home. Ms. Bowers stated that all three employees typically will not be at the home at the same time, but they may park there together. Commissioner Fowler clarified that the issue was traffic coming to the home, not who is physically onsite.

Community Development Director Jennifer Jastremsky stated that, in evaluating the application, the Planning Commission needed to consider whether the proposed number of employees was acceptable and whether there was adequate on-site parking. The applicant had one to two employees at the site daily, with an occasional third part-time employee, and the Conditions of Approval should account for that number.

Commissioner Nixon referred to the applicant's Facebook business page, which references a different address. Ms. Bowers stated that she was not familiar with the address, and her only place of business was the home office. The address listed on Facebook may be their post office box. In response to a follow-up question, she confirmed that there are two business vehicles, and only one is typically used.

Chair Adams opened the public hearing.

Larry Dixon gave his address as on Corner Ridge Court. Organized Simply had been operating without a license for at least four years, still did not have one, and had stated that they would obtain one only if a number of exceptions to the City Code were authorized and the city condoned the illegal warehouse they had built. He believes the business was operated with deception, and the violation of City Codes had been commercially profitable for them for too long. Draper has good codes, but they are pointless if not enforced. The applicant built a warehouse to store inventory and claimed it was a residential garage, thereby circumventing the vetting process, concealing their true intent, and avoiding the permitting process. It was his opinion that the inventory and vehicles should be moved to an appropriate industrial setting, as commercial delivery vehicles do not belong in residential areas, and the business did not qualify as a Home Occupation. If the application was approved, he believed it would reward those who circumvent the city government.

Christina Kesler-Day gave her address on Brown Farm Lane. She was not aware of the impact analysis until she heard about it at the meeting, but it sounded like a smaller scale of the Bangerter Crossroads development. She was neither for nor against it, but it would set a precedent that would affect residents. Draper City needs to uphold its codes and ordinances. People like living in Draper because it is a nice place to live, but the more the ordinances that protect residents are degraded, the more the quality of life is negatively impacted.

Erik Dixon gave his address on Corner Ridge Court. He moved to Draper after serving honorably for 15 years as a combat aviator and continues to serve in the Utah Air National Guard. He chose the neighborhood to raise his family, and he was present to protect his investment. Organized Simply is a remarkable business, but he objected to the location. The owner stated that she wanted to comply with all laws, but there was no active Draper City business license on file for the address. The applicant told *CanvasRebel Magazine* that they "built a 25-by-48-foot warehouse and filled it with over 50 shelves." That was not a home office, but rather a multi-state distribution warehouse in a residential zone. His children's elementary school bus makes two stops on Southfork Drive,

adjacent to the property, to pick up 15 to 20 children, and a special-needs bus picks up a child three houses down from the subject property. He asked if a traffic safety study had been conducted, because a commercial logistics hub cannot be approved next to a bus stop without one. While every family faces a 14% property tax increase this year, the business was using a residential exemption to run a commercial-scale warehouse. Conditions were not a solution but rather a transfer of the problem from the City to the neighbors, and commercial creep is how neighborhoods die. He asked that the Planning Commission serve as the line of defense to maintain the City's residential character by denying the permit and moving the business into the commercial space it had earned through success.

Lisa Brown gave her address on Southfork Drive, directly across from the subject property. She had never experienced traffic problems. The vans leave in the morning and sometimes are loaded at night. The applicants were great, respectful neighbors. She believes they just did not know that they needed a permit and were working to obtain one. She was more concerned about people running the stop sign near the bus stop.

Charles Anderson gave his address on Southfork Drive. The neighborhood is filled with large outbuildings, and he believes the applicant's detached garage is consistent with that standard. However, the other structures were built for residential use. If consistency includes both visual appearance and intent to use, a warehouse is not consistent with the neighborhood. The Bowers' business had grown, and they had been good stewards of the street on which they lived. He did not have a personal issue with their business but believed that the proposed mitigations were shortsighted if the growth it had experienced in the past two to three years was expected to continue. He asked who would enforce the requirements when they have up to 20 employees and are building another extended garage. He did not want to live in a combined residential and commercial neighborhood and asked that the permit be denied. The Bowers are respectful of the neighborhood, but the next similar business owner may not be, and that can of worms should not be opened.

Kathleen Hannan stated that she is a resident of Draper and opposed the application. She agreed with her neighbors and believed it would be a slippery slope. People did not move to Draper to live next to a warehouse, and the applicant was trying to circumvent the system for their own benefit rather than comply with business requirements. They had been operating for over four years without a business license. She asked at what point the rules are enforced. She was also concerned about legal liability, as it may increase the likelihood that pedestrians, especially children, will be struck by vehicles. As a defense attorney, she would read the minutes to determine who approved the permit and then go after them.

Loie Lowry identified herself as a resident of the neighborhood and stated that she can see the subject property from her home. She is more concerned about children getting off the school bus with people running the stop sign than about someone who has a business in their home. The business does not bother her. She did not know they had built a warehouse; she just thought it was a garage. She did not believe it was an issue for the neighborhood. She has asked the police department to park a patrol car in the cul-de-sac to catch people running the stop sign at the intersection of Corner Ridge Court and Southfork Drive. She thinks it is great that the applicant

has built a business. She knows the family and is certain they will find another place to run it out of when it grows.

There were no further comments. The public hearing was closed.

In response to a question raised by Chair Adams, Mr. Whittaker confirmed that Draper City allows Home Occupations. A CUP would allow various aspects of a Home Occupation beyond a simple home office and sets conditions for things like storage, employees, work vehicles, etc. Chair Adams stated that it is conditional because the City imposes conditions on the permit, and it applies only to the business as it currently exists. Whether a business can be run from a home was not up for debate. The Planning Commission was considering the business's potential detrimental impacts and how they could be mitigated to ensure it is not a nuisance.

Chair Adams asked about the consequences of failing to obtain a business license. Mr. Whittaker confirmed that both State and City business licenses are required. Home Occupations typically do not apply for a business license in advance, as the license would be denied until the CUP is issued.

Chair Adams asked for more details on deliveries to the home. Ms. Bowers stated that deliveries are received from Amazon and FedEx and usually left on the porch, although occasionally larger deliveries are placed in the garage. The work vans are loaded with organizing products, such as bins and baskets, in the evening.

Ms. Bowers stated that she understood her neighbors' complaints and that she wanted to obey the rules. The business was registered with Utah as soon as it opened, and the garage was properly permitted. They did not know that they also needed a city license. She understands that the vehicles should not be visible, and they are now parked in the garage. They cannot afford a warehouse but will move the business as soon as they can. Mr. Bowers added that the business will not grow until that time.

Commissioner Shirey referred to public comment that the garage was being used for multi-state distribution and asked whether any products were made on-site for distribution and picked up by delivery vehicles. Ms. Bowers denied the allegation. Mr. Bowers added that items in the garage are only used for clients in Utah.

Chair Adams indicated that the number of employees allowed onsite should be clarified in the motion, but the applicant had a generous amount of off-street parking available.

Commissioner Nixon stated that two vehicles will be parked in the garage, similar to other Home Occupations in which a contractor keeps a truck and trailer behind a fence. Chair Adams remarked that it is also a separate garage. Often, businesses store inventory in the garage, and residents must park in the driveway.

The conditions of approval were discussed, including limiting the number of employees and vehicles. In response to a question, Ms. Jastremsky reported that no comments were received regarding hours of operation.

Regarding the staff recommendation for only one on-site employee, Mr. Whittaker clarified that it was due to a misunderstanding. One employee will work at the property, but up to two employees may leave their vehicles there during work hours. It was noted that those employees also work at the property when loading the work vans. Ms. Bowers clarified that employees sometimes help load the vans for the next day, but she and Mr. Bowers can load them if necessary. The part-time onsite employee works approximately four hours each week and is typically gone before the other employees return. No more than two employee vehicles are parked on-site at any one time.

Motion: Commissioner Shirey moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Daniel and Tracy Bowers, representing Organize Simply, LLC, application 2026-0027-USE, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated March 13, 2026, together with the following modified findings or additional conditions:

1. Condition of Approval 3 is modified to allow two (2) nonresident employees to work at the subject property at any one time.
2. Condition of Approval 4 is modified to allow three (3) off-street parking stalls for parking of up to three (3) nonresident employee vehicles.

Second: Commissioner Squire seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire	X				
Nixon	X				
Shirey	X				
Ogden					X
Fidler, Alternate	X				
Green, Alternate					X

D. Public Hearing: Openshaw Corner Development Agreement Request. (Legislative Item)

On the request of Charlie Openshaw and Porter Openshaw, representing CJO Holdings, LLC and P&J Ventures, LLC, A Development Agreement request for approximately 1.44 acres, located at approximately 207 East 13800 South, known as application 2025-0305-DA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Planning Manager, Todd Draper, presented the Staff Report and reviewed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property is located at the intersection of 13800 South and Bangerter Highway. It is designated Commercial Office/Service and zoned Office Residential

(“OR”) and RA1 residential. If approved by the City Council, the Development Agreement would allow the December 2025 rezone and land use map amendment to take effect as those approvals were contingent on a Development Agreement being recorded by May 7, 2026. That approval would change the zoning on the property to Regional Commercial (“CR”) and change its land use designation to Regional Commercial.

The conceptual Site Plan was reviewed. Shared right-in/right-out access to 13800 South will be through the property to the east. Two buildings were proposed with parking in the center. In the event that a cross-access agreement could not be reached, an alternative Site Plan was also provided, indicating temporary access from 13800 South. Staff noted a possible discrepancy in the location of the access. Mr. Draper reported that use restrictions were also proposed in Exhibit D, but the applicant inadvertently included conditional and permitted uses in the table that needed to be removed. Right-of-way dedication and construction easements were also included in the agreement.

Development Agreements must include an identified benefit to the city. Benefits included:

- Dedicated land for right-of-way-improvements at 13800 South and Bangerter Highway.
- Increased revenues from the value of the property, construction, and other development activities.
- Potentially undesirable uses were limited.
- The agreement allows for more certainty as to what will be developed.
- Building heights will be restricted to 30 feet.

Benefits to the developer are as follows:

- The property will be rezoned CR and designated Regional Commercial.
- Vehicular access onto 13800 South will be allowed.
- Utilities will be stubbed to the property as part of the adjacent City roadway improvements.
- Perimeter and overall site landscaping requirements will be reduced.
- Restaurants under 2,500 square feet in size will require five parking stalls per 1,000 square feet, a reduction from the eight to 10 stalls typically required.
- Building entrances do not have to face the street.

Staff had concerns about the agreement as written. The following changes were recommended:

- A reciprocal cross-access agreement is required by the DCMC. However, Mr. Draper noted that the two parties were close to reaching an agreement.
- Regarding the temporary access, specific information was needed on when it can be installed and removed. The property owner is responsible for the improvements, and they must be constructed to City standards.
- Parking lot planter islands were proposed at a width of four feet. Staff recommended increasing this to 5 feet to accommodate trees.
- Other text updates and clarifications as noted in Exhibit A of the Staff Report.

If the Planning Commission makes a positive recommendation to the City Council, Staff requested that the motion include a direction that the above modifications be made prior to the Council's review.

Commissioner Fowler asked why the Planning Commission should move forward without a final Development Agreement. Mr. Draper stated that it is not unusual to move forward while corrections are pending. In this case, the modifications could be completed before the City Council heard the item. Ms. Jastremsky added that the Planning Commission's role in reviewing Development Agreements is to review the requested deviations from City Code, determine whether they are appropriate, and forward a recommendation to the City Council. Details of the agreement and whether to enter into it are matters for the Council to decide.

Landscaping deviations were reviewed. The applicant requested a reduction in the required landscaping percentage from 20% to 10% throughout the site, with 5 feet of perimeter landscaping. They also requested that the percentage of the parking lot landscaping be reduced to 0%, but the conceptual Site Plan included end-row landscape islands. Deviations were also requested for entrance locations, building height, uses, and parking requirements for restaurants smaller than 2,500 square feet.

Commissioner Squire asked about the deviation to allow building setbacks of zero. Mr. Draper reported that the CR Zone does not include required setbacks, so a zero-foot setback would be allowed without the Development Agreement. Setbacks are usually determined by landscaping requirements. Commissioner Fowler noted that the development will coordinate with the northern lot, so there will likely be a zero setback at that property line. Commissioner Squire remarked that they are separate applications and should be analyzed separately. If the setback was only appropriate if the northern property is developed, the Development Agreement should reflect that. Chair Adams stated that the Staff recommendations would accomplish that goal.

Chair Adams asked about cross-access and temporary access. Mr. Draper reported that each property owner would be responsible for executing the agreements, which must be reciprocal. Access could also be granted through an easement that is attached to the deed and conditioned on a reciprocal easement. The final agreements must be recorded. There will be no cross-access until the northern property is developed, so temporary access may be required initially.

In response to a question raised by Commissioner Nixon, Ms. Jastremsky clarified that the property is not adjacent to a residential development. An adjoining property was currently zoned residential, but the next agenda item was a Development Agreement request which would change the zoning to CR if approved, similar to this application. Commissioner Nixon asked about dumpster access. Ms. Jastremsky reported that DCMC does not specify where dumpsters should be located, but it does include screening standards. Dumpsters must be inside a six-foot concrete or masonry enclosure with a non-see-through gate, and landscaping is required around the enclosure.

Chair Adams stated that he agreed with the Staff recommendation to require five-foot landscape islands in the parking lot, as four-foot islands do not provide enough room for trees.

Steve Lovell spoke on behalf of the applicant. They were confident that they could address all Staff concerns, and the cross-access agreement with the adjacent property owner was nearing completion.

Chair Adams opened the public hearing.

Christina Kesler-Day gave her address on Brown Farm Lane. She was concerned that the development was adjacent to Bangerter Crossroads and that the lack of a Development Agreement could leave it vulnerable to undesirable outcomes. Landscaping and setback deviations would set a precedent that Bangerter Crossroads could exploit.

Shawna Fuller reported that she has lived in Draper for 34 years. She urged the Planning Commission to require a 10-foot landscaping buffer, as that would help residents feel better about the development.

Augusto Bernardo asked about traffic impacts from the development and how cars will exit if traffic is backed up at Bangerter Highway.

David York gave his address on Morning Ridge Circle. He urged the Planning Commission to consider the two Development Agreements together, as the subject property cannot function without a cross-access easement to the 17-acre Bangerter Crossroads property. If Openshaw were approved and Bangerter Crossroads were never developed, the temporary access would become permanent. He asked about the enforcement of the cross-access agreement. Section 4.5.2 would allow Openshaw to build a gas station if Bangerter Crossroads did not submit plans for one within 12 months, but “submit” was undefined. Each Development Agreement also had its own traffic study, but he did not believe the combined impact on 13800 had been analyzed. The projects are interdependent but structured to create finger-pointing when things go wrong. Section 2.7 requires the city to pay for all Openshaw frontage improvements on 13800 South and does not include a cap. Bangerter Crossroads will also be accessed from 13800 South, and he was concerned about who would pay if utilities needed to be upsized. He believes the agreement would eliminate all protective standards in the Draper Commercial Code and lock the city into it for 10 years.

There were no further comments. The public hearing was closed.

Chair Adams clarified that the Planning Commission would not be approving the Development Agreements, and whether to consider them individually or in conjunction was a City Council decision.

City Engineer Brien Maxfield spoke to traffic concerns. An existing City project for street improvements required additional right-of-way from both the current and next applications. That project was fully funded, and the City was ready to move forward with improvements to the public frontages on both properties at 13800 South and Bangerter Highway. The project would address deficiencies and improve traffic flow. The more traffic that can be kept flowing, the safer it will be. It is in the City’s interest to limit access points, and the Development Agreement would do so. Staff believed it was the best solution for the property. When an application is received, the traffic impacts of that specific development are reviewed. A single developer cannot be held responsible

for city deficiencies like those present in the area. Project impacts are addressed during the Site Plan approval process, including an engineering analysis of the traffic generated by proposed uses.

In response to a question raised by Chair Adams, Mr. Maxfield confirmed that the conceptual Site Plan included the proposed frontage. A free-flowing turn will improve traffic flow on 13800 South northbound onto Bangerter Highway and reduce delays as vehicles will merge more easily onto Bangerter Highway and Interstate 15.

Commissioner Fidler asked if a stoplight would be added at 300 East and 13800 South. Mr. Maxfield reported that the project was funded to \$3.25 million and Phase 1 would begin on the west side and move east. A signal at 300 East and 13800 South was part of Phase 2, but the timing of that phase would depend on the construction costs for Phase 1.

City Manager Mike Barker reported that the area at 300 East, from the traffic circle south to 13800 South, was currently under study, and that installing the traffic signal was a high priority for the City Council. He believed that the Council would direct the staff to install the signal contemporaneously with the construction of the Bangerter Crossroads site.

In response to a question from Commissioner Squire, Mr. Maxfield reported that on major collector roads such as 13800 South, the minimum access distance is typically 350 feet. That was not possible with this development, but the access would be located as far to the east as possible. He did not know the specific distance, but it would be more than 120 feet from the Bangerter Highway intersection. If a temporary access was required, it would be in the approximate location shown on the alternate conceptual Site Plan.

Mr. Lovell provided context on the requested setbacks. The parcel size had previously been reduced due to improvements to 13800 South, and the Development Agreement would dedicate additional property to the City. The applicant was giving up land, which reduced the amount available for landscaping and parking, and, in return, they were asking for leeway on those requirements. Temporary access is their Plan B. They are very close to reaching an agreement on cross-access with the adjacent property owner, so the temporary access should not be necessary. In response to a question from Chair Adams, Mr. Lovell confirmed that the traffic flow would be similar regardless of the access point.

Commissioner Fowler appreciated the applicant's willingness to dedicate land to the city for a new traffic pattern. She believed the deviations were a fair tradeoff. Commissioner Nixon agreed; however, her preference was for 10-foot perimeter landscaping as the property is on a visible corner and five feet is not adequate for waterwise landscaping.

Motion: Commissioner Fowler moved to forward a positive recommendation to the City Council for APPROVAL of the Openshaw Corner Development Agreement as requested Charlie Openshaw and Porter Openshaw, representing CJO Holdings, LLC and P&J Ventures, LLC, Application 2025-0305-DA, based on the Findings for Approval listed in the staff report dated March 16, 2026, together with the following additional recommendations:

1. **That all noted concerns and changes identified by City Staff as outlined in the Staff Report be addressed and included in the Development Agreement that is approved by the City Council.**
2. **That perimeter landscaping be increased to a minimum of 10 feet.**

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire		X			
Nixon	X				
Shirey	X				
Ogden					X
Fidler, Alternate	X				
Green, Alternate					X

**E. Public Hearing: Bangerter Crossroads Development Agreement Request.
(Legislative Item)**

On the request of Duaine Rasmussen, representing Tom Lloyd and Lloyd's TLC Limited, A Development Agreement request for approximately 17.88 acres, located at approximately 13782 South 300 East, known as Application 2025-0304-DA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Draper presented the staff report and the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property is adjacent to the Openshaw property near Bangerter Highway, 13800 South, 300 East, and 150 East. The property was currently zoned RA1 and designated Residential Low-Medium Density, Residential Medium Density, and Office/Service. If the Development Agreement is approved, the Regional Commercial land-use designation and CR Zone would be applied per the December 2025 approval of the rezone and land use map amendment.

The Master Site Plan was reviewed. An anchor tenant, a junior anchor tenant, and an outparcel building were proposed. Connection to the adjacent development was indicated on the plan. Mr. Draper reported that the applicant was in negotiations with the Utah Department of Transportation ("UDOT") to purchase a small parcel included in the site plan. A detention pond currently on the parcel would be removed, and drainage would be redirected to a pond at the northwest corner of the development. Concept elevations for all buildings were included in the Development Agreement, and Staff review determined that the proposed colors and materials complied with the current City ordinance.

The landscape plan included the following deviation requests:

- Reduction in the overall amount of site landscaping and perimeter landscaping.
- Five-foot landscape buffer and five-foot sidewalk along the residentially-zoned property to the north of the anchor tenant, as well as an eight-foot precast concrete fence.
- A 22-foot landscape buffer between the anchor tenant and adjacent residential properties to the south, decreasing to 11 feet at the far eastern property, and a six-foot precast concrete fence.
- Parking lot landscaping of 5%, with no landscaping between head-to-head parking rows.
- Reduction in the number of trees included in the landscaping buffer.

Mr. Draper noted that the Staff Report indicated Exhibits I and M had not been received; however, those exhibits were now available. Exhibit I: Outdoor Sales and Display Plan included outside sales areas, electric vehicle charging stations, customer pickup area, cart returns, and Americans with Disabilities Act (“ADA”) parking stalls. Exhibit M references a portion of the detention pond that will be dedicated to the city.

The Screening Plan and elevations were reviewed. Frontage along 300 East will include a typical sidewalk, a 10-foot planting area with trees and a berm, and a six-foot solid wall.

Mr. Draper reported that the staff had concerns with the submitted Lighting Plan. The photometric data differed from what is typically included, and readings near residential properties exceeded the 0.2-foot candles (“FC”) specified in the city ordinance. A deviation was requested to allow bronze light poles up to 30 feet in height in the center of the development, but all perimeter light poles will be 20 feet. The fuel canopy lighting was proposed at 60 FC, a deviation from the 15 FC allowed by ordinance. As the industry standard is 20 to 30 FC, the staff recommended denying this deviation.

The Signage Plan and concept renderings were reviewed. A pilon sign would be located at the Bangerter Highway entrance, with monument-sized signs at the fuel station and a five-foot non-illuminated monument sign at the rear entrance on 300 East. Typical fuel price signage was also proposed. A deviation was requested to allow the monument signs to be up to 12 feet in height.

Restrictions were proposed to prohibit the following uses:

- Carwash
- Oil Change
- Automobile Repair

Six-foot perimeter fencing was proposed, with an increase to eight feet along the eastern property line and north of the anchor tenant. Citizen comments indicated that sections of the existing fence are less than eight feet, and Staff recommended installing eight-foot fencing in those locations.

Benefits to the City would include:

- Dedicated land for right-of-way-improvements at Bangerter Highway and 150 East.
- Increased revenues.

- Potentially undesirable uses were limited.
- The agreement allows for more certainty as to what will be developed.
- Pedestrian and vehicular connections will be provided throughout the commercial center.

Benefits to the developer are as follows:

- The property will be rezoned CR and designated Regional Commercial.
- Pedestrian and vehicular access points will be approved.
- Reduced landscaping requirements.
- Increased light pole height in parking areas.
- Higher illumination levels at the property boundary and fuel canopy.
- Allowance to use additional wall-pack lighting on the anchor tenant building.
- More parking will be allowed than required by ordinance.
- A deviation from screening requirements will be provided.
- The anchor tenant building entrance will be allowed to face the parking lot.
- Fewer trees will be required in the buffer areas.
- Taller monument signage will be allowed.

Mr. Draper reviewed Staff concerns with the proposed Development Agreement and requested that any motion include the recommendations outlined in the Staff Report.

- A reciprocal cross-access agreement is required.
- Excessive illumination was proposed at the residential boundaries and under the fuel canopy.
- Additional clarification was needed on the use of turf grass.
- Exhibit drawings must be consistent.
- No building height limit was proposed.
- No alternative plan was provided, indicating the applicant's intentions if the UDOT property is not acquired.
- Current language regarding application processing may be contrary to State regulations.
- In several instances, the city was being asked to make findings absent studies, reports, or other evidence that is typically required. Those sections should be removed.
- Other text updates and clarifications as noted in the Staff Report.
- Concept renderings of all elevations should be included in the Development Agreement.

Commissioner Fowler remarked that the Staff review, beginning on Page 15 of the Staff Report, identified issues that need to be addressed but did not make specific recommendations regarding maximum foot candles, building heights, etc. She was very concerned about potential negative impacts on the residential neighborhood. Mr. Draper stated that the Planning Commission can make specific recommendations to the City Council.

Chair Adams asked about gas station canopy lighting at other locations in the city. Ms. Jastremsky reported that the staff would review those specifications prior to the City Council meeting. In response to his follow-up question, Ms. Jastremsky clarified that minor changes to the Concept

Plan are permitted, but any major changes, such as relocating the fuel station, would require an amendment to the Development Agreement. Chair Adams stated that he was pleased that the fuel station would be as far from the residential area as possible, but its lighting should be in line with other fuel stations in the city. Ms. Jastremsky indicated that the Planning Commission may want to consider directing Staff to research approvals for existing fuel stations so the Council can determine what is appropriate based on that information.

Commissioner Nixon expressed concerns about the proposed signage, as the requested deviations would double the allowed height for some signs. The monument signs at Bangerter Crossing across the street are six feet tall, and the tower sign is less than 20 feet tall; she believes Bangerter Crossroads should have similar requirements. In response to a question from Chair Adams, she confirmed that the proposed signage was significantly taller than that in the Day Dairy development. Chair Adams agreed that the signage should meet the current City ordinance. Ms. Jastremsky reported that the Day Dairy monument signs were allowed to be seven feet tall, a one-foot variance.

Commissioner Nixon remarked that no dumpster locations were noted on the conceptual Site Plan, but she was not concerned, as there was ample space for them.

In response to a question raised by Chair Adams, Mr. Draper clarified that fencing would be six feet along the far northern and southeastern property lines and eight feet along the eastern side of the detention pond and connecting property line to 300 East. Chair Adams stated that the fence should be eight feet high along the entire perimeter.

Commission Squire asked about the flooding risk from locating the detention pond near homes. Mr. Maxfield reported that the City basin was oversized to accommodate extra capacity. The portion of the detention pond behind the junior anchor tenant would be constructed by the applicant and, as proposed, would meet all City requirements. The low point of the development is near the basin, so any flooding would occur on 150 East. Residential developments east of the applicant's portion of the basin were built up to accommodate basements and were at a higher elevation than the existing site grading.

Commissioner Squire expressed concern about the proposed buffers between the development and residential properties to the south and northeast. Mr. Draper clarified that the city requires a 20-foot land-use buffer and a 6-foot fence, so the proposal was consistent with code. Commissioner Squire stressed the importance of structuring the agreement to mitigate negative impacts on people living near the development.

Commissioner Shirey asked why the number of trees was reduced. Mr. Draper indicated that the question was best directed to the applicant, but Staff would prefer that the number of trees comply with DCMC. One tree is required for every 400 square feet of buffer area, and trees are also required between buildings and adjacent residential properties. Screening along 300 East would have significantly more trees than required, but the area near the junior anchor tenant building would have significantly fewer. Ms. Jastremsky noted that some trees may benefit neighboring homes, but the staff would need to determine appropriate locations to avoid adversely affecting

the City's detention pond. Mr. Draper added that the pond is 79 feet wide at its center, and landscaping would typically be planted along the five-foot perimeter.

Commissioner Squire remarked that the proposed 300 East frontage would have ample screening, but a minimal buffer was proposed along residential properties that would be most impacted by noise and lights. Mr. Draper reported that the proposed quantity of trees in those areas was likely in compliance, but specific calculations were not available.

Duaine Rasmussen spoke on behalf of the applicant. They had been under time constraints to submit the Development Agreement and welcomed the Planning Commission and Staff recommendations for changes. The Lighting Plan was being sent back to their photometric contractor to ensure that it meets City standards, particularly near residential areas. They were willing to ensure that all fencing would be eight feet high. The Site Plan would be part of the Development Agreement, so building locations would not move. After comments were made on the traffic study, the traffic engineer updated it and forwarded it to Mr. Maxfield, and Mr. Rasmussen believed the city was satisfied with the study.

Commissioner Squire asked Mr. Rasmussen to address the developer's obligation to screen the property from adjacent residential homes. Mr. Rasmussen stated that screening on the north side was limited by the detention pond, but they would try to find places to plant trees that would not interfere with its operation. The south side is more problematic due to limited space, but they would work with the staff to determine what could be done given the site's constraints. Commissioner Squire expressed concern about the number of lights and noted that additional evergreen trees, if planted in the area, would lessen negative impacts on neighboring homes, especially in winter.

Mr. Rasmussen introduced project engineer Troy Wolverton. Mr. Wolverton reported that there was a property line overlap to the south, and the 11-foot buffer shown in that area was to the current deed line. Once that issue is resolved, the buffer will be 20 feet. If it is less than 20 feet, the wall should be eight feet tall. They did not intend to have a six-foot wall and a 10-foot landscape buffer. Specific tree species had not yet been identified. They received direction from Staff regarding the screening of 300 East, and their understanding at the time was that they could move trees to that location and still meet the overall site requirements. Both evergreen and deciduous trees were proposed. Their intention was to address any issues before presenting the Development Agreement to the City Council.

Regarding lighting, Mr. Wolverton stated that gas stations in the area sell products in a convenience store, but at this location, all products will be outside, under the canopy. Brighter lighting was proposed to address related security concerns, and he did not believe DCMC adequately met the requirements of current technologies, such as facial-recognition cameras. He compared it to drive-throughs at new America First Credit Union locations, which average 50 FC, and indicated that the highest proposed under the canopy was 57 FC.

Commissioner Squire pointed out that the issue they were discussing had been raised when the project first came before the Planning Commission in November 2025, and that they had discussed the need for a Development Agreement extensively due to the adjacent residential properties. She

found it frustrating that the applicant was proposing signs twice the size allowed by City code and pushing the limits in other areas as well. It seemed like a positive recommendation would be forwarded, but it would have a list of 50 required changes, which she was unwilling to support. She preferred that the Development Agreement be closer to its final form.

In response to a question raised by Commissioner Fowler, Mr. Rasmussen stated that the maximum building height would be 35 feet, but actual building heights should be substantially lower. Heights were indicated on the supplied elevations, but no maximum height was specified in the Development Agreement language. Mr. Rasmussen stated that the Planning Commission had legitimate concerns, and the applicant was committed to reaching a resolution with the staff.

Chair Adams opened the public hearing.

Chris Mace gave his address on Meadow Heights Lane, which backs up to the detention pond. The wall is currently six feet, and he would prefer it to be eight feet. They were told that the development would be best for the city, but he had thought there would be more compromises. He did not believe there were any pipes in that area of the detention pond, so there was no reason why they could not add more screening trees.

David York gave his address on Morning Ridge Circle. The Planning Commission should ask whether the project belongs in Draper and on this property, and he believed the answer to both questions was no. The property was still zoned RA1, and the ordinance passed by the City Council was subject to a Development Agreement that adequately addresses traffic mitigation, roadway improvements, infrastructure funding, and other public benefits. Instead of addressing those concerns, the proposed Development Agreement overrode them. It exempted itself from City standards, deferred critical issues, and left traffic access and circulation undefined. He thought it was a rush job to meet an artificial deadline. It also violated City lighting ordinances. Draper City requires a maximum of 0.2 FC, but the agreement proposed 1.9 FC for the perimeter and 60 FC for the fuel station canopy. DCMC sets a density of one pole per 10,000 square feet, but the applicant proposed 91 light poles, or one every 8,600 square feet. Illumination readings are required every 5 feet, but they were provided only at 15-foot intervals. The code protections were put in place to prevent light trespass into residential neighborhoods, and the lighting in the proposal alone indicated that the project was not suitable for a property surrounded by residences on three sides. The project would place its operational functions (deliveries, loading, and trash collection) in front of residential homes. City code requires service areas to be oriented away from residences, and the proposal pointed them toward residences. If the project could not fit without turning 300 East into part of its commercial circulation system, handling both commercial and service traffic, then it did not fit.

Rosemary Thomas gave her address on Brown Farm Lane. She believed the project was incompatible with the area because it would depend on 300 East functioning as a commercial corridor. With no left-turn access onto Bangerter Highway, even more of the project burden would be shifted onto 300 East, and traffic would be redirected to a street not designed to handle the volume or intensity. She asked the city to show how residents would be expected to exit her neighborhood traveling south. They were told there would be a right-in/right-out, but she did not see it on the plans. Residents were being asked to absorb impacts that do not align with existing

infrastructure. Increased traffic and commercial activity would affect safety, noise levels, and the overall quality of life in a very real and lasting way. If the project moved forward, she requested that meaningful, enforceable protections be put in place. Buffering must be done correctly with mature, substantial trees 20 feet tall at installation, not small saplings that will take decades to grow. The proposal fell short of established standards. A five-foot landscape buffer with an eight-foot fence was proposed, where a 10-foot buffer is standard. On the south side, the required 22 feet was reduced to only 11 feet. Those deviations would materially affect screening, compatibility, and property values for surrounding residents. The standards exist for a reason and should be followed. The Planning Commission's previous negative recommendation was not followed by the City Council. Given the concerns already identified, she strongly urged that the Commission once again recommend denial, as it is their responsibility to ensure that the development fits the neighborhood, not the other way around. She requested that they not approve a project that would turn a residential street into a commercial access point. If they did move forward, she requested that they require real, enforceable protections that preserve safety, livability, and the community's character.

Robbie Stagg gave his address on Sher Lane and reiterated his neighbors' request for an eight-foot wall. The Development Agreement discussed a High-Intensity Activated Crosswalk ("HAWK") signal, which would be appropriate because, if 300 East is an access point, it will increase safety concerns, and children will need to cross the street either at this location or at Stokes Avenue. He asked if the temporary access could be moved because otherwise, vehicle lights would shine into neighboring homes when making a right turn. He lives less than 1,000 feet from the entrance but will have to drive a mile to get back to his house due to all the right-in/right-out turns.

Fernando Luege gave his address in Draper. He believed that the project was being fitted to the primary tenant's building, but that conditions should first be put in place, and then the building size could be determined based on feasibility. The longest residential boundary for the project would face the primary tenant's loading bay, which would create significant noise projection. He had requested that a full row of parking be removed, the landscape buffers be increased, and more mature evergreen trees be installed to protect the residences. The developer responded that the tenant and building size required that number of parking stalls. He then referred to Exhibit K and stated that expanding the width of the landscape buffer was critical, with the retaining wall as far as possible from the border wall to avoid sound projection.

Greg Wall reported that he works for Land X Development at 134 West 13100 South. His company developed the Concord Farm Lane subdivision, which is the eight new homes north of the anchor tenant's building, and was under contract to purchase Mr. Luege's property. They had been in communication with the applicant regarding the 10-foot overlap, and he had forwarded the matter to the title company for resolution. He requested that a condition of approval be added to indicate that the matter be resolved prior to final approval. Additionally, he was concerned about the proposed landscape buffer to the north of the anchor building, which he deemed inadequate and would prevent them from developing the property they had under contract. DCMC Section 9-23-110 requires a 20-foot landscape buffer between all commercial and office uses when located adjacent to a residential zone, and one tree per 400 square feet of buffer area is required. The developer indicated that they could not plant the required coverage due to the detention basin, which was concerning. He requested that the same density and types of

trees found on the south side of the basin be planted on the north side adjacent to Concord Farm Lane and the property they had under contract. He also took issue with the proposed landscape buffer and sidewalk and offered to work with the developer to find an alternate design.

Matt Smith gave his address on Brown Farm Lane and asserted that the Traffic Study performed for the development did not accurately reflect the proposed master Site Plan, as it assumed that all properties are general retail except for the gas station. However, the conceptual Site Plan showed that the pad properties would be drive-throughs such as banks or fast-food restaurants, which have very different land uses. According to the Institute of Transportation Engineers Trip Generation Manual, a retail store generates 68 trips per day per 1,000 square feet, whereas a drive-through establishment generates 468. The traffic study assumed that all properties would be retail and projected 9,000 trips per day. However, when the correct land uses are applied to the submitted master Site Plan, the projected traffic increases to almost 16,000 trips per day. Even at the original projection of 9,000 trips per day, nearby intersections were projected to reach the level of service D, which is barely acceptable. He found it difficult to believe they could maintain a D if the traffic increases to 16,000 trips per day. He respectfully requested that the Planning Commission recommend denying the proposal until the types of tenants and uses were clearly specified. He also asked that the City require a new traffic impact study that accurately reflects the land use, and contract with an engineering firm to perform an independent peer review of the study. He believes that everyone shares the same goal of responsible development that supports economic growth while protecting the quality of life and mobility for Draper citizens.

Lee Holiday gave his address on Concord Farm Lane and indicated that he shared Commissioner Squire's concerns. He was not opposed to the project, but there were ways to improve it, and the lighting was too bright. No matter what they do, lights will shine into neighboring homes, but they can be dimmer. If the gas station were concerned about people stealing sodas, it could move them inside. They did not need 60 foot-candles of light, which he will probably see from his house. He was also concerned about prospective tenants and asked if additional uses should be prohibited. He understands that Draper City does not want anything planted in the detention basin; that may be good for the city, but not for residents. He believes the City should require the same trees in this area as elsewhere on the property. When his neighborhood was built, they had to plant three-inch caliper trees along 300 East, and some of what was proposed for the subject property were smaller. Trees should be installed prior to construction.

Jordan Wild gave his address on Brown Farm Lane. The Staff Report mentioned evaluating a traffic signal at the crosswalk at 300 East, and he asked whether the Planning Commission would condition approval on the installation of the signal. He also had questions about the reason for increasing lighting at the corner, reducing plant sizes from two gallons to one gallon, and whether the ban on trucks at the intersection would be enforced. If trucks are not allowed at that intersection, he asked about their specific entry and exit points to the loading docks, as well as dumpster locations and garbage truck routing. Required outdoor amenities had been reduced, but if the neighborhood where to eat and spend time there, they should not be allowed to reduce the number of gathering and eating places.

Trent Jarman gave his address on Brown Farm Lane, which will be affected by delivery vehicles backing up. Smiths will be the tenant, and the existing Smiths have minimal trees at the rear

because they do not replace them when they die. Residents asked the developer to plant evergreens to block light and sound in the winter. There will be garbage, cardboard, and broken shopping carts behind the building, and that is what neighbors will see when they pull out onto 300 East. If a traffic light is installed on 300 East, cars will back up, and more will cut through the neighborhood. They will be dealing with a ton of traffic.

Tallen Wardle gave his address in Draper and indicated that his front yard had become a staging area for road rage incidents and car accidents. He purchased the property from his grandparents, and it had been in his family for 30 years. He put a lot of money and labor into improving it, but halted renovations when he realized he might be investing in a residential property doomed to become a gas station or vacant lot. Ingress and egress were already issues, and he questioned how the City would handle the intersection's limiting factor. He found it convenient that the discussion about installation or budgeting of the traffic signal had been postponed to an ambiguous phase two. He requested that a plan be made to address issues at the intersection prior to approval. He is a general contractor who supports development, but there needs to be a reason and logic behind it, and consideration must be given to existing residents.

Kayla Kielsmeier gave her address in Draper. They already have to deal with street and traffic lights shining into their backyard, and announcements at the carwash make their dogs bark. She was concerned that her backyard would only be minimally protected from light and sound. She must leave 30 minutes before her son's sports practices at Draper Park Middle School to get him there on time because of traffic, and she was skeptical that a traffic light at 300 East would help, since traffic is already so backed up. Her son catches the bus at the corner, and some of his friends have to cross the street to reach the bus stop. She would hate to see a child be struck by a vehicle while trying to get on the school bus. People do not pay attention, and there is already too much traffic, and now they would be adding to it with this large development.

Augusto Bernardo gave his address on Sher Lane. He thanked Commissioner Squire for pointing out that the eastern landscape buffer needs more protection and screening trees. He asked the Planning Commission to consider how area residents will be affected by the decision.

Christina Kesler-Day gave her address on Brown Farm Lane. She thanked Rosemary Thomas, Matt Smith, and David York for the work and research they put into helping the community. The project differs from the America First Credit Union because there are homes on three sides of the development. Neighbors have had multiple meetings with the City Council, City Manager, and Mr. Rasmussen and have clearly conveyed their concerns about the traffic study, landscaping buffers, lighting, and scale. Mr. York was correct in stating that the development does not conform to the Site Plan, and she believes it is an embarrassment to Draper City and its staff. She asked everyone how they would feel about the development going on next door to their home. It was not going to be next door to the developer or landowner's house, but next to hers. Residents had asked the city for help in salvaging their neighborhoods for months. They moved to Draper because it was a nice place to live, but this was exploitation, and the developer kept pushing and pushing.

Mindy York gave her address on Morning Ridge Circle and asked that, instead of sending a conditional recommendation of approval to the City Council with dozens of changes, the Planning Commission deny the application.

Kenzie Simons gave her address in Draper. She was concerned about traffic on 300 East. She already has difficulty turning left from her road to take her children to school and activities, and is worried about how long it will take when there are thousands more cars on the road. She and her children use the crosswalk at Stokes Avenue and 300 East daily. It is very dangerous because cars do not stop. She requested that the developer install more substantial crosswalks because many children walk along 300 East to the parks. The line for pick-ups and drop-offs at Channing Hall can extend all the way down 300 East, and the development will add even more traffic. She is very concerned about safety in the area.

Jeff Thomas stated that he lives on Brown Farm Lane and asked that the traffic study be expanded to include areas north of the subject property. He will have to exit Brown Farm Lane and travel down 13800 South to turn right into Smith's. To return home, he will have to drive back up 300 East to the roundabout at the dog park and come all the way back to Brown Farm Lane. Residents coming from the east and south will have to exit right onto 300 East, then turn left or right from there. That means a lot of traffic will flow out of 300 East and work its way around the park. He also asked how the right-in/right-out entries at 300 East and 13800 South would be enforced.

Shawna Fuller gave her address on Ranch Circle. She indicated that 300 East is increasingly used as a bypass when accidents occur on Interstate 15, which are becoming more frequent. Even when that does not happen, it can take 20 minutes for her to go westbound on 13800 South to Interstate 15 at 4:00 p.m. because of the number of cars already on the freeway and arterial roads.

There were no further comments. The public hearing was closed.

Chair Adams stated that, as Mr. Maxfield had reported, developers cannot be required to correct City deficiencies, so improvements like a HAWK system would need to be installed by the city. He asked Mr. Maxfield what could reasonably be asked of the City Council and to review the proposed mitigations for traffic impacts outlined in the Development Agreement.

Mr. Maxfield reported that Development Agreements typically address onsite items. Engineering aspects of the site and its impacts on surrounding infrastructure are analyzed at Site Plan approval when information on actual uses and trip generation is available. The Draper Traffic Committee analyzes intersections, crosswalks, school routes, and other locations to determine whether specific improvements are justified. Citizens spoke about a HAWK signal, which is a controlled system that allows pedestrians to cross. They are mid-block crossings that cannot be installed at intersections because they are not visible in all directions. The City is always concerned about unsafe crossings, and he would discuss the issue with the Traffic Committee.

Staff had analyzed connection points and turning movements for the development, and right-in/right-out is the best movement given traffic volumes. Adding a left-turn movement would slow traffic and create additional conflict points. Their intent was to engineer it to address existing problems and accommodate potential traffic generated by the development. An independent

consultant that is not affiliated with the developer reviews traffic studies for the city, so an outside review will be conducted when the Site Plan is submitted. Staff will then evaluate any recommended mitigations and review improvements to address safety concerns, such as lane widening, additional turn pockets, additional signals, or signal timing.

Regarding citizen comments on the use of porkchops (curbs to prevent vehicles from traveling in a specific direction) or other methods to prevent trucks from entering the property, it is important to ensure that fire trucks can access the property. Because they are approximately the same size as delivery trucks, the city limits their use. However, signage and striping will be installed, and the police department will enforce traffic regulations. In response to a question raised by Commissioner Fowler, Mr. Maxfield stated that fire trucks require 13 feet of clearance, so an overhead clearance bar could not be used.

In response to a question from Commissioner Squire, Mr. Maxfield confirmed that the entrance from 300 East will be right-in/right-out only. Commissioner Squire stated that it would cause issues, as people consistently U-turn at the “No U-Turns” sign in front of Harmon’s.

Commissioner Squire asked why the HAWK signal was discussed in the Development Agreement if the developer was not responsible for its installation. Mr. Draper reported that the language was provided by the developer to address concerns raised by residents, and a modification had been requested to clarify that the city is responsible for studying and installing the signal. Chair Adams asked if the developer could be asked to install the signal, as it is an expensive system.

Commissioner Squire stated that a citizen had made a valid point about the installation of small, slow-growing trees and asked if a maturity requirement could be added to the Development Agreement. Mr. Draper reported that the developer had proposed two-inch caliper trees, which were consistent with the city ordinance. When larger trees are planted, their survival decreases. Chair Adams remarked that the berm, elevation difference, and wall will provide initial screening. Commissioner Squire pointed out that the renderings show mature trees, which is not a realistic portrayal.

Mr. Rasmussen stated that they had many discussions with the staff about the HAWK signal. Mr. Maxfield and the Traffic Committee want to ensure that it is warranted and installed in the right place, and he was unsure of the timing for that decision. However, they would be willing to participate in the project. He and the neighbors have differing opinions on how the property should be developed. If the Planning Commission was comfortable with sending the list of recommendations to the City Council, he asked that they forward a positive recommendation. If they were not inclined to do so, he requested that the item be tabled until the next meeting so any pending issues could be addressed. He believes a resolution can be reached.

Chair Adams stated that there had been comments that the Development Agreement was not ready or that the meeting was premature, but the meeting had been productive. He saw no reason to table the item, as the same issues would be raised at that time. He recommended that the signage height be consistent with other signage in the city, and fencing, screening, and lighting requirements be addressed. Regarding lighting, the more well-lit the property, the more secure it is, but that comes at a huge cost in light pollution. He agreed with Commissioner Fowler that the

staff should provide a foot-candle recommendation. He understands why the applicant had requested the level of illumination, but the staff needed to determine what was appropriate.

In response to a question, Commissioner Nixon stated that signage should be consistent with the Code and the area. Chair Adams stated that the references to signage in the Development Agreement are unclear, as some refer only to the anchor tenant, while others refer to all sub-tenants. Commissioner Nixon added that heights, widths, locations, spacing, and other details should be specified. It was a difficult situation, but she had faith that the City Council and Staff would look out for the City's best interests. The more time the Council has to look at it, the better. She was in favor of forwarding a recommendation outlining all concerns and changes.

Additional items to be included in the motion were discussed. The Commission agreed that the minimum fence height should be eight feet. Perimeter trees should follow the ordinance, with the detention pond perimeter matching the 300 East frontages as closely as possible, because every impacted home deserves as few noises, light, and other impacts as possible.

Commissioner Fowler referred to the citizen's suggestion to remove parking on the north side of the 300 East exit and asked whether that should be included in the motion. It was decided that the recommendation should focus on screening. Parking may need to be removed to accomplish that goal, but the priority should be on protecting residents. The same should apply to the south perimeter, including near the currently vacant parcel.

Whether to require evergreen trees was discussed. Commissioner Nixon noted that evergreens are wider and require more space than a 10-foot landscape buffer provides. It was decided that the determination should be left to the staff. A maximum building height of 35 feet is recommended, and boundary line issues must be resolved prior to issuance of a building permit. The Commission agreed that the proposed outdoor amenity space was adequate.

In response to a question, Ms. Jastremsky reported that the city standard for perimeter lighting sets a maximum of 0.2 FC. She recommended that the developer be required to comply with that standard. Lighting under the fuel station canopy should comply with DCMC or with what has been allowed elsewhere in the city, and light readings must be taken every 5 feet.

The citizen's request to move the 150 East access closer to Bangerter Highway so vehicle headlights do not shine into nearby homes was discussed. Chair Adams remarked that it would be harder to move the access than to provide adequate screening of the headlight pollution.

The Planning Commission discussed how to proceed. Commissioner Squire stated that she was not in favor of forwarding a positive recommendation due to the extent of the necessary changes, but noted that the list included all her concerns.

Motion: Commissioner Fowler moved to forward a positive recommendation to the City Council for APPROVAL of the Bangerter Crossroads Development Agreement as requested by Duaine Rasmussen, representing Tom Lloyd and Lloyd's TLC Limited, Application 2025-0304-DA, based on the Findings for Approval listed in the Staff Report dated March 19, 2026, together with the following additional recommendations:

1. That all noted concerns and changes identified by City Staff as outlined in the Staff Report, including but not limited to those included with Exhibits A and G, be addressed and included in the Development Agreement that is approved by the City Council.
2. That signage be consistent with DCMC.
3. That solid perimeter fencing bordering on residential properties has a minimum height of eight feet.
4. That perimeter trees be increased to mirror the proposed buffer along 300 East as much as possible, or at a minimum, comply with DCMC and provide screening for residential neighborhoods.
5. That parking stalls be removed on the north side of the anchor tenant and replaced with trees, if possible, as well as potentially on the south side to provide a better buffer for residences.
6. That perimeter lighting complies with DCMC, and lighting under the fuel station canopy complies with DCMC or is consistent with what is allowed in nearby fuel stations.
7. That the Photometric Plan be updated to provide light readings every five feet.
8. That building elevations should have a maximum of 35 feet.
9. That all boundary issues must be resolved prior to issuance of a building permit.

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 4-to-1 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler	X				
Squire		X			
Nixon	X				
Shirey	X				
Ogden					X
Fidler, Alternate	X				
Green, Alternate					X

2. Other Business.

Coordination between City Staff and the Planning Commission (as needed).

None.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The meeting adjourned at 10:49 PM.

DRAFT

MEMO



To: Planning Commission

From:

Date: 2026-06-11

Re: Action Item: Approve Planning Commission Meeting Minutes for April 23, 2026.
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 042326.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, APRIL 23, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Commissioner Member Kendra Shirey
Commission Member Susan Nixon
Commission Member Gary Ogden
Commission Member Mary Squire
Alternate Commission Member Laura Fidler

EXCUSED: Lisa Fowler, Vice-Chair
Christine Green, Alternate Commission Member

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Maryann Pickering, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:31 PM.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for February 12, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for February 12, 2026
- B. Action Item: Approve Planning Commission Meeting Minutes for February 26, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for February 26, 2026

Motion: Commissioner Squire moved to APPROVE the February 12, 2026, and February 26, 2026, Meeting Minutes, as presented.

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler					X

Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate	X				
Green, Alternate					X

C. Action Item: Canyon Crest Medical Condo 2nd Amendment Plat Amendment Extension Request. (Administrative Item)

On the request of Cameron Duncan, representing Canyon Crest South, LLC, Canyon Crest 11800 LLC, SHW Associates Enterprises, LLC, and Canyon Crest Medical Condominium Homeowners Association, a six-month extension to the Plat Amendment approval for Canyon Crest Medical Condo 2nd Amendment located at 11762 S. State Street, application 2025-0021-SUB. Staff contact is Maryann Pickering, 801-576-6391 or maryann.pickering@draperutah.gov.

City Planner, Maryann Pickering, presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The Subdivision Plat was reviewed in April 2025 and is set to expire on April 24th, as it had not been recorded. The applicant was reconfiguring the office and common spaces to create additional units and requested a six-month extension to accommodate unexpected delays.

The applicant, Cameron Duncan, with Ensign Engineering, thanked the staff for getting the item on the agenda.

Motion: Commissioner Nixon moved to APPROVE the Amended Subdivision Plat, Application No. 2025-0021-SUB, based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 15, 2026.

Findings for Approval:

1. Good cause exists for the Subdivision Plat Amendment, and no public street, right-of-way, or easement has been vacated or amended

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				

Fidler, Alternate	X				
Green, Alternate					X

**D. Public Hearing: Basset Furniture Site Plan and Deviations Request.
(Administrative Item)**

On the request of Brandon Wangsgaard of Dutson Builders, representing the property owner Ikea Property, Inc., a site plan and a deviation request for the construction of a new retail building on approximately 1.24 acres located at approximately 51 W. Ikea Way. Known as applications 2025-0208-SP and 2025-0207-VAR. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

Ms. Pickering presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property was one of the two remaining building pads from the initial Ikea development. It is designated as a Commercial Special District and zoned as Dahle Retail Center Commercial Special District (“CSD-DRC”).

The new furniture retail building will be approximately 16,000 square feet in size and one story and 25 feet tall. The site, landscaping, and lighting plans, as well as the proposed elevations, were reviewed. The exterior will have a combination of Exterior Insulating Finishing System (“EIFS”) and stucco, as permitted in the zone. The request complied with all CSD standards, except for parking requirements, and a parking deviation had been requested.

A minimum of 80 parking stalls was required, and 40 were proposed. Ms. Pickering reported that the retail store will have only a showroom. Furniture will be ordered at the location and shipped to the customer’s home. There is ample parking on the Ikea property. Similar parking deviations had been approved for Alice Lane Home Collection and La-Z-Boy Furniture, and no issues had arisen from those deviations.

Ms. Pickering reported that one public comment was received in response to the item and that it was forwarded to the Planning Commission for review.

The applicant, Brandon Wangsgaard, stated that they were looking forward to breaking ground.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Nixon stated that she was happy to see the parking study, as it was very helpful with the retail use. Chair Adams remarked that the Ikea parking lot is always empty.

Commissioner Squire asked if the public comment should be considered in the Planning Commission’s decision. City Attorney Traci Gundersen reported that it was a civil matter between the property owners and had no bearing on the decision.

Parking Deviation

Motion: Commissioner Ogden moved to APPROVE the Parking Deviation, as requested by Brandon Wangsgaard of Dutson Builders representing the property owner Ikea Property, Inc., Application No. 2025-0207-VAR, based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 19, 2026.

Findings for Approval:

1. Adequate parking will be provided.
2. The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site-specific factors of the application.
3. Estimated tradeoffs between businesses that are open when others are closed will not overburden the parking provided;
4. There is an adequate availability of approved on-street or shared parking for all associated uses;
5. Site or use specific conditions or factors do not provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;
6. Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking;
7. Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition; and
8. ADA-compliant parking requirements are not proposed for adjustment.

Second: Commissioner Squire seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate	X				

Green, Alternate					X
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Site Plan

Motion: Commissioner Nixon moved to APPROVE the Site Plan, as requested by Brandon Wangsgaard of Duston Builders representing the property owner Ikea Property, Inc., Application No. 2025-0208-SP, based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 19, 2026.

Findings for Approval:

1. The proposal represents the development of the entire site at one time.
2. With the imposed conditions and approval of a parking deviation, the Site Plan conforms to applicable standards set forth in Title 9 of the DCMC, including but not limited to building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the General Plan and the purpose of the Zoning District in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate	X				
Green, Alternate					X

**E. Public Hearing: Jensen Farms Phase 4 Preliminary Subdivision Plat and Park Strip Deviation Requests.
(Administrative Items)**

On the request of Peter Gamvroulas of Ivory Homes, Preliminary Subdivision Plat and Park Strip Deviation requests for a new single-family residential development on approximately 11.74 acres at approximately 11867 S. 700 West. Known as applications 2025-0057-SUB and 2026-0043-VAR. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

Ms. Pickering presented the Staff Report and reviewed the Vicinity, Aerial, Land Use, and Zoning Maps. The property was designated Residential Medium Density and zoned R4. The proposed project was a 28-lot single-family residential subdivision and would be part of the Jensen Farms development for which a Development Agreement was approved in 2017. The subject property was Phase 4 of the development. It was initially sold to Canyons School District for a future school, but was later sold to Ivory Homes. The proposal conformed with the original phasing plan and would connect with the Jensen Farms subdivision to the west and Big Willow subdivision to the north.

The Preliminary Plat was reviewed, and Ms. Pickering reported that it conformed with all requirements with the exception of the following deviations to two park strip areas:

- Reduction from 10 feet to five feet along two cul-de-sacs abutting the City park.
- A retaining wall would be placed in the park strip area, not the park, as requested by the Draper City Parks & Recreation Department.

Ms. Pickering reported that the Draper City Engineering Department agreed with the design and that the Planning Commission had authority to modify it per Draper City Municipal Code (DCMC) Section 17-5-030(D). No public comments were received on the item.

In response to a question from Commissioner Squire, Ms. Pickering clarified that Phase 4 was originally intended to be housing. The subject property was then sold to the Canyons School District, which later determined that it was not an appropriate area for a school and sold it to Ivory Homes.

Commissioner Nixon asked about the planned stamped concrete. Ms. Pickering reported that stamped concrete would be used only in areas where park strip deviations were requested. City Engineer, Brien Maxfield, added that it will be used to replace landscaping in the park strip and reduce City maintenance responsibilities.

The applicant, Peter Gamvroulas, was present to answer questions.

Chair Adams opened the public hearing.

Mark Roberts stated that he lives north of the subject property, a 12-acre fire hazard he was glad would be developed. The developer did a great job of controlling dust and noise during the

construction of Phases 1, 2, and 3 of Jensen Farms, but Big Willow was a disaster. He was concerned about whether construction would be properly controlled to avoid those issues.

Scott Jensen stated that he lives on Windmill Gate Cove, west of the subject property. He had spoken with neighbors who shared his concerns about the park strip deviations, but it may be an issue of terminology. He asked whether the park or the sidewalk would be reduced in size.

Rick Taylor gave his address as 11443 South 700 West and stated that he was also present on behalf of West Crescent Irrigation Company. He would typically prefer to see agricultural and horse properties in the area, but in this case, he approved the development. The creek they irrigate from gets water from tributaries of the subdivision that were once farmers' fields, and there was previously no regard for where that water went. The company struggled each year to get enough water to pump. Before the Jensen farm was sold, they purchased East Jordan water and had a delivery system through their old siphon line, which was expensive and intended to remain active. However, the line was cut when they constructed June Grass Drive, and it had been his mission ever since to reactivate those water sources. Mr. Gamvroulas and Ivory Homes had helped him get the line back in place. It was planned as an 18-inch C-900 water line, but he had informed them it could be reduced to 12 inches.

Stacy Jensen stated that she lives on Windmill Gate Cove and has a very nice view of the bridge and main street, but there is a lot of speeding on the road. With the completion of the park and more homes being built, she asked that the City consider adding traffic-calming measures, such as speed bumps or signs, to protect children on neighborhood roads.

There were no further comments. The public hearing was closed.

Mr. Gamvroulas reported that Phase 5 was completed in late fall of 2025. Dust is always an issue during development, but their contractors work under a dust-control plan and treat the area with a water truck as needed. He encouraged residents to contact Ivory Homes if any problems arise. Regarding the park strip, he clarified that it is the area between the sidewalk and the curb or road, typically landscaped with street trees, sod, or other plants. It is not related to the City park. The park strips in two areas will be reduced to 5 feet and will have stamped concrete rather than landscaping. He thanked Mr. Taylor for his comments and support.

Chair Adams asked about the dust mitigation process. Mr. Gamvroulas stated that water is typically the only means of mitigating dust. Community Development Director Jennifer Jastremsky added that residents can call the City if problems arise. City inspectors are on site during construction and can speak with the contractors about mitigation measures.

Mr. Maxfield addressed Ms. Jensen's concern about speeding. The City's Traffic Committee evaluates streets as conditions change or new growth happens and will be watching the area. He anticipated future speed studies on Rolling Hills Way and other access roads to the park. If enforcement does not resolve the issue, more in-depth studies may be warranted to determine an engineering solution to any safety issues.

Park Strip Deviation

Motion: Commissioner Squire moved to APPROVE the Park Strip Deviation, as requested by Peter Gamvroulas of Ivory Homes, Application No. 2026-0043-VAR, based on the following Finding and the Criteria for Approval listed in the Staff Report dated April 14, 2026.

Finding for Approval:

1. The modification of the park strip is adequate and appropriate based on the proposed design.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate	X				
Green, Alternate					X

Preliminary Subdivision Plat

Motion: Commissioner Shirey moved to APPROVE the Preliminary Subdivision Plat, as requested by Peter Gamvroulas of Ivory Homes, Application No.2025-0057-SUB , based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 14, 2026.

Findings for Approval:

1. The proposed Subdivision Plat complies with DCMC Section 17-3-040(A).
2. The proposed subdivision plat complies with the standards and criteria found in Draper City Municipal Code, including, but not limited to, the subdivision ordinance, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria.

Second: Commissioner Ogden seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams				X	
Fowler					X
Squire	X				
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate	X				
Green, Alternate					X

F. Public Hearing: City-Initiated Short-Term Rentals Text Amendment Request. (Legislative Item)

On the request of Draper City, approval of text amendments to portions of Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to require short-term rentals to be licensed and permitted and to add associated standards. Known as application 2026-0090-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

This item was continued to an uncertain date.

2. Other Business.

A. Annual Commissioner Training by City Staff.

Ms. Gundersen presented the Open and Public Meetings Act Training.

Open and Public Meetings laws are also known as sunshine laws. Their intent is to ensure that state agencies and political subdivisions take actions and conduct deliberations openly. The Continental Congress and Constitutional Convention were held in secret, but over time, there was a trend toward more open and public governmental operations. The Freedom of Information Act was passed by the federal government in 1966. Utah's Government Records Access Management Act ("GRAMA") laws are based on it, and all states had enacted an Open and Public Meetings law by 1976. The Open and Public Meetings Act ("OPMA") is outlined in Utah Code Section 52-4-101. Its legislative intent is for public bodies to deliberate and act openly.

Section 4.2 of the Draper City Planning Commission Bylaws and Rules of Procedure outlines the following expectations for Commissioner decorum:

- a. Commissioners in attendance at each meeting shall portray an appropriate appearance as a representative of Draper City to conduct the meeting in a serious, respectful, and sincere manner.
- b. Commissioners should be avoid leaving their seats except during approved recesses of a meeting or removing themselves for a conflict of interest.

- c. Commissioners should avoid conversation that is not plainly audible to all present at the meeting.

Utah Code Section 10-3-6 sets forth the requirement for rules of order and procedure, outlining rules for parliamentary order and procedure, ethical behavior, and civil discourse. Behavior that is likely to disrupt public peace or offend public decency constitutes disorderly conduct. If a Planning Commissioner is disorderly, they can be expelled from the meeting by a two-thirds vote or a supermajority. As five members represent a quorum, four would need to vote to expel a member. A member could make a motion in the moment.

Chair Adams asked about meetings where others become disorderly, such as the meeting about the hang-glider park. Ms. Jastremsky stated that if staff have concerns about an applicant's or citizen's potential unruly behavior, they will invite police officers to attend the meeting. They can also request police presence if needed during the meeting. Ms. Gundersen added that the Chair is required to maintain order during the meeting and has the authority to ask someone to leave. If necessary, the meeting could be put on hold until the police escort the disorderly person out. In the event of the threat of physical danger, they should take cover and then follow her to a safe location.

The OPMA defines a quorum as a simple majority of the membership of a public body. Section 3.5 of the Draper City Planning Commission Bylaws states that three members represent a quorum. The Chair is counted as a sitting member to establish a quorum and shall vote if only three Commissioners are present.

Closed meetings may be held for the following reasons:

- Discussion of the character, professional competence, or physical or mental health of an individual;
- Strategy sessions to discuss collective bargaining;
- Strategy sessions to discuss pending or reasonably imminent litigation;
- Strategy sessions to discuss the purchase, exchange, lease, or sale of real property;
- Discussions regarding deployment of security personnel, devices, or systems;
- Investigative proceedings regarding allegations of criminal misconduct; and
- Other reasons not common for municipalities.

However, per the Draper City Planning Commission Bylaws, all Planning Commission meetings must be open to the public and conducted in accordance with the OPMA.

Per Utah Code Section 52-4-202, public notice is required at least 24 hours before the meeting and must be posted for at least 24 hours; the annual meeting schedule must also be posted each year. OPMA training is required annually.

Approved minutes must be posted for the public within three business days after approval. Minutes must include the date, time, and place of the meeting; names of members present and absent; a

record of each vote taken by the public body, and the substance of the matters proposed, discussed, or decided. Verbatim transcription of all dialogue is not required.

Due to COVID-19, electronic meetings are no longer required to have an anchor location.

Chance meetings, social gatherings, and events like Draper Days, where a quorum of the public body is in attendance but are not part of a convened meeting, are not regulated by the OPMA. However, individuals constituting a quorum of the public body may not act together outside a meeting in a concerted and deliberate way to predetermine an action to be taken by the public body at a meeting on a relevant matter.

Chair Adams asked whether members could discuss Planning Commission business by phone, for example. Ms. Jastremsky stated that discussions with one another or Staff are allowed per the bylaws. Ms. Gundersen cautioned that they cannot predetermine an outcome or deliberate on the matter. Simply discussing an item would not be a violation, but Commissioners should be careful not to discuss it in a way that would predetermine a decision.

Chair Adams asked about communications between Planning Commissioners and City Council Members. Ms. Gundersen reported that the Planning Commission bylaws differ from the procedures governing the City Council. Planning Commissioners should not make public comments in advance of a decision, but can discuss their decision with the Council after it is rendered. However, the City Council prefers that they not be contacted in advance of their own decisions on legislative items.

The appropriateness of Planning Commissioners commenting at City Council Meetings was discussed. Ms. Gundersen reported that Commissioners may exercise their right to comment as residents of Draper after they have voted on all aspects of a specific project. However, she cautioned that members of the public are sometimes very oppositional to a decision, and any assumption of influence could put the Commissioner at risk of being named in a lawsuit. Commissioner Squire remarked that Commissioners can spend as much time as necessary discussing each item at Planning Commission meetings, so additional comment at a City Council meeting should not be necessary. Ms. Jastremsky added that optics should also be considered. Planning Manager Todd Draper noted that all written communication is part of the record and can be discovered in response to a GRAMA request.

Ms. Jastremsky reported that City Council members sometimes listen to Planning Commission meetings and reference them in their deliberations, and, in cases of split votes, they often ask for more information about the discussion. Staff always provides the Council with the Planning Commission's recommendation on all items.

Ms. Gunderson reported that per Utah Code Section 52-4-103(5), a "meeting" is defined as a gathering:

- a. Of a public body or specified body;
- b. With a quorum present; and

- c. That is convened:
 - i. by an individual:
 - A. with authority to convene the public body or specified body; and
 - B. following the process provided by law for convening the public body or specified body; and
 - ii For the express purpose of acting as a public body or specified body to:
 - A. receive public comment about a relevant matter;
 - B. deliberate about a relevant matter; or
 - C. take action upon a relevant matter.

The agenda must include reasonable specifications about topics to be considered. Per Section 3.8 of the Draper City Planning Commission Bylaws, the Agenda order is as follows:

- a. Introduction of the Agenda item by the Chair
- b. Presentation by Staff and Planning Commission questions
- c. Presentation by the applicant or their agent and Planning Commission questions
- d. Explanation and opening of the public hearing
- e. Public comment
- f. Closure of the public hearing
- g. Applicant conclusion and any Planning Commission questions
- h. Planning Commission discussion, questions, and deliberation
- i. Vote.

Commissioners may not text or email each other during a public meeting, including on unrelated topics. However, there were no restrictions on transmitting electronic messages when the public body is not convened in a meeting.

Motions to continue require a reason for continuance and a specific date for hearing (if possible). The applicant may request a continuance if the request is made before the vote. Commissioner Nixon stated that the Planning Commission recently discussed continuing an item, but Assistant City Attorney Spencer DuShane was adamant that the item must go to a vote. Ms. Jastremsky reported that per City Code, some items require approval or denial only and cannot be continued. Mr. Draper added that a public hearing had already been held for that specific item. Ms. Gundersen agreed that some items cannot be continued and noted that in other cases, the applicant may have deadlines that warrant a decision. Ms. Jastremsky reported that Staff would work with Ms. Gundersen and Mr. DuShane to compile a list of items that can and cannot be continued.

Chair Adams asked if the staff could provide reasons why specific items cannot be continued. Ms. Jastremsky reported that in some cases, that information cannot be provided for legal reasons. For example, they were not allowed to say the name of a specific grocery store for many months. In other cases, Staff may not be privy to the applicant's contract terms, and the applicant may not want to share that information. In response to a follow-up question from Chair Adams, it was clarified that the applicant need not agree to a continuance.

In response to a question from Commissioner Ogden, Ms. Gundersen confirmed that the City Code takes precedence over the bylaws.

Ms. Gundersen reported that sitting Commissioners may move to recess at any point during a Planning Commission meeting, and the motion must include a specific time to reconvene. To avoid the appearance of collusion, she recommended that any recesses be taken in between Agenda items.

Amendments to motions:

- Permission is not needed to amend another Commissioner's motion if made once seconded but before the vote.
- Amendments must be seconded.
- Amendments must not change the decision made in the first motion.
- The motion to amend must be voted on before the underlying motion is further considered.

Motions that have been passed may be reconsidered. Any Commissioner who voted in favor of the motion can move to reconsider that motion in the same meeting. The motion to reconsider must be seconded and pass, and reconsideration will only take place after legal notice is given.

Per Utah Code 52-4-305, a closed meeting violation is a Class B Misdemeanor.

In response to a question, it was reported that meeting slides and audio are available on the city website, but video of the proceedings is not available as the City's recording system would need to be upgraded to provide that capability.

B. Coordination between City Staff and the Planning Commission (as needed).

Ms. Jastremsky provided updates on recent City Council decisions.

Fratto Farms Development Agreement

- Approved with changes:
 - The project was limited to a maximum of 14 lots.
 - The park shown on the Concept Plan is required.
 - No accessory dwelling units ("ADU") are allowed.
 - Home size is limited to 3,000 square feet of livable space. The height and number of stories were not specified.

Kimballs Junction Development Agreement

- Approved with changes:
 - Language was added to dedicate the trail to the City.
 - Language was added to require that all roadways and infrastructure comply with the DCMC as recommended by Staff and the Planning Commission.

- A one-half cul-de-sac is required on 11900 South.
- The Site Plan and Preliminary Plat had been submitted and were in Staff review.

Openshaw Development Agreement

- Approved with changes:
 - Language was added regarding temporary access and cross-access as recommended by the staff.
 - Landscape islands are required at the ends of parking rows but do not count toward the 10% overall landscaping requirement.
 - Mayor Walker will not sign the Development Agreement until the cross-access agreement has been signed and executed.

Bangerter Crossroads Development Agreement

- Approved with changes:
 - Verbiage changes as recommended by the staff.
 - A pork chop is required on the 300 East access. The applicant was also instructed to research ways to mitigate truck access to 300 East in addition to the pork chop and sign.
 - The sidewalk must continue from 300 East into the site on the north side.
 - If a High-Intensity Activated crosswalk ("HAWK") is warranted at 300 East, the cost will be shared equally between the developer and the City.
 - The fuel canopy must be painted a dark color, and canopy lighting must be limited to 51-foot candles. The dark color will reduce light pollution and glare.
 - Eight-foot walls are required along all residential buffer areas.
 - The 300 East berm and fence must equal 8.5 feet in height.
 - Landscape buffers adjacent to residential properties must comply with the DCMC in regard to both width and number of trees.
 - Mayor Walker will not sign the Development Agreement until the cross-access agreement has been signed and executed.
 - Deed gaps and overlaps of adjacent properties must be resolved prior to Site Plan approval.
 - The largest possible trees with the best chance of longevity should be installed on the property.

Juan Diego Zoning Text Amendment

- Approved with all changes recommended by the staff and the Planning Commission, including defining the term “ancillary”.

Commissioner Squire stated that *The Draper Journal* published an article about the Bangerter Crossroads development in which Duaine Rasmussen stated that they anticipated construction of the anchor building to begin in the fall of 2027. She asked if Openshaw had a similar timeline.

Ms. Jastremsky reported that she did not have information on their timeline. She expected that the Site Plan application for Bangerter Crossroads would be submitted in the summer.

Mr. Maxfield reported that construction had begun on frontage improvements to address the deficiencies at Bangerter Highway and 13800 South and should be completed within two months.

In response to a question, Mr. Maxfield reported that UDOT's priority is to keep traffic off of the main line of Interstate 15, and signals are managed accordingly. That can push traffic into Draper and the Bangerter Highway area. They had committed to widening the area between 150 East and the northbound onramp but had not provided a timeline for the work. One section of curb is too narrow for an official lane, so improvements are required prior to restriping. The City will be adding lanes between 150 East and 13800 South.

3. Adjournment.

Motion: Commissioner Ogden moved to ADJOURN.

The meeting adjourned at 8:16 PM.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-06-11

Re: Action Item: Johnson I-ADU Deviation Request (Administrative Action)

Comments:

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 1.38 acres located on the west side of City Point Cv. at approximately 13164 S. City Point Cv. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) shall be constructed and provided for use by occupants of the I-ADU.

ATTACHMENTS:

[Johnson I ADU Deviation Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

June 2, 2026

To: Draper City Planning Commission
Business Date: June 11, 2026

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Johnson I-ADU- Deviation Request

Application No.: 2026-0095-VAR

Applicants: City Point Real Estate LLC, representing Melissa and Scott Johnson

Project Location: 13164 S. City Point Cv.

Current Zoning: RA2 (Single-family residential) Zone,

Acreage: Approximately .63 acres (27,838 ft²)

Request: Request for approval of a Deviation from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's).

BACKGROUND AND SUMMARY

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 1.38 acres located on the west side of City Point Cv. at approximately 13164 S. City Point Cv. (Exhibit B and C). The property is currently zoned RA2. The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU.

The subject property is Lot 1 of the Corner Cove Subdivision and is currently undeveloped. The subject property is located within a mapped area of the City where I-ADU's are prohibited (Exhibit F). A building permit application for a single-family home has been submitted to Draper City as well as an application to construct an I-ADU within the proposed dwelling, both applications are pending the approval of this I-ADU deviation request.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA2 & R3 (Single-family residential)	
West	RA2	
North	RA2	
South	RA2	

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

Residential Low-Medium Density

LAND USE DESCRIPTION			
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas		
LAND USE MIX	<table> <tr> <td> Primary • Single-family detached homes </td><td> Secondary • Parks • Open space • Churches • Schools </td></tr> </table>	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools		
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas		
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)		
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques		

According to Draper City Municipal Code (DCMC) Section 9-4-030 the purpose of the RA2 zone is to, "foster low density development with little impact on its surroundings and

municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Criteria For Approval.

The criteria for review and potential approval of a Deviation request for an I-ADU is found in Section 9-31-055 of the DCMC. This section depicts the standard of review for such requests as:

- A. Deviation Authorized: A deviation from strict compliance with the prohibition of I-ADUs on properties located within the areas identified on the I-ADU map in Exhibit A of this chapter may be approved by the planning commission if all of the following criteria are met and the planning commission finds that:*
 - 1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);*
 - 2. No D-ADU exists on the property;*
 - 3. The proposed I-ADU meets all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter; and*
 - 4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.*

The requirements of Section 9-31-30 of the DCMC are:

- A. An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU Permit.*
- B. D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for an application for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 9-31-060 of this chapter.*
- C. Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.*
- D. I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft²) or less in size.*
- E. I-ADUs are not permitted within mobile homes.*
- F. I-ADUs are not permitted within a primary dwelling unit serviced by a failing septic system.*
- G. Separate utility meters may not be installed for any I-ADU or D-ADU.*
- H. An I-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.*

- I. No ADU or dwelling associated with an ADU may be separately rented, leased, hired or loaned unless the owner of record occupies either the dwelling or the ADU as their primary residence.*
- J. An ADU Permitted issued by the zoning administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this section and sections 9-31-040 or 9-31-045 as applicable to the specific type of ADU are met. The ADU Permitted shall be subject to the application and review procedures, including the annual renewal requirements and procedures of section 9-5-210. (Ord. 1132, 2-17-2015; amd. Ord. 1499, 9-21-2021; Ord. 1626, 11-12-2024)*

The requirements of Section 9-31-45 of the DCMC are:

- A. Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in chapter 30 of this title. An existing second kitchen located within a primary dwelling can be converted as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.*
- B. Conditions: An I-ADU shall comply with the applicable requirements of section 9-31-030 and with all of the following conditions:*
 - 1. Only one I-ADU shall be allowed per lot or parcel.*
 - 2. At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the I-ADU. The parking stall(s) provided for use of the occupants of the I-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.*
 - 3. If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.*
 - 4. The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.*
 - 5. In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling. (Ord. 1499, 9-21-2021)*

The applicant provided Staff with a site plan, elevation photos, and floor plans for the proposed I-ADU which are located in Exhibits G, H and I of this report. Staff notes that the subject property is approximately 13,164 ft² in size which surpasses the 6,000 ft² minimum needed to satisfy the size requirement for approval of the deviation as described in subsection 9-31-055(A) of the DCMC. The subject property does not contain a Detached Accessory Dwelling Unit (D-ADU).

The I-ADU will be located on the main floor of a single-family home that has not yet been constructed. The entrance to the I-ADU will be located on the north side of the residence in the side yard area where a doorway will be constructed. The I-ADU will also be accessible through the I-ADU's two car garage that is located at the northwest side of the proposed dwelling (Exhibits G, H & I).

The plans submitted by the applicant show that two off street parking stalls will be provided. The applicant is constructing a two car garage that will be for the use of the I-ADU tenants (Exhibit G). The I-ADU garage is separate from the primary dwelling's two car garage and will be accessed by the primary driveway. The location of the I-ADU garage does not prohibit the residents living in the primary dwelling from accessing their garage (Exhibits G, H & I).

Staff believes that the proposed site plan, proposed floor plans, and elevation drawings provided with this Deviation application comply with the criteria necessary for approval of the requested deviation from strict compliance with the geographical restrictions for I-ADU's.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Deviation Request. 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 Deviation Request. 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 Deviation Request. 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 Deviation Request. 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 finds that the application complies with the DCMC and recommends that the Planning Commission review the request, and approve the application based on the criteria and findings for approval, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Deviation request from strict compliance with the geographical restrictions for I-ADU's, as requested by City Point Real Estate LLC, representing Melissa and Scott Johnson, application 2026-0095-VAR based on the following findings and the criteria for approval as listed in the Staff Report dated June 2, 2026.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) shall be constructed and provided for use by occupants of the I-ADU.

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: 2026.06.03 14:27:49-06'00'

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: 2026.06.04
15:12:16-06'00'

Draper City Planning Division


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: 2026.06.03 13:03:35-06'00'

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.

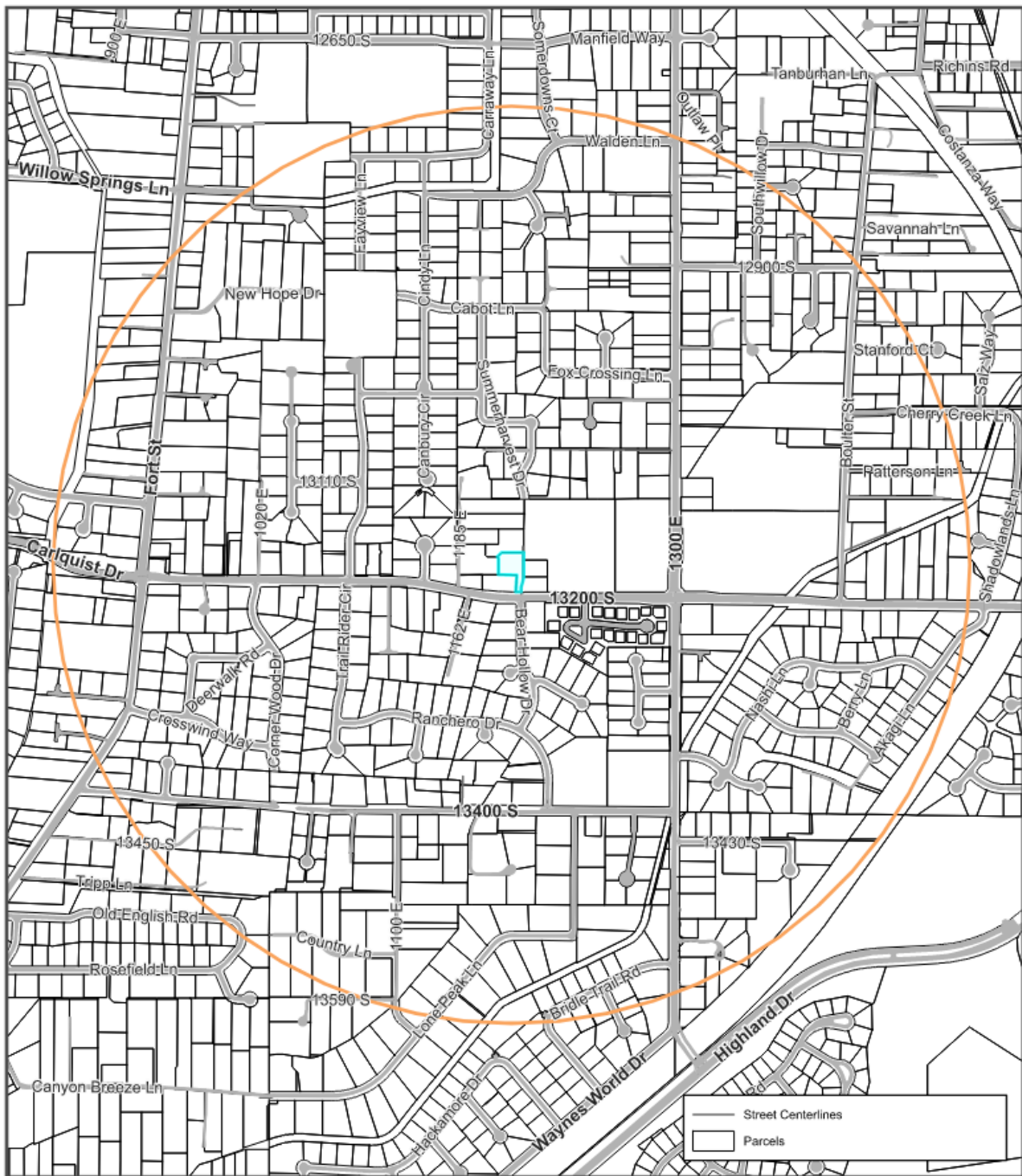
Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



Date Printed: 6/3/2026

13164 S. CITY POINT CV.
Johnson I-ADU Deviation Request

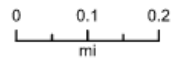


EXHIBIT C
AERIAL MAP



Date Printed: 6/3/2026

13164 S. CITY POINT CV.
Johnson I-ADU Deviation Request

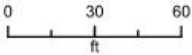
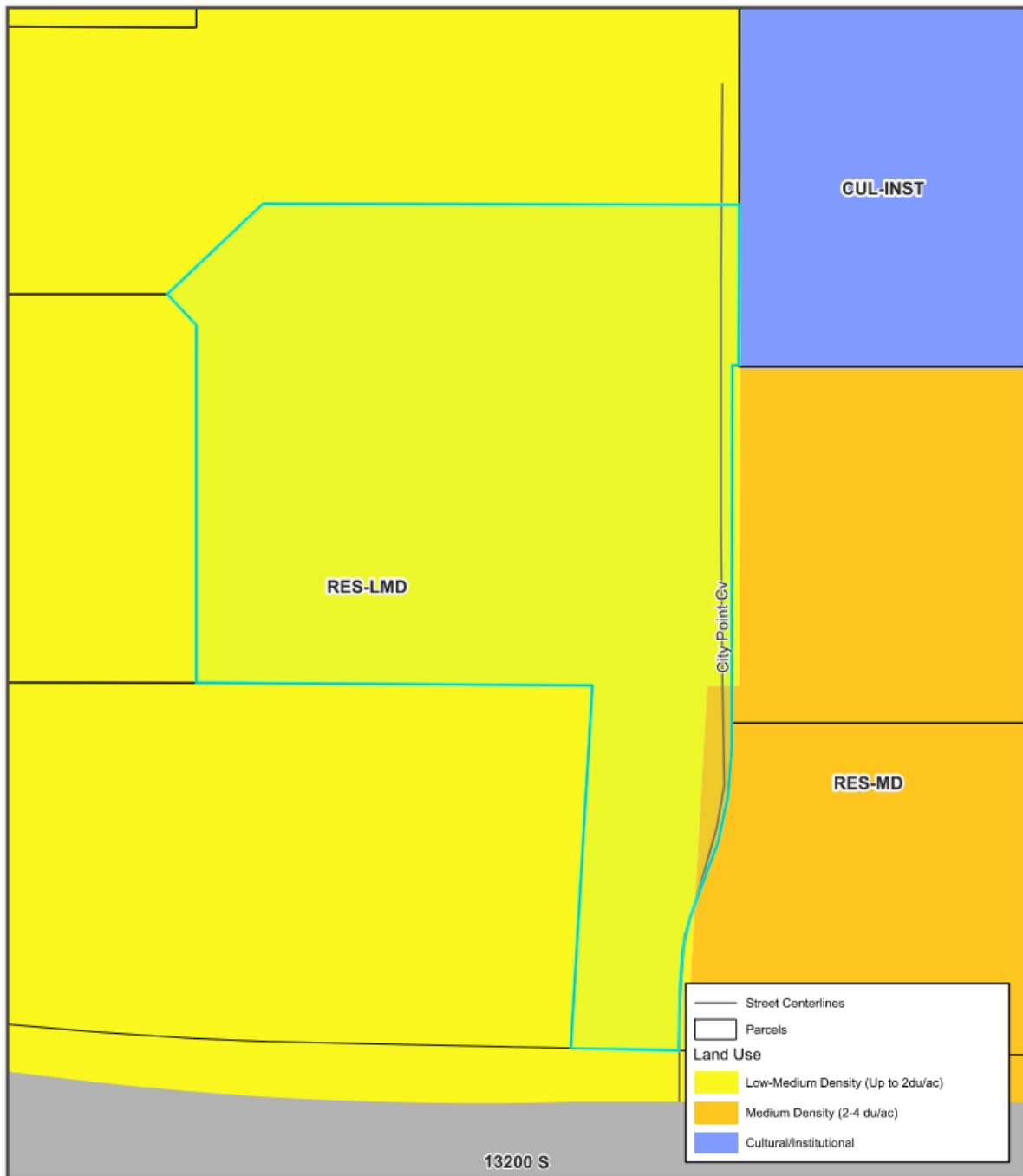


EXHIBIT D
LAND USE MAP



Date Printed: 6/3/2026

13164 S. CITY POINT CV.
Johnson I-ADU Deviation Request

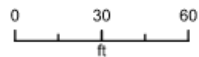
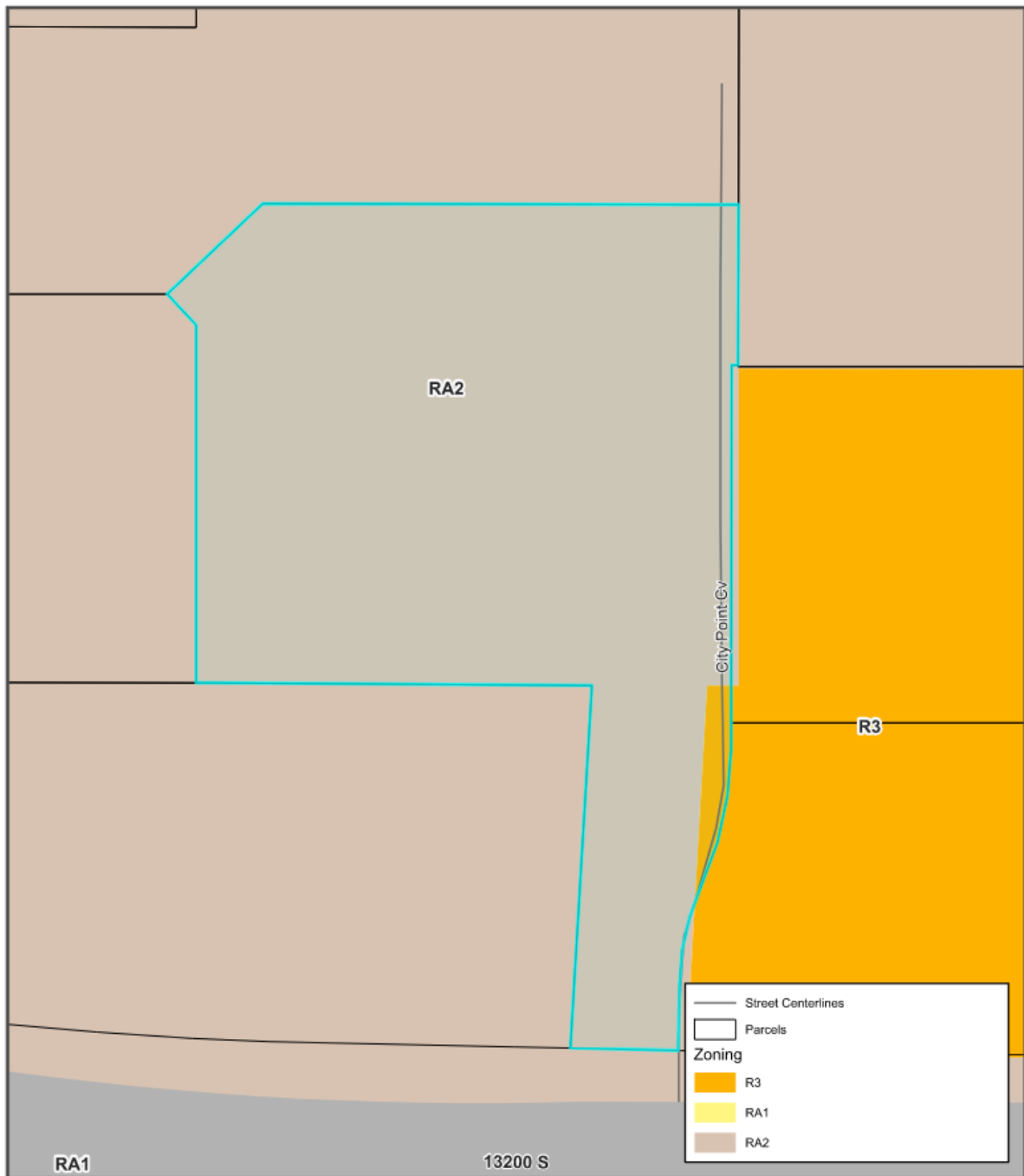


EXHIBIT E ZONING MAP



Date Printed: 6/3/2026

13164 S. CITY POINT CV.
Johnson I-ADU Deviation Request

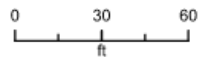
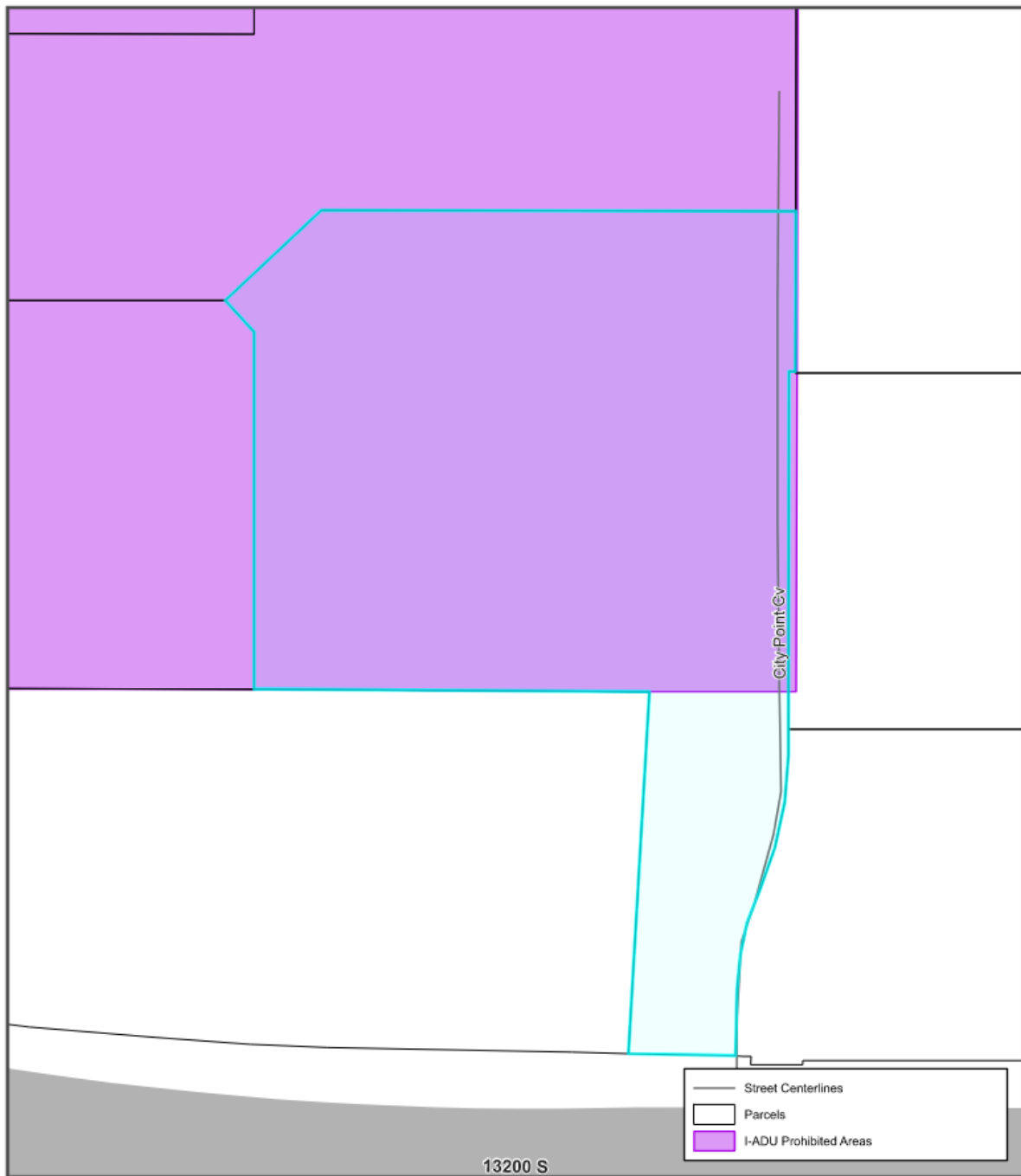


EXHIBIT F
I-ADU RESTRICTION MAP



Date Printed: 6/3/2026

13164 S. CITY POINT CV.
Johnson I-ADU Deviation Request

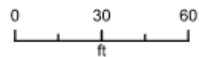


EXHIBIT G
SITE PLAN



PARCEL #: 28-32-429-001
LEGAL DESCRIPTION:
LOT 1 CORNER COVE SUB,
SALT LAKE COUNTY, UTAH

LOT COVERAGE CALCULATION:
● HOUSE, PORCHES & GARAGE: 6,497 SQ. FT.
● TOTAL LOT AREA: 27,609 SQ. FT.
TOTAL SURFACE COVERAGE: 23.5%

LOT PERIMETER

BUILDING SETBACK

GRADE:
MUST SLOPE AWAY FROM HOUSE
6" OVER 10' ON ALL SIDES

119'-5"

108'-10"

N

20'

45'-7"

12'

30'

SIDEWALK

PORCH

PATIO

DRIVEWAY

2 Car Garage
For I-ADU.

MAX DRIVEWAY
WIDTH 30'

144'-1 15/16"

12'

14'-5"

40'-3 5/8"

20'

12'-8 3/16"

4522.76'

4524.75'

144'-1 15/16"

MAX DRIVEWAY
WIDTH 30'

DO NOT CONNECT.
DRIVEWAY MAY ONLY HAVE
TWO CONNECTION POINTS

4526.41'

(MAX 24')

14'-6"

CITY POINT CV
(PRIVATE LN)

116'-3"

R=101'-0 15/16"

48'-7 5/16"

27'-1 5/8"

R=70'-4 9/16"

17'-0 1/2"

4528.03'

109'-4 9/16"

4525.65'

SITE PLAN

Scale: 1" = 10'

Page Title:

SITE PLAN

Project:

Johnson Plan

City Point Homes

Lot 1, Corner Cove Sub

13164 S City Point Cv, Draper, UT 84020

PHONE : (801) 871-5274

CITY POINT
HOMES



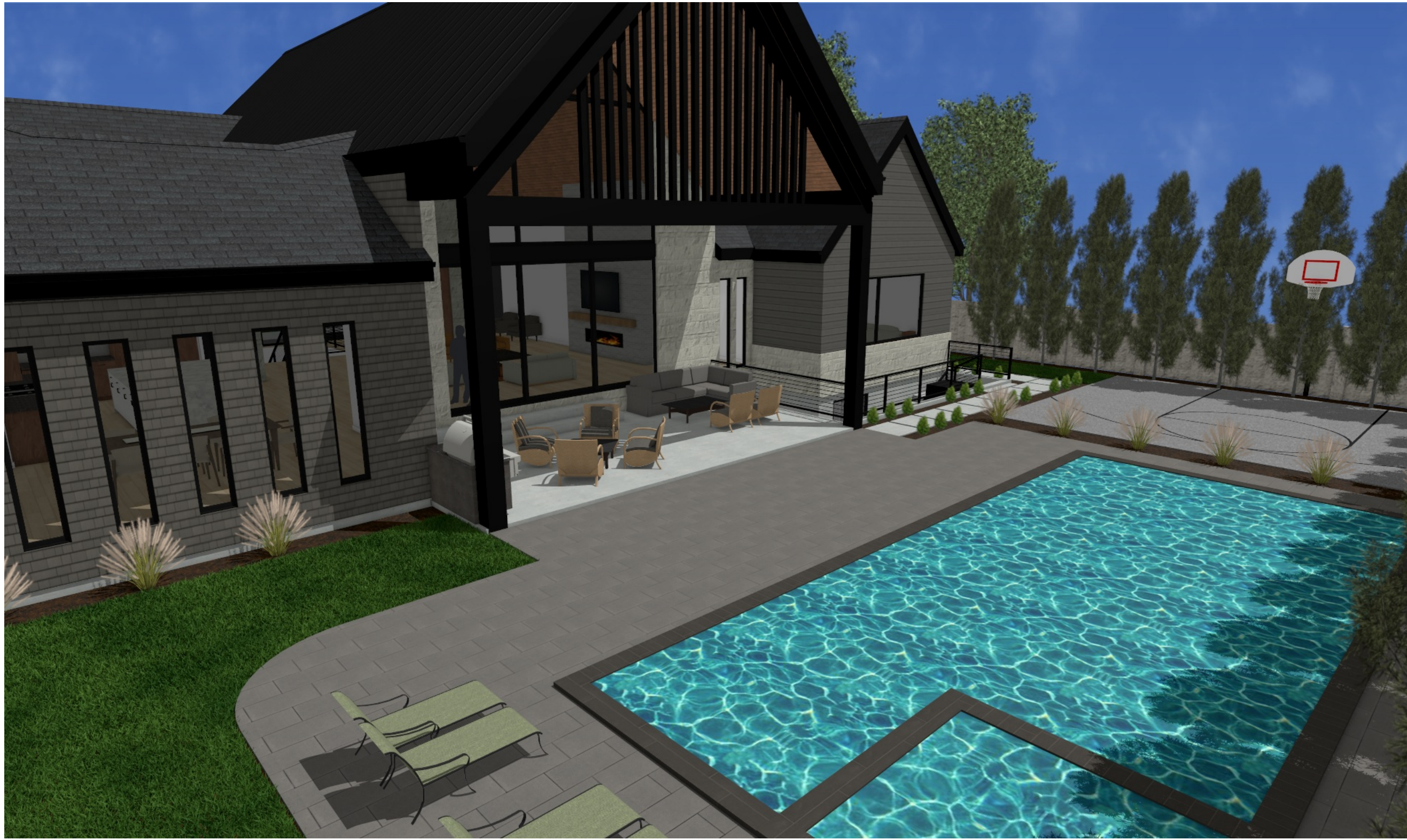
DATE:

4/4/2026

SHEET:

SITE

EXHIBIT H
EXTERIOR ELEVATION PHOTOS



Renderings
No Scale

Project:
Johnson Plan
City Point Homes
Lot 1, Corner Cove Sub
13164 S City Point Cv, Draper, UT 84020
PHONE : (801) 811-5274

CITY POINT
HOMES



Renderings

Page Title:

DATE:
4/4/2026
SHEET:
REND.

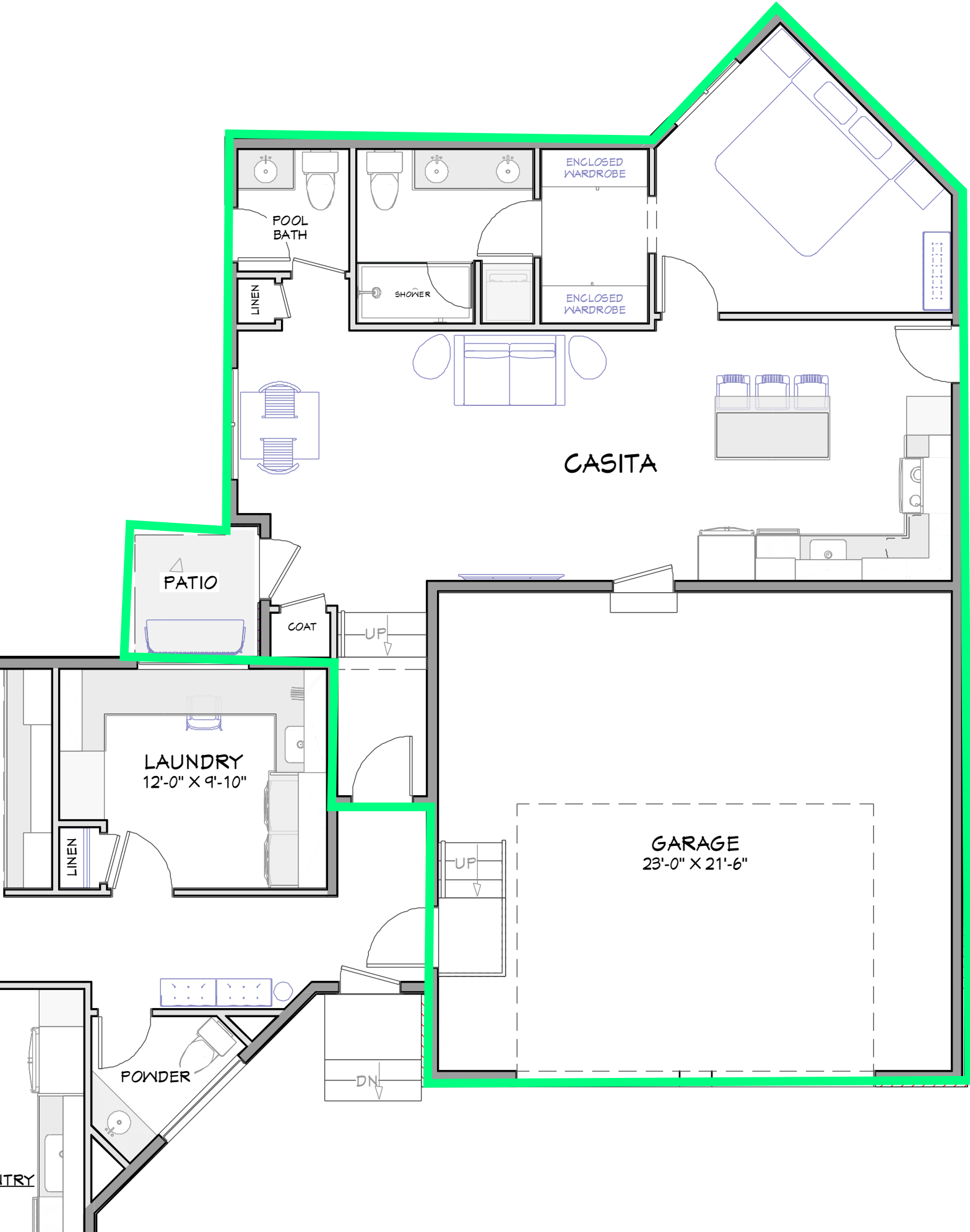
EXHIBIT I
FLOOR PLANS



LIVING AREA
4545 SQ FT

Furniture Layout - Main Floor

Scale: 3/16 = 1"



MEMO



To: Planning Commission

From: Maryann D. Pickering, AICP

Date: 2026-06-11

Re: Public Hearing: Skaggs Catholic Center Farm to Table Site Plan and Conditional Use Permit Requests (Administrative Items)

Comments:

This application is a request for approval of a Site Plan and Conditional Use Permit for approximately 0.91 acres located on the north side of Kimballs Lane at approximately 235 E. Kimballs Lane. The property is currently zoned R3 (Residential). The applicant is requesting that a Site Plan and Conditional Use be approved to allow for the development of the currently vacant site as a garden/farm that is ancillary to the schools that are part of the Skaggs Catholic Center.

The property was previously developed with a single-family residence in the 1980's. The property was bought by the Skaggs Catholic Center in 2021 and the home was demolished the following year.

The applicant submitted a text amendment earlier this year to allow private schools as a conditional use in all residential zones. The City Council ultimately decided to allowed ancillary sites for private schools as a conditional use in the R3 zoning district.

Conditional Use Permit

Findings for Approval:

1. The is harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;
2. The suitability of the specific property is appropriate for the proposed use;
3. The proposed use or facility will not be injurious to potential or existing development in the vicinity;
4. The aesthetic impact of the proposed facility or use will not have an impact on the surrounding area;
5. There are 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;
6. There are conditions of approval provided to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and
 7. 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 will be addressed with conditions of approval.

Findings for Denial:

1. There is no harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;
2. There is no suitability of the specific property for the proposed use;
3. The proposed use or facility may be injurious to potential or existing development in the vicinity;
4. There are no economic impacts of the proposed facility or use on the surrounding area;
5. There are aesthetic impacts of the proposed facility or use on the surrounding area;
6. There are impacts 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.

Site Plan

Findings for Approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, and approval of a parking deviation, the site plan conforms to applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Findings for Denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, or building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.

4. The proposed development plans do not comply with all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

ATTACHMENTS:

[06-11-2026 PC Report \(Skaggs\).pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

June 2, 2026

To: Draper City Planning Commission

Business Date: June 11, 2026

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III

Planning Division

Community Development Department

(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Skaggs Farm to Table – Site Plan and Conditional Use Permit Requests**

Application Nos.: 2025-0208-SP and 2025-0207-VAR

Applicant: Joe Colosimo, representing the Skaggs Catholic Center, LLC

Project Location: Approximately 235 E. Kimballs Lane

Current Zoning: R3 (Single Family Residential) Zone

Acreage: Approximately 0.91 acres (approximately 39,640 sq. ft.)

Request: Approval to develop the property as a garden/farm that is ancillary to the schools that are part of the Skaggs Catholic Center.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan and Conditional Use Permit for approximately 0.91 acres located on the north side of Kimballs Lane at approximately 235 E. Kimballs Lane (Exhibits B and C). The property is currently zoned R3. The applicant is requesting that a Site Plan and Conditional Use be approved to allow for the development of the currently vacant site as a garden/farm that is ancillary to the schools that are part of the Skaggs Catholic Center.

The property was previously developed with a single-family residence in the 1980's. The property was bought by the Skaggs Catholic Center in 2021 and the home was demolished the following year.

The applicant submitted a text amendment earlier this year to allow private schools as a conditional use in all residential zones. The City Council ultimately decided to allowed



ancillary sites for private schools as a conditional use in the R3 zoning district.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential High Density	Exhibit D
Current Zoning	R3	Exhibit E
Proposed Use	Agricultural Garden	
Adjacent Zoning		
East	R3	
West	R3	
North	R3	
South	RA2 (Residential Agricultural, 20,000 sq. ft. minimum)	

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

Residential High Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Abundant landscaping • Architectural variation between units and/or buildings, designed to look like houses, not boxes • Avoid walls and fences, except for screening and buffering with neighboring developments	
LAND USE MIX	Primary • Patio homes • Townhouses • Multifamily housing	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 8-12 dwelling units per acre	
COMPATIBLE ZONING	• Institutional care (IC) • Multiple-family Residential (RM1) • Multiple-family Residential (RM2) • Master Planned Community (MPC)	
LOCATION	• Near retail centers, offices, or other compatible uses • Near major transit investment corridors	
OTHER CRITERIA	• Care must be taken to minimize impacts on other residential areas to provide adequate circulation to accommodate the traffic demands • The developer must demonstrate that the project provides a quality living environment	

According to DCMC Section 9-8-020(F)(5) *“the purpose of the R3 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.”*

Site Plan Layout. The applicant is proposing to develop the site with a garden and farm as part of the curriculum of the middle school (Exhibit F). The crops will be utilized by the school as part of their school lunch program. A greenhouse is the only proposed structure and it will be no more than 250 square feet in size.

Table 2 Site Plan Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	0.91 acres		
Street Frontage	50 ft.	Approx. 119 ft. existing	Complies
Lot Width	80 ft.	Approx. 119 ft. existing	Complies
Setbacks (Main Building)			
Front	25 ft.	70 ft.	Complies
Rear	20 ft.	250 ft.	Complies
Sides	10 ft.	20 ft.	Complies
Setbacks (Accessory Structure)			
Less than 200 sq. ft.	No minimum	Minimum of 10 ft.	Complies
More than 200 sq. ft.	10 ft.	Minimum of 10 ft.	Complies

Landscaping and Lot Coverage. The applicant has provided a landscape plan which show the proposed layout of the property (Exhibit G). The front of the property will contain a variety of shrubs. The existing fence will remain and behind that will be a variety of crops and planter boxes. The small greenhouse is proposed in the future.

Table 3 Landscaping Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Water Wise Landscaping	Required	Provided	Complies
Street Trees	From approved tree list	Street trees are existing	Complies

Parking. No parking is proposed as there will be no planned regular vehicular access. Any access to the site will be temporary in nature with no long-term parking.

Architecture. No buildings are proposed at this time. A small prefabricated greenhouse is planned in the future.

Lighting. The applicant has provided a photometric plan (Exhibit H) for the proposed site. There is an existing light pole on site that is approximately 20 feet tall. The applicant has proposed minimal lighting for the future greenhouse. Because this is a residential zone, staff has included a condition of approval that lights are turned off after hours. While the code does not have specific hours for after hours, staff would recommend 9:00 pm to 7:00 am.

Table 4 Lighting Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Light Pole Height	20 ft max.	20 ft	
Illumination			
Adjacent Residential	No spillage into residential	Existing readings exceed max allowed	Condition included

Conditional Use Permit. The applicant has applied for a conditional use permit to operate a private school in the R3 zone. While the operation of the property will be associated with a private school located across the street, there will be no typical school operations on the site. The site will be an agricultural use for the private school with very little traffic to or from the site. Students enrolled in the agricultural classes or summer programs will be on the site as part of their curriculum.

Criteria For Approval.

The criteria for review and potential approval of a conditional use permit request are found in Section 9-5-080(E) of the DCMC. 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.*

The criteria for review and potential approval of a Site Plan request are found in Section 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:*
1. *The entire site shall be developed at one time unless a phased development plan is approved.*
 2. *A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.*

3. *The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.*
4. *The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
5. *The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.*

REVIEWS

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

Building Division Review. The Draper City Building Division has completed their review of the Site Plan 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 Site Plan and Conditional Use Permit submissions. Comments from these divisions, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan and Conditional Use Permit submissions. Comments from him, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Site Plan 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 his review of the Site Plan 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 requests based on the findings listed below and the criteria for approval, or denial as listed within the staff report.

The Planning Commission should also review the requests, hear from the applicant, and receive public comment prior to making a decision.

If the Planning Commission decides to approve the Site Plan and Conditional Use applications, 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 all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. All onsite lighting shall be turned off from 9:00 pm to 7:00 am.

MODEL MOTIONS

Conditional Use Permit

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, application 2026-0070-USE, based on the findings and conditions of approval listed in the Staff Report dated June 2, 2026.

Findings for Approval:

1. The application is in harmony and it is in compliance with the objectives and requirements of the city's general plan and this title;
2. The suitability of the specific property is appropriate for the proposed use;
3. The proposed use or facility will not be injurious to potential or existing development in the vicinity;
4. The aesthetic impact of the proposed facility or use will not have an impact on the surrounding area;
5. There are 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;
6. There are conditions of approval provided to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and
7. 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 will be addressed with conditions of approval.

Sample Motion for Modified Approval – I move that we approve the Conditional Use Permit, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, application

2026-0070-USE, based on the findings for approval listed in the Staff Report dated June 2, 2026, and as modified by the following additional findings:

1. (List any additional findings...)

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, application 2026-0070-USE, based on the findings for approval listed in the Staff Report dated June 2, 2026, based on the findings for denial listed in the Staff Report dated June 2, 2026.

Findings for Denial:

1. There is no harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;
2. There is no suitability of the specific property for the proposed use;
3. The proposed use or facility may be injurious to potential or existing development in the vicinity;
4. There are no economic impacts of the proposed facility or use on the surrounding area;
5. There are aesthetic impacts of the proposed facility or use on the surrounding area;
6. There are impacts 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.

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, application 2026-0040-SP, based on the findings for approval and conditions of approval listed in the Staff Report dated June 2, 2026.

Findings for Approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, and approval of a parking deviation, the site plan conforms to applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.

5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Sample Motion for Modified Approval – I move that we approve the Site Plan, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, application 2026-0040-SP, based on the findings for approval listed in the Staff Report dated June 2, 2026, and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Site Plan, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, application 2026-0040-SP, based on the findings for denial listed in the Staff Report dated June 2, 2026.

Findings for Denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, or building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

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: 2026.06.03 14:27:21-06'00'

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: 2026.06.04 15:15:08-06'00'

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: 2026.06.03 11:00:37-06'00'

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: 2026.06.03 10:58:44-06'00'

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. Lighting shall be turned off after hours between 9:00 pm to 7:00 am.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review

1. No additional comments.

GIS Review.

1. No additional comments.

Legal Review.

1. No additional comments.

EXHIBIT B

VICINITY MAP

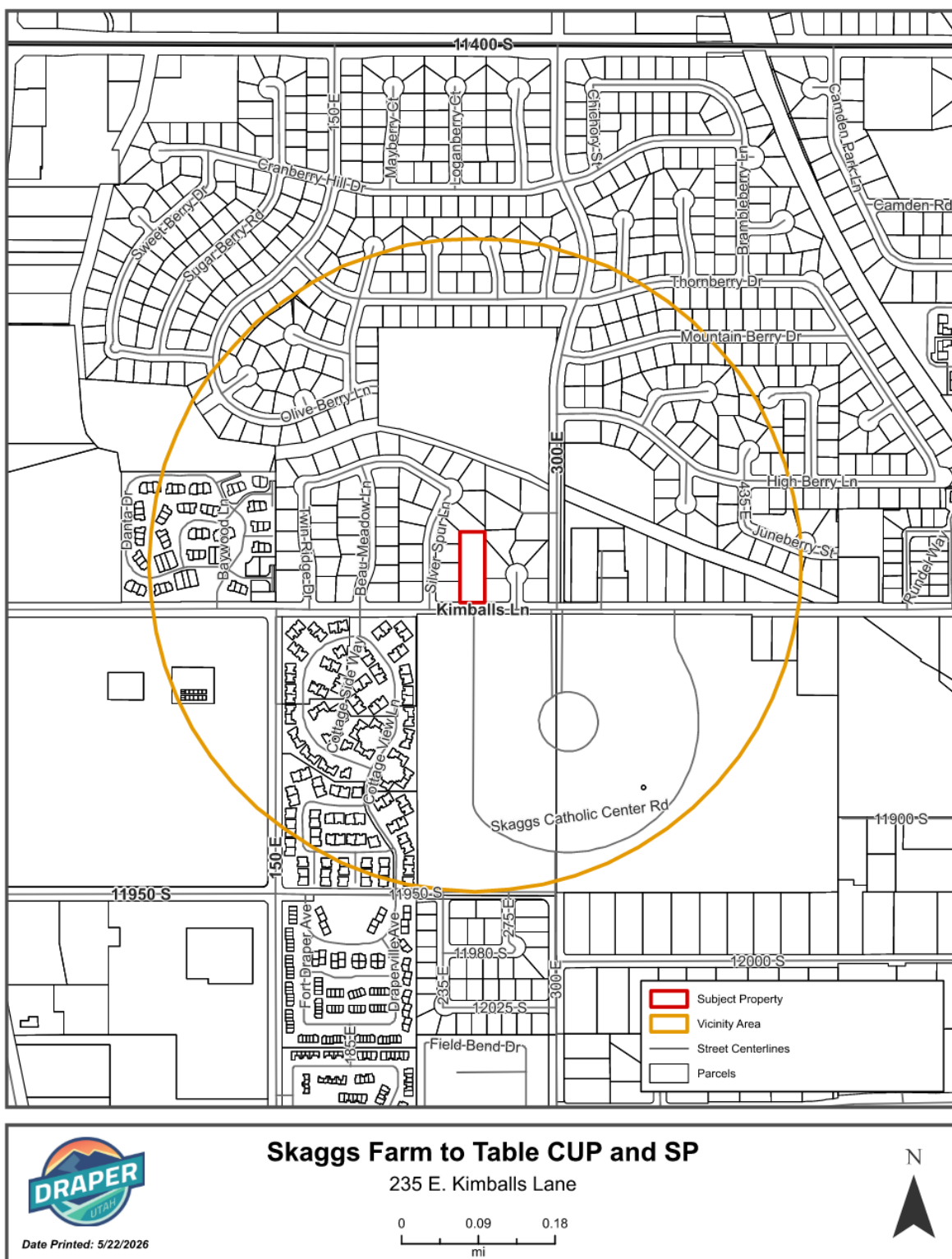
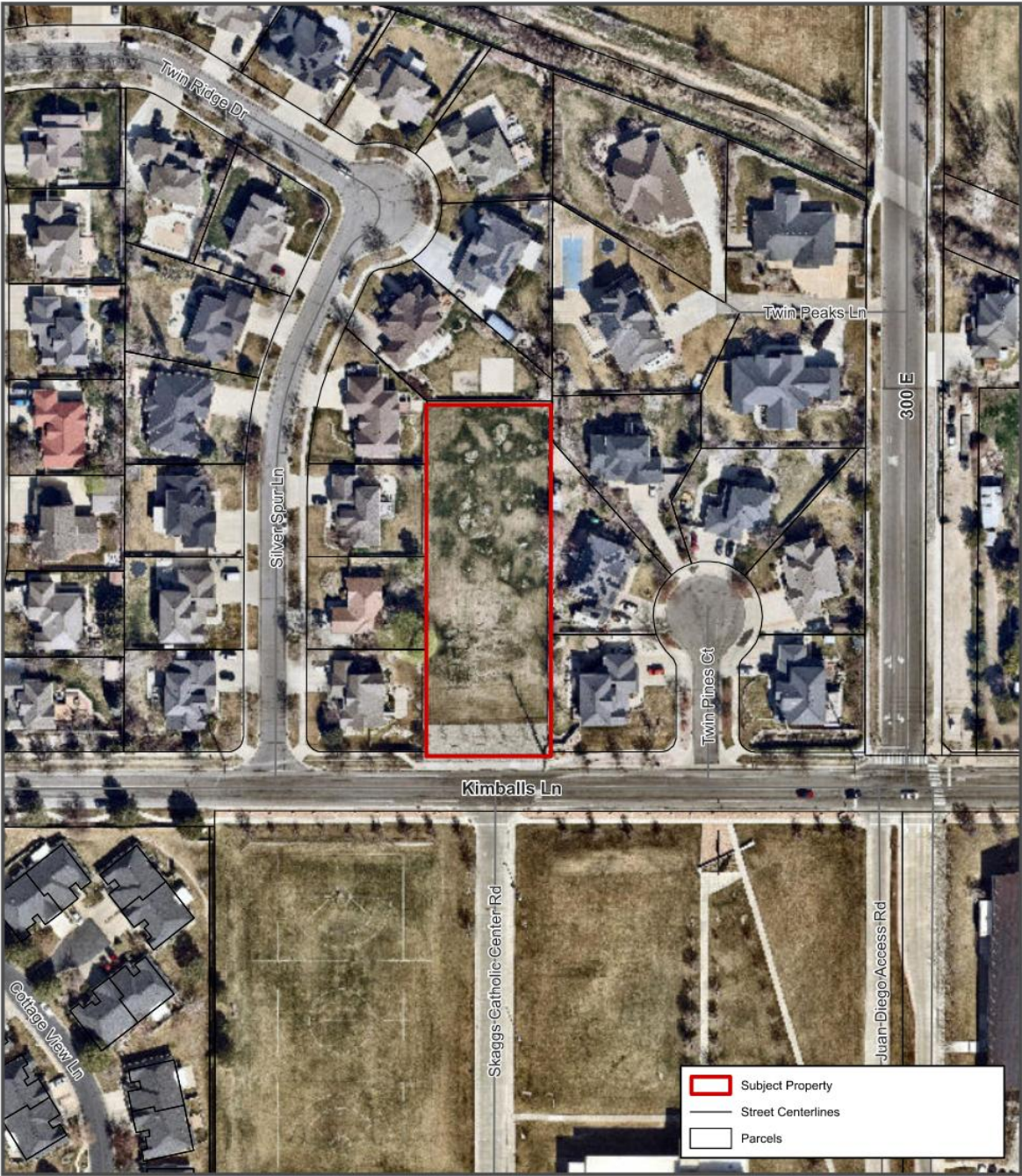


EXHIBIT C
AERIAL MAP





Date Printed: 5/22/2026

Skaggs Farm to Table CUP and SP

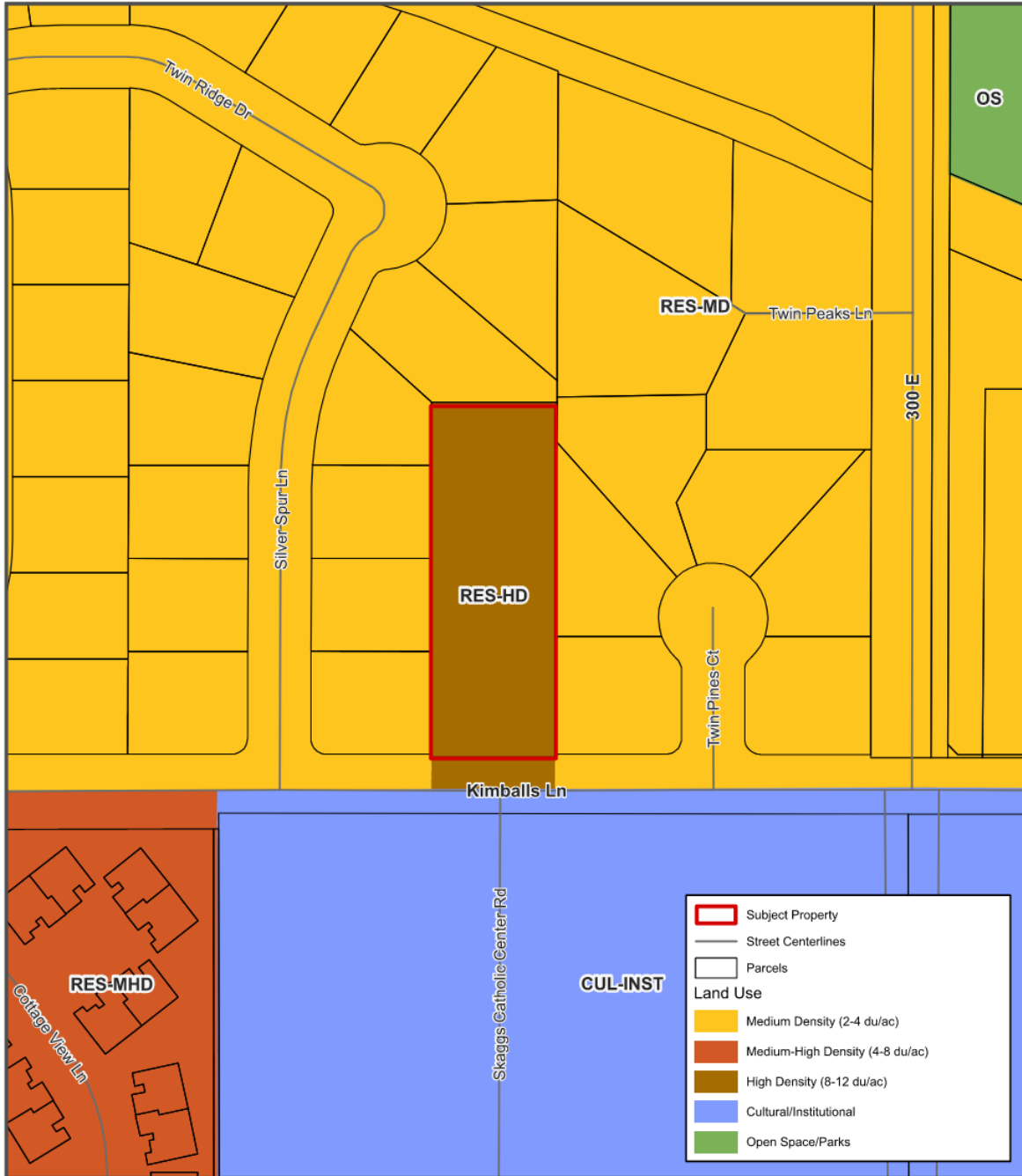
235 E. Kimballs Lane

0 0.01 0.03
mi

N



EXHIBIT D
LAND USE MAP





Date Printed: 5/22/2026

Skaggs Farm to Table CUP and SP

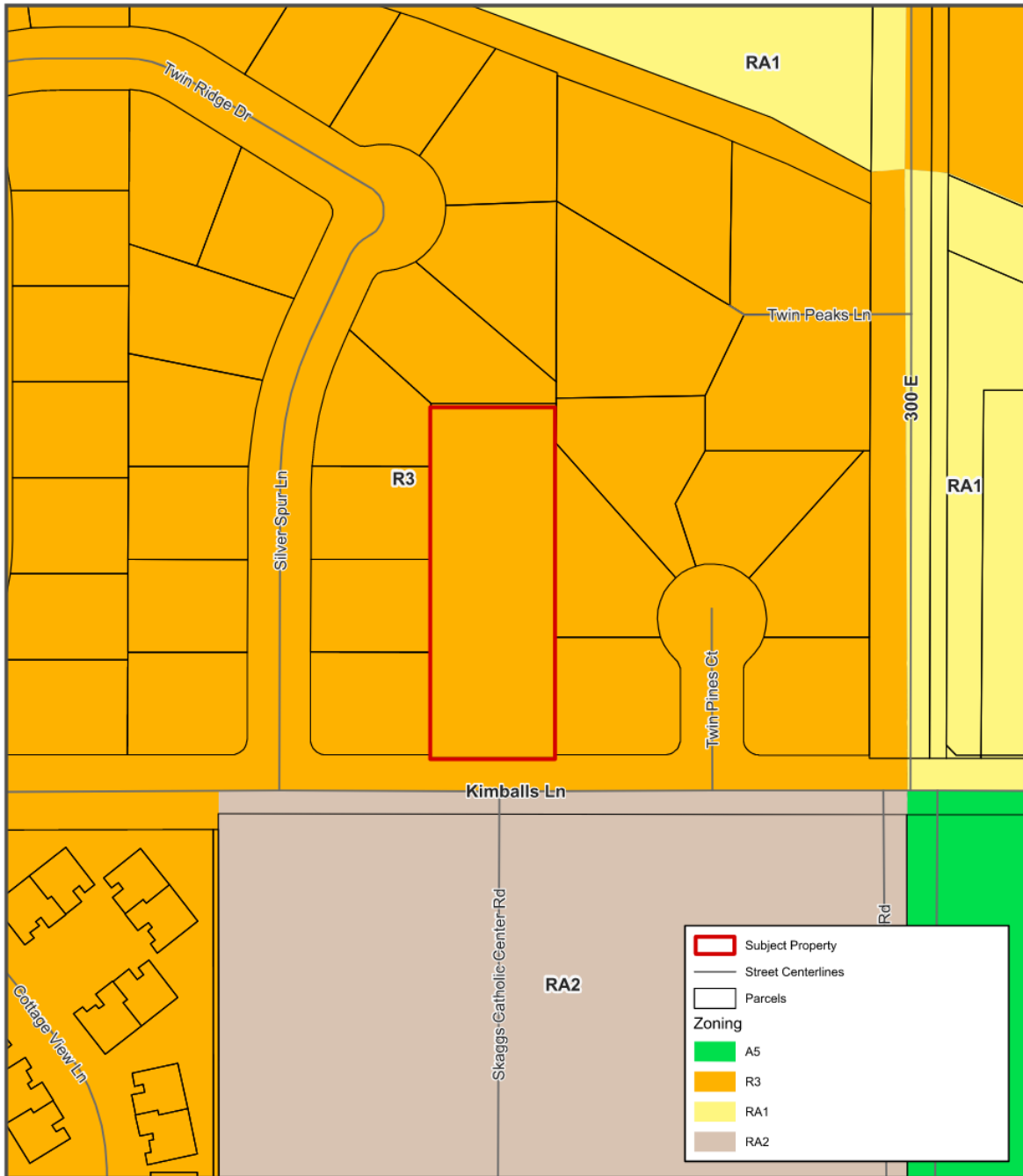
235 E. Kimballs Lane

0 0.01 0.03
mi

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EXHIBIT E ZONING MAP



Date Printed: 5/22/2026

Skaggs Farm to Table CUP and SP

235 E. Kimballs Lane

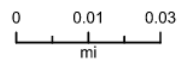
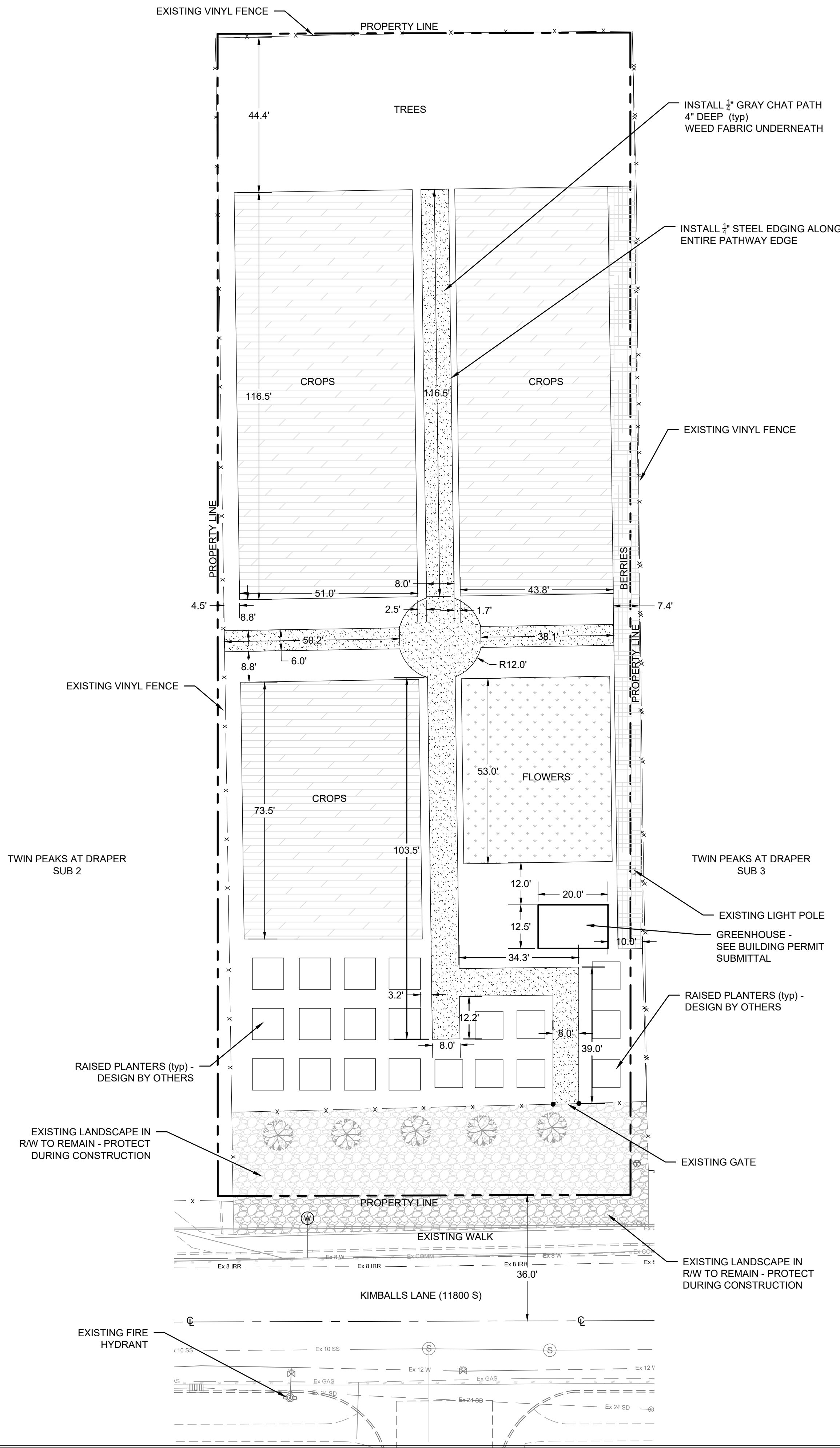


EXHIBIT F
SITE PLAN



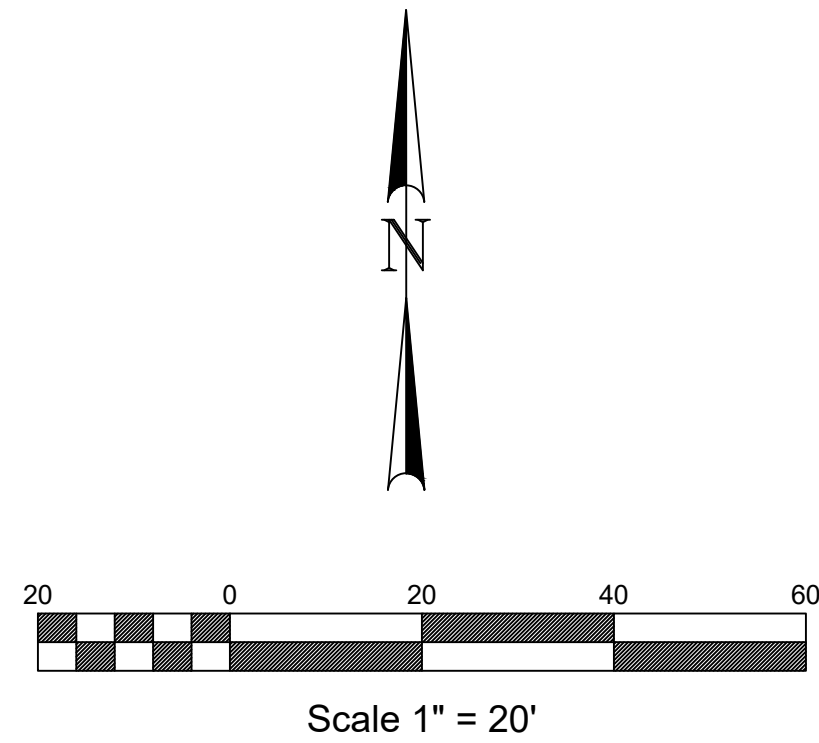
LAND USE:
THIS SITE WILL BE IMPROVED WITH GARDEN AND GARDENING MATERIALS AND SERVICES.



PROPERTY MEETS & BOUNDS AS RECORDED:
Beginning at a point which is North 89 degrees 58'40" West along the Section Line 335.55 feet from the South Quarter Corner of Section 19, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being the center of 11800 South Street; and running thence North 89 degrees 58'40" West along said center line 118.18 feet; thence North 0 degrees 10'55" East 368.59 feet; thence South 89 degrees 58'40" East 118.18 feet; thence South 0 degrees 10'55" West 368.59 feet to the point of beginning.
NOTE: THE PROPERTY LINES SHOWN ON THIS DRAWING DO NOT CONSTITUTE A BOUNDARY SURVEY.

SITE DATA
TOTAL SITE AREA: 0.90 ac.
STREET R/W: N/A
OUTBUILDING: 250 sqft
LANDSCAPE: 0.90 ac.
PARKING SPACES: N/A
IMPERVIOUS SURFACE: N/A

NOTE:
UNDESIGNATED AND TREE AREAS OF THE SITE TO RECEIVE 3" DEEP WOOD CHIPS



SKAGGS FARM TO TABLE
235 E. KIMBALLS LANE
DRAPER, UT 84020
SITE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.487.8040

CLIENT: COLOSIMO
DWG SITE PLANDWG
JOB No: 032326
DATE: 03/23/26
REVISIONS: 1. REVISED PER COMMENTS AND NOTES PRESENTED

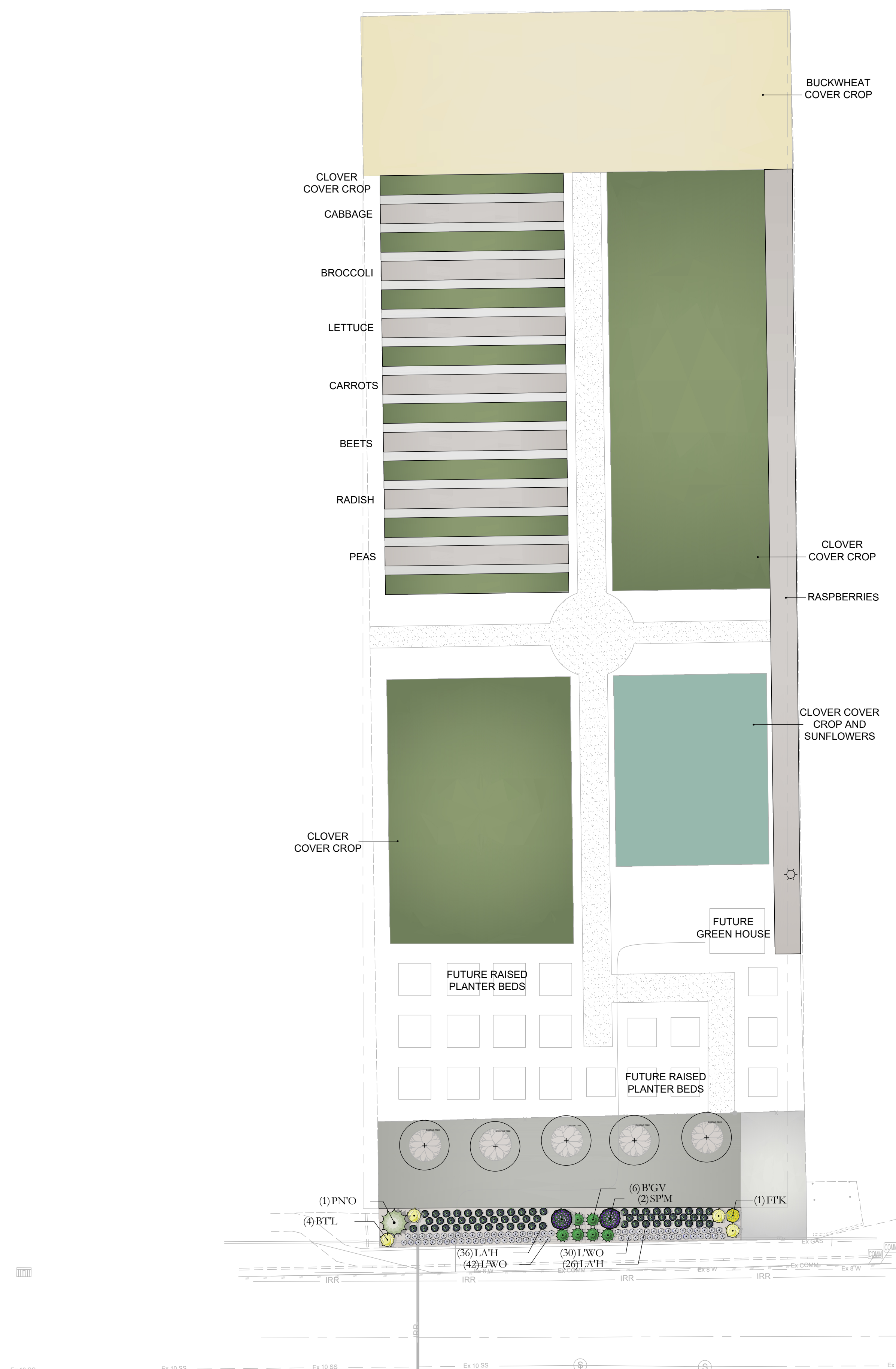
DRAWN BY: CDR
DESIGN BY: WARD
CHECKED BY: BT
DATE: 03/23/26

REVISIONS



SHEET
SP-01

EXHIBIT G
LANDSCAPING



ISSUE DATE

5/7/2026

PROJECT NUMBER

UT26045

PLAN INFORMATION

THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 3/26/2026

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0'

10'

20'

40'

80'

GRAPHIC SCALE: 1" = 20'

NORTH

SKAGGS FARM TO TABLE

235 KIMBALLS LN

DRAPER, UTAH

RUSSELL PLATT

RUSSELLPLATT@GMAIL.COM

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PKJ

DESIGN GROUP

Landscape Architecture Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 995-2217

www.pkjdesigngroup.com

SEAL

LANDSCAPE ARCHITECT

RUSSELL PLATT

8129-02-5301

5/7/2026

STATE OF UTAH

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

PIN: JTA

DRAWN: ACP

CHECKED: KBA

PLOT DATE: 5/7/2026

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL	
1.1 SUMMARY	
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:	
1. SITE CONDITIONS	
2. GUARANTEES	
3. MAINTENANCE	
4. SOIL AMENDMENTS	
5. FINE GRADING	
6. LANDSCAPE EDGING	
7. FURNISH AND INSTALL PLANT	
8. TURF PLANTING	
9. WEED BARRIER	
12 SITE CONDITIONS	
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE, AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.	
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.	
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.	
13 PERMITS	
A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.	
14 PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.	
15 FINAL INSPECTION	
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.	
16 LANDSCAPE SUBSTANTIAL COMPLETION	
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.	
17 MAINTENANCE	
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 90 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYSING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.	
18 GUARANTEE	
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.	
PART II - PRODUCTS	

LANDSCAPE PLAN NOTES

GRADING AND DRAINAGE REQUIREMENTS - AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6" - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER	
GENERAL LANDSCAPE NOTES - LANDSCAPE CONTRACTOR MUST HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED. - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS. - SELECTED PLANTS WILL BE: ACCORDING TO THE PLANT LEGEND IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD. - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 4" DEPTH OF SANDY LOAM, MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER, CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST FINISHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE. - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.	
LAWN/GRASS AREA - SOD - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FIBER. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. - SEED - SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18	- INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SORT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES. - SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PLANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRIEL@SUMMITSEEDING.COM 435-769-8603. - APPLICATION: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TANK MOUNTED DISCHARGE NOZZLE (TOWER), USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE. - IRRIGATION: ALL AREAS MUST BE KEPT MOST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION. - IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE FOR 4 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION. - WEED CONTROL AND MAINTENANCE: MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIENNIALY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCE SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT APPLY SHORTER THAN 4 INCHES TO REMOVAL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL. DEPENDING ON TEMPERATURE AND MOWING THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS. - PROGNOSIS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNOSIS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 2500 LBS./ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(3000 LBS./ACRE) COMBINED WITH TACKIFIER (50-100 LBS./ACRE). - ADDING FORBS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL. AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

2.1 LANDSCAPE MATERIALS	
A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.	
B. TREE WRAP: TREE WRAP IS NOT TO BE USED.	
C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.	
D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT/COMPANY.COM OR APPROVED EQUAL.	
E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.	
F. TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS: - PH: 5.5-7.5 - EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER - SAR (SODIUM ABSORPTION RATION): < 30 % OM (PERCENT ORGANIC MATTER): >1% - TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70% CLAY <30% SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.	
G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.	
H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS: - WASHED MORTAR SAND FREE OF ORGANIC MATERIAL. - PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE) - REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES. - ONLY POTABLE WATER FOR MIXING.	
I. LANDSCAPE METAL EDGING: 5" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.	

PART III - EXECUTION	
3.1 GRADING	
A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.	
B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTER BEDS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.	
C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.	
3.2 TURF GRADING	
A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.	
B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.	
3.3 PLANTING OPERATIONS	
A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.	
B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.	
C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.	
D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.	
E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.	
F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.	
G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.	
H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE	

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.	
I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.	
J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.	
K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.	
L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.	
4. TURF - SOD LAYING	
A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL. AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.	
B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.	
C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.	
D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT, TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.	
E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.	
F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.	
G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.	
H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.	
I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATELY PRIOR TO PLANTING. STRIPS OR TAPES BEHIND BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC. UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.	
J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.	
3.5 WEED BARRIER	
A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.	
B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.	
C. OVERLAP ROWS OF FABRIC MIN. 6"	
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.	
END OF SECTION	

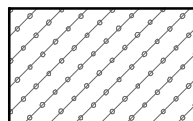
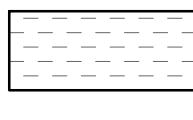
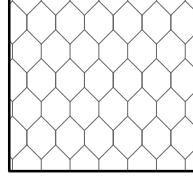
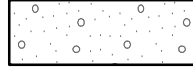
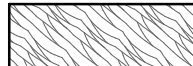
MULCH - ORGANIC: - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREHLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH. - IF USING TREHLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL ORGANIC MULCH. NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK. - INORGANIC: - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 3' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK. - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREHLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH. - IF USING TREHLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.	
GENERAL IRRIGATION NOTES A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.	
INSTALLER RESPONSIBILITIES AND LIABILITIES - THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE LANDSCAPE CONTRACTOR ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION. - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.	

PLANT MATERIALS

SYMBOL	CODE	QTY	CONT	SIZE	BOTANICAL / COMMON NAME
CONIFERS					
	PN'O	1	B & B	6'	Pinus nigra 'Oregon Green' Oregon Green Pine
DECIDUOUS SHRUBS					
	B'TL	4	5 gal		Berberis thunbergii 'Bailei' TM Limoncello Barberry
	FTK	1	5 gal		Forsythia x intermedia 'Kolgold' TM Magical Gold Forsythia
	SP'M	2	5 gal		Syringa patula 'Miss Kim' Miss Kim Lilac
EVERGREEN SHRUBS					
	B'GV	6	5 gal		Buxus x 'Green Velvet' Green Velvet Boxwood
	LA'H	62	1 gal		Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender
PERENNIALS					
	L'W/O	72	1 gal		Lavandula angustifolia 'Wee One' Wee One English Lavender

1 LANDSCAPE					
	1-19	FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.			1,322 sf
	1-17	EXISTING GRAVEL TO REMAIN. REPLACE IF DISTURBED DURING CONSTRUCTION			2,221 sf
	1-25	COMPACTED CONSTRUCTION GRAVEL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF COMPACTED ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.			636 sf
	1-31	DECOMPOSED GRANITE			1,785 sf
	1-32	BUCKWHEAT COVER CROP			5,313 sf
	1-33	CLOVER COVER CROP			8,875 sf
	1-34	CLOVER COVER CROP AND SUNFLOWERS			2,253 sf
2 HARDSCAPE					
	2-04	6" CONCRETE MOW CURB. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.			110 lf

SITE MATERIALS

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-19	FINE WOOD MULCH. SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	1,322 sf
	1-17	EXISTING GRAVEL TO REMAIN. REPLACE IF DISTURBED DURING CONSTRUCTION	2,221 sf
	1-25	COMPACTED CONSTRUCTION GRAVEL. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF COMPACTED ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	636 sf
	1-31	DECOMPOSED GRANITE	1,785 sf
	1-32	BUCKWHEAT COVER CROP	5,313 sf
	1-33	CLOVER COVER CROP	8,875 sf
	1-34	CLOVER COVER CROP AND SUNFLOWERS	2,253 sf
2 HARDSCAPE			
	2-04	6" CONCRETE MOW CURB. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	110 lf

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

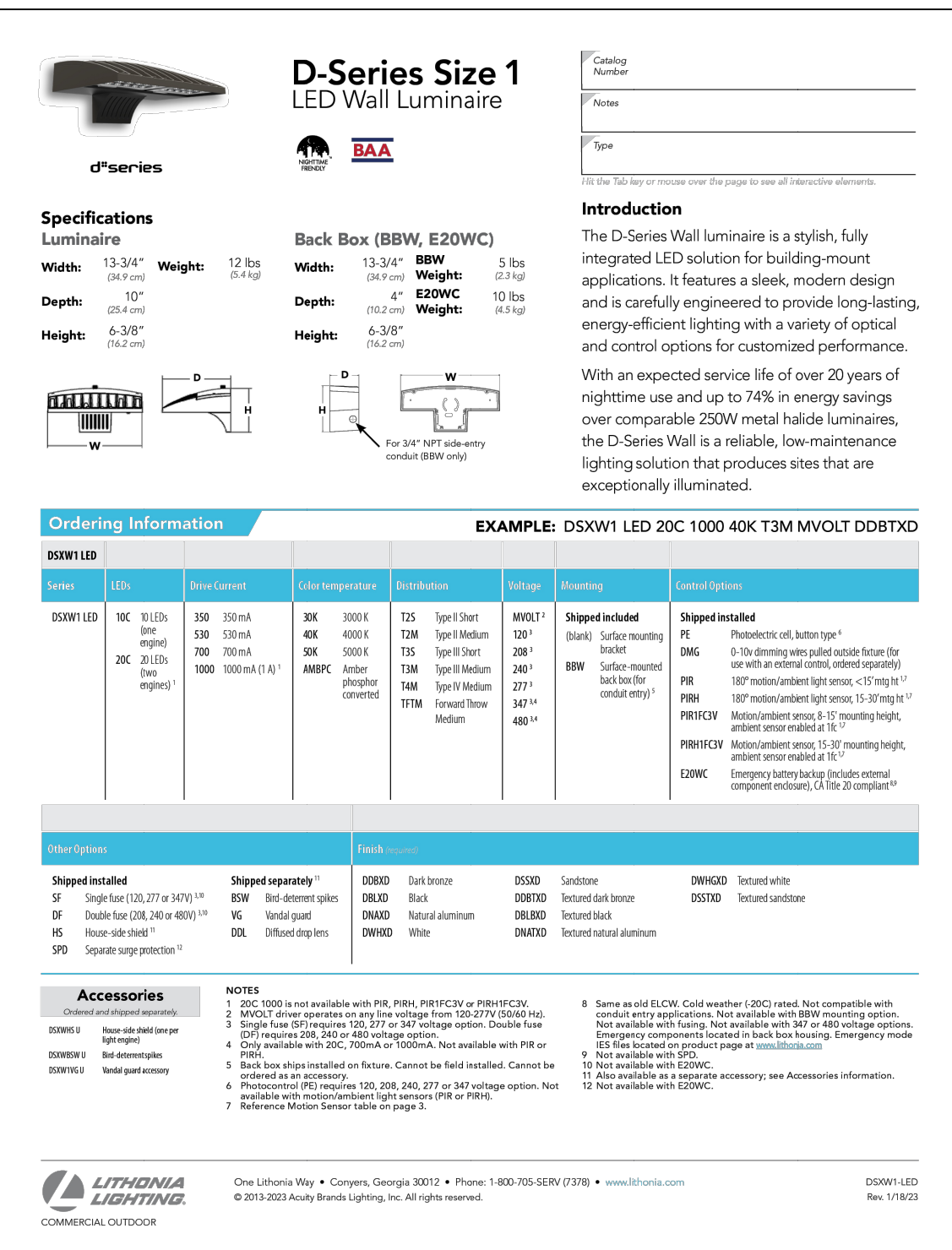
SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.

EXHIBIT H
LIGHTING PLAN



SCALE: 1/16" = 1'-0"

EXHIBIT I
CONDTIONAL USE QUESTIONS

Statement of Variance Applicability

The applicant is committed to full compliance with all applicable zoning and land use regulations for the proposed conditional use. The project is designed to operate within site constraints. Should any minor adjustments be necessary during review, the applicant will work closely with the City to address them and maintain compliance.

Statement of Compliance with Standards

SKAGGS Farm to Table program meets DCMC 9-5-080(E) approval standards by being compatible with the surrounding area, as the area will be used for educational purposes and will have a low impact on traffic, noise, and environmental disturbances.

The project supports community and educational objectives by offering hands-on learning opportunities in sustainable agriculture, nutrition, and environmental stewardship. The use is intended to be orderly, well-maintained, and supervised, to ensure it will not negatively impact adjacent properties.

The garden will be used primarily during school hours as part of the academic program, with limited and supervised use during occasional summer programming. This schedule minimizes potential impacts related to traffic, noise, and activity levels.

Additionally, the project offers responsible land use by transforming underutilized space into a productive garden. It enhances the school environment, provides valuable learning opportunities, and strengthens community connections. No additional parking demand is anticipated beyond existing school capacity.

Overview of Proposed Use

Saint John the Baptist Middle School proposes developing a small-scale educational garden as part of a Farm to Table program. The purpose of the garden is to support student learning through hands-on experiences in gardening, food systems, sustainability, and nutrition.

The garden will include raised beds, in-ground planting areas, an area to grow saplings for campus use, and future additions such as a small greenhouse. The space will primarily be used during school hours as part of the Food and You curriculum, as well as limited summer programming in the form of a student garden summer camp.

- Hours of Operation: Primarily during school hours, with occasional supervised summer use
- Participants: Middle school students and staff
- Parking: No additional parking demand anticipated beyond existing school capacity
- Employees: No additional employees required; supervised by existing staff

The project is designed to be low intensity and non-commercial, with produce used for educational purposes and to supplement the school salad bar.

Potential Impacts & Mitigation Measures

The proposed use is expected to have minimal impact on surrounding properties and the neighborhood due to its small scale, educational nature, and limited hours of operation.

- Traffic: No significant increase in traffic is anticipated, as activities will occur during normal school hours and will not generate additional visitors beyond typical school use.
- Noise: The garden is intended to function as a quiet, reflective outdoor space, with activities designed to maintain low noise levels consistent with a calm learning environment.
- Visual Impact: The garden will be maintained in an orderly, aesthetically appropriate manner, enhancing the property's appearance.

Mitigation Measures include:

- All activities will be supervised by school staff.
- Use will be primarily limited to school hours, with only occasional, structured summer programming.
- Clearly defined garden areas, pathways, and boundaries.
- Ongoing maintenance to ensure cleanliness, organization, and visual quality
- Limited vehicular access to the garden area

MEMO



To: Planning Commission

From: Todd A. Draper, AICP

Date: 2026-06-11

Re: Public Hearing: Steeplechase Phase 2 Amended Subdivision Plat Request
(Administrative Item)

Comments:

This application is a request for approval of an Amended Subdivision Plat for approximately 0.86 acres located on the east side of Springdale Way, at approximately 13229 S Springdale Way. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting that an Amended Subdivision Plat be approved to allow for a reconfiguration of the property line between Lot 44 and Parcel D within the Steeplechase Phase 2 Subdivision, inclusive of relocating associated easements, HOA open space, and extending the buildable area for the currently platted Lot 44.

Findings for Approval:

1. There is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

Finding for Denial:

1. Good cause does not exist for the vacation or amendment as proposed.

ATTACHMENTS:

[Steeplechase Phase 2 Amended Staff Report- Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

June 2, 2026

To: Draper City Planning Commission
Business Date: June 11, 2026

From: Development Review Committee

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

Re: Steeplechase Phase 2 – Amended Subdivision Plat Request

Application No.: 2025-0295-SUB

Applicant: Daanish Hoda, Saba Hoda and the Steeplechase HOA

Project Location: Approximately 13229 S Springdale Way

Current Zoning: RA2 (Residential, Agricultural) Zone

Acreage: 0.86 acres (Approximately 37,462 ft²)

Request: Request for approval of an Amended Subdivision Plat in the RA2 zone to amend the location of the property line between Lot 44 and Parcel D within the Steeplechase Phase 2 Subdivision, inclusive of relocating associated easements, HOA open space, and extending the buildable area for the currently platted Lot 44.

BACKGROUND AND SUMMARY

This application is a request for approval of an Amended Subdivision Plat for approximately 0.86 acres located on the east side of Springdale Way, at approximately 13229 S Springdale Way (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that an Amended Subdivision Plat be approved to allow for a reconfiguration of the property line between Lot 44 and Parcel D within the Steeplechase Phase 2 Subdivision, inclusive of relocating associated easements, HOA open space, and extending the buildable area for the currently platted Lot 44.

Both Lot 44 and Parcel D of the Steeplechase Phase 2 subdivision (Exhibit G) are vacant. Parcel D consists entirely of HOA owned open space and serves as a drainage and flood control facility for the city. Lot 44 is owned by Daanish and Saba Hoda and they intend to



build a single-family dwelling on the property. If property line adjustments are approved the new lot number for the Hoda property will be Lot 172.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Proposed Use	Residential	
Adjacent Zoning		
East	OS (Open Space), A5 (Agricultural)	
West	RA2	
North	RA2	
South	RA2	

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

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2

zone is to "foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Subdivision Layout.

The proposed layout for the Amended Subdivision Plat is included in this report as Exhibit F. The proposal includes changes to the common property line between the existing Lot 44 and Parcel D as shown on the current Subdivision Plat included as Exhibit G in this report. The proposal seeks to also relocate the applicable HOA Open Space, Public Utility, and Draper Irrigation (WaterPro) easements. A new drainage easement in favor of Draper City is also being added to protect encroachment into the existing drainage channel that crosses portions of both properties. Additionally, the amended Plat makes adjustments to the buildable area for the property to allow for construction of a planned residence. A geotechnical investigation for the current Lot 44 revealed the existence of a fault line on the east side of the property, and the location and recommended setback from the fault are included on the Amended Plat.

Table 3		Amended Subdivision Design Requirements	
Standard	DCMC Requirements	Proposal	Notes
Number of Lots	n/a	2	
Lot/Parcel Size	20,000 ft ² min.	Parcel D: 13,639 ft ² Lot 172: 23,783 ft ²	Complies. Parcel D is a utility parcel.
Lot Width	90-feet	Parcel D: 91-feet Lot 172: 175-feet	Approximate.
Lot Depth	3:1 max Ratio	Parcel D: 2.7:1 (approximately) Lot 172: 1:1 (approximately)	Approximate.
Street Frontage	50-feet	Parcel D: 18-feet Lot 172: 108-feet	Complies. Parcel D is a utility parcel.
Street Width	60-feet	35-feet	Existing
Street Ownership	Public	Public	
Easements-			
PUE Front	7-ft min.	Lot 172: 10-feet	Complies. All of Parcel D is a PUE
PUE Rear	7-ft min.	Lot 172: 10-feet	
PUE Side	7-ft min.	Lot 172: 7-feet	

Other	Maintain existing	Existing easements for Drainage, Open Space, etc. are all relocated	Complies
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The relocation and removal of the various easements along the shared property line is fairly complicated as many different easements overlap one another on the current plat. Staff has noted that some of the label descriptions on the amended plat regarding the shading used on the proposed plat were not completely accurate or missed some elements of the easements being removed or added to each of the particular areas. Staff provided the needed changes to the applicant and these are also outlined in Exhibit A. Staff has included a condition in the additional requirements and conditions section of this report to reflect the requirement to make these changes prior to the plat being printed, signed, or recorded.

Criteria For Approval.

The grounds for review and potential approval of a subdivision plat amendment request is found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:

The Planning Commission may approve the vacation or amendment of a plat if the Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

REVIEWS

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

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Amended Subdivision Plat. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Amended Subdivision Plat 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 based on the findings listed below and the criteria for approval, or denial 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.

If the Planning Commission decides to approve the request, staff has identified the following requirements and conditions that would need to be 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 all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the redline comments from the Planning Division be corrected on the Final Plat and that the Final Plat be submitted to Planning and Development for review prior to printing of the plat on Mylar and obtaining final signatures on the Mylar plat.
4. If the subdivision plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Amended Subdivision Plat, as requested by Daanish Hoda, Saba Hoda, and the Steeplechase HOA for the Steeplechase Phase 2 Amended Subdivision Plat, application 2025-0295-SUB based on the following findings for approval and the requirements and conditions listed in the Staff Report date June 2, 2026.

Findings for Approval:

1. There is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

Sample Motion for Modified Approval– I move that we approve the Amended Subdivision Plat, as requested by Daanish Hoda, Saba Hoda, and the Steeplechase HOA for the Steeplechase Phase 2 Amended Subdivision Plat, application 2025-0295-SUB based on the findings for approval and the requirements and conditions listed in the Staff Report date June 2, 2026, as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Amended Subdivision Plat, as requested by Daanish Hoda, Saba Hoda, and the Steeplechase HOA for the Steeplechase Phase 2 Amended Subdivision Plat, application 2025-0295-SUB based on the following finding and the criteria for denial as listed in the Staff Report date June 2, 2026.

Finding for Denial:

1. Good cause does not exist for the vacation or amendment as proposed.

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: 2026.06.04 15:03:19-06'00'

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: 2026.06.08 08:05:02-06'00'

Draper City Fire Department

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.06.04 13:58:01-06'00'

Draper City Building Division

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: 2026.06.04 13:59:34-06'00'

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. The following minor changes are needed to the Final Plat prior to it being printed to Mylar. An updated Final Plat with the changes made needs to be submitted to the Planning Division for a final review to insure they are addressed.
 - A. Update the Month and Year at the top of the Plat (June 2026).
 - B. Add a signature box for the Planning Commission, to be signed by the Planning Commission Chair.
 - C. Amend the labels in the plat legend for the shading types to follow the most recent redlines from planning staff. These should be as follows:
 - I. Existing PUE and DE Relocated with the Plat and hereby removed from this area.
 - II. HOA Open Space, PUE, and Draper Irrigation Easement.
 - III. Existing PUE relocated with this Plat and hereby removed from this Area. Drainage easement to remain.
 - IV. Area hereby removed from HOA Open Space and Draper Irrigation easement.
 - V. Area hereby removed from HOA Open Space, PUE, & DE.

Engineering and Public Works Divisions Review.

1. Include a Draper City storm drainage easement over the entirety of the armored channel where it crosses into proposed lot 172. No improvements permitted within ten feet of the edge of the armored channel. Include area to channel protect set-back line within city drainage easement. Questions contact Brien Maxfield in Engineering.

Building Division Review.

1. No additional Comments

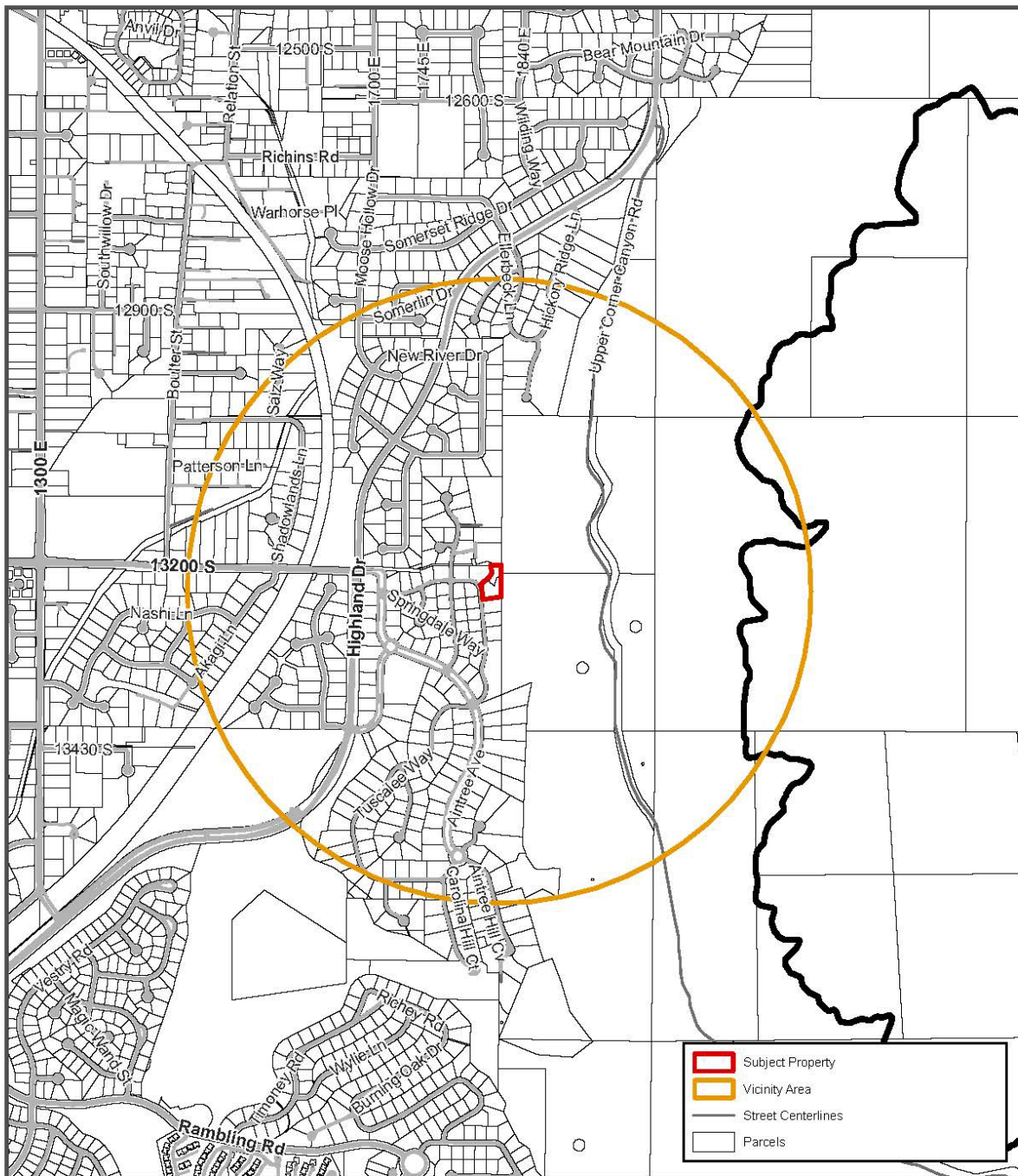
Geotechnical and Geologic Hazards Review.

1. No additional comments.

Fire Division Review.

1. No additional Comments

EXHIBIT B VICINITY MAP



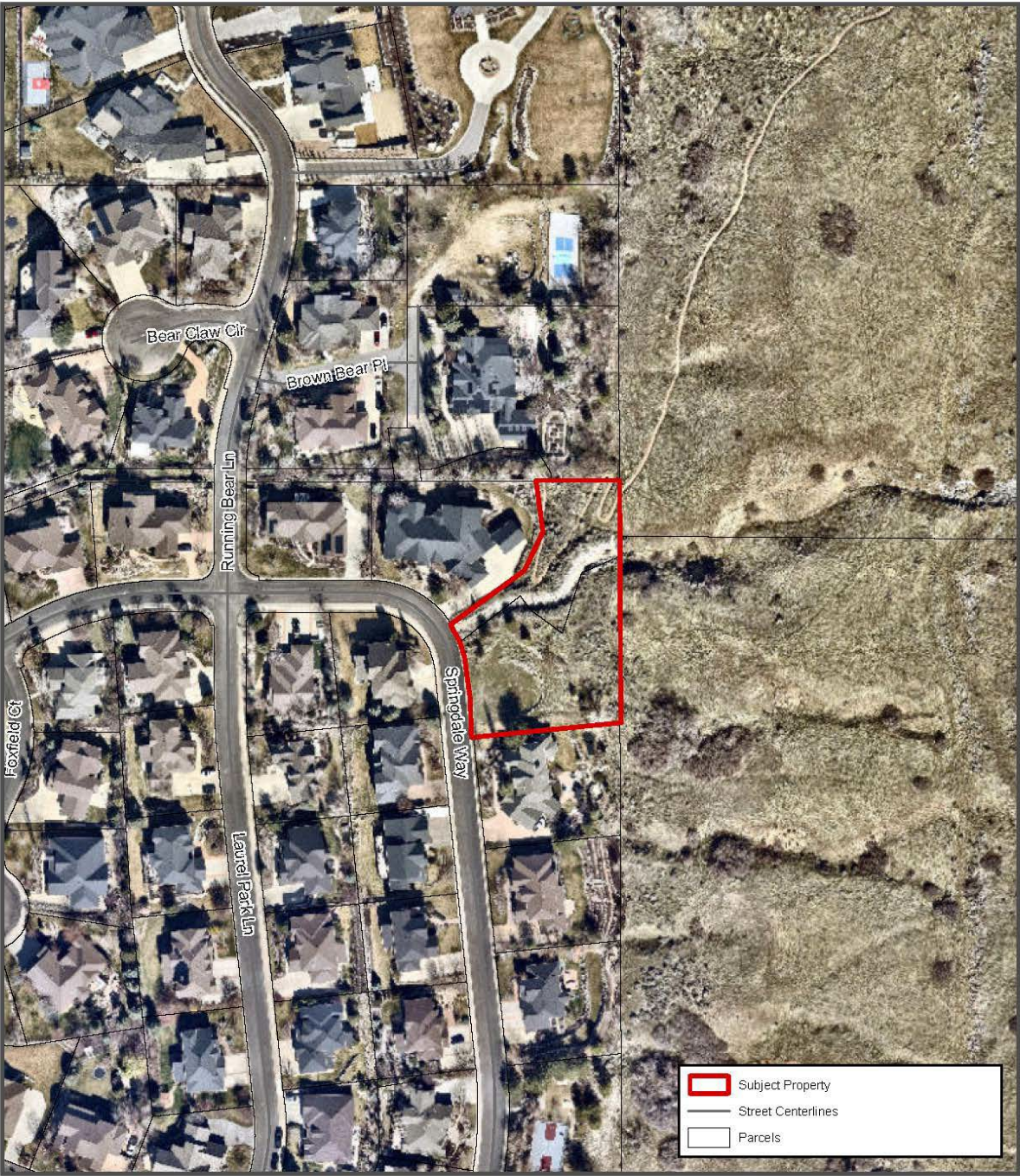
Steeplechase Phase 2 Amended Subdivision

13229 S. Springdale Way

Date Printed: 5/28/2026



EXHIBIT C
AERIAL MAP





Steeplechase Phase 2 Amended Subdivision
13229 S. Springdale Way

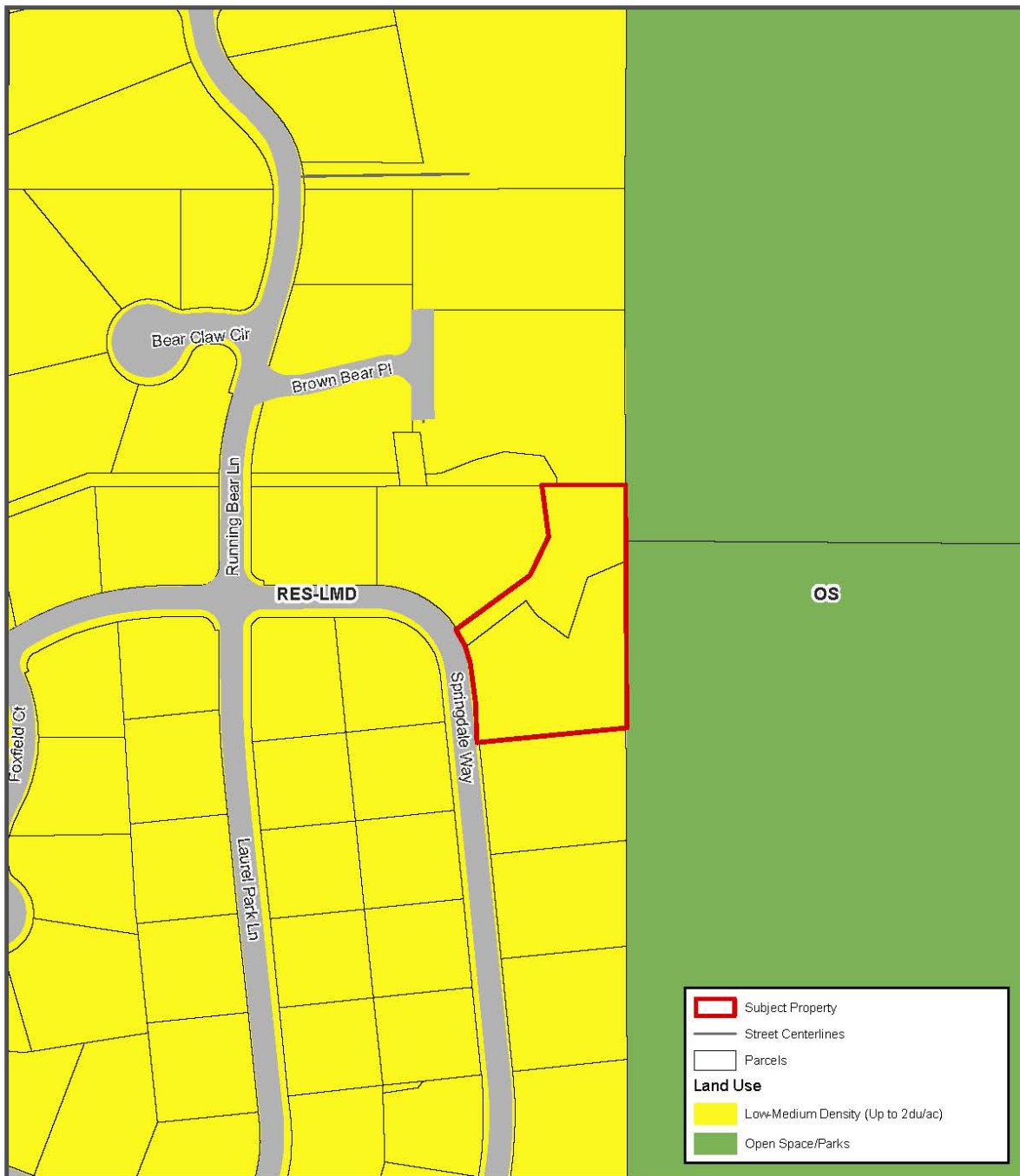
Date Printed: 5/28/2026

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EXHIBIT D LAND USE MAP



Date Printed: 5/28/2026

Steeplechase Phase 2 Amended Subdivision

13229 S. Springdale Way

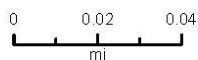
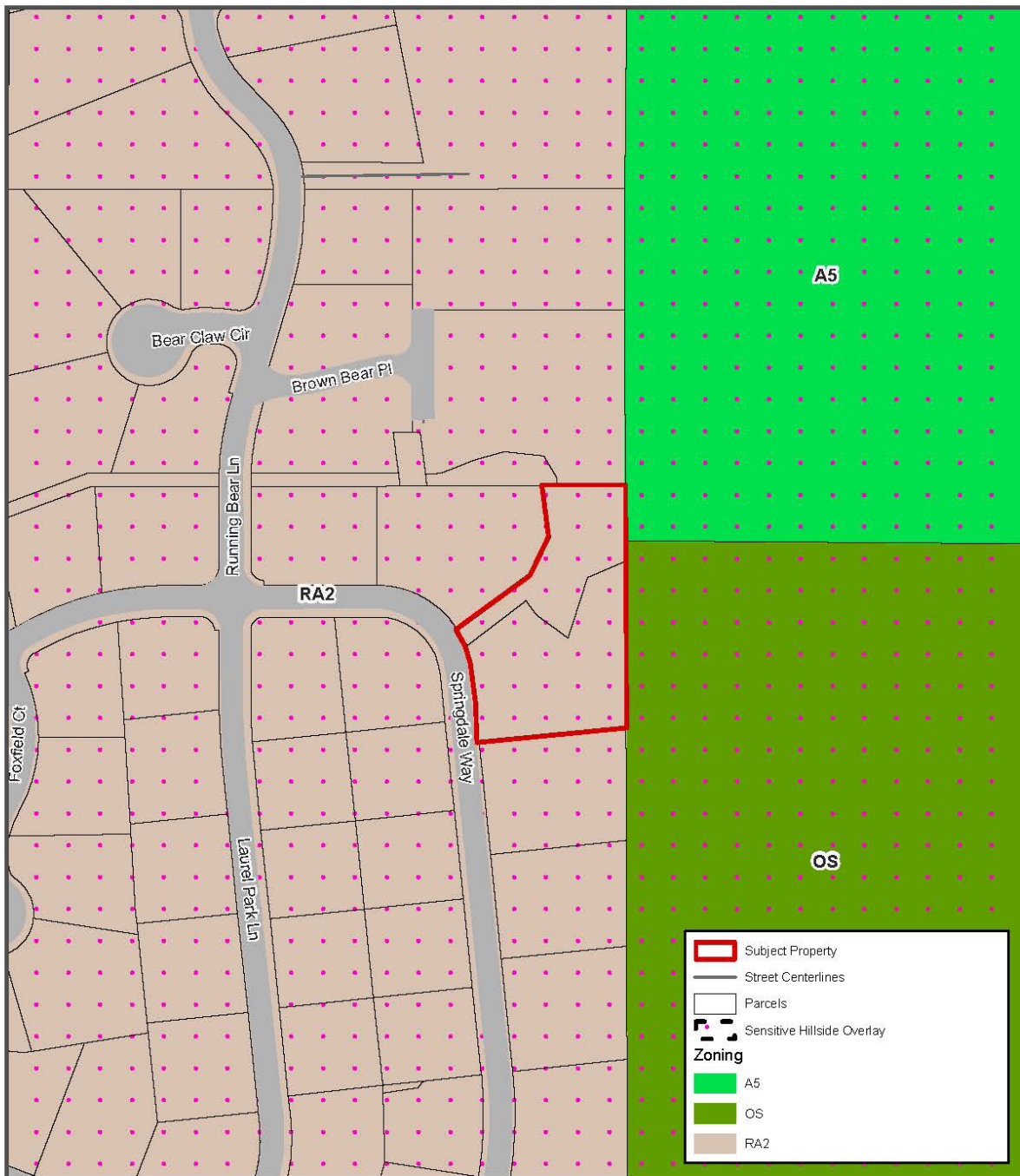


EXHIBIT E ZONING MAP



Date Printed: 5/28/2026

Steeplechase Phase 2 Amended Subdivision

13229 S. Springdale Way

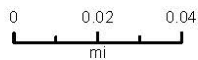
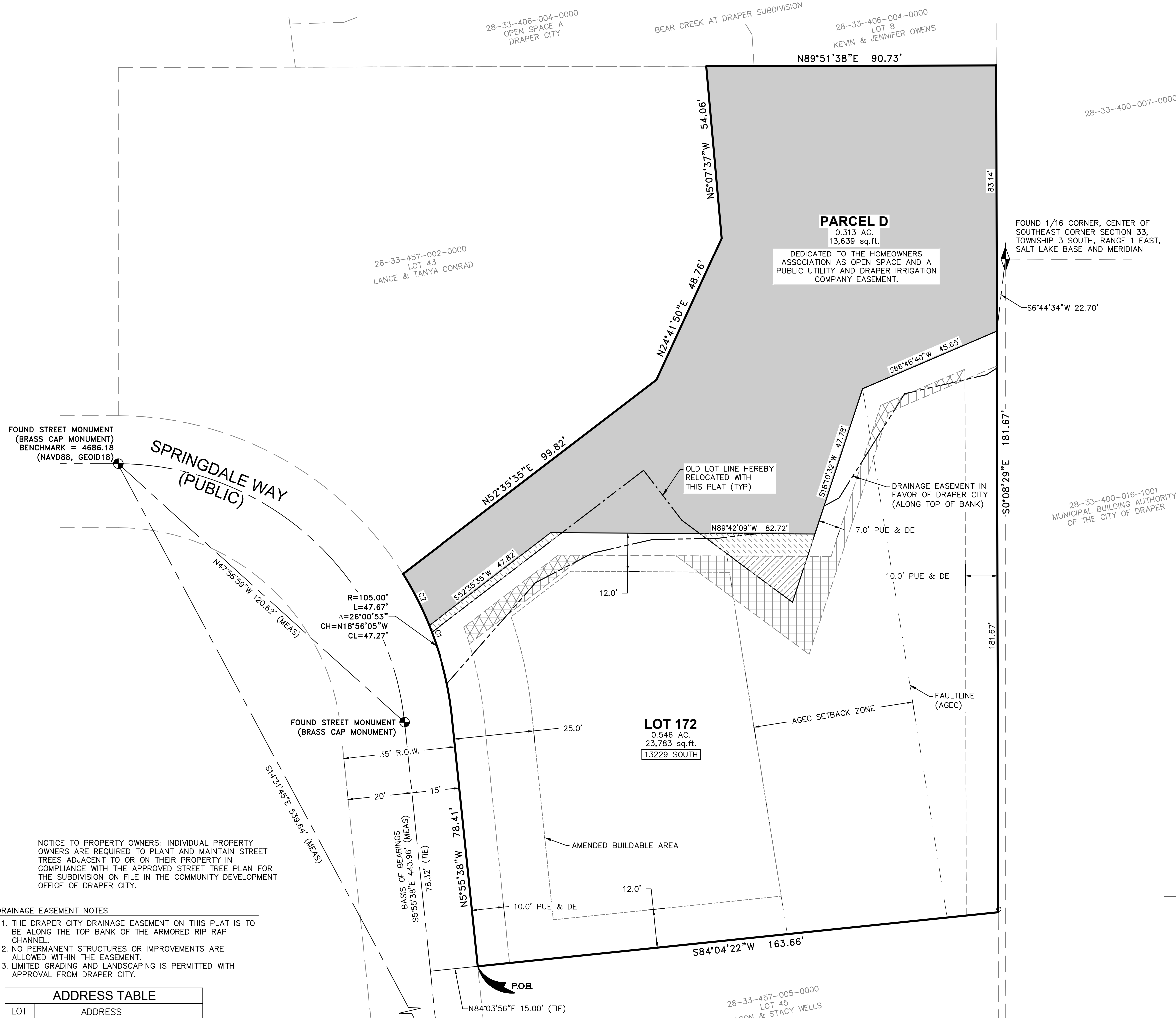


EXHIBIT F
AMENDED SUBDIVISION PLAT

STEEPLECHASE PHASE 2 AMENDED SUBDIVISION

AMENDING LOT 44 AND PARCEL D OF THE STEEPLECHASE PHASE 2 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
APRIL 2026



- DRAINAGE EASEMENT NOTES
1. THE DRAPER CITY DRAINAGE EASEMENT ON THIS PLAT IS TO BE ALONG THE TOP BANK OF THE ARMORED RIP RAP CHANNEL.
 2. NO PERMANENT STRUCTURES OR IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT.
 3. LIMITED GRADING AND LANDSCAPING IS PERMITTED WITH APPROVAL FROM DRAPER CITY.

ADDRESS TABLE	
LOT	ADDRESS
D	13225 S SPRINGDALE WAY
172	13229 S SPRINGDALE WAY

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	29.54'	105.00'	16°07'03"	S13°59'10"E	29.44'
C2	18.14'	105.00'	9°53'49"	S26°59'36"E	18.11'



ZONING ADMINISTRATOR

APPROVED THIS ____ DAY OF ____
A.D., 20____ BY THE DRAPER CITY ZONING ADMINISTRATOR.

DRAPER CITY ZONING ADMINISTRATOR

DRAPER CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

DRAPER CITY ENGINEER

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF ____
A.D., 20____

REPRESENTATIVE

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF ____
A.D., 20____

ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM

APPROVED THIS ____ DAY OF ____
A.D., 20____

DRAPER CITY ATTORNEY

DRAPER IRRIGATION COMPANY

APPROVED THIS ____ DAY OF ____
A.D., 20____

DRAPER IRRIGATION COMPANY

DRAPER CITY COUNCIL

APPROVED THIS ____ DAY OF ____
A.D., 20____

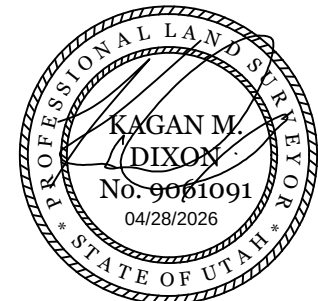
MAYOR ATTEST, CITY RECORDER

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:

STEEPLECHASE PHASE 2 AMENDED SUBDIVISION
AMENDING LOT 44 AND PARCEL D,
OF THE STEEPLECHASE PHASE 2 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION:

ALL OF LOT 44 AND PARCEL D, STEEPLECHASE PHASE 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2002P, AT PAGE 29 OF PLATS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 44, STEEPLECHASE, PHASE 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2002P, AT PAGE 29 OF PLATS, WHICH IS SOUTH 05°50'23" EAST 78.32 FEET AND NORTH 84°04'22" EAST 15.00 FEET FROM A STREET MONUMENT WITHIN SPRINGDALE WAY AS SHOWN HEREON, RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES; (1) NORTH 05°55'38" WEST 78.41 FEET TO A POINT OF A TANGENT 105.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.67 FEET THROUGH A CENTRAL ANGLE OF 26°00'53" CHORD BEARS NORTH 16°56'00" WEST 47.27 FEET; THENCE NORTH 52°35'35" EAST 99.82 FEET; THENCE NORTH 24°41'50" EAST 48.78 FEET; THENCE NORTH 05°07'37" WEST 54.06 FEET; THENCE NORTH 89°51'38" EAST 90.73 FEET; THENCE SOUTH 00°08'29" EAST 264.81 FEET; THENCE SOUTH 84°04'22" WEST 163.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 37,421 SQUARE FEET, OR 0.859 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE THIS PLAT AND NAME SAID PLAT:

STEEPLECHASE PHASE 2 AMENDED SUBDIVISION
AMENDING LOT 44 AND PARCEL D,
OF THE STEEPLECHASE PHASE 2 SUBDIVISION

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF ____, A.D. 20____

SABA HASAN HODA

DAANISH HODA

STEEPLECHASE HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS ____ DAY OF ____, A.D. 2025, PERSONALLY APPEARED BEFORE ME DAANISH HODA, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS ____ DAY OF ____, A.D. 2025, PERSONALLY APPEARED BEFORE ME SABA HASAN HODA, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS ____ DAY OF ____, A.D. 2025, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF _____

AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

STEEPLECHASE PHASE 2 AMENDED SUBDIVISION
AMENDING LOT 44 AND PARCEL D
OF THE STEEPLECHASE PHASE 2 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

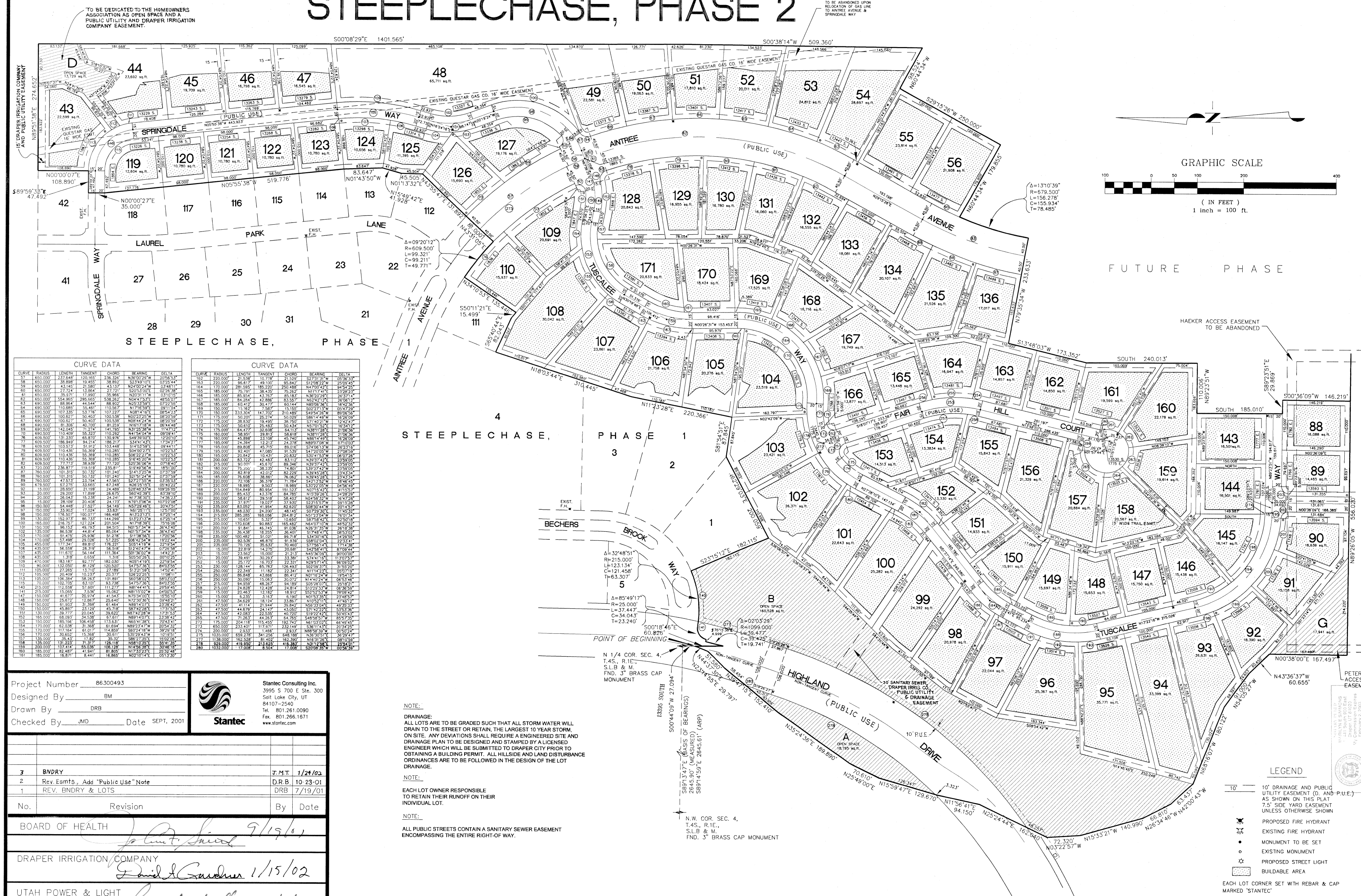
SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER _____

EXHIBIT G
EXISTING SUBDIVISION PLAT

STEEPLECHASE, PHASE 2



MEMO



To: Planning Commission

From: Maryann D. Pickering, AICP

Date: 2026-06-11

Re: Public Hearing: Fox Landing Phase 3 Subdivision Plat Amendment and Full Boundary Line Adjustment Request (Administrative Item)

Comments:

This application is a request for approval of a Subdivision Plat Amendment and Full Boundary Line Adjustment for approximately 1.18 acres located on the on the eastern edge of Osborne Vista Way, at approximately 773 W. Osborne Vista Way. The property is currently zoned R3. The applicant is requesting to amend the Fox Landing Phase 3 plat to add one lot and reconfigure two lots adjacent to the newly created lot.

The Fox Landing Phase 3 plat was recorded in 2022. This is the first amendment to the plat. Earlier this year, the subject property for the lot to be included was rezoned from RA1 to R3 in anticipation of this application.

Full Boundary Line Adjustment

For Approval:

1. The proposal submitted to the City includes all necessary information;
2. The record of survey shows no evidence of a violation of a land use regulation; and
3. The plat amendment corresponding with the proposed full boundary adjustment has been approved in accordance with Section 17-9-020.

Plat Amendment

For Approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

ATTACHMENTS:

[06-11-2026 PC Staff Report \(Fox Landing Phase 3 PA\).pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

June 2, 2026

To: Draper City Planning Commission
Business Date: June 11, 2026

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: Fox Landing Phase 3 – Subdivision Plat Amendment and Full Boundary Line Adjustment Requests

Application Nos.: 2025-0042-SUB and 2025-0180-SUB

Applicant: Tom Spencer of Wright Homes, representing Wright Homes and Peter and Kimberly Huber

Project Location: 773 W. Osborne Vista Way

Current Zoning: R3 (Single-Family Residential, 13,000 sq. ft. minimum) Zone

Acreage: Approximately 1.18 acres (approximately 51,400 sq. ft.)

Request: Request to amend the Fox Landing Phase 3 plat to add one lot and reconfigure two lots adjacent to the newly created lot and a boundary line adjustment with the property to the east.

SUMMARY AND BACKGROUND

This application is a request for approval of a Subdivision Plat Amendment and Full Boundary Line Adjustment for approximately 1.18 acres located on the on the eastern edge of Osborne Vista Way, at approximately 773 W. Osborne Vista Way (Exhibits B and C). The property is currently zoned R3. The applicant is requesting to amend the Fox Landing Phase 3 plat to add one lot and reconfigure two lots adjacent to the newly created lot.

The Fox Landing Phase 3 plat was recorded in 2022. This is the first amendment to the plat. Earlier this year, the subject property for the lot to be included was rezoned from RA1 to R3 in anticipation of this application.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R3	Exhibit E
Proposed Use	Single-family residential	
Adjacent Zoning		
East	RA1 (Residential Agricultural, 40,000 sq. ft. lot size minimum)	
West	R3	
North	R3	
South	RA1	

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 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.”*

Full Boundary Line Adjustment. The applicant is requesting to adjust both lot and parcel lines and extend the subdivision line to create a new lot that will be part of the Fox Landing Phase 3 Amended Subdivision. The proposed boundary line adjustments would create parcels out of conformance with land use regulations per Utah Code Annotated Section 10-20-906. Therefore, this request is considered a full boundary adjustment and is required to be approved in conjunction with a Subdivision Plat Amendment by the Planning Commission. The applicant has submitted the appropriate conveyance documents (Exhibit F) per Utah Code Annotated Section 57-1-45.5. and an Amended Subdivision Plat. The Zoning Administrator will sign the notice of conveyance for the Boundary Line Adjustment to be recorded along with the Amended Subdivision Plat.

The parcel created by the proposed boundary line adjustment between the Huber’s and Wright Homes properties is considered a parcel and does not conform to the land use regulations as it does not have frontage on a public road. However, the accompanying Subdivision Plat Amendment will remedy this by creating a new conforming subdivision lot from this parcel and portions of two adjacent existing lots within the subdivision. The majority of the land for the new lot has been acquired from the Huber’s who own the property to the east. The Huber’s remaining property will remain and unsubdivided property and will not be part of the Fox Landing 3 Subdivision. It will continue to meet applicable zoning standards for the RA1 zoning district.

Subdivision Plat. The request is to amend the existing Fox Landing Phase 3 plat (Exhibit G). The applicant is requesting to create a new lot as part of the subdivision and to reconfigure the adjacent lots (Exhibit H). The property to be added has been acquired from the property to the west. As noted above, that property owner has sold a portion of their lot to Wright Homes for the new lot in the Fox Landing development. The new lot will be numbered as Lot 337. The two lots to be reconfigured will be renumbered to Lot 336 and 338. The existing homes built on these lots will comply with all applicable setbacks after the property line change. The public utility easements (PUE) for all three lots will be updated with the new lot lines.

Table 2 Subdivision Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	13,000 sq. ft.	16,114 sq. ft. (Lot 336) 20,712 sq. ft. (Lot 337) 14,360 sq. ft. (Lot 338)	

Lot Width	80 ft.	110 ft. (Lot 336) 101 ft. (Lot 337) 111 ft. (Lot 338)	
Lot Depth	2.0 to 1 max.	0.62:1 (Lot 336) 1.9:1 (Lot 337) 1.05:1 (Lot 338)	
Setbacks			
Front - Interior and Corner	25 ft.	25 ft. (Lot 336) 25 ft. (Lot 337) 25 ft. (Lot 338)	Lot 337 will be reviewed with a building permit
Rear - Interior	20 ft.	64 ft. (Lot 336) - existing 20 ft. (Lot 337) 35 ft. (Lot 338) - existing	Lot 337 will be reviewed with a building permit
Rear - Corner	10 ft.	n/a	
Side - Interior	10 ft.	15 ft. (Lot 336) 15 ft. (Lot 337) 22 ft. (Lot 338)	
Easements			
PUE Front	7 ft.	10 ft.	
PUE Rear	7 ft.	10 ft.	
PUE Side	7 ft.	7 ft. and 10 ft.	

Criteria For Approval. The grounds for review and potential approval of a subdivision plat amendment request are found in Section 17-9-050 of the DCMC. This section depicts the standard of review for such requests as:

The Planning Commission may approve the vacation or amendment of a plat if the Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Subdivision Plat Amendment and Full Boundary Line Agreement 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 has completed their review of the Subdivision Plat Amendment and Full Boundary Line Agreement submissions. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Subdivision Plat Amendment and Full Boundary Line Agreement 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 Subdivision Plat Amendment and Full Boundary Line Agreement submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The GIS Division has completed their review of the Subdivision Plat Amendment and Full Boundary Line Agreement 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 finds that the application complies with the DCMC and recommends that the Planning Commission review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Planning Commission decides to approve the request, staff notes the applicant is required to comply with the following requirements pertaining to the plat and development of the subdivision:

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 the required notice of consent for the boundary adjustments from the City be recorded together with the approved Boundary Line Agreements and conveyance documents, and the Subdivision Plat Amendment in the order listed.
3. If the subdivision plat amendment is not recorded as specified within one (1) year from the date of approval, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.

MODEL MOTIONS AND FINDINGS

Full Boundary Line Adjustment

Sample Motion for Approval – I move that we approve the Full Boundary Line Adjustment, as requested by Tom Spencer of Wright Homes, for the Fox Landing Phase 3 Subdivision Plat Amendment, application 2025-0180-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated June 2, 2026.

Findings for approval:

1. The proposal submitted to the City includes all necessary information;
2. The record of survey shows no evidence of a violation of a land use regulation; and
3. The plat amendment corresponding with the proposed full boundary adjustment has been approved in accordance with Section 17-9-020.

Plat Amendment

Sample Motion for Approval – I move that we approve the Subdivision Plat Amendment, as requested by Tom Spencer of Wright Homes, for the Fox Landing Phase 3 Subdivision Plat Amendment, application 2025-0042-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated June 2, 2026.

Findings for approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

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: 2026.06.03 14:35:42-06'00'

Draper City Public Works Department



Draper City Fire Department

Matthew Symes

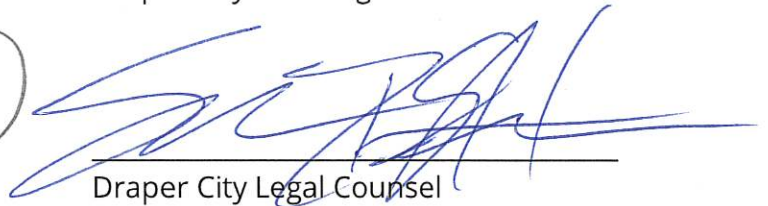
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.06.04 06:40:14-06'00'

Draper City Building Division

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: 2026.06.04 15:25:47-06'00'

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. The Boundary Line Agreement approvals must be recorded before the Subdivision Plat Amendment.

Engineering and Public Works Divisions Review.

1. All yard drains, irrigation facilities, subsurface drains or land drains require a private maintenance plan and protective covenants per DCMC 17-3-030(K) and 17-3-030(N).
2. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process.
3. Driveways shall conform to DCMC 9-10-075.
4. Once final plat has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division.
5. Any work in a public right-of-way will require an Encroachment Permit obtained through the Engineering Division.
6. Draper City requires the engineer of record to provide the subdivision as-built drawings, retention basins volume certifications, and site grading and drainage certification letter after subdivision construction is complete.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Division Review.

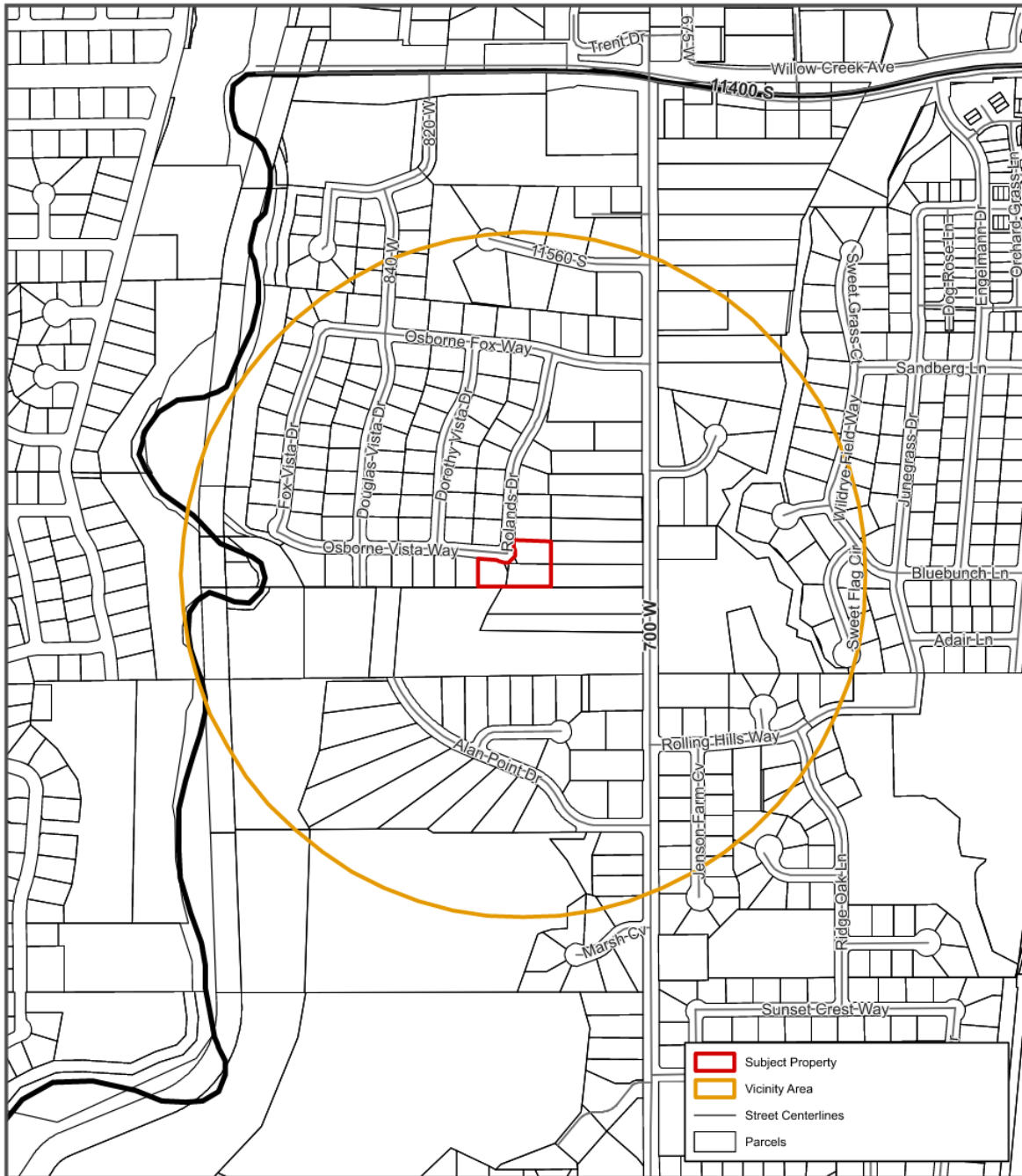
1. No additional comments.

Legal Review.

1. No additional comments.

EXHIBIT B

VICINITY MAP





Fox Landing Phase III Plat Amendment

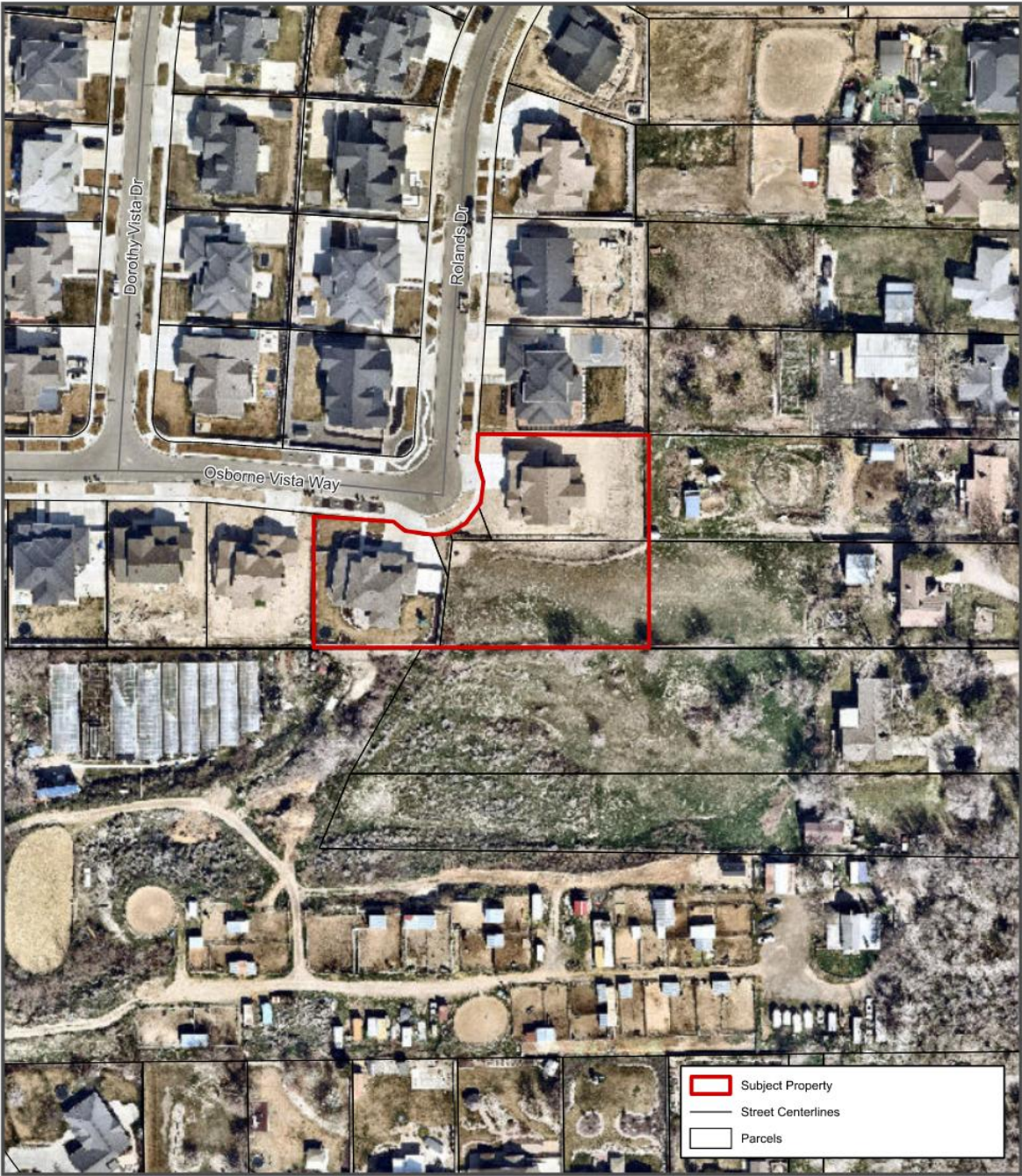
773 W. Osborne Vista Way



Date Printed: 5/28/2026



EXHIBIT C
AERIAL MAP





Date Printed: 5/28/2026

Fox Landing Phase III Plat Amendment

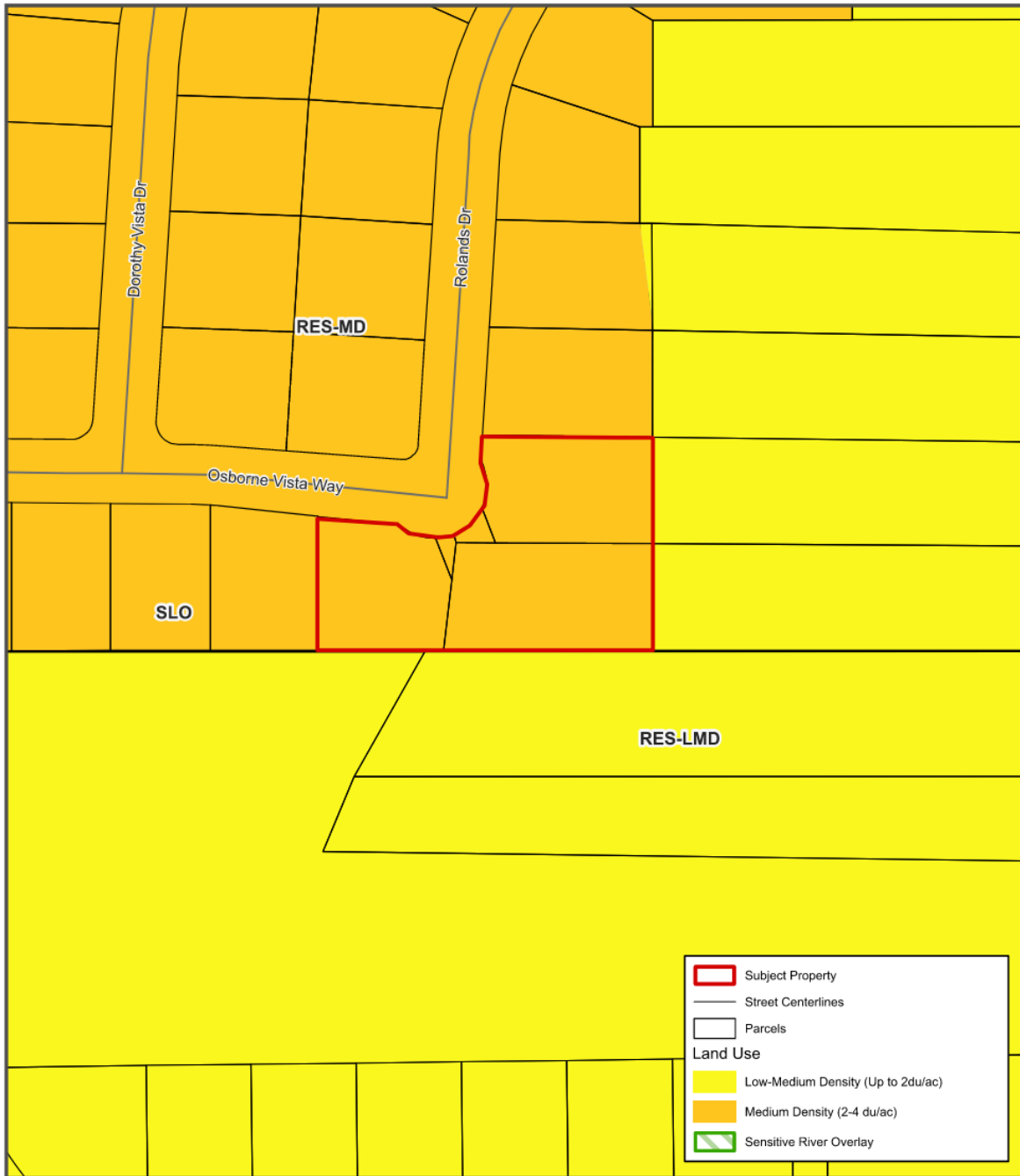
773 W. Osborne Vista Way

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EXHIBIT D
LAND USE MAP



Date Printed: 5/28/2026

Fox Landing Phase III Plat Amendment

773 W. Osborne Vista Way

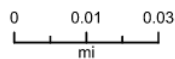
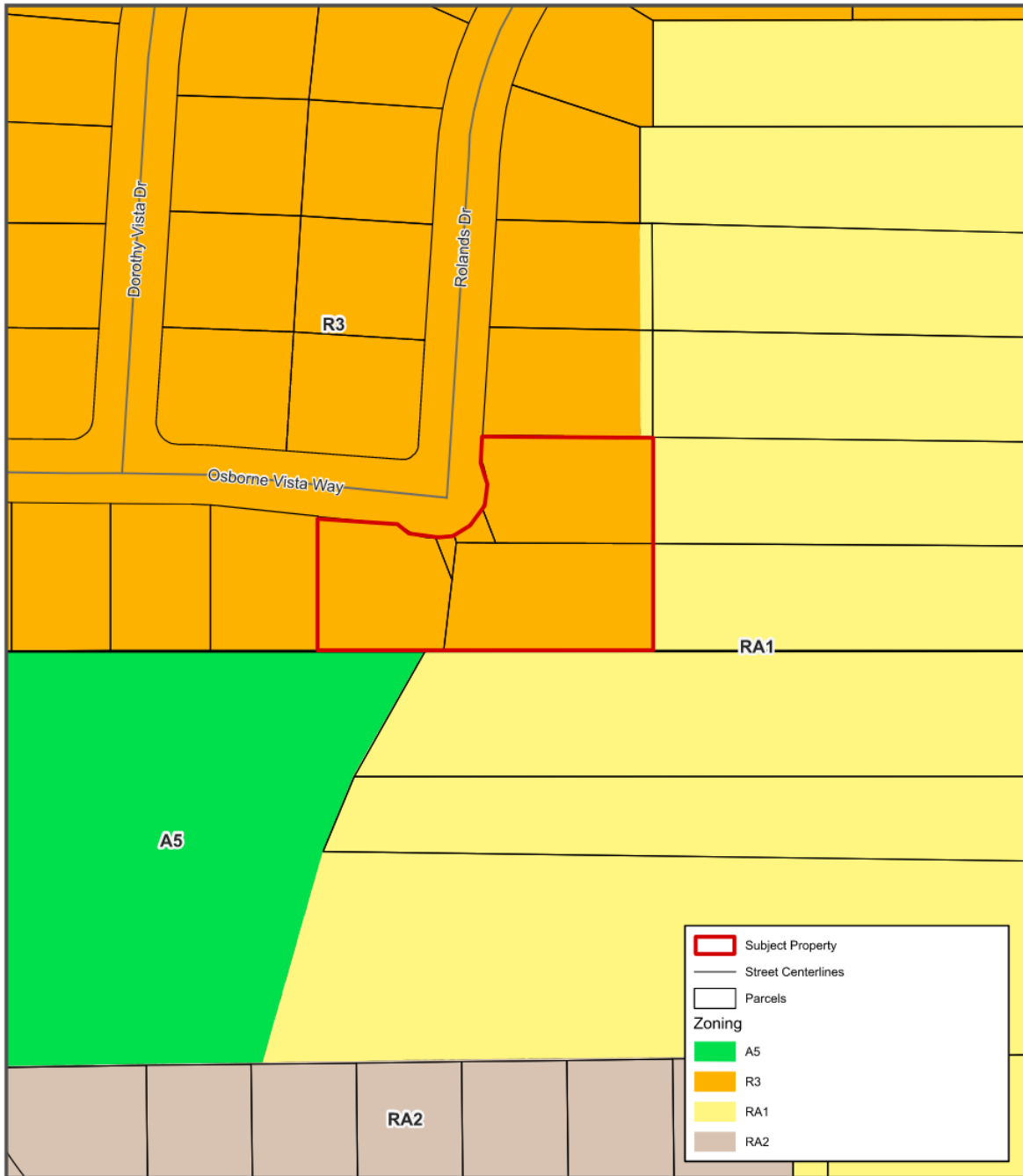


EXHIBIT E ZONING MAP



Date Printed: 5/28/2026

Fox Landing Phase III Plat Amendment

773 W. Osborne Vista Way

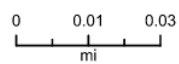


EXHIBIT F
FULL BOUNDARY ADJUSTMENT CONVEYANCE DOCUMENTS

WHEN RECORDED, MAIL TO:

Draper City Recorder
Draper City
1020 E Pioneer Rd.
Draper, UT 84020

APN: 2723400056, 2723479011

LOT LINE ADJUSTMENT AGREEMENT

THIS AGREEMENT is made and entered into the 20th day of June, 2025, by and between Peter J. Huber and Kimberly D Huber, the owner(s) of Parcel No. 2723400056, and Wright & Associates LLC., a Utah limited liability company, the owner(s) of Parcel No. 2723479011 (collectively referred to as the "Parties" or the "Adjoining Lot Owners").

RECITALS

WHEREAS, Section 10-9a-103(53)(c)(iv) of the Utah Code Annotated and Section 19-9-060 of the Draper City Code both exempt lot line adjustment between adjoining lot owners, in which no new lot is created, from the approval and filing requirements of a subdivision, wherein at least one new lot is created, by excluding from the definition of the term "Subdivision" a recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances;

AGREEMENT

NOW, THEREFORE, in consideration of the terms and representations herein contained, the parties hereby represent and agree as follows:

1. The undersigned Adjoining Lot Owners hereby represent and agree: that they are the legal title owners of adjoining parcels of real property; that they mutually desire and agree to adjust the location of their mutual boundary line running between their adjoining parcels; that, in so adjusting their mutual boundary line, no new lot will be created thereby; and that the adjustment does not violate any applicable land use ordinances.
2. Attached hereto as **Exhibit "A,"** and by this reference incorporated herein, is a drawing showing the adjusted boundary line between the Adjoining Lot Owners, together with the new legal descriptions for each lot, as prepared and stamped by a Utah licensed Land Surveyor.
3. The Parties acknowledge they have had the opportunity to seek legal counsel before executing and/or recording this agreement.
4. The Parties acknowledge and represent that Draper City was not a party to the negotiations between the Adjoining Lot Owners for the lot line adjustment and that Draper City is not responsible

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed the day and year first above written

By:

Notary Public

 **MAHANA SOKOL**
Notary Public, State of Utah
Commission # 735713
My Commission Expires
February 22, 2028

{see Affidavit next page}

{see Affidavit next page}

150

EXHIBIT A

ORIGINAL LEGAL DESCRIPTIONS Prior to Lot Line Adjustment

Wright & Associates LLC, Parcel 2723479011

All of Lot 328, Fox Landing Phase 3 Subdivision, according to the official plat recorded in the offices of the Salt Lake County Recorder, Utah, entry 13937061, book 2022P, page 110

Peter J Huber & Kimberly D Huber, Parcel 2723400056

A parcel of land situate in the Southeast Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the westerly right-of-way line of 700 West Street, said point being South 00°05'05" East 2,167.82 feet along the section line and West 33.00 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°05'05" East 98.50 feet along said westerly right-of-way line;

thence West 604.00 feet to the southeast corner of Lot 327 of Fox Landing Phase 3 Subdivision;

thence North 06°53'55" East 102.95 feet along the easterly boundary line of said Lot 327 to the southwest corner of Lot 328 of said subdivision;

thence South 89°38'27" East 186.79 feet along the southerly boundary line of said Lot 328 to the southeast corner of said Lot 328;

thence continuing South 89°38'27" East 591.50 feet to the point of beginning.

Contains 59,997 Square Feet or 1.377 Acres

NEW LEGAL DISCRIPTIONS

Wright & Associates LLC

Beginning at the Northeast Corner of Lot 328 of said Fox Landing Phase 3 Subdivision, said point being South 00°05'05" East 2,063.61 feet along the section line and South 89°54'55" West 437.70 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°05'05" East 202.06 feet along the easterly boundary line of said Lot 328 and its extension;

thence West 199.30 feet to the southeast corner of Lot 327 of Fox Landing Phase 3 Subdivision recorded in Book 2022P at Page 110 in the Office of the Salt Lake County Recorder;

thence North 06°53'55" East 102.95 feet along the easterly boundary line of said Lot 327 to the southwest corner of said Lot 328;

thence North 20°59'29" West 7.81 feet along the westerly boundary line of said Lot 328 to the easterly right-of-way line of Rolands Drive;

thence along said easterly right-of-way line the following three (3) courses

(1) Northeasterly 78.85 feet along the arc of a 50.00 foot radius curve to the left (center bears North 20°58'36" West and the chord bears North 23°50'50" East 70.93 feet with a central angle of 90°21'10");

(2) Northwesterly 13.10 feet along the arc of a 30.00 foot radius curve to the right (center bears North 68°40'15" East and the chord bears North 08°48'54" West 13.00 feet with a central angle of 25°01'41");

(3) North 03°41'56" East 16.90 feet to the northwest corner of said Lot 328;

thence South 89°16'59" East 161.67 feet along the northerly boundary line of said Lot 328 to the point of beginning.

Contains 36,404 Square Feet or 0.836 Acres

Peter J Huber & Kimberly D Huber

A parcel of land situate in the Southeast Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the westerly right-of-way line of 700 West Street, said point being South 00°05'05" East 2,167.82 feet along the section line and West 33.00 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°05'05" East 98.50 feet along said westerly right-of-way line;

thence West 404.70 feet;

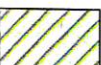
thence North 00°05'05" West 101.04 feet to the southeast corner of Lot 328 of Fox Landing Phase 3 Subdivision recorded in Book 2022P at Page 110 in the Office of the Salt Lake County Recorder;

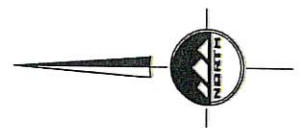
thence South 89°38'27" East 404.71 feet to the point of beginning.

Contains 40,376 Square Feet or 0.927 Acres

700 WEST



-  CURRENT HUBER PROPERTY
-  REMAINDER PROPERTY
-  PURCHASE PROPERTY
-  LOT 328 & PURCHASE PROPERTY



PROJECT NUMBER
6153

PRINT DATE
2025-07-01

PROJECT MANAGER
RVF

DESIGNED BY
KFW

1 OF 1

HUBER LOT LINE ADJUSTMENT

787 WEST OSBORNE VISTA WAY
DRAPER CITY, UTAH
HUBER AND LOT 328 PARCELS EXHIBITS



LAYTON Phone 801.547.1100 TOOELE Phone 435.843.3500 CEDAR CITY Phone 435.555.1451 RICHFIELD Phone 435.398.2353

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

WHEN RECORDED MAIL TO:

DRAPER CITY
Attn: Community Development Department
1020 East Pioneer Road
Draper, Utah 84020

NOTICE OF CONSENT FOR PROPOSED FULL BOUNDARY ADJUSTMENT

Affects Parcels: 27-23-479-011 and 27-23-400-056

Application Number: 2026-0180-SUB

Date: June 15, 2026

NOTICE IS HEREBY GIVEN that Draper City has reviewed the above-referenced application in accordance with Utah Code 10-20-906 and applicable provisions of the Draper City Municipal Code. Draper City consents to the proposed Full Boundary Adjustment between the properties described below. The County Recorder may record the boundary adjustment consistent in accordance with Utah Code 57-1-45.5, or as amended.

This notice shall expire and the City's consent rescinded if not recorded, along with the relevant conveyance document, in the office of the Salt Lake County Recorder within thirty (30) days from the date of signature by the City's Zoning Administrator or designee. The boundary adjustment is effective upon recording by the Salt Lake County Recorder, as provided in Utah Code § 10-20-906(8).

Per Utah Code § 10-20-906(9), the recording of a boundary adjustment does not constitute a land use approval. Draper City may enforce municipal ordinances against, or withhold approval of a land use application for property subject to a boundary adjustment if the resulting lots or parcels are not in compliance with applicable land use regulations in effect on the day on which the boundary adjustment is recorded, as provided in Utah Code § 10-20-906(10).

Original Property Descriptions:

Property 1: Wright & Associates, LLC

Parcel 27-23-479-011:

All of Lot 328, Fox Landing Phase 3 Subdivision, according to the official plat recorded in the offices of the Salt Lake County Recorder, Utah, entry 13937061, boom 2022P, page 110.

Property 2: Peter J Huber and Kimberly D Huber

Parcel: 27-23-400-056:

A parcel of land situate in the Southeast Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the westerly right-of-way line of 700 West Street, said point being South 00°05'05" East 2,167.82 feet along the section line and West 33.00 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°05'05" East 98.50 feet along said westerly right-of-way line; thence West 604.00 feet to the southeast corner of Lot 327 of Fox Landing Phase 3 Subdivision; thence North 06°53'55" East 102.95 feet along the easterly boundary line of said Lot 327 to the southwest corner of Lot 328 of said subdivision; thence South 89°38'27" East 186.79 feet along the southerly boundary line of said Lot 328 to the southeast corner of said Lot 328; thence continuing South 89°38'27" East 591.50 feet to the point of beginning.

Contains 59,997 Square Feet or 1.377 Acres

Revised Property Descriptions:

Property 1: Wright & Associates, LLC

Beginning at the Northeast Comer of Lot 328 of said Fox Landing Phase 3 Subdivision, said point being South 00°05'05" East 2,063.61 feet along the section line and South 89°54'55" West 437.70 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°05'05" East 202.06 feet along the easterly boundary line of said Lot 328 and its extension; thence West 199.30 feet to the southeast corner of Lot 327 of Fox Landing Phase 3 Subdivision recorded in Book 2022P at Page 110 in the Office of the Salt Lake County Recorder; thence North 06°53'55" East 102.95 feet along the easterly boundary line of said Lot 327 to the southwest corner of said Lot 328; thence North 20°59'29" West 7.81 feet along the westerly boundary line of said Lot 328 to the easterly right-of-way line of Rolands Drive; thence along said easterly right-of-way line the following three (3) courses

- (1) Northeasterly 78.85 feet along the arc of a 50.00 foot radius curve to the left (center bears North 20°58'36" West and the chord bears North 23°50'50" East 70.93 feet with a central angle of 90°21'10");
- (2) Northwesterly 13.10 feet along the arc of a 30.00 foot radius curve to the right (center bears North 68°40'15" East and the chord bears North 08°48'54" West 13.00 feet with a central angle of 25°01'41");
- (3) North 03°41'56" East 16.90 feet to the northwest corner of said Lot 328; thence South 89°16'59" East 161.67 feet along the northerly boundary line of said Lot 328 to the point of beginning.

Contains 36,404 Square Feet or 0.836 Acres

Property 2: Peter J Huber and Kimberly D Huber

A parcel of land situate in the Southeast Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at a point on the westerly right-of-way line of 700 West Street, said point being South 00°05'05" East 2,167.82 feet along the section line and West 33.00 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°05'05" East 98.50 feet along said westerly right-of-way line; thence West 404.70 feet; thence North 00°05'05" West 101.04 feet to the southeast corner of Lot 328 of Fox Landing Phase 3 Subdivision recorded in Book 2022P at Page 110 in the Office of the Salt Lake County Recorder; thence South 89°38'27" East 404.71 feet to the point of beginning.

Contains 40,376 Square Feet or 0.927 Acres

APPROVAL

Zoning Administrator or Designee

Date: _____

Printed Name

ACKNOWLEDGEMENT

STATE OF _____)

:SS.

COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me
_____, who being duly sworn, did say that (s)he is the signer of
the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

Notary Public

My Commission Expires:

Residing at:

EXHIBIT G
EXISTING FOX LANDING PHASE 3 SUBDIVISION PLAT

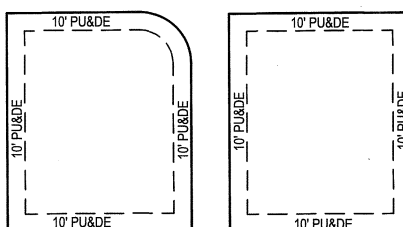
FOX LANDING PHASE 3 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
FEBRUARY 2021

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	330.00'	157.44'	27°20'10"	N18°54'20"E	155.96'
C2	470.00'	236.86'	28°52'23"	S16°08'11"W	234.36'
C3	330.00'	28.26'	4°54'38"	N86°56'59"W	28.27'
C4	330.00'	158.72'	27°33'25"	S17°28'30"W	157.19'
C5	330.00'	122.92'	21°20'29"	N20°35'06"E	122.21'
C6	300.00'	87.00'	16°36'58"	N13°32'44"E	86.70'
C7	300.00'	56.13'	10°43'12"	N27°12'49"E	56.05'
C8	500.00'	42.98'	4°55'30"	S30°06'40"W	42.96'
C9	500.00'	94.46'	10°49'26"	S22°14'13"W	94.31'
C10	500.00'	83.01'	9°30'44"	S12°04'08"W	82.91'
C11	500.00'	31.54'	3°36'50"	S5°30'21"W	31.53'
C12	360.00'	81.83'	11°03'12"	N11°44'59"E	81.86'
C13	360.00'	89.92'	14°18'43"	N25°25'04"E	89.89'
C14	360.00'	89.92'	14°18'43"	N25°25'04"E	89.89'
C15	440.00'	129.69'	16°53'15"	S24°07'47"W	129.22'
C16	440.00'	92.05'	11°59'13"	S9°41'33"W	91.89'
C17	21.00'	31.85'	86°53'45"	N47°08'49"E	28.88'
C18	21.00'	34.12'	83°06'15"	S42°51'11"E	30.49'
C19	360.00'	30.85'	4°54'38"	N86°56'59"W	30.85'
C20	300.00'	18.54'	3°32'27"	N87°38'05"W	18.54'
C21	300.00'	7.17'	1°12'22"	N85°10'46"W	7.17'
C22	15.00'	24.03'	3°32'27"	N49°36'08"E	21.54'
C23	300.00'	15.38'	29°22'47"	N69°48'16"W	15.22'
C24	50.00'	48.75'	55°51'43"	S83°02'44"E	48.84'
C25	50.00'	78.85'	90°21'10"	N23°50'50"E	70.93'
C26	30.00'	13.10'	25°01'41"	S8°48'54"E	13.00'
C27	360.00'	43.06'	6°51'10"	S7°07'31"W	43.03'
C28	360.00'	84.93'	13°31'00"	S17°18'36"W	84.73'
C29	360.00'	45.16'	7°11'14"	S27°39'44"W	45.13'
C30	300.00'	62.61'	11°57'27"	N25°16'37"E	62.50'
C31	300.00'	49.13'	9°23'02"	N14°36'23"E	49.08'
C32	360.00'	134.09'	21°20'29"	N20°35'06"E	133.32'
C33	300.00'	77.56'	14°46'47"	S23°50'57"W	77.35'
C34	300.00'	66.73'	12°44'37"	S10°04'15"W	66.59'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT



TYPICAL LOT EASEMENTS

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

NOTE:

- SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- 20' WIDE SANITARY SEWER EASEMENT LOCATED WITHIN DEDICATED ROADWAYS TO BE VACATED IN THE FUTURE BY SEPARATE DOCUMENT.
- LOTS SETBACKS PER DRAPER CITY MUNICIPAL CODE 9-10-090.

DEVELOPER
WRIGHT HOMES
6150 S REDWOOD ROAD
TAYLORSVILLE, UTAH
801.524.9014

RECORD OF SURVEY
ROS NO.:
COUNTY SURVEY REVIEWER DATE

DRAPER CITY WATER
APPROVED THIS DAY OF 20
BY THE DRAPER CITY WATER
DRAPER CITY WATER



SALT LAKE CITY
45 W. 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.711.1100
TOOELE
Phone: 435.363.3939
CEDAR CITY
Phone: 435.885.1493
RICHFIELD
Phone: 435.881.0187
COLORADO SPRINGS
Phone: 719.476.0119

SHEET 1 OF 1
PROJECT NUMBER: 6153
MANAGER: RGE
DRAWN BY: JMW
CHECKED BY:
DATE: 2/22/22

EASEMENT APPROVAL
CECILY RYAN
DATE: 3-21-22
ROCKY MOUNTAIN POWER
DATE: 3-13-22
DOMINION ENERGY
DATE: 3-22-22
COMCAST

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 21 DAY OF March, 2022
BY THE SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS 14 DAY OF April, 2022
BY THE DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY
HEALTH DEPARTMENT APPROVAL
APPROVED THIS 22 DAY OF March, 2022
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT
SALT LAKE COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 18 DAY OF April, 2022
BY THE DRAPER CITY ENGINEER
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 19 DAY OF April, A.D. 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
DAVID DEAN FRANK KILGUS
ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS 18 DAY OF April, 2022
BY THE DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

RECORDED # 13937041
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Fox Landing LLC
DATE: 04/21/2022 TIME: 9:47 AM BOOK: 2022-2 PAGE: 110
FEES: \$120.00 DEPUTY SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE
PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and I hold Certificate No. 286882. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described land included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land being eight entire tracts described in that Warranty Deed, recorded at Entry No. 13518507, in Book 11091, on Page 7751 and in that Warranty Deed, recorded at Entry No. 12806745, in Book 10691, on Page 8381 and Parcel 2 in that Special Warranty Deed, recorded at Entry No. 13056489, in Book 10819, on Page 1976 and in that Deed of Reconveyance, recorded at Entry No. 13513744, in Book 11089, on Page 544 and in that Warranty Deed, recorded at Entry No. 13497959, in Book 11080, on Page 1111 and in that Property Boundary Agreement, recorded at Entry No. 13377281, in Book 11008, on Page 5077, in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:
Beginning at the Northwest Corner of Lot 125 of Fox Landing Phase 1 Subdivision, said point being South 00°05'05" East 1,543.03 feet along the section line and West 246.16 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running:
thence South 00°05'55" East 127.37 feet along the Westerly Boundary Line of said Lot 125;
thence South 89°54'13" West 189.73 feet;
thence South 00°05'05" East 100.00 feet;
thence South 89°54'55" West 13.34 feet;
thence South 00°05'05" East 51.00 feet;
thence South 88°35'05" East 416.34 feet to the Westerly Right of Way Line of 700 West Street;
thence South 00°05'05" East 197.20 feet along the Westerly Right of Way Line of 700 West Street;
thence North 89°16'59" West 404.74 feet;
thence South 00°05'05" East 101.03 feet;
thence North 89°38'27" West 186.79 feet;
thence South 08°53'56" West 102.95 feet;
thence West 503.66 feet to the Southeast Corner of Lot 211 of Fox Landing Phase 2 Subdivision;
thence along the Easterly Boundary Line of said Fox Landing Phase 2 Subdivision the following five (5) courses:
(1) North 00°03'08" West 140.23 feet;
(2) South 89°24'18" East 30.00 feet;
(3) North 00°03'08" West 157.06 feet;
(4) North 05°46'17" East 354.33 feet;
(5) North 19°52'45" East 217.01 feet and to the Easterly Boundary Line of Fox Landing Phase 1 Subdivision;
thence North 14°05'50" East 104.86 feet along the Easterly Boundary Line of said Fox Landing Phase 1 Subdivision to the Southwest Corner of Lot 121 of said Fox Landing Phase 1 Subdivision;
thence along the Southerly Boundary Line of said Fox Landing Phase 1 Subdivision the following four (4) courses:
(1) South 85°12'04" East 153.44 feet;
(2) South 83°21'33" East 60.02 feet;
(3) South 81°04'51" East 127.85 feet;
(4) South 80°05'19" East 60.00 feet to the Westerly Boundary Line of Lot 124 of said Fox Landing Phase 1 Subdivision;
thence South 09°54'52" West 161.22 feet along the Westerly Boundary Line of said Lot 124 to the Southwest Corner of said Lot 124;
thence East 210.16 feet along the Southerly Boundary Line of said Lot 124 to the point of beginning.

Contains 680,320 Square Feet or 15.618 Acres and 35 Lots

OWNER'S DEDICATION
Known all men by these presents that I, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat
FOX LANDING PHASE 3 SUBDIVISION
and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; (3) those parcels designated as public open space, parks, trail or easements, or of similar designation.
In witness whereof I have hereunto set my hand (s) this 9 day of March, A.D. 2022
By: Jacob Hoopes
By: Heidi Hoopes
By: Dana K Davis
By: Derek Wright, Fox Landing, LLC
Manager

INDIVIDUAL ACKNOWLEDGMENT
STATE OF UTAH J.S.S.
County of Salt Lake
On the 9 day of March, A.D. 2022, Jacob & Heidi Hoopes personally appeared before me, the undersigned Notary public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Declaration, in number, freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: 4/12/2023
NOTARY PUBLIC
RESIDING IN Salt Lake County, COUNTY.

INDIVIDUAL ACKNOWLEDGMENT
STATE OF UTAH J.S.S.
County of Salt Lake
On the 11 day of March, A.D. 2022, Gregory Bower & Dana Davis personally appeared before me, the undersigned Notary public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that: He/She/They signed the Owner's Declaration, in number, freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: 4/12/2023
NOTARY PUBLIC
RESIDING IN Salt Lake County, COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH J.S.S.
County of Salt Lake
On the 11 day of March, A.D. 2022, Gregory Bower & Dana Davis personally appeared before me, the undersigned Notary public, in and for said County of Salt Lake, in said State of Utah, who after being duly sworn, acknowledged to me that: he/she is a Manager of Fox Landing LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: 4/12/2023
NOTARY PUBLIC
RESIDING IN Salt Lake County, COUNTY.

FOX LANDING PHASE 3 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13937041
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Fox Landing LLC
DATE: 04/21/2022 TIME: 9:47 AM BOOK: 2022-2 PAGE: 110
FEES: \$120.00 DEPUTY SALT LAKE COUNTY RECORDER

RECORDED # 13937041
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Fox Landing LLC
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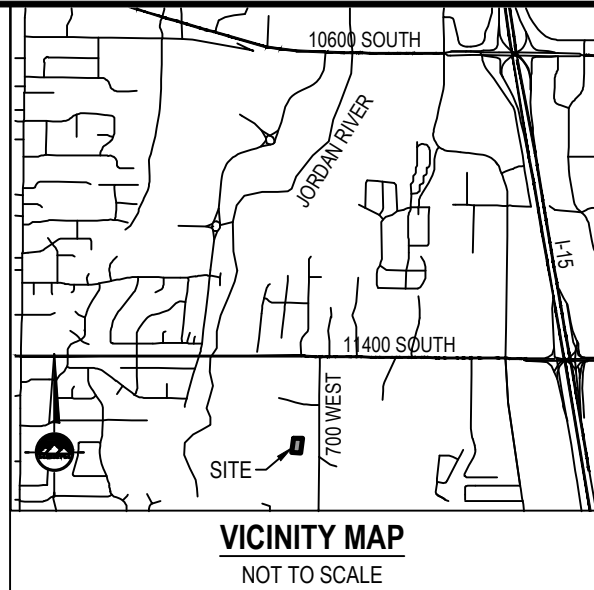
\$120.00 2-23-22 27-23-476-035-012-018 then 022 27-23-476-084

EXHIBIT H
PROPOSED FOX LANDING PHASE 3 AMENDED SUBDIVISION PLAT

FOX LANDING PHASE 3 AMENDED SUBDIVISION

AMENDING EXISTING LOTS 327 AND 328 AND ADDING PARCEL 27-23-400-085 AS ONE
ADDITIONAL LOT. CREATING NEW LOTS 336, 337 & 338
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
APRIL 2026

EAST QUARTER CORNER
SECTION 23
T3S, R1W
SLB&M
(FOUND 3" BRASS CAP)



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending Lots 327 and 328 of Fox Landing Phase 3 Subdivision, recorded in Book 2022P at Page 110 and the parcel of land recorded in that certain Warranty Deed recorded July 31, 2020 in Book 10990 at Page 851 in the Office of the Salt Lake County Recorder. Said lots and parcel of land situate in the Southeast Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows;

Beginning at the Northeast Corner of Lot 328 of said Fox Landing Phase 3 Subdivision, said point being South 00°05'05" East 2,063.61 feet along the section line and South 89°54'55" West 437.70 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°05'05" East 202.06 feet along the easterly boundary line of said Lot 328 and its extension;
thence West 199.30 feet to the southeast corner of Lot 327 of Fox Landing Phase 3 Subdivision recorded in Book 2022P at Page 110 in the Office of the Salt Lake County Recorder;
thence along the southerly and westerly boundary line of said Lot 327 the following two (2) courses:
(1) West 119.00 feet;
(2) North 00°00'38" West 126.96 feet to the southerly right-of-way line of Osborne Vista Way;
thence along said southerly right-of-way line and the easterly right-of-way line of Rolands Drive the following five (5) courses:
(1) South 84°29'40" East 68.13 feet;
(2) Southeastly 15.38 feet along the arc of a 30.00 foot radius curve to the right (center bears South 05°30'20" West and the chord bears South 69°48'10" East 15.22 feet with a central angle of 29°22'47");
(3) Northeastly 127.60 feet along the arc of a 50.00 foot radius curve to the left (center bears North 34°53'07" East and the chord bears North 51°46'41" East 95.69 feet with a central angle of 146°12'52");
(4) Northwestly 13.10 feet along the arc of a 30.00 foot radius curve to the right (center bears North 68°40'15" East and the chord bears North 06°46'54" West 13.00 feet with a central angle of 25°01'41");
(5) North 03°41'56" East 16.90 feet to the northwest corner of Lot 328 of said Fox Landing Phase 3 Subdivision;
thence South 89°16'59" East 161.67 feet along the northerly boundary line of said Lot 328 to the point of beginning.

Contains 51,186 Square Feet or 1.175 Acres and 3 Lots



DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

FOX LANDING PHASE 3 AMENDED SUBDIVISION

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D. 20__

By: _____

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20__, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20__, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____ A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC RESIDING IN _____ COUNTY

FOX LANDING PHASE 3 AMENDED SUBDIVISION

AMENDING EXISTING LOTS 327 AND 328 AND ADDING PARCEL 27-23-400-085 AS ONE ADDITIONAL LOT. CREATING NEW LOTS 336, 337 & 338

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

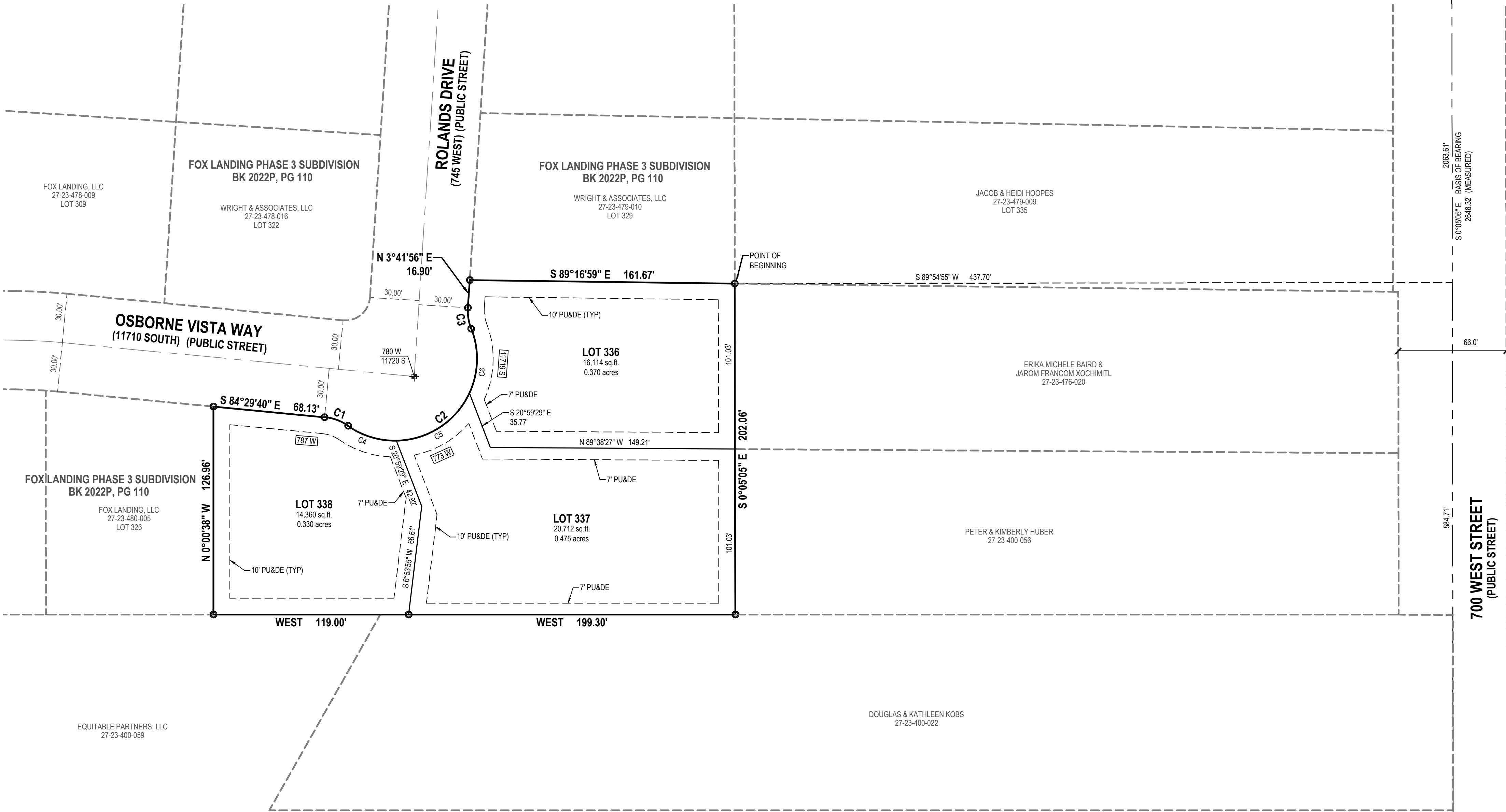
RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	15.38'	29°22'47"	S69°48'16"E	15.22'
C2	50.00'	127.60'	146°12'52"	N51°46'41"E	95.69'
C3	30.00'	13.10'	25°01'41"	N8°48'54"W	13.00'
C4	50.00'	31.40'	35°59'03"	S73°06'24"E	30.89'
C5	50.00'	56.11'	64°17'56"	N56°45'07"E	53.21'
C6	50.00'	40.08'	45°55'54"	N1°38'12"E	39.02'

ENBRIDGE GAS UTAH - NOTE
Quester Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantees any terms or waive Enbridge's right to require additional easements for gas service.

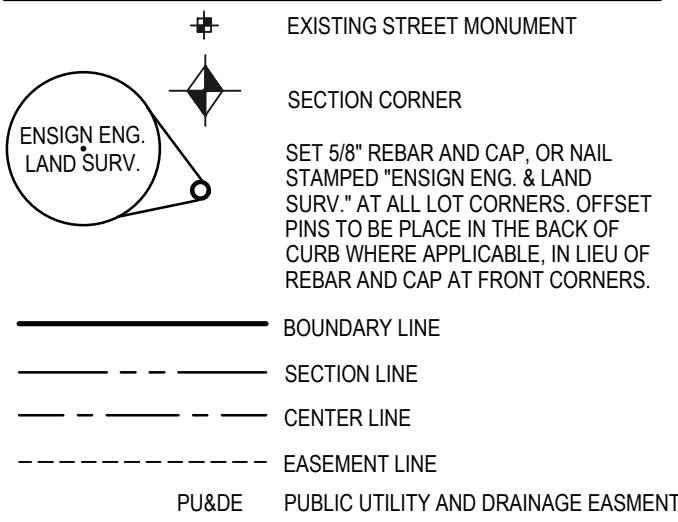
ROCKY MOUNTAIN POWER NOTES:

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

NOTES:
1. LOT SETBACKS PER DRAPER CITY MUNICIPAL CODE 9-10-090.
2. A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE _____ DATED _____ DEVELOPMENT BY _____ THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.

- DUE TO THE POTENTIAL OF FLUCTUATING GROUNDWATER CONDITIONS IN THIS SUBDIVISION THE MAXIMUM DEPTH OF THE FINISHED FLOOR CAN BE NO MORE THAN FOUR FEET BELOW THE NATIVE SOILS. TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT FOR THIS SUBDIVISION IS AVAILABLE FOR REVIEW AT DRAPER CITY HALL.
- OWNER/BUILDER OF LOT 337 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN LOCATED IN OSBORNE VISTA WAY. CURRENTLY NO LATERAL HAS BEEN LEFT TO THIS LOT.
- ALL SUBSURFACE DRAINS, LAND DRAINS, YARD DRAINS, OR IRRIGATION INLETS REQUIRE A PRIVATE MAINTENANCE PLAN AND PROTECTIVE COVENANTS.

LEGEND



RECORD OF SURVEY

ROS NO.: _____
S: _____

COUNTY SURVIVOR REVIEWER DATE

DRAPER CITY WATER

APPROVED THIS _____ DAY OF _____, 20__,
BY DRAPER CITY WATER

DRAPER CITY WATER

DEVELOPER

WRIGHT HOMES
527 E PIONEER ROAD STE 100
DRAPER, UTAH 84020
801.524.9014



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.865.1453
RICHLAND
Phone: 435.865.2883

SHEET 1 OF 1

PROJECT NUMBER : 6153

MANAGER : RWF

DRAWN BY : KFW

CHECKED BY : PMH

DATE : 2026-04-28

EASEMENT APPROVAL

LUMIN _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
ENBRIDGE GAS UTAH _____ DATE _____
COMCAST _____ DATE _____

JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20__,
BY JORDAN BASIN IMPROVEMENT DISTRICT.

JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__,
BY DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20__,
BY SALT LAKE VALLEY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20__,
BY DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____, A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST/RECORDER

MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__,
BY DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY

MEMO



To: Planning Commission

From: Todd A. Draper, AICP

Date: 2026-06-11

Re: Public Hearing: Rohr D-ADU Text Amendment Request (Legislative Item)

Comments:

This application is a request for approval of a Text Amendment to Chapter 9-31 of the Draper City Municipal Code (DCMC) pertaining to Accessory Dwelling Units. The applicant is requesting a Text Amendment be approved to allow for existing detached accessory structures to be converted into Detached Accessory Dwelling Units (D-ADU's). The proposed changes would be applicable citywide.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.
6. The proposed text amendment brings the text of the DCMC into compliance with State Code.

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 is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;
3. The proposed amendment could create a conflict with another section or part of the development codes or the General Plan;

4. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit; and
5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, and engineering practices.

ATTACHMENTS:

[Rohr ADU Text Amendment Staff Report -Final.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

June 2, 2026

To: Draper City Planning Commission
Business Date: June 11, 2026

From: Development Review Committee

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

Re: Rohr D-ADU – Text Amendment Request

Application No.: 2026-0051-TA

Applicants: Ellen and Bob Rohr

Project Location: Citywide

Current Zoning: Citywide

Acreage: Citywide

Request: Request for approval of a Text Amendment to allow for existing detached accessory structures to be converted into a Detached Accessory Dwelling Unit (D-ADU).

BACKGROUND AND SUMMARY

This application is a request for approval of a Text Amendment to Chapter 9-31 of the Draper City Municipal Code (DCMC) pertaining to Accessory Dwelling Units. The applicant is requesting a Text Amendment be approved to allow for existing detached accessory structures to be converted into Detached Accessory Dwelling Units (D-ADU's). The proposed changes would be applicable citywide.

The application has been submitted by two City Residents in response to a D-ADU they would like to create on their property, but would apply to detached accessory buildings and structures throughout the city.

ANALYSIS

Text Amendments.

This report will review the modifications being proposed. The applicant has submitted their



responses and documentation in support of their request which has been included as Exhibit C. Staff had some concerns with the proposed language and provided some suggested changes to the applicants. The applicants indicated to staff that they were comfortable with the changes proposed by staff. A legislative copy of the proposed changes inclusive of the additional recommendations of staff can be found in Exhibit B of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black.

The applicant proposed the following changes to DCMC Section 9-31-040 as outlined below:

- Adding two additional criteria to the second criterion in subsection 9-31-040(B) to include two separate setback and height options for D-ADUs. Either that they meet the setback and height limits for a main building, or those for an accessory building under DCMC Section 9-10-040.
- Amending criterion 3 in subsection 9-31-040(B) to clarify that D-ADUs may not be located within a front yard. The proposed language would also have the effect of permitting D-ADUs in side yards if all other requirements are met.
- Eliminating the existing criterion 8 from 9-31-040(B) as height limits were incorporated into the proposed changes to 9-31-040(B) criterion 2.

Staff concerns with the applicant's proposal included:

- It was not provided in a legislative text format as requested.
- There was little to define what constituted an existing accessory building or structure, or if the structure was constructed in compliance with city regulations at the time it was constructed.

Staff incorporated the applicant's proposed changes into the legislative text version and included some of the additional suggestions from staff. These included:

- Modifications, renumbering, and relocating subsections, to create the separate subsections for height and setback standards.
- Addition of a subsection indicating that the conversions of accessory buildings or dwellings would apply only to those that existed prior to September 21, 2021.

Criteria For Approval.

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):

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*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Zoning Text 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 Text 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 make a recommendation to the City Council based on the findings and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Rohr ADU Text Amendment, as requested by Ellen and Bob Rohr application 2026-0051-TA, based on the following findings and the criteria for approval listed in the Staff Report dated June 2, 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 is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.
6. The proposed text amendment brings the text of the DCMC into compliance with State Code.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Rohr ADU Text Amendment, as requested by Ellen and Bob Rohr application 2026-0051-TA, based on the findings and criteria for approval listed in the Staff Report dated June 2, 2026 and as modified by the following additional recommended modifications of findings:

1. *(List any additional modifications or findings...)*

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Rohr ADU Text Amendment, as requested by Ellen and Bob Rohr application 2026-0051-TA, based on the following findings and criteria for denial listed in the Staff Report dated June 2, 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 is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;
3. The proposed amendment could create a conflict with another section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit; and
5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, and engineering practices.

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: 2026.06.04 15:03:43-06'00'

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: 2026.06.08 08:04:20-06'00'

Draper City Fire Department

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.06.04 14:06:29-06'00'

Draper City Building Division

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: 2026.06.04 13:59:05-06'00'

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. No additional comments

Legal Division Review.

1. There currently is no process or procedure for converting an accessory building into a D-ADU. Because there is no current process, converting an accessory building into a D-ADU is not a legal possibility. Legal has no opposition to this being a process in our code; just elaborate with clear, objective, and enforceable criteria that explains how that can work.

EXHIBIT B LEGISLATIVE DRAFT

9-31-040: D-ADU DEVELOPMENT STANDARDS:

The development standards set forth in this section shall apply to each D-ADU:

A. Separate Structure: A D-ADU is a separate structure from the single-family dwelling contained on the same lot or parcel as the single-family dwelling.

B. Existing Structures: An existing detached accessory structure, which existed prior to September 21, 2021, can be converted as part of an application for the creation of a D-ADU in compliance with all other standards for D-ADUs listed in this chapter.

~~B-C.~~ Conditions: A D-ADU shall comply with the applicable requirements of section 9-31-030 and all of the following conditions:

1. Only one D-ADU shall be allowed per lot or parcel.
2. A D-ADU shall comply with the ~~same following: setback for a main building in the zoning district in which the lot or parcel is located.~~
 - a. A newly constructed D-ADU shall comply with the setbacks and height limits for a main building in the zoning district in which the lot or parcel is located; or
 - b. An existing accessory building that is being converted into a D-ADU shall comply with the setbacks and height limits for an accessory building found in section 9-10-040 of this title.
3. A D-ADU shall not be located within ~~the rear yard area of the lot or parcel and is prohibited within the a~~ front yard ~~area~~.
4. At least one additional parking stall above the minimum required for the single-family dwelling shall be provided on site and be reserved for exclusive use by occupants of the D-ADU. The parking stall(s) provided for use of the occupants of the D-ADU may not be located in tandem with parking stalls designed to serve the single-family dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.
5. The total square footage of a D-ADU shall not exceed fifty percent (50%) of the single-family dwelling's total square footage not including the garage.
6. A D-ADU shall comply with all building construction and fire codes in effect at the time the D-ADU is constructed, created or subsequently remodeled, including obtaining the required building and other permits.
7. The architectural design, color pallet, and materials of a D-ADU shall match those of the single-family dwelling.
- ~~8. The height of a D-ADU shall conform to the height limit specified for main buildings in the zoning district in which it is located.~~

EXHIBIT C
APPLICANT RESPONSES

Applicant's Description of the Project:

Thank you for your consideration of this text change. We understand this proposal will move through staff review and the appropriate City committees. We appreciate the process and are happy to assist in any constructive way as the amendment is considered. We are willing to provide additional information, draft refinements, and have provided examples from other neighboring cities. Our goal is to support a clear and practical update that aligns with Draper City's policies and serves the community well. Draper has committed to encouraging appropriate ADU expansion. Updating this language gives us an opportunity to address a concerning problem in Draper: unless we find a workable way to convert an existing building, non-compliant ADUs will proliferate. We would be happy to spend some time with you on this text amendment language before presenting to the City Council. Thanks! Please reach us at 417-830-2473 ellen@ellenrohr.com and hotrodradiant@mac.com

Thank you!

Ellen and Bob Rohr

763 W 11560 S

Draper UT 84020

25 February 2026 - Updated 14 April 2026

To: Draper City and Planners

Thank you for your consideration of this text change. We understand this proposal will move through staff review and the appropriate City committees. We appreciate the process and are happy to assist in any constructive way as the amendment is considered.

We are willing to provide additional information, draft refinements, and have provided examples from other neighboring cities. Our goal is to support a clear and practical update that aligns with Draper City's policies and serves the community well. Draper has committed to encouraging appropriate ADU expansion. Updating this language gives us an opportunity to address a concerning problem in Draper: unless we find a workable way to convert an existing building, non-compliant ADUs will proliferate.

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Please reach us at 417-830-2473 ellen@ellenrohr.com and hotrodradiant@mac.com

Thank you!

Ellen and Bob Rohr
763 W 11560 S
Draper UT 84020

City of Draper Chapter 31 Accessory Dwellings D-ADU Development Standards Regarding section 9-31-040

9-31-040: D-ADU DEVELOPMENT STANDARDS:

We propose the following text amendment - in highlight.

The development standards set forth in this section shall apply to each D-ADU:

- A. Separate Structure: A D-ADU is a separate structure from the single-family dwelling contained on the same lot or parcel as the single-family dwelling.
- B. Conditions: A D-ADU shall comply with the applicable requirements of section [9-31-030](#) and all of the following conditions:

1. Only one D-ADU shall be allowed per lot or parcel.
2. A D-ADU shall comply with the following:
 - a. The setbacks and height limits for a main building in the zoning district in which the lot or parcel is located; or
 - b. The setbacks and height limits for an accessory building found in section 9-10-040 of this title.
3. A D-ADU shall not be located within-a front yard.
4. At least one additional parking stall above the minimum required for the single-family dwelling shall be provided on site and be reserved for exclusive use by occupants of the D-ADU. The parking stall(s) provided for use of the occupants of the D-ADU may not be located in tandem with parking stalls designed to serve the single-family dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section [9-10-075](#) and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections [9-25-070](#) and [9-25-080](#).
5. The total square footage of a D-ADU shall not exceed fifty percent (50%) of the single-family dwelling's total square footage not including the garage.
6. A D-ADU shall comply with all building construction and fire codes in effect at the time the D-ADU is constructed, created or subsequently remodeled, including obtaining the required building and other permits.
7. The architectural design, color pallet, and materials of a D-ADU shall match those of the single-family dwelling.

Text Amendment Checklist Additional Responses:

1. How is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan?

The proposed amendment aligns with Draper City's General Plan and recent efforts to support Accessory Dwelling Units (ADUs) as a practical housing solution.

City leadership has recognized ADUs as a tool to help address housing affordability while giving residents greater flexibility in the use of their property. Clarifying setback standards for converting existing detached garages into D-ADUs supports that direction.

The amendment advances General Plan goals by:

- Expanding housing options within existing neighborhoods
- Address the problem of non-compliant ADUs and D-ADUs
- Supporting moderate-income housing opportunities
- Promoting efficient use of existing lots and infrastructure
- Encouraging responsible, well-managed growth

This change does not increase the number of ADUs allowed per property. It simply provides clear standards for existing structures while maintaining neighborhood protections. We know that there are many "undocumented" ADUs in Draper. In the absence of clear standards for converting an existing structure - that is in compliance as an out building - to a D-ADU, we will

Supporting information:

<https://www.draperutah.gov/business-development/planning-and-development/accessory-dwelling-units-permits/#:~:text=Only%20one%20ADU%20is%20allowed,located%20directly%20behind%20another%20space.>

<https://kutv.com/news/utahs-growing-pains/draper-eases-accessory-dwelling-unit-restrictions-to-combat-housing-crisis>

<https://kutv.com/news/local/proposed-utah-housing-fix-would-cut-rules-for-accessory-dwelling-units>

2. How is the proposed amendment appropriate and justified?

The current ordinance does not address setback requirements for converting existing detached accessory buildings into D-ADUs. Many properties already contain legally built detached

garages. Creating a clear standard allows reasonable adaptive reuse while protecting privacy and safety. This amendment provides clarity and consistency by establishing a minimum 10-foot setback for side, corner, and rear property lines.

The current 20-foot setback is more restrictive than in several neighboring cities. Adjusting the requirement for existing structure conversions improves regional consistency while maintaining appropriate separation between properties.

The amendment does not increase density or reduce safety standards. All building, fire, and zoning regulations would remain in effect.

See neighboring cities' ADU setback requirements. See attached.

3. How might the amendment impact the community?

The impact is expected to be limited and positive. The intent of the ordinance is to ensure safety, privacy, and neighborhood compatibility—all of which are still protected here. We read through the section on the Draper website - 9-1-030: Purpose, and feel that we are aligned with the best interests of the Draper community. We understand how responsible development of ADUs can support the growth of the city without increasing stress on the infrastructure.

The proposed 10-foot setback maintains safety, privacy, and neighborhood compatibility while allowing adaptive reuse of existing structures. Because the amendment applies only to existing detached buildings, it does not encourage widespread new construction or increased density beyond what is already permitted.

This approach supports housing flexibility, aging in place, and efficient use of infrastructure while preserving the character of Draper's residential neighborhoods.

Additional information...instances of updates to the code.

To: City Council Meeting

From: Todd Draper and Jennifer Jastremsky

CC:

Date: 2021-21-09

Re: City Initiated Accessory Dwelling Unit (ADU) Text Amendment Request #1499

<https://draper.granicus.com/player/clip/495>

To: City Council
From: Todd Taylor
Date: 2024-11-12
Re: Public Hearing: Ordinance #1626

https://draper.granicus.com/player/clip/1810?meta_id=28350

WHAT IS AN ADU | DETACHED ACCESSORY DWELLING UNIT (D-ADU)

D-ADUs

Accessory Dwelling Unit, Detached (D-ADU):
An accessory dwelling unit, located in a permanent structure with a permanent foundation, detached from a primary dwelling for the purpose of offering a long-term rental or occupancy of thirty (30) consecutive days or longer.



[Click here for all D-ADU standards](#)

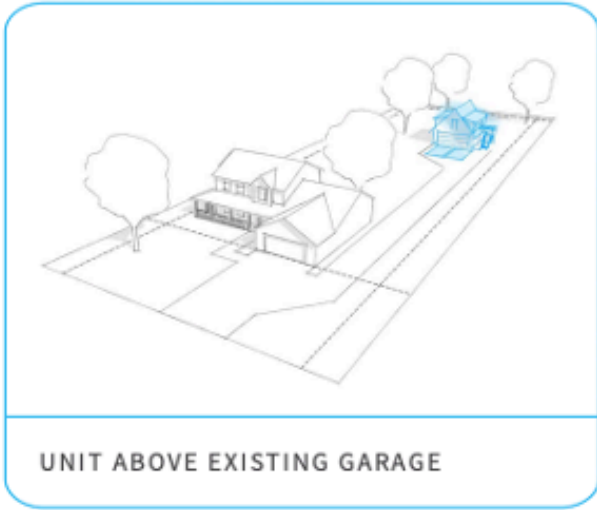
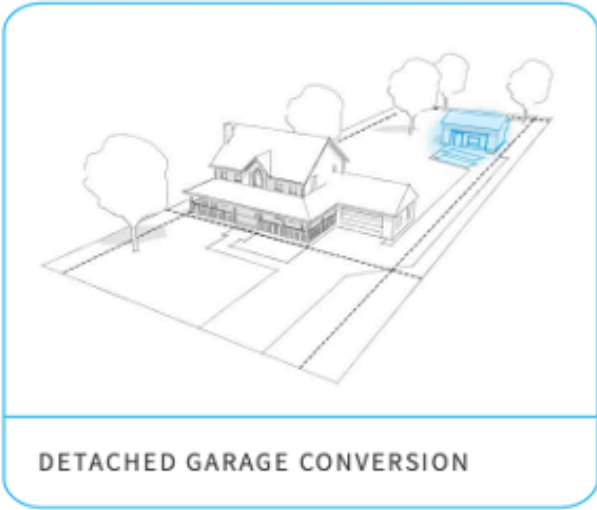
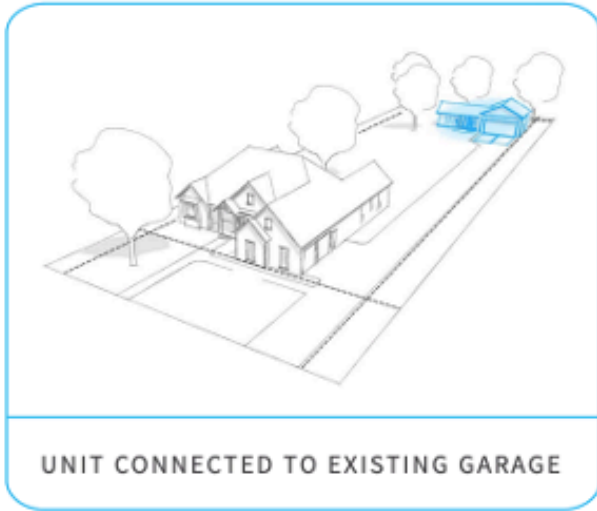
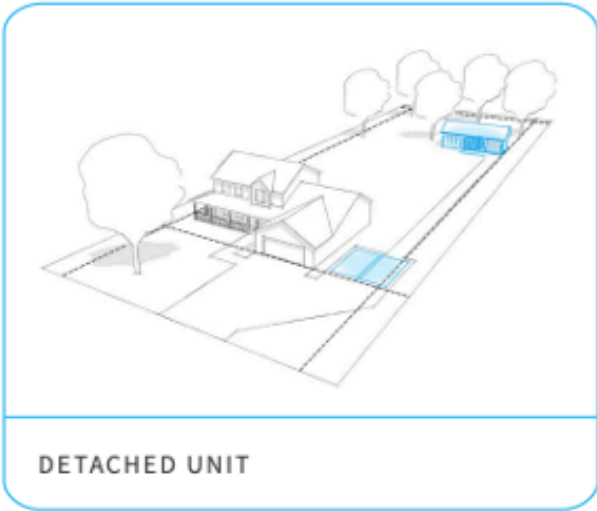
ADU
You can build a maximum of one ADU.
Regulations for maximum building coverage and rear yard coverage apply.

SIZE
No more than fifty percent (50%) of the total square footage of all floors of the primary dwelling. Minimum size of 400 square feet.

BUILDING* HEIGHT
Maximum as allowed by Zone.
Building height requirements vary by area. Residents should confirm requirements with City Planning Department.

SETBACKS
Detached ADUs must have the following setbacks:
Side & Rear Setbacks: Minimum of 10 feet
Corner Side Yard Setback: Minimum of 10 feet

PARKING





1



2

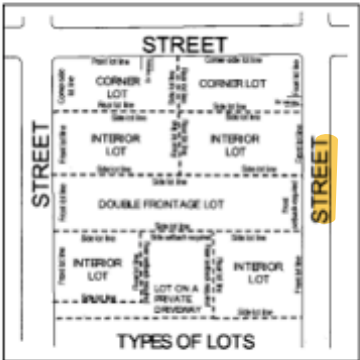


3

SECTION 3: ACCESSORY BUILDING – SETBACK & HEIGHT REGULATIONS BY ZONE

Yards and Setbacks (Ord. 13.04.050.5)

To order to determine required setbacks, the yards of your lot must be identified. Use the figure to the right as a guide.



All R-1 Zones: (Ord. 13.14.110) Single Family Residential

Prohibited Structures:

- Shipping containers, semitrailers, boxcars, PODS®, or similar structures

Prohibited locations:

- The front setback area (see R-1 zone worksheet)
- The side setback area, abutting a street (20').
- OR, within any public utility or other easement without the express written consent of parties holding interest in the easement

Rear Yard Setbacks AND Maximum Footprint (Ord 13.14.110 B)

- The required rear yard setback for all accessory structures in the R-1 zones
- NOTE: Maximum permitted size of the accessory building(s) is also shown in this table. A proposed size larger than this permitted footprint size requires planning commission approval, via condition use permit.

Side Yard Setbacks (Ord 13.14.110 B)

An accessory building proposed between the main home and the side property line shall have the same setback required in feet for the main home (equal to 10% of the lot's width)

LOT SIZE IN SQUARE FEET	TOTAL FOOTPRINT	SETBACK IN FEET
LESS THAN 8,000	800	3
8,001 TO 14,600	850	4
14,601 TO 21,200	900	5
21,201 TO 27,800	950	6
27,801 TO 34,400	1,000	7
34,401 TO 41,000	1,050	8
41,001 TO 47,600	1,100	9
47,601 TO 54,200	1,150	10
54,201 TO 60,800	1,200	11
60,801 TO 67,400	1,250	12
67,401 TO 74,000	1,300	13
74,001 TO 80,600	1,350	14
OVER 80,600	1,400	15

Height (Ord 13.14.110 B-C)

Murray, Utah

compliance with the occupancy requirements and short-term rental requirements. This Affidavit must be recorded by the Salt Lake County Recorder's Office before the application is accepted. Please visit <https://www.saltlakecounty.gov/recorder/> for more information.

- **Long-Term Rentals:** If you intend to rent the ADU long-term, you will be required to obtain a business license from Murray City. Please contact blicense@murray.utah.gov or (801) 270-2425 for more information.

Disclaimer:

This information provides a general overview of ADU regulations in Murray City. Please refer to the complete Murray City Code for a comprehensive understanding of all applicable requirements.

Attached ADUs

- **Size:** No maximum floor area limit.
- **Parking:** 1 additional off-street parking space is required, for a total of 3 parking spaces on the property.

Detached ADUs

- **Lot Size:** Minimum lot size of 10,000 square feet.
- **Height:** Maximum height of 20 feet and limited to 1-Story
- **Setbacks:**
 - **Front Yard:** Not permitted in the front yard.
 - **Rear Yard:** Minimum 10-foot setback from the rear property line.
 - **Side Yard:** Minimum 10-foot setback from side property lines.
 - **Corner Lot Side Yard:** Minimum 20-foot setback from the side property line facing the street.



Sandy, Utah



Search or jump to

NOTIFICATIONS SIGN IN HELP

Select Language

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Sandy, Utah - City Code / Title 21 - LAND DEVELOPME... / CHAPTER 21-11. - SPECIAL U... / Sec. 21-11-1. - Accessory Ap...

VERSION: OCT 22, 2025 (CURRENT)

CHAPTER 21-6. - GENERAL PLAN

CHAPTER 21-7. - LAND USES IN RESIDENTIAL DISTRICTS

CHAPTER 21-8. - LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

CHAPTER 21-9. - INSTITUTIONAL CARE DISTRICT

CHAPTER 21-10. - OPEN SPACE DISTRICT

CHAPTER 21-11. - SPECIAL USE STANDARDS

Sec. 21-11-1. - Accessory Apartments, Extended Living Areas, and Guesthouses.

(2) *Expired Accessory Apartments.* Any expired special use permit for an accessory apartment shall revert to an extended living area and become subject to these requirements until a new permit is obtained by the property owner.

(3) *Recordation.* Approval for an extended living area must be recorded with the Salt Lake County Recorder's Office. Proof of recordation shall be submitted to the Community Development Department prior to issuance of a building permit. A recorded copy shall be kept on file with the Community Development Department.

(4) *Duration of Approval and Transferability.* Upon sale of the home or change of primary occupant, the approval for an extended living area shall be transferred to the new owner or occupant. The new owner and occupant shall be subject to these requirements.

(e) *Additional Requirements for Approval of a Guesthouse.* A guesthouse use may be allowed by an administrative special use permit from the Community Development Department. The following standards must be met:

(1) *Application.* A completed application as provided by Sandy City.

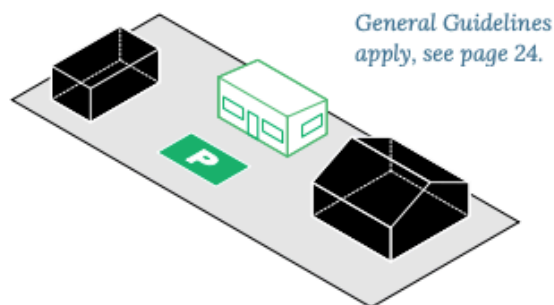
(2) *Occupants.* A guesthouse shall be used only by the occupants of the primary dwelling or their non-paying guests.

(3) *Lot Size.* A guesthouse will only be considered on a lot containing at least 20,000 square feet which has an existing owner-occupied single-family dwelling unit, or where a building permit has been issued and construction is in process for the single-family dwelling on a lot 20,000 square feet or larger.

(4) *Location.* Guesthouse setbacks shall be no less than ten feet from the side and rear property lines and six feet from the primary dwelling unit. If a guesthouse is attached to an existing accessory structure, the living space of the guesthouse shall be ten feet from the property line. The guesthouse may be located within the rear (the area lying between the rear lot line and rear wall of the primary dwelling extended to the side lot lines) of the primary dwelling or within the side yard, provided that the guesthouse is located behind the front plane of the home. If the guesthouse is located within the side yard, the side yard setback shall be the same as the minimum in the zoning district in which the lot is located.

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DETACHED UNIT



General Guidelines
apply, see page 24.

ADU // You can build a maximum of one ADU.

Regulations for maximum building coverage and rear yard coverage apply, see pg 10.

SIZE // The size of the ADU cannot exceed the size of the existing main building and can be up to maximum of 1000 sq ft, whichever is less.

BUILDING HEIGHT // Up to 17 ft of height. However, the height of your proposed ADU may increase up to 24 ft for a pitched roof or 20 ft for a flat roof, with an increase in all required setbacks.

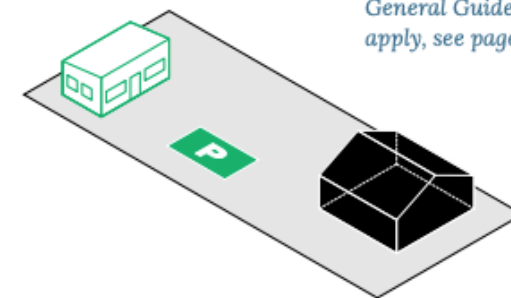
SETBACKS // Detached ADUs must have the following setbacks:

Side & Rear Setbacks: Min of 3 ft.

Corner Side Yard Setback: Min of 10 ft or 20% of the width of the lot whichever is less.

For ADU structures above 17 ft in height, all required setbacks must increase on all sides by one foot per every additional foot in building height.

DETACHED GARAGE CONVERSION



General Guidelines
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SETBACKS // Existing setbacks may remain for garage conversions only. However, If your proposed ADU requests an addition, the addition must comply with the required setbacks.

Guesthouse Requirements

Lot and Location

- Lot must be a minimum of 14,520 sq. ft.
- Must be located in a [Single-family Residential \(R\) zone](#) or an [Agricultural \(A\) zone](#). Mixed Use (MU) and Residential-Multiple (RM) zones are not eligible. (Find your zone [here!](#))

Height and Size

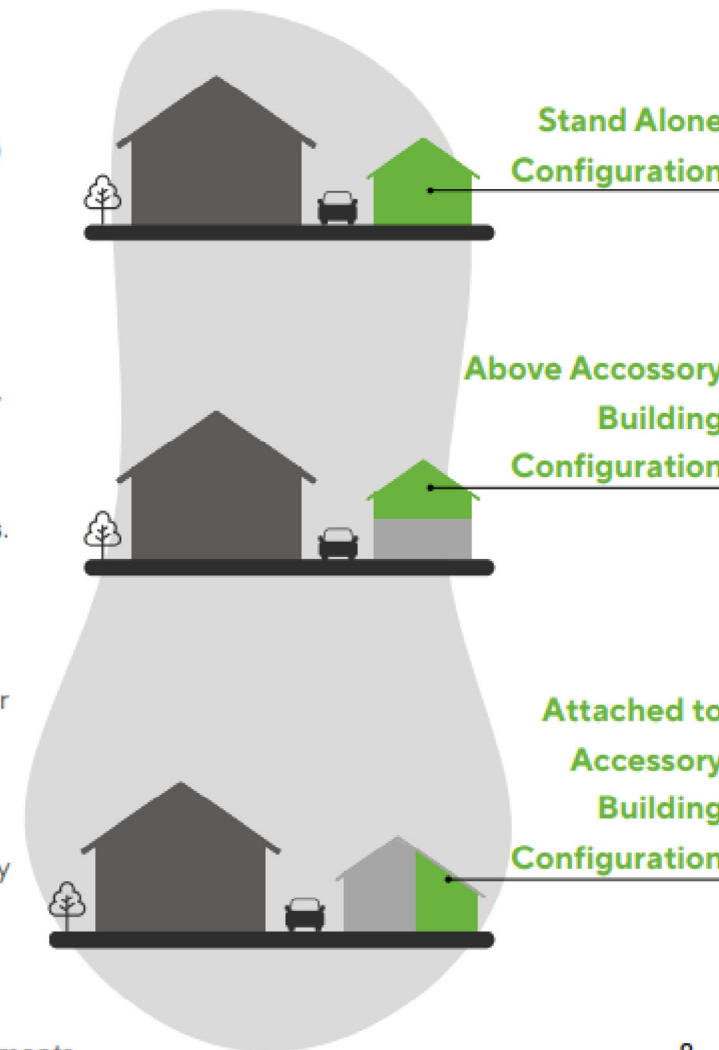
- Maximum lot coverage as required by the zoning district.
- Setbacks are as required by the zoning district, but may not be less than 10'.
- Overall height limited to 25', or the height of the main building, whichever is less.* (Note: Extra setbacks required for structures over 16'. See Agriculture Zone requirements in [§17.30.020\(F\)\(2\)](#).* or Residential Zone requirements in [§17.40.020\(F\)\(2\)](#).*)
- Wall height cannot exceed 16' above grade.*
- ADU square footage is limited to whichever is less: 35% of the primary dwelling's living space size or 1,500 square feet.*

Design Standards

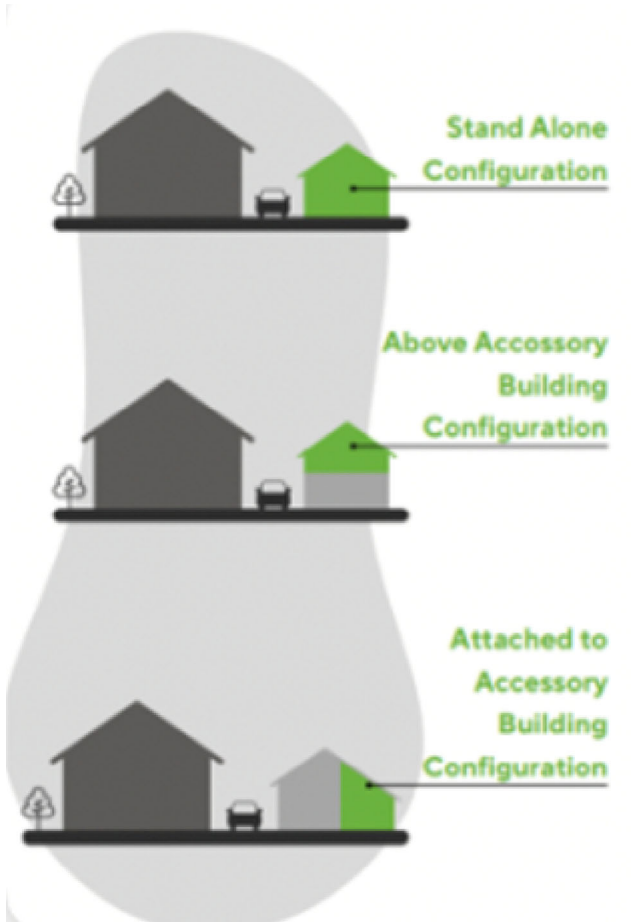
- At least one off street parking space required. (Can not block [required parking](#) for the primary dwelling.)
- Exterior doors visible from street are prohibited.
- Must be architecturally compatible with the main building. These include colors, materials, and roof pitch.
- Must meet the architectural standards for accessory buildings including limitations on window and door locations within 20' of a property line* as described in [§17.30.020\(1\)\(3\)\(c\)](#) for agriculture zones or in [§17.40.020\(1\)\(3\)\(c\)](#) for residential zones.
- No more than 3 bedrooms allowed.

Other Requirements

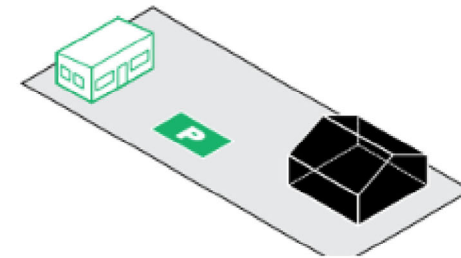
- Owner occupancy of either the primary residence or guesthouse required.
- Separate meters, mailboxes, and addresses not allowed.
- A single lot may not have more than one ADU of any type.



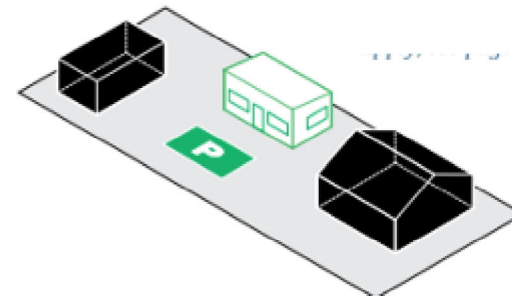
* The Planning Commission may approve a [conditional use permit](#) for structures not meeting these requirements



DETACHED GARAGE CONVERSION



DETACHED UNIT



ACCESSORY DWELLING UNIT

guidebook



Disclaimer

This guide is intended to summarize the ADU requirements and process. This guidebook was updated in July 2025, however requirements are subject to change. For the most complete information on current requirements please review the full ADU code found in: [South Jordan Municipal Code 17.130.030](#)

Requirements for ADU's in Daybreak are not included in this guidebook.

ADU's within Daybreak are only permitted above a detached or semi-detached garage. Daybreak ADU parking requirements are in accordance with the Daybreak Development Standards Matrix.

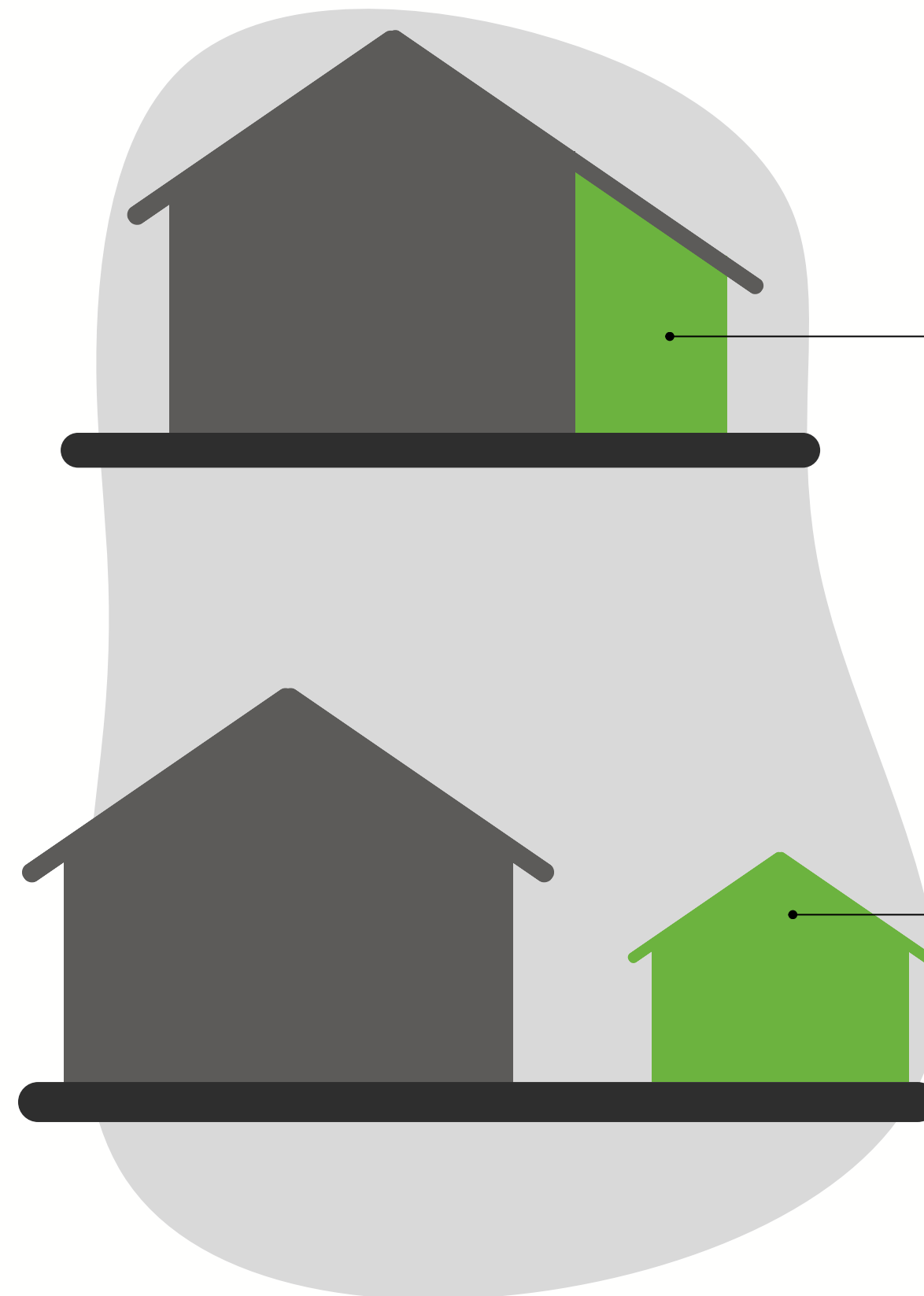
For questions contact the Planning and Economic Development Department at: 801.446.4357

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How to Apply for an ADU Permit	6
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What is an ADU?

An accessory dwelling unit (ADU) is a secondary dwelling either attached or detached from the primary residence. These separate living spaces allow for additional housing choice and availability. They also allow homeowners to generate additional income.



Types of ADU's

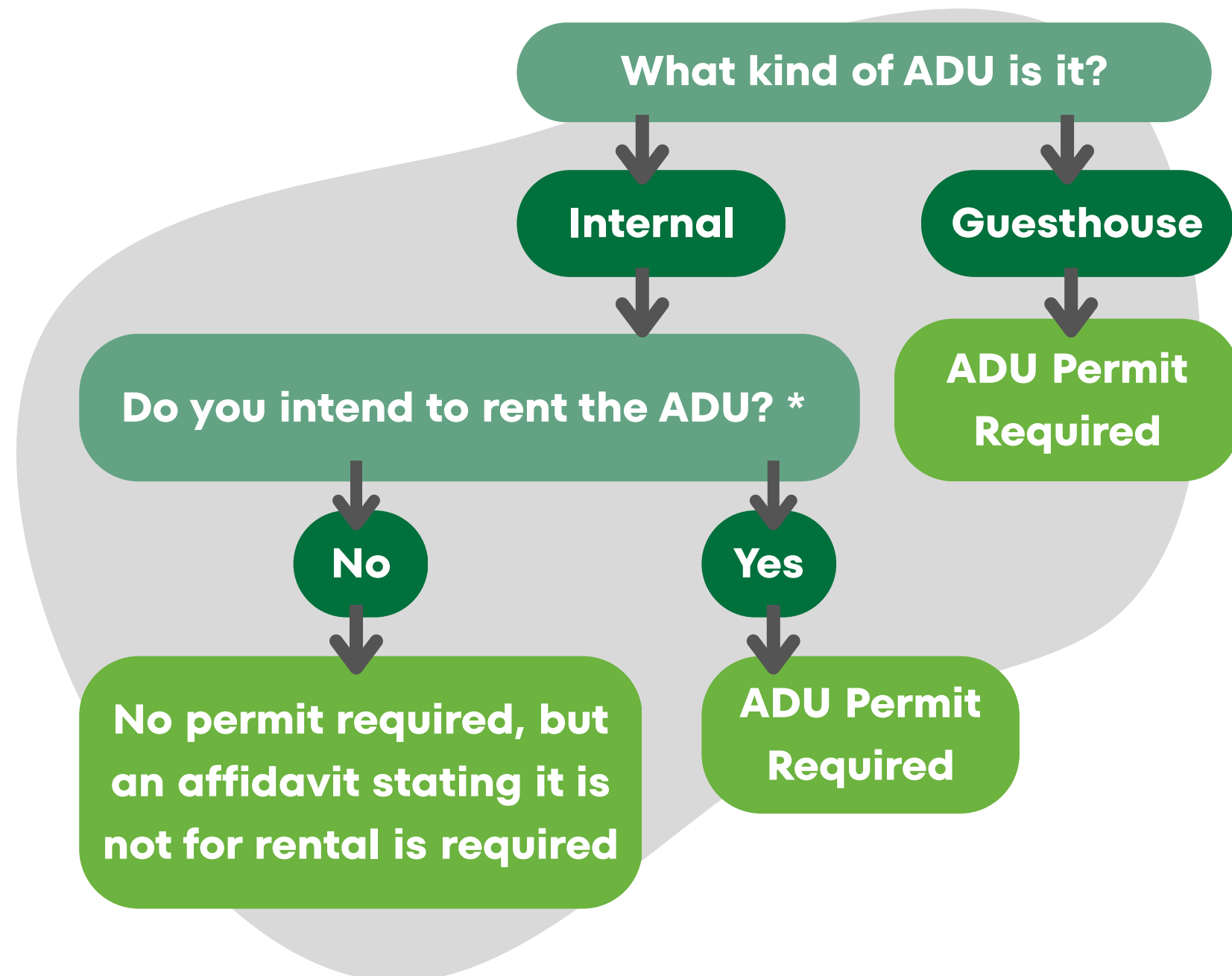
Internal ADU's

An internal ADU (as defined by [state law](#)) is contained within the primary dwelling, and where the primary dwelling maintains the appearance/characteristics of a single-family residence.

Guesthouse

A guesthouse is an ADU that is detached from the primary dwelling and has the components of a separate living space including a kitchen and bathroom.

When is an ADU permit needed?



- All guesthouses require an ADU permit.
- Internal ADU's that are intended to be rented require an ADU permit.*
- Internal ADU's that are not intended to be rented out don't require an ADU permit, however it will require an affidavit stating that the intent is not to rent out a space that contains a separate kitchen and bathroom. This affidavit must be notarized and should be included with a building permit submittal.

* Short-term rentals are prohibited in internal ADU's. Rentals must be for a period of 30 calendar days or more.

How to Apply for an ADU Permit

When to Apply

An approved ADU permit is needed before a building permit can be approved.

Where to Apply

All ADU applications are submitted through South Jordan's [Online Development Portal](#).

What to Include

Each application should include the following items:

1. A site plan drawn to scale showing all existing and new structures, parking, driveways, and walkways that access the ADU.
2. A floor plan that is drawn to scale with room labels that indicate the designated use.
3. A completed [ADU Affidavit](#) that has been recorded at the Salt Lake County Records Office.
4. Building elevations (only required for guesthouses.)

Who Approves

Approvals of ADU applications are given administratively by City Staff unless a Planning Commission approval is needed for a guesthouse that exceeds certain requirements. (see page 8)

Internal ADU Requirements

Lot and Location

- Lot minimum size of 6,000 sq. ft.
- Must be located in a [Single-family Residential \(R\) zone](#) or an [Agricultural \(A\) zone](#). Mixed Use (MU) and Residential Multiple (RM) zones are not eligible.
(Find your zone [here!](#))

Height and Size

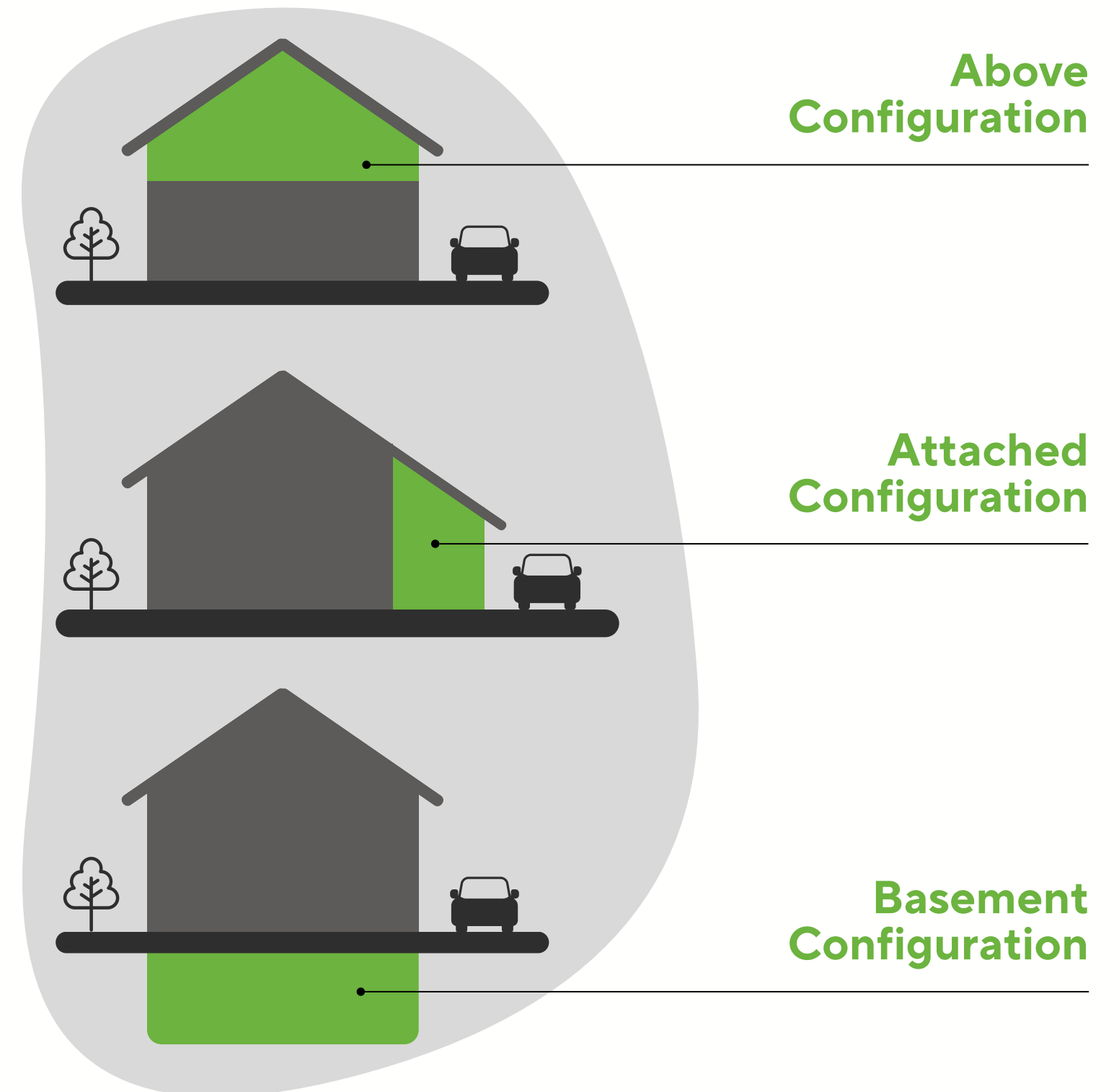
- Must not exceed the maximum lot coverage as required by the zoning district.
- Setbacks and building heights are determined by the zoning district it is located in.

Design Standards

- At least one off street parking space required. (Cannot block [required parking](#) for the primary dwelling.)
- Exterior doors to the ADU visible from street prohibited.

Other Requirements

- Owner occupancy of primary dwelling is required.
- Separate meters, mailboxes, and addresses are not allowed.
- Rentals must be for 30 calendar days or more. (No short-term rentals.)
- A single lot may not have more than one ADU of any type.



Guesthouse Requirements

Lot and Location

- Lot must be a minimum of 14,520 sq. ft.
- Must be located in a [Single-family Residential \(R\) zone](#) or an [Agricultural \(A\) zone](#). Mixed Use (MU) and Residential-Multiple (RM) zones are not eligible. (Find your zone [here!](#))

Height and Size

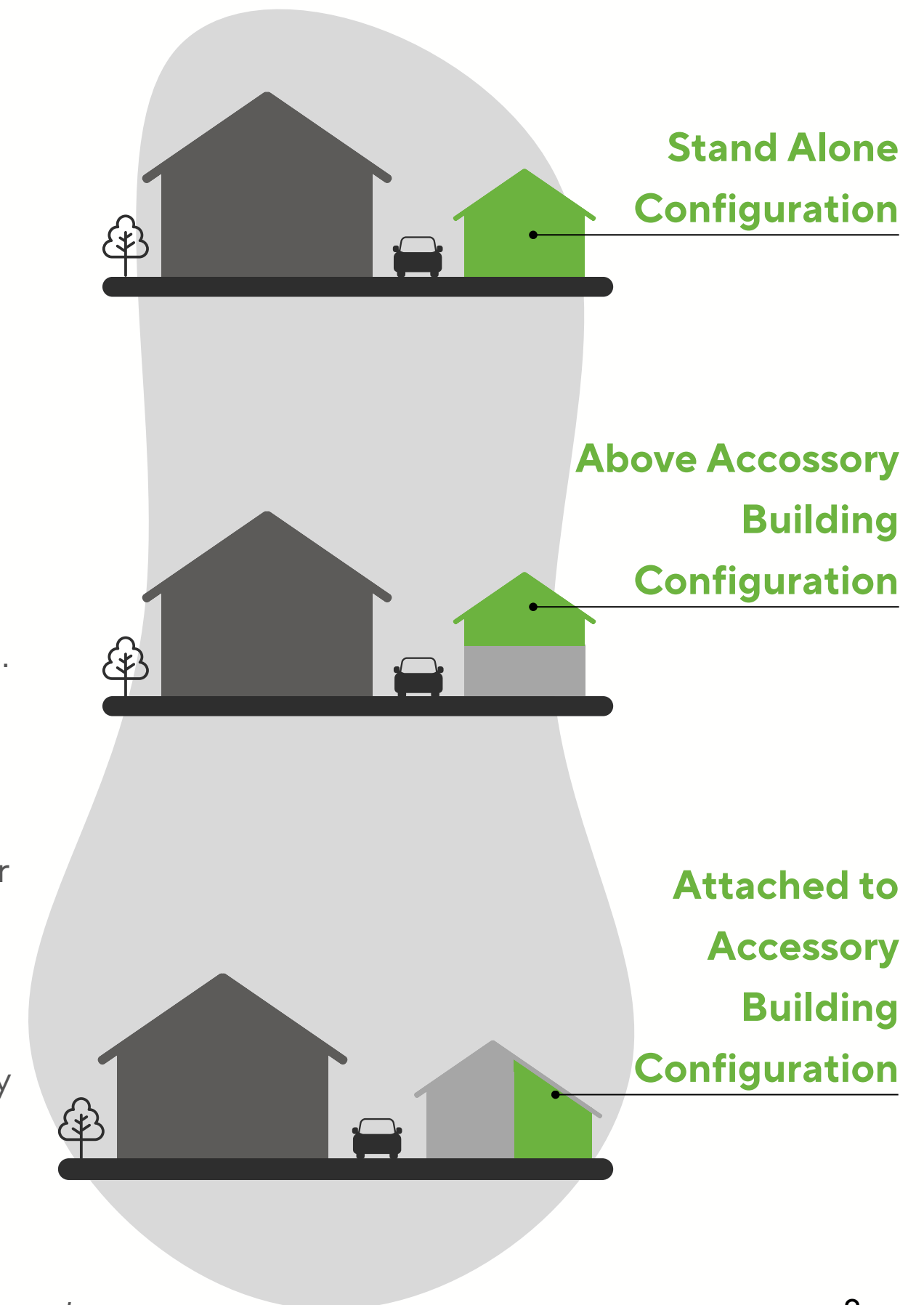
- Maximum lot coverage as required by the zoning district.
- Setbacks are as required by the zoning district, but may not be less than 10'.
- Overall height limited to 25', or the height of the main building, whichever is less.* (Note: Extra setbacks required for structures over 16'. See Agriculture Zone requirements in [§17.30.020\(F\)\(2.\)](#)* or Residential Zone requirements in [§17.40.020\(F\)\(2.\)](#)*)
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Design Standards

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- Must meet the architectural standards for accessory buildings including limitations on window and door locations within 20' of a property line* as described in [§17.30.020\(1\)\(3\)\(c.\)](#) for agriculture zones or in [§17.40.020\(1\)\(3\)\(c.\)](#) for residential zones.
- No more than 3 bedrooms allowed.

Other Requirements

- Owner occupancy of either the primary residence or guesthouse required.
- Separate meters, mailboxes, and addresses not allowed.
- A single lot may not have more than one ADU of any type.



* The Planning Commission may approve a [conditional use permit](#) for structures not meeting these requirements

Additional Resources

Related Zoning Code Links

Accessory Dwelling Unit Floating Zone [§17.130.030](#)

Parking Requirements [§16.26](#)

Agricultural Zones [§17.30](#)

Residential Zones [§17.40](#)

Conditional Uses [§17.84](#)

Other Links

[South Jordan Zoning Map](#)

[Planning and Economic Development Website](#)

[Online Development Portal](#)

[ADU Affidavit](#)

[City Fee Schedule](#)

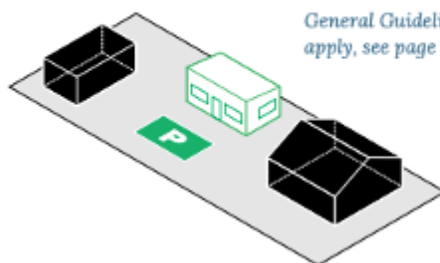
[State of Utah ADU Statute](#)

Contact

Planning and Economic Development Department: 801.446.4357

DETACHED UNIT

General Guidelines
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SETBACKS // Detached ADUs must have the following setbacks:

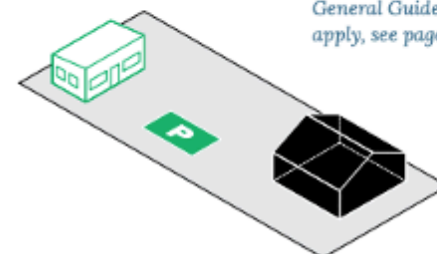
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