



PLANNING COMMISSION AGENDA

Thursday, July 9, 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 June 11, 2026 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for June 11, 2026

1.b **Public Meeting: Vista 11 South Subdivision Plat Amendment Request (Administrative Item)**

On the request of Eric Winters, representing Wasatch Residential Group, a Subdivision Plat Amendment for 2.36 acres located at approximately 13657 S. 600 West. Known as application 2026-0093-SUB. Staff contact: Maryann Pickering, 801-576-6391, maryann.pickering@draperutah.gov.

1.c **Public Hearing: Cleancrumb.co Home Occupation Conditional Use Permit Request (Administrative Item)**

On the request of Joely Larson, representing Cleancrumb.co, a Home Occupation Conditional Use Permit for approximately 0.47 acres located at approximately 12983 S. Fox Crossing Ln. Known as Application 2026-0119-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.d **Public Hearing: 12430 S. 700 East Zoning Map Amendment Request (Legislative Action)**

On the request of Peter Gamvroulas of Ivory Homes representing JDAWS Rentals, LLC, a Zoning Map Amendment for approximately 1.67 acres located at approximately 12430 S. 700 East. Known as application 2026-0103-MA. Staff contact: Maryann Pickering, 801-576-6391, maryann.pickering@draperutah.gov.

**1.e Public Hearing: Boatright Fence Conditional Use Permit Request
(Administrative Item)**

On the request of Kristen & Joshua Boatright, a Conditional Use Permit for a 6-foot fence in the front yard area on approximately 0.23 acres located at approximately 12474 S. Rawlins Ln. Known as Application 2026-0123-USE.
Staff Contact: Nick Whittaker, 801-576-6522,
Nick.Whittaker@draperutah.gov.

2. Other Business

2.a Annual Planning Commissioner Training by City Staff.

2.b 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 **July 9, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.

MEMO



To: Planning Commission

From:

Date: 2026-07-09

Re: Action Item: Approve Planning Commission Meeting Minutes for June 11, 2026
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 061126.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JUNE 11, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commissioner Member Kendra Shirey
Commission Member Susan Nixon
Alternate Commission Member Laura Fidler
Alternate Commission Member Joshua Best

NOT SITTING: Commission Member Christine Green

EXCUSED: Commission Member Mary Squire
Commission Member Gary Ogden

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Nick Whittaker, City Planner
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 6:34 PM.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for March 12, 2026.**
(Administrative Action)
Approval of Planning Commission Meeting Minutes for March 12, 2026
- B. Action Item: Approve Planning Commission Meeting Minutes for March 26, 2026.**
(Administrative Action)
Approval of Planning Commission Meeting Minutes for March 26, 2026.
- C. Action Item: Approve Planning Commission Meeting Minutes for April 23, 2026.**
(Administrative Action)
Approval of Planning Commission Meeting Minutes for April 23, 2026.

Motion: Commissioner Nixon moved to APPROVE the March 12, 2026, March 26, 2026, and April 23, 2026, Planning Commission Meeting Minutes, as presented.

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	
Best, Alternate	X				

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-ADUs 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.

City Planner, Nick Whittaker, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property is designated Residential Low-Medium Density and zoned RA2. The home was under construction, and the proposed Internal Accessory Dwelling Unit (“I-ADU”) was included in the building plans. However, the subject property was in an I-ADU-prohibited area, and, as such, a deviation was requested for its construction. The site plan and elevations were reviewed. The proposed I-ADU would be on the main floor and have its own entrance and two-car garage.

Mr. Whittaker reported that per DCMC §9-31-055, the Planning Commission may approve a deviation from strict compliance with the geographic restrictions of the I-ADU Map upon finding:

1. The lot or parcel on which the primary dwelling is located is at least 6,000 square feet;
2. No Detached ADU (“D-ADU”) exists on the property;
3. The proposed I-ADU meets all requirements of §§ 9-31-030 and 9-31-045 including other applicable requirements of this chapter; and

4. At least two parking stalls meeting the requirements of § 9-31-045(B)(2) are provided for use by occupants of the I-ADU.

Staff review determined that all criteria had been met.

In response to a question raised by Commissioner Fowler, Community Development Director Jennifer Jastremsky reported that the Prohibited Areas Map was based on street width. The thought was that if the road was so narrow that it did not allow for on-street parking, the area may not be appropriate for an ADU. The deviation process requires a second parking space to alleviate that concern.

Commissioner Nixon noted that the 20-foot rear yard setback for the ADU was measured on an angle. Ms. Jastremsky reported that setbacks are measured from the property line to the structure. Mr. Whittaker added that building plans had been submitted and would be reviewed for compliance.

Ben Norman of City Point Homes spoke on behalf of the applicant and stated that they had no plans to rent the I-ADU, as it was intended for family use.

Motion: Commissioner Fowler moved to 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.

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	
Best, Alternate	X				

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 East Kimballs Lane. Known as Applications 2025-0208-SP and 2025-0207-CUP. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

City Planner, Maryann Pickering, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property is designated Residential High Density and zoned R3.

The request included two applications:

1. A conditional use permit to operate a private school in the R3 Zone, which a recently approved Text Amendment allow as a conditional use in the zone.
2. A site plan to prepare the vacant lot owned by the applicant for agricultural use with planting boxes, trees, crops, and flowers.
 - o A small greenhouse may be added in the future.
 - o All crops will be utilized by the school lunch program.

The site plan was reviewed. All crops, planter boxes, etc., will be behind the existing fence. The planned greenhouse location was also indicated on the plan.

Ms. Pickering reported that a recommended condition of approval would limit lighting hours to mitigate any potential issues with neighbors. No comments were received in response to notices about the item.

The applicant, Joe Colosimo, reported that they would comply with the condition requiring the lights to be turned off between 9:00 p.m. and 7:00 a.m. They were excited to begin planting crops.

Commissioner Nixon asked if there would be summer classes. Mr. Colosimo reported that there would be summer camps where children would learn skills like transplanting tomatoes.

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

Motion: Commissioner Shirey moved to 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.

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	
Best, Alternate	X				

Motion: Commissioner Nixon moved to APPROVE the Site Plan, as requested by Joe Colosimo, representing the Skaggs Catholic Center, LLC, Application 2026-0040-SP, based on the Findings 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.

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	
Best, Alternate	X				

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 South Springdale Way, known as Application 2025-0295-SUB, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Planning Manager, Todd Draper, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The application involved two properties designated Residential Low-Medium Density and zoned RA2, with a Hillside Sensitive Overlay.

The current and proposed Steeplechase Phase 2 Subdivision Plats were reviewed. Parcel D was designated open space with public utility and Draper Irrigation Company easements. The proposed change would amend the lot line between Parcel D and Lot 44. All easements would be relocated, and Lot 44 would become Lot 172. A geotechnical survey discovered a fault line on the property, and required setbacks from the fault were indicated on the plat. Site photographs were displayed.

Mr. Draper reported that public comments were received via email and forwarded to the Planning Commission. One concern was in regard to trail access, but there would be no impact on the trail.

The applicant, Daanish Hoda, stated that he had owned the lot for four years and had taken considerable time to ensure everything was done correctly. The site and plans had been reviewed by a geotechnical engineer, and Draper WaterPro had submitted a letter of approval. No trail access would be affected. The triangular lot shape hampered their ability to install a retaining wall, and the lot line adjustment would correct that issue.

Chair Adams opened the public hearing.

Victor Wells lives across the street from the subject property. He indicated that the information in the notice was unclear and asked for more time to review the potential impacts. He believed that there should be a demonstrated public benefit for removing the easement, and allocating HOA property to a single private property owner was against the public interest. The HOA property belongs to everyone, and he did not know whether the sale had been presented at the meeting, so HOA members could speak to the issue. Easements exist for a reason, and there was no clear communication about how the easement changes would affect the culvert. The infrastructure and easement existed because of a major storm in the early 2000s that blew boulders down the street. HOA open space and easements should not be incorporated into a private lot without compelling public interests, as it establishes a precedent that could encourage similar requests throughout the subdivision. The burden of proof should be on the applicant to demonstrate that the proposal would create no adverse impacts on the HOA assets, drainage systems, trails, easements, and neighboring properties. He asked the Planning Commission to deny the application.

Lance Conrad stated that the public notice indicated that the change would affect all of Parcel D, which surrounds his lot, but his understanding from the presentation was that nothing beyond the culvert would be impacted. He agreed with Mr. Wells that the application came as a shock, but

his prepared comments may not apply, as the lot line adjustment might not affect his property as much as he previously thought. However, he believed the HOA needed to discuss and vote on the proposal, and they had not had adequate time to do so.

Heather Pulley lives near the subject property. Homeowners had received limited information, and she had only heard about the proposal earlier in the day. She asked for more information because she did not understand how HOA land could go to a single homeowner or how that would be in anyone's best interests. She was also concerned about the easement.

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

City Engineer Brien Maxfield reported that there was a fire in the area in 2008, followed by a storm that caused erosion, debris flows, and other issues. The grouted channel was constructed to protect the subdivision and to convey runoff. Staff had reviewed the proposal, and the channel will function as designed as long as it is not undermined, damaged, or encroached upon.

In response to a question from Commissioner Fowler, Mr. Maxfield clarified that Mr. Hoda's planned lot improvements were separate from the channel. A retaining wall will make his lot more buildable, but will not benefit the City.

A photograph of the grouted channel was displayed. Chair Adams noted that the boulders were cemented in place and asked if the channel had corrected the issue. Mr. Maxfield stated that the channels constructed after the 2008 mudslide had worked as expected, and the vegetation had regrown.

Chair Adams asked about resident concerns regarding the HOA. From the aerial map, it appeared that the property owner and the HOA were engaged in a land swap. Mr. Draper reported a 90-square-foot difference in favor of the property owner. The HOA was a party to the application and would be required to sign the plat if the amendment was approved. Notices were mailed to property owners within 300 feet of the subject property 12 to 14 days prior to the hearing. They were also posted on the property and City website. The Staff Report and supporting documentation were posted online with the Meeting Agenda.

In response to a question from Commissioner Shirey, Mr. Draper clarified that the City was not responsible for notifying all HOA members and could not consider internal HOA issues. It was confirmed that no trail access would be affected, and the land swap did not affect public access or easements.

Mr. Draper identified easement locations on the Subdivision Plat. The easements exist on the entire HOA parcel and include open space, public utility, and irrigation easements. The same easements will be added to the new HOA parcel and subtracted from Mr. Hoda's parcel. Public utility easements along the existing property line will be relocated to follow the new property line.

In response to a question raised by Chair Adams, Mr. Draper identified the fault line and noted that it was not included on the original plat as it was discovered through the applicant's geotechnical investigation of the property.

Commissioner Fowler asked how Mr. Hoda worked with the HOA. Mr. Hoda reported that a portion of the culvert that was on his lot would be given to the HOA. He initially approached the HOA about allowing access to Parcel D to construct a retaining wall. That request was denied, but they suggested that the lots could be modified. He then approached the City about potential solutions. Ms. Jastremsky indicated that the amount of open space could not change. They then discussed a land swap to maintain the intended amount of open space. He and the HOA then reached an agreement.

In response to a question from Chair Adams, Mr. Hoda stated that the channel was present when he purchased the lot approximately four years previously.

Ms. Jastremsky reported that the home will be set back 50 feet from the fault line. Chair Adams noted that the newly acquired property would not add to the building envelope due to the increased setback. Ms. Jastremsky clarified that the buildable envelope would increase slightly.

Commissioner Fowler favored approval, as the land exchange would make the lot more buildable and protect the community's channel.

Motion: Commissioner Fowler moved to 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 dated June 2, 2026.

Finding 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.

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	
Best, Alternate	X				

**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.

Ms. Pickering presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The parcels are designated Residential Medium Density and zoned R3 and RA1.

The item consisted of two applications to be reviewed together: a full Boundary Line Adjustment between the Huber property and Wright Homes, and an amended Fox Landing Phase 3 Subdivision Plat. A portion of the Huber property was sold to Wright Homes, and the remaining parcel will remain outside of the subdivision. The land newly acquired by Wright Homes will be added as a lot in Fox Landing 3, and lots to the north and west will also be adjusted so that all lots meet the minimum standards for frontage, size, width, and depth. Current and proposed Subdivision Plats were reviewed, and it was reported that, per State law, the Boundary Line Agreement must be recorded prior to amended plat recordation.

Ms. Pickering reported that one phone call was received from a neighbor who questioned what would occur at the public hearing.

Commissioner Nixon stated that the minimum lot width for the zone is 80 feet, but the plat showed a curved length of 56.11 feet at the front of the lot. Ms. Pickering clarified that the minimum lot frontage is 50 feet. Lot width can be measured either at the front or rear of the property, and the parcel had adequate width at the rear.

The applicant, Tom Spencer, reported that the application was to add one lot to Fox Landing. They attempted to acquire the parcel seven years ago, but the property owner did not want to sell. They had now reached an agreement. He indicated that there was a typographical error on page 138 of the staff report; the land was acquired from the property to the east, not the west, as indicated in the report.

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

Motion: Commissioner Shirey moved to 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.

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	
Best, Alternate	X				

Motion: Commissioner Shirey moved to 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.

Finding for Approval:

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

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	
Best, Alternate	X				

**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.

Mr. Draper presented the staff report and indicated that the proposed Text Amendment was in response to a citizen-submitted application and not initiated by the City. If approved, the proposal would:

- Permit existing accessory buildings and structures to be converted into D-ADUs;
- Set different height and setback standards for D-ADUs that are created from existing accessory buildings and structures; and
- Clarify where a D-ADU can be located on a property.

The proposed amendments to DCMC §9-31-040: D-ADU Development Standards were reviewed. On the staff's recommendation, the definition of existing structures included a cutoff date and read:

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.*

Height and setback requirements would be split into two categories: new structures would follow existing standards, and converted accessory buildings would follow the standards for accessory buildings outlined in § 9-10-040. Converted D-ADUs can also be located in side yards.

Commissioner Fowler asked for examples of the types of accessory dwellings that could be converted with the change. Mr. Draper reported that it could be a garage, shed, barn, or pool house that complies with accessory building setbacks.

Chair Adams stated that some lots have an old bungalow on the property, and in the past, the workaround was to build a breezeway between the structures. One property in the City has a bungalow in front with a large home being built behind it. It is a corner lot, so the front yard could face the cul-de-sac or Carlquist Drive. Mr. Draper clarified that the example would still need a breezeway because the bungalow is in the front yard.

Commissioner Fowler asked if there were any risks to approving the Text Amendment. Mr. Draper reported that the staff did not have information on all buildings that would be eligible for

conversion or their condition. However, the structure would have to comply with building codes and all other ADU requirements.

Chair Adams stated that the structure must still meet required setbacks. Ms. Jastremsky clarified that under the proposed text amendment, the structure would need to comply with accessory structure setback and height requirements. For example, a detached garage requires 10-foot side and rear setbacks and may have a maximum wall height of 15-feet and a peak roof height of 25-feet. A D-ADU must meet the same setbacks as the primary dwelling. On a 0.50-acre lot, a 12-foot side and 20-foot rear setback would be required. ADUs can be up to 35 feet in height. As proposed, the structure could be closer to the property line but should be lower in height.

It was noted that the Text Amendment would allow ADUs to be built much closer to the property line. However, it could also create the opportunity for low- and middle-income housing. Mr. Draper indicated that if a structure under 200 square feet in size was converted into a D-ADU, it could be at the property line but would have a maximum height of 12-feet. However, converting a small structure into an ADU would be difficult.

In response to a question raised by Commissioner Nixon, Mr. Draper confirmed that a new D-ADU could be the same height as a home. Commissioner Nixon stated that the ADU should be an accessory use and, therefore, have a lower maximum height. Ms. Jastremsky clarified that the current code allowed D-ADUs to be up to 35-feet in height, and the proposal did not change that standard. Mr. Draper noted that the current standard had been moved within the section but had not been otherwise modified. Other standards require the ADU to be smaller than the main home. The underlying principle was that if the house could be extended by the same height and width, a D-ADU should be allowed in the same space.

The applicant, Ellen Rohr, stated that their existing detached garage is suitable for conversion to an ADU, but it has a different setback from the main house. She was not the only resident in that situation; there were many detached garages in Draper that would be suitable for ADUs. In their case, the structure is a large shop that meets all other code requirements but would have to be moved or significantly deconstructed to meet setback requirements. They researched standards for surrounding cities and found that Draper is an anomaly; those cities have the same 10-foot setback requirement for both detached garages and ADUs. She hoped to update the policy to address D-ADUs and provide clear guidelines for converting an appropriate structure into an ADU.

In response to a question from Chair Adams, Bob Rohr stated that the current shop is a rectangular shape and approximately 15-feet tall. It was built three years previously and met all requirements at the time. The City has strict requirements for a building permit, so someone cannot just turn their pool house into an ADU. They had found that 10 surrounding communities require only a 10-foot setback, and Salt Lake City requires only 7-feet if the height is lower. Current ADU development standards also did not address conversions. In response to a follow-up question, Ms. Rohr confirmed that the structure's height would not change. One side will remain a garage, and the other side will be converted into an ADU. Their intention is to age in place by moving into the ADU and having their son and his family move into the house.

Commissioner Fidler stated that the ADU process would likely take on a life of its own. There are people like the Rohrs who want to age in place, and others, like the application earlier in the meeting, who would be more of a casita. She expected to see more such applications, especially on larger parcels.

Chair Adams asked if a property owner would be allowed to build an ADU above an existing detached garage. Mr. Draper stated that under the current ordinance, a second-story ADU could be built above a detached garage if it met setback and height requirements. Ms. Jastremsky added that existing structures can only have 15-foot-tall walls and a maximum peak height of 25-feet. Chair Adams stated that many homeowners would be opposed to removing their garage but may want to add affordable or family housing above it. He saw a house in Mapleton with a one-bedroom apartment above a detached two-car garage, and he believes people in Draper would want to do something similar. It likely only had a 10-foot setback, and the home was brand new. He questioned whether the Text Amendment went far enough. Commissioner Nixon remarked that structurally, it is not easy to add a second level onto a garage.

Ms. Jastremsky reviewed DCMC §9-10-040(A)(b):

- b. Accessory buildings over 200 square feet shall:
 - 1) be located behind the front wall plane of the main building.
 - 2) Be a minimum of 10 feet from the property lines.
 - 3) Not exceed 25 feet to the peak of the roof.
 - 4) Exterior walls may not exceed 15 feet.

A converted garage could have a second-story ADU, but it would require dormer windows and a steeper roof pitch.

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

Motion: Commissioner Fowler moved to 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 the 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.

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	
Best, Alternate	X				

2. Other Business.

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

Ms. Jastremsky reported that there had been two City Council meetings since the Planning Commission last met, one of which was devoted to the budget. In the other meeting, the Nielson Rezone was approved. The Veranda West Master Area Plan and Text Amendment were also approved. The Council discussed the Planning Commission's concerns regarding water usage, and the developer was better prepared for the discussion.

3. Adjournment.

Motion: Commissioner Fowler moved to ADJOURN.

The meeting adjourned at 7:57 PM.

MEMO



To: Planning Commission

From: Maryann D. Pickering, AICP

Date: 2026-07-09

Re: Public Meeting: Vista 11 South Subdivision Plat Amendment Request (Administrative Item)

Comments:

This application is a request for approval of a Subdivision Plat Amendment for approximately 2.36 acres located on the east side of 600 West at the Bangerter Highway exit. The property is currently zoned TSD. The applicant is requesting that a Subdivision Plat Amendment be approved to create three new commercial lots within an existing commercial subdivision.

The property is part of the original Vista Station Master Area Plan that was originally approved in 2013. The site has been part of the TSD zone since 2010, and was zoned DC (Destination Commercial) before that. In 2022, the Vista 600 West Plat Subdivision was approved representing the initial subdivision of the property. Lot 1 of that subdivision has been developed with Multiple-Family Housing. In early 2024, the four lot Vista 11 South Plat Subdivision was approved amending Lots 2 thru 4 of the Vista 600 West Plat. Development is complete on Lots 5, 7 and 8 of the Vista 11 South Plat, and the applicant now desires to subdivide Lot 5 to create individual lots for each of the three retail buildings located in the development.

Finding for approval:

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

Finding for denial:

1. Good cause does not exist for the amendment.

ATTACHMENTS:

[07-09-2026 PC Staff Report \(Vista 11 PA\).pdf](#)



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

June 30, 2026

To: Draper City Planning Commission
Business Date: July 9, 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: Vista 11 South – Subdivision Plat Amendment Request

Application No.: 2026-0093-SUB
Applicant: Eric Winters, representing Wasatch Residential Group
Project Location: 13657 S. 600 West
Current Zoning: TSD (Transit Station District) Zone
Acreage: Approximately 2.36 acres (approximately 102,801 sq. ft.)
Request: Request to create three new commercial lots within an existing commercial subdivision.

SUMMARY AND BACKGROUND

This application is a request for approval of a Subdivision Plat Amendment for approximately 2.36 acres located on the east side of 600 West at the Bangerter Highway exit (Exhibits B and C). The property is currently zoned TSD. The applicant is requesting that a Subdivision Plat Amendment be approved to create three new commercial lots within an existing commercial subdivision.

The property is part of the original Vista Station Master Area Plan that was originally approved in 2013. The site has been part of the TSD zone since 2010, and was zoned DC (Destination Commercial) before that.

In 2022, the Vista 600 West Plat Subdivision was approved representing the initial subdivision of the property. Lot 1 of that subdivision has been developed with Multiple-



Family Housing. In early 2024, the four lot Vista 11 South Plat Subdivision was approved amending Lots 2 thru 4 of the Vista 600 West Plat. Development is complete on Lots 5, 7 and 8 of the Vista 11 South Plat, and the applicant now desires to subdivide Lot 5 to create individual lots for each of the three retail buildings located in the development.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Transit Station District	Exhibit D
Current Zoning	TSD (Transit Station District)	Exhibit E
Proposed Use	Commercial	
Adjacent Zoning		
East	CSD-DPMU (Draper Point Mixed Use Commercial Special District)	
West	TSD	
North	TSD	
South	TSD	

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

Transit Station District

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

According to Draper City Municipal Code (DCMC) Section 9-14-010 the purpose of the TSD zone is to *"promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit station and to maximize the flexibility of the development approval process so as to permit such development in a manner that is responsive to market demands and consistent with the purposes and objectives of the TSD."* The TSD zoning designation is identified by the General Plan as a preferred zoning classification for the TSD land use designation.

Subdivision Layout. The proposed Subdivision Plat Amendment (Exhibit F) will create three lots from one existing lot. The result of plat amendment is to allow each of the existing retail buildings to be on their own individual lots. The lots can then be sold if desired. The applicant will need to add a note about street trees and correct minor typographical errors with the mylar submission. Conditions of approval have been included for this. All other DCMC standards are met and applicable PUE's are included.

Table 3 Subdivision Design Requirements			
Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size			
Lot 9	n/a	0.625 acres	
Lot 10	n/a	0.826 acres	
Lot 11	n/a	0.911 acres	

Criteria For Approval. The grounds for review and potential approval of a subdivision plat amendment request is 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 submission. 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 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 Subdivision Plat Amendment submission. 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 Subdivision Plat Amendment submission. Comments from him, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Subdivision Plat 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

After reviewing the application, staff finds that the application complies with the minimum criteria of the DCMC for approval of the application and recommends that the Planning Commission review the request, hear from the applicant, and receive public comment as applicable to the application. If the Planning Commission decides to approve the subdivision request, staff recommends noting the following additional requirements regarding recordation and development of the subdivision upon which the approval is conditioned:

1. Correct the typographical errors in the owner's dedication certificate on the plat so that it follows the text specified in DCMC 17-4-030(N) prior to printing the Plat to Mylar.
2. Add the required note regarding street tree installation and maintenance as specified in DCMC 17-5-060(B)(1)(a) prior to printing the Plat to Mylar.
3. That if the subdivision plat amendment is not recorded 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

Sample Motion for Approval – I move that we approve the Plat Amendment, as requested by Eric Winters of Wasatch Residential Group, application 2023-4659-SUB, based on the findings and conditions for approval listed in the staff report dated April 20, 2024.

Findings for Approval:

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

Sample Motion for Denial – I move that we deny the Plat Amendment, as requested by Eric Winters of Wasatch Residential Group, application 2023-4659-SUB, based on the findings for denial listed in the staff report dated April 20, 2024.

Findings for Denial:

1. Good cause does not exist for the amendment.

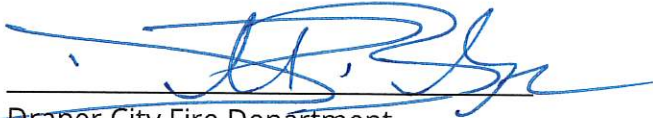
DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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: 2026.06.30 07:57:38-06'00'

Draper City Public Works Department



Draper City Fire 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: 2026.06.30 09:28:31-06'00'

Draper City Planning Division



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: 2026.06.29 16:41:51-06'00'

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. Prior to printing the Final Plat on Mylar the following minor corrections need to be made:
 - a. Correct typographical errors in the owner's dedication certificate on the plat so that it follows the text specified in DCMC 17-4-030(N).
 - b. Add the note regarding street tree installation and maintenance as specified in DCMC 17-5-060(B)(1)(a).

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

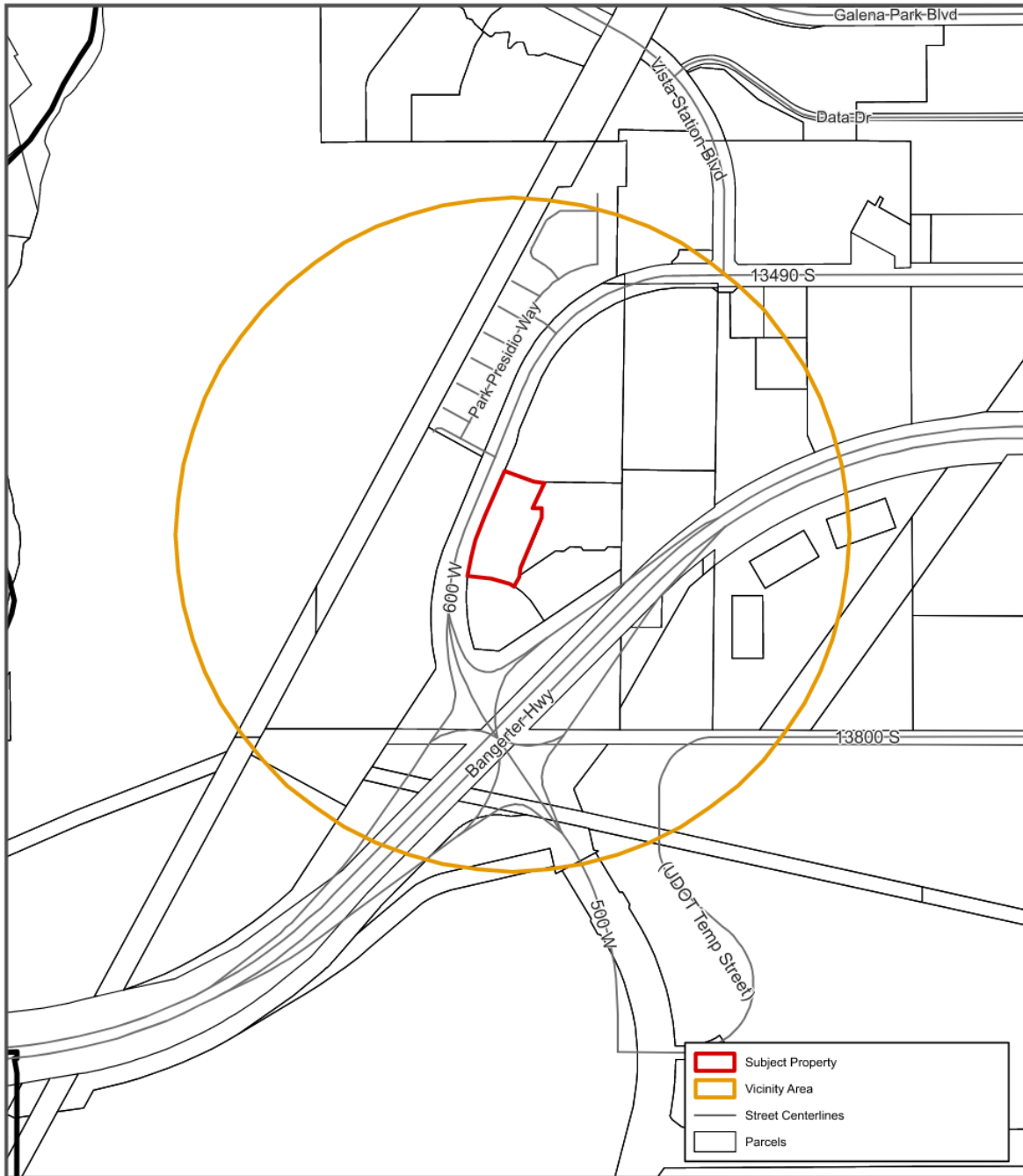
Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



Date Printed: 6/23/2026

Vista 11 South Plat Amendment

13657 S. 600 West

0 0.09 0.18
mi



EXHIBIT C
AERIAL MAP





Date Printed: 6/23/2026

Vista 11 South Plat Amendment

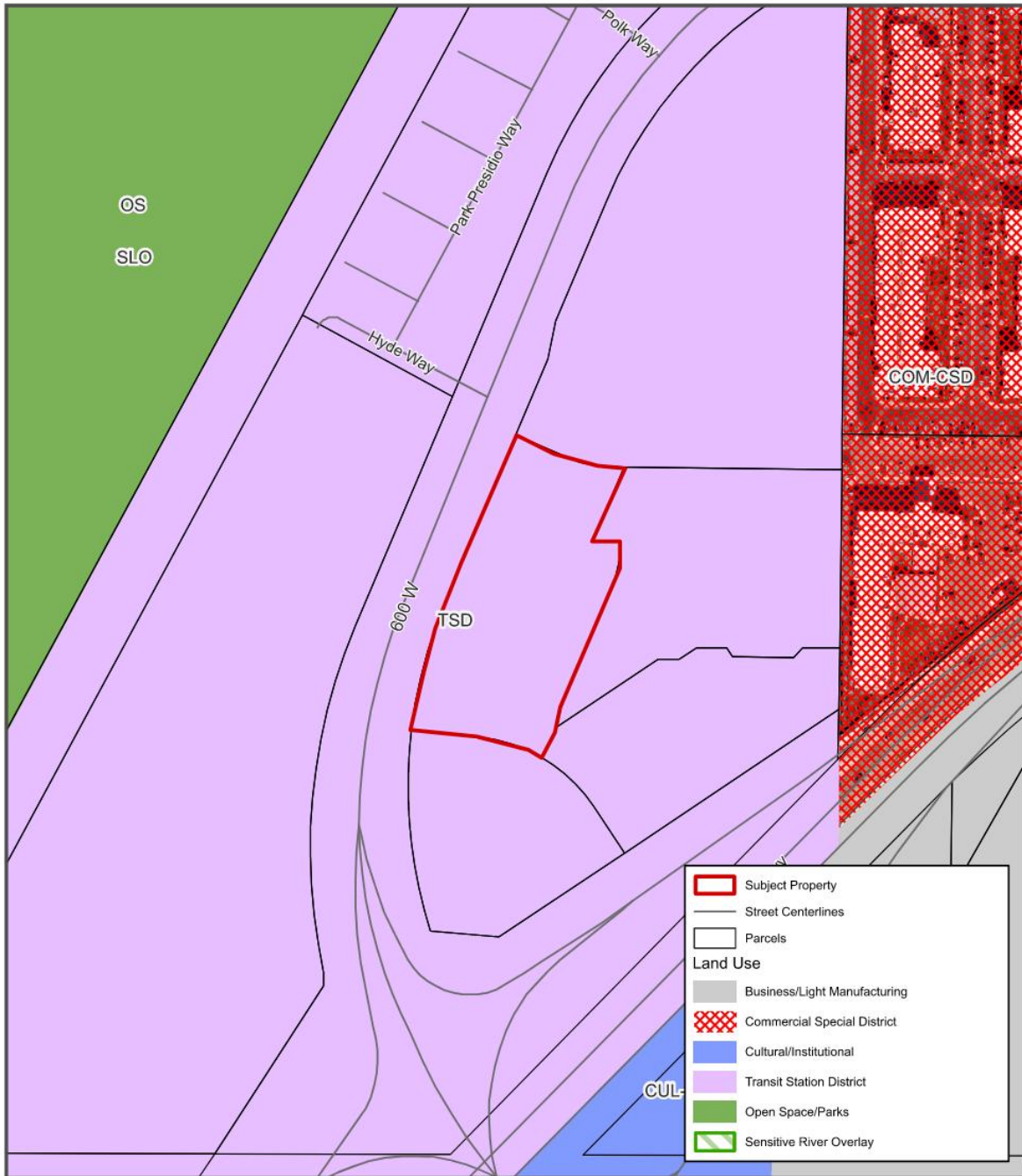
13657 S. 600 West

0 0.03 0.06
mi

N



EXHIBIT D LAND USE MAP



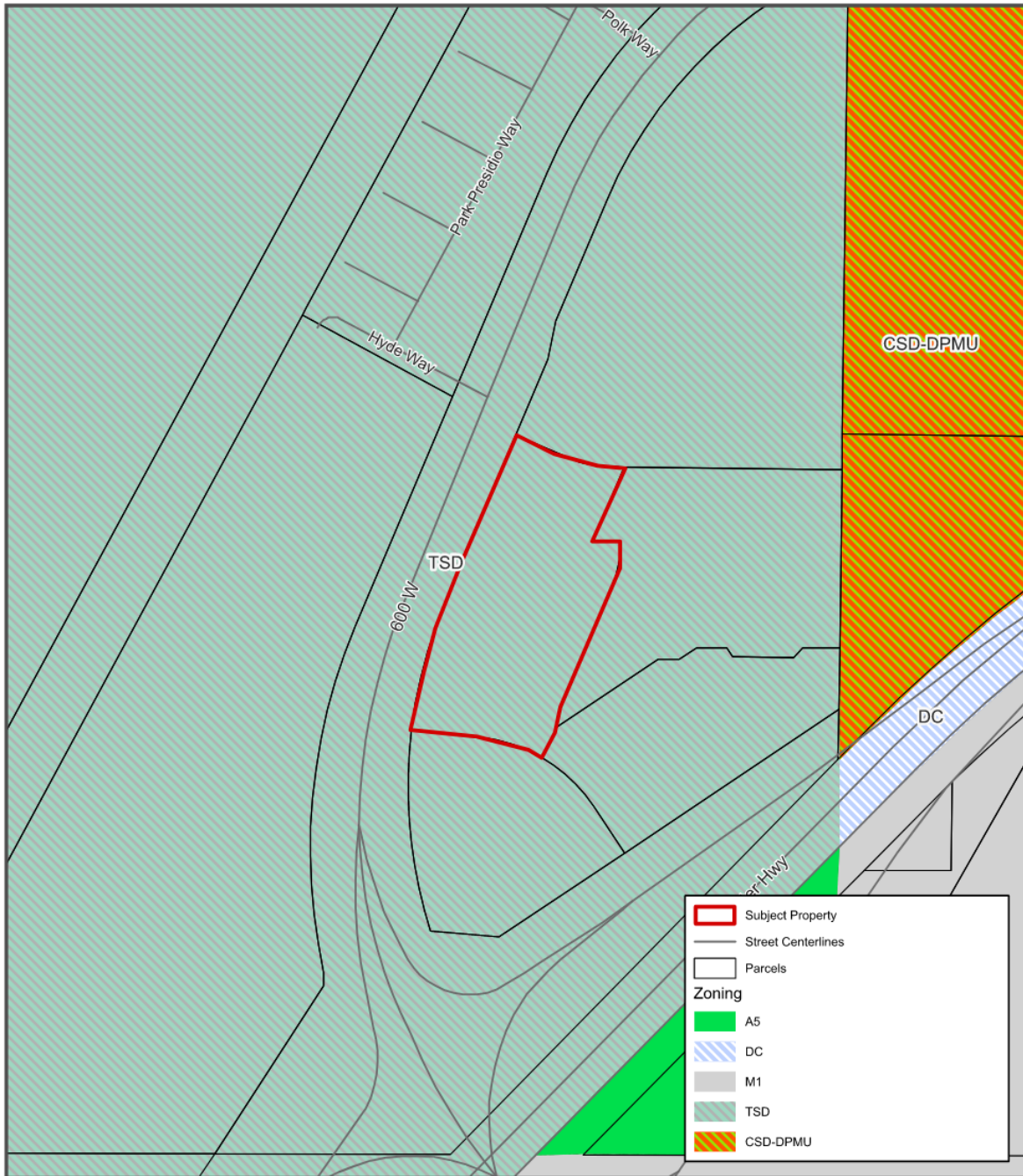
Date Printed: 6/23/2026

Vista 11 South Plat Amendment

13657 S. 600 West



EXHIBIT E ZONING MAP



Date Printed: 6/23/2026

Vista 11 South Plat Amendment

13657 S. 600 West

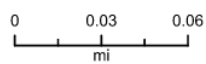
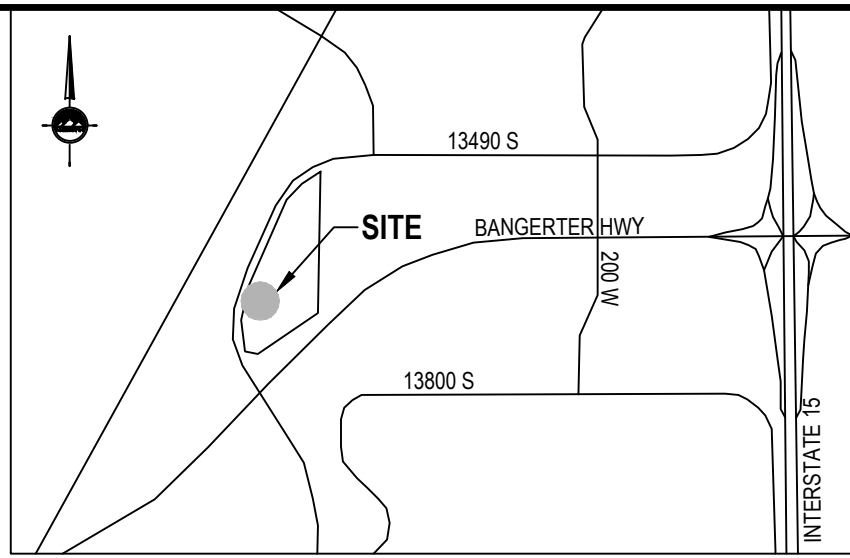


EXHIBIT F
PROPOSED SUBDIVISION PLAT

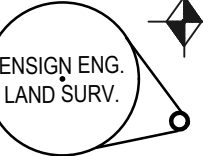
VISTA 11 SOUTH LOT 5 AMENDED PLAT

AMENDING LOT 5 OF VISTA 11 SOUTH PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MAY 2026



VICINITY MAP
NOT TO SCALE

LEGEND



SECTION CORNER
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE

NOTES:

- A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE VISTA 600 WEST DEVELOPMENT BY GSH GEOTECHNICAL, INC. DATED DECEMBER 18, 2017. 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.
- ALL ROADS AND UTILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS.
- ALL SUBSURFACE DRAINS OR LAND DRAINS REQUIRE A PRIVATE MAINTENANCE PLAN AND PROTECTIVE COVENANTS.
- ALL LOTS WITHIN SUBDIVISION SHALL HAVE A CROSS ACCESS EASEMENTS, INCLUDING ANY ADJACENT DEVELOPMENT WHERE ACCESS IS CONNECTING. SHARED PARKING SHALL BE ALLOWED ACROSS ALL LOTS WITHIN SUBDIVISION PLAT. SEE CC&RS RECORDED CONCURRENTLY FOR DETAILS.
- 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.
- THE SIGNATURE OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
- OWNER/BUILDER OF LOTS WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN. CURRENTLY NO LATERALS HAVE BEEN LEFT TO THESE LOTS.
- VISTA 11 SOUTH, LLC, A UTAH LIMITED LIABILITY COMPANY, GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE, LIMITED PUBLIC UTILITY EASEMENT, OVER THE PROPERTY (TO BE LOCATED OUTSIDE OF BUILDING FOOTPRINTS AND STRUCTURES) DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH CODE ANN. § 54-3-27 WHICH DEFINES PUBLIC UTILITY EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITY COMPANIES MAY PLACE THEIR PUBLIC UTILITY FACILITIES. THIS PUBLIC UTILITY EASEMENT IS SOLELY FOR THE USE OF ROCKY MOUNTAIN POWER AND DOMINION ENERGY TO PROVIDE PUBLIC UTILITY SERVICES TO THE PROPERTY AND SHALL ONLY BE LOCATED OUTSIDE OF BUILDING FOOTPRINTS AND STRUCTURES.

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. 28682 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 17-73-504 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 recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 5 of Vista 11 South Plat, recorded June 24, 2024 in Book 2024P at Page 156 in the Office of the Salt Lake County Recorder, said tract of land being part of an entire tract of property situate in Governmental Lot 4 and the Southwest quarter of the Northwest quarter of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Northeast Corner of said Vista 11 South Plat, said point being South 89°58'34" East 976.48 feet along the North line of said Section 1 and South 1,494.28 feet from the Northwest corner of said Section 1; and running

thence South 23°15'14" West 126.39 feet;
thence South 89°03'55" East 43.78 feet;
thence South 0°56'05" West 23.00 feet;
thence South 13°40'28" West 40.65 feet;
thence South 23°15'14" West 214.76 feet;
thence South 14°13'13" West 47.10 feet;
thence South 30°12'18" West 41.09 feet;
thence Northwesterly 101.77 feet along the arc of a 248.50 foot radius curve to the left (center bears South 30°12'18" West and the chord bears North 71°31'40" West 101.06 feet with a central angle of 23°27'56");
thence North 63°15'38" West 110.76 feet to the easterly right of way line of 600 West Street;
thence along said easterly right of way line the following two (2) courses:
(1) Northwesterly 211.13 feet along the arc of a 750.00 foot radius curve to the right (center bears South 82°52'31" East and the chord bears North 15°11'22" East 210.43 feet with a central angle of 16°07'45");
(2) North 23°15'14" East 283.70 feet;
thence South 66°44'46" East 91.25 feet;
thence Southeasterly 70.12 feet along the arc of a 180.00 foot radius curve to the left (center bears North 23°15'14" East and the chord bears South 77°54'20" East 69.67 feet with a central angle of 22°19'09");
thence South 89°03'55" East 19.89 feet to the point of beginning.

Contains 102,901 Square Feet or 2.362 Acres and 3 Lots



DATE _____

PATRICK M. HARRIS
P.L.S. 28682

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to other public utility companies, a permanent easement and right of way in and to the area reflected on this plat where no buildings or structures are being erected within the property located for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

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

VISTA 11 SOUTH LOT 5 AMENDED PLAT AMENDING LOT 5 OF VISTA 11 SOUTH PLAT

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____

VISTA 11 South, LLC, a Utah limited liability company

By: Nathan R. Boyer, Manager

By: Christian K. Gardner, Manager

By: Jeffrey S. Nielson, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____, I, _____, 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 IS THE _____ OF _____, A LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE OWNERS 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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____, I, _____, 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 IS THE _____ OF _____, A LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE OWNERS 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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____ A.D. 20____, I, _____, 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 IS THE _____ OF _____, A LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE OWNERS 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

VISTA 11 SOUTH LOT 5 AMENDED PLAT AMENDING LOT 5 OF VISTA 11 SOUTH PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

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

SOUTH QUARTER CORNER
SECTION 36
T3S, R1W, SLB&M
(FOUND 4" BRASS CAP)

(S 89°58'34" E 2692.49'
1716.01'

SOUTH 1494.28'

976.48'

SOUTHWEST CORNER
SECTION 36
T3S, R1W, SLB&M
(FOUND 2.5" BRASS CAP)

VISTA 11 APARTMENTS, LLC
33-01-151-004
VISTA 600 WEST PLAT
BK 2022P, PG 180
LOT 1

CROSS ACCESS EASEMENT
AS DEFINED ON THE VISTA
600 WEST PLAT

S 89°03'55" E 19.89'
D=22°19'09"
R=180.00
L=70.12'
CB=S 77°54'20" E
C=69.67'

SEWER EASEMENT
ENTRY NO. 13973336
BK 11350, PG 1725

LOT 9
27,244 sq.ft.
0.625 acres

600 WEST
(PUBLIC STREET)

CITY CENTRE DRAPER
HOLDINGS, LLC
33-01-152-004

VISTA 11 SOUTH, LLC
33-01-151-008
LOT 8

S 0°56'05" W 23.00'
S 89°03'55" E 43.78'

LOT 10
35,975 sq.ft.
0.826 acres

LOT 11
39,682 sq.ft.
0.911 acres

D=16°07'45"
R=750.00
L=211.13'
CB=N 15°11'22" E
C=210.43'

VISTA 11 HOTEL HOLDINGS, LLC
33-01-151-010
LOT 7

VISTA 11, LLC
33-01-151-011
LOT 6

- 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.

ENBRIDGE GAS UTAH - NOTE
Questar 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) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	750.00'	8.05'	0°36'54"	S22°56'47"W	8.05'
C2	750.00'	203.08'	15°30'50"	S14°52'55"W	202.46'

DEVELOPER
VISTA 11 SOUTH, LLC
101 SOUTH 200 EAST
SALT LAKE CITY, UT 84111
801.521.4781



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

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3995
CELESTY CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.895.2983

SHEET 1 OF 1

PROJECT NUMBER : 7928E
MANAGER : PMH
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 6/16/26

EASEMENT APPROVAL

LUMEN	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

EXHIBIT G
EXISTING SUBDIVISION PLAT

VISTA 11 SOUTH PLAT

AMENDING LOTS 2 THRU 4 OF VISTA 600 WEST PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MARCH 2024

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. § 17-27A-802(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC 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:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - THE LAW APPLICABLE TO DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - 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 abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication 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.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	750.00'	144.58'	11°02'44"	S1°36'08"W	144.38'
C2	750.00'	211.13'	16°07'45"	S15°11'22"W	210.43'
C3	248.50'	216.14'	49°50'05"	N58°20'35"W	208.39'
C4	248.50'	101.77'	23°27'56"	N71°31'40"W	101.06'
C5	248.50'	114.37'	26°22'09"	N46°36'38"W	113.36'

DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST
SALT LAKE CITY, UT 84111
801.521.4781

RECORD OF SURVEY

ROS NO.: S-2018-02-0150
DATE: 6-24-24
COUNTY SURVEYOR: [Signature]

SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.936.3990
CEGAR CITY
Phone: 435.936.1433
RICHFIELD
Phone: 435.896.2883

PROJECT NUMBER: 76268
MANAGER: RWF
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 5/23/24

EASEMENT APPROVAL

DATE: 5-30-24
DATE: 5-30-24
DATE: 6-3-24

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS 5th DAY OF June, 2024.
SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION
ZONING ADMINISTRATOR APPROVAL

APPROVED THIS 13th DAY OF June, 2024.
VICE CHAIR: Lisa L. Fowler
DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 6th DAY OF June, 2024.
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS 17th DAY OF June, 2024.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 18th DAY OF June, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK
MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS 17th DAY OF June, 2024.
DRAPER CITY ATTORNEY

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Vista 11, LLC
DATE: 6-24-2024 TIME: 10:15 AM BOOK: 2024 PAGE: 156
FEE: \$58.00
DEPUTY SALT LAKE COUNTY RECORDER

ROCKY MOUNTAIN POWER NOTES:

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RECORD OF SURVEY

ROS NO.: S-2018-02-0150
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ZONING ADMINISTRATOR APPROVAL

APPROVED THIS 13th DAY OF June, 2024.
VICE CHAIR: Lisa L. Fowler
DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

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SALT LAKE VALLEY HEALTH DEPARTMENT

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DRAPER CITY ENGINEER

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ATTEST: CLERK
MAYOR

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DATE: 6-24-2024 TIME: 10:15 AM BOOK: 2024 PAGE: 156
FEE: \$58.00
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MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-07-09

Re: Public Hearing: Cleancrumb.co Home Occupation Conditional Use Permit Request
(Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.47 acres located on the east side of Fox Crossing Ln. at approximately 12983 S. Fox Crossing Ln. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home Cottage Business that produces and sells baked goods.

Findings for approval:

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

Findings for approval:

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

ATTACHMENTS:

[CleanCrumb.co report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

June 26, 2026

To: Draper City Planning Commission
Business Date: July 9, 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: Cleancrumb.co – Home Occupation Conditional Use Permit Request

Application No.: 2026-0119-USE

Applicant: Joely Larson, representing Cleancrumb.co

Project Location: 12983 S. Fox Crossing Ln.

Current Zoning: RA2 (Residential Agricultural 20,000 ft² minimum lot size) Zone

Acreage: 0.47 Acres (Approximately 20,473 ft²)

Request: Request for approval of a Home Occupation Conditional Use Permit in the RA2 zone to operate a Cottage Business.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.47 acres located on the east side of Fox Crossing Ln. at approximately 12983 S. Fox Crossing Ln. (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home Cottage Business that produces and sells baked goods.

The property is Lot 9 of the Fox Crossing of Draper Phase 1 subdivision. The single-family dwelling on the property was built in 2003. In 2024 the applicant was approved to operate another home occupation from the subject property. The proposed cottage business is operated from the kitchen of the home.

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	
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 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."

Home Occupation. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

- A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
 - The applicant owns the business and resides at the dwelling (Exhibit H).
- B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*
 - The applicant indicates that they will obtain and maintain a business license with Draper City.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The business has no additional employees.
- D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*
 - The applicant has agreed to comply with necessary inspections (Exhibit H).
- E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*
 - The applicant indicates that inventory is kept in the kitchen and requires storage space that is less than 250 ft² (Exhibit H).
- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a*

dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.

- All business is conducted within the home.

G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*

- According to the applicant, the business does not create nuisances (Exhibit H).

H. *Secondary Use: 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.*

- The designated work area in the kitchen totals approximately 150 ft². The home is approximately 5,487 ft² in size. The business use occupies approximately 2% of the dwelling (Exhibit G).

I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.*

- The home occupation will not have any signage on the property (Exhibit H).

J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.*

- No customers come to the home.

K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*

- There are no business-related vehicles.

- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- There will not be any storage or business activities in the surrounding yards (Exhibits F and H).
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- There will be no customers coming to the home. Sales are conducted online and delivered to the customer and at off-site events.
- N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*
- The applicant indicates that the business will comply with this criterion (Exhibit H).
- O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*
- All business activity at the property will be conducted entirely within the home (Exhibit H).
- P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*
- The business is located within a single-family dwelling. Approval from an HOA or management company is not required.
- Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food*

production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations.

- The home occupation does not involve child care.
- The home occupation will be required to maintain compliance with the State of Utah's Home Consumption and Homemade Food Act.

The business is located in the kitchen where baked goods are produced. The applicant sells their products at off-site event shows and markets. The stated hours of operation are from 3:00 pm until 6:00 pm, Monday through Saturday. The applicant is the only employee. No additional onsite parking is needed for this home occupation as there are no customers coming to the home, no additional employees, and no business vehicles.

Staff recognizes that the potential for negative impacts to the neighborhood from this business are extremely unlikely given the small scale of the business operation.

The proposed home occupation is defined as a Cottage Business per Draper City Code. A Cottage Business being operated from a residence requires a Conditional Use Permit per City Ordinance.

Criteria for Approval. The criteria for review and potential approval of a conditional use permit request is 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 applicant has provided statements regarding how they comply with conditional use criteria (Exhibit H). Staff has reviewed the applicant's statements and application materials and has addressed in this report how compliance with the conditional use criteria is achieved.

REVIEWS

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the Home Occupation Conditional Use Permit 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

After reviewing the application, staff finds that the application complies with the minimum criteria of the DCMC for approval of the application and recommends that the Planning Commission review the request, hear from the applicant, and receive public comment as applicable to the application. Staff recommends that the Planning Commission approve the request based on the findings and criteria for approval as listed in the staff report. The staff recommendation is based upon the following:

1. The applicants proposal does not negatively impact their neighborhood or the City.
2. The applicants proposal will contribute tax revenue to the City.
3. The applicants proposal supports the Economic Vitality Goals found in the City Goals and Policies chapter of the City's General Plan.

If the Planning Commission decides to approve the request, 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.
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 no customers shall come to the home.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Joely Larson, representing Cleancrumb.co, Application 2026-0119-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated June 26, 2026.

Findings for approval:

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

I move that we approve the Home Occupation Conditional Use Permit, as requested by Joely Larson, representing Cleancrumb.co, Application 2026-0119-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated June 26, 2026 and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Joely Larson, representing Cleancrumb.co, Application 2026-0119-USE, based on the following findings for denial listed in the Staff Report dated June 26, 2026.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.06.30 11:18:27-06'00'

Draper City Public Works Department



Draper City Fire 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: 2026.06.30
12:23:58-06'00'

Draper City Planning Division



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: 2026.06.30 10:53:27-06'00'

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





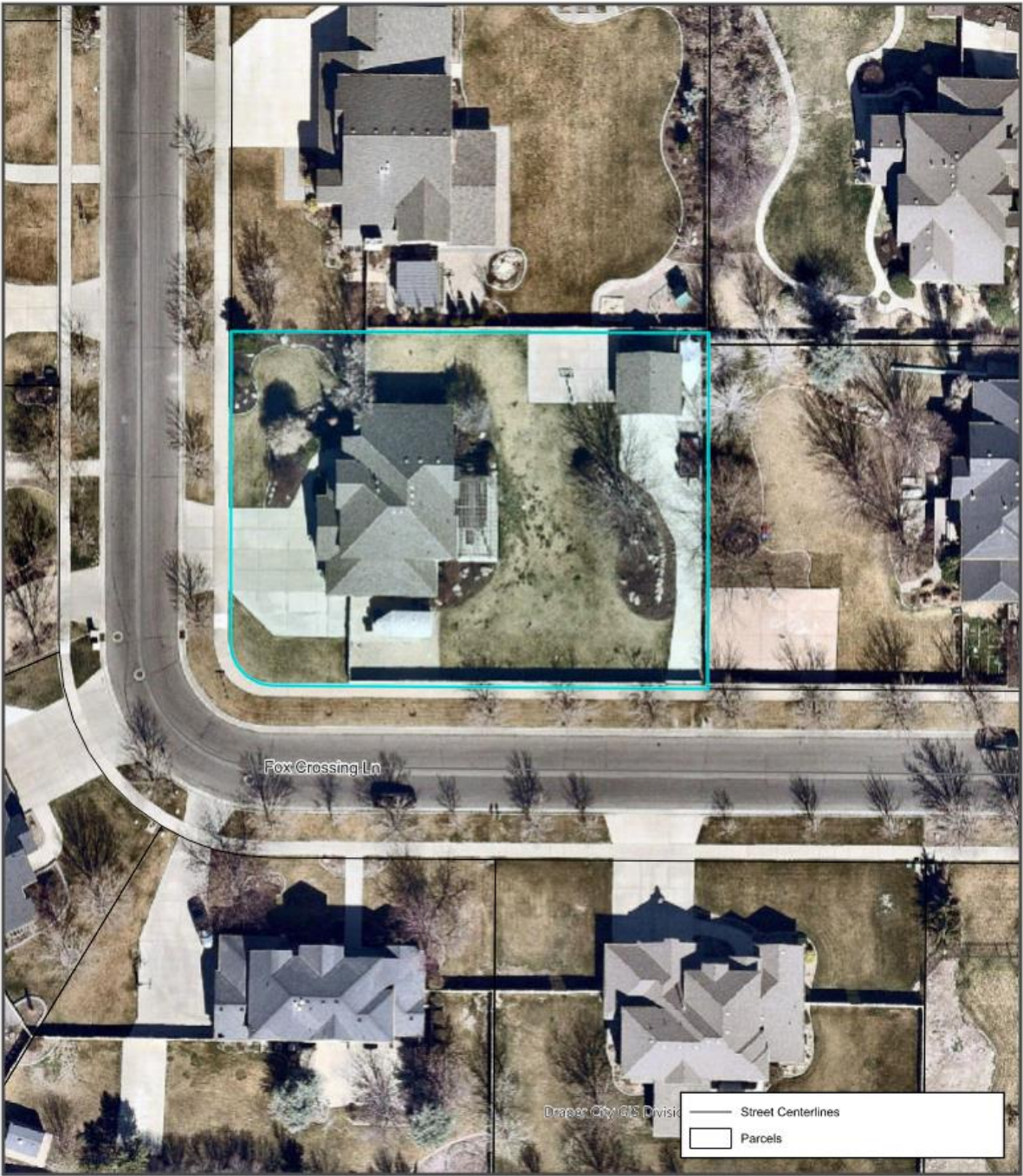
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12983 S. Fox Crossing Ln

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EXHIBIT C
AERIAL MAP



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12983 S. Fox Crossing Ln

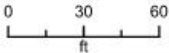
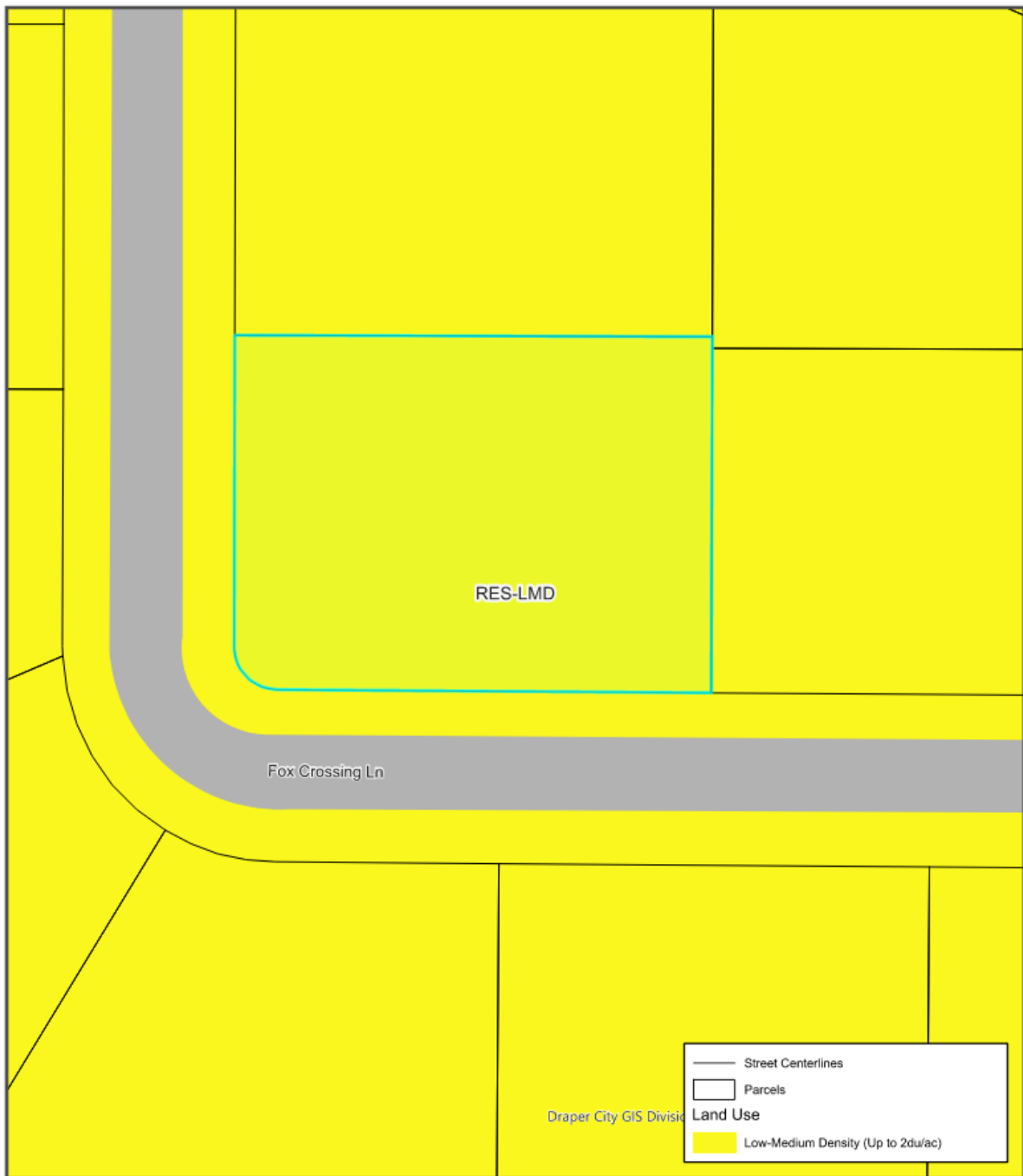


EXHIBIT D
LAND USE MAP



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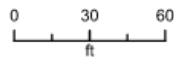
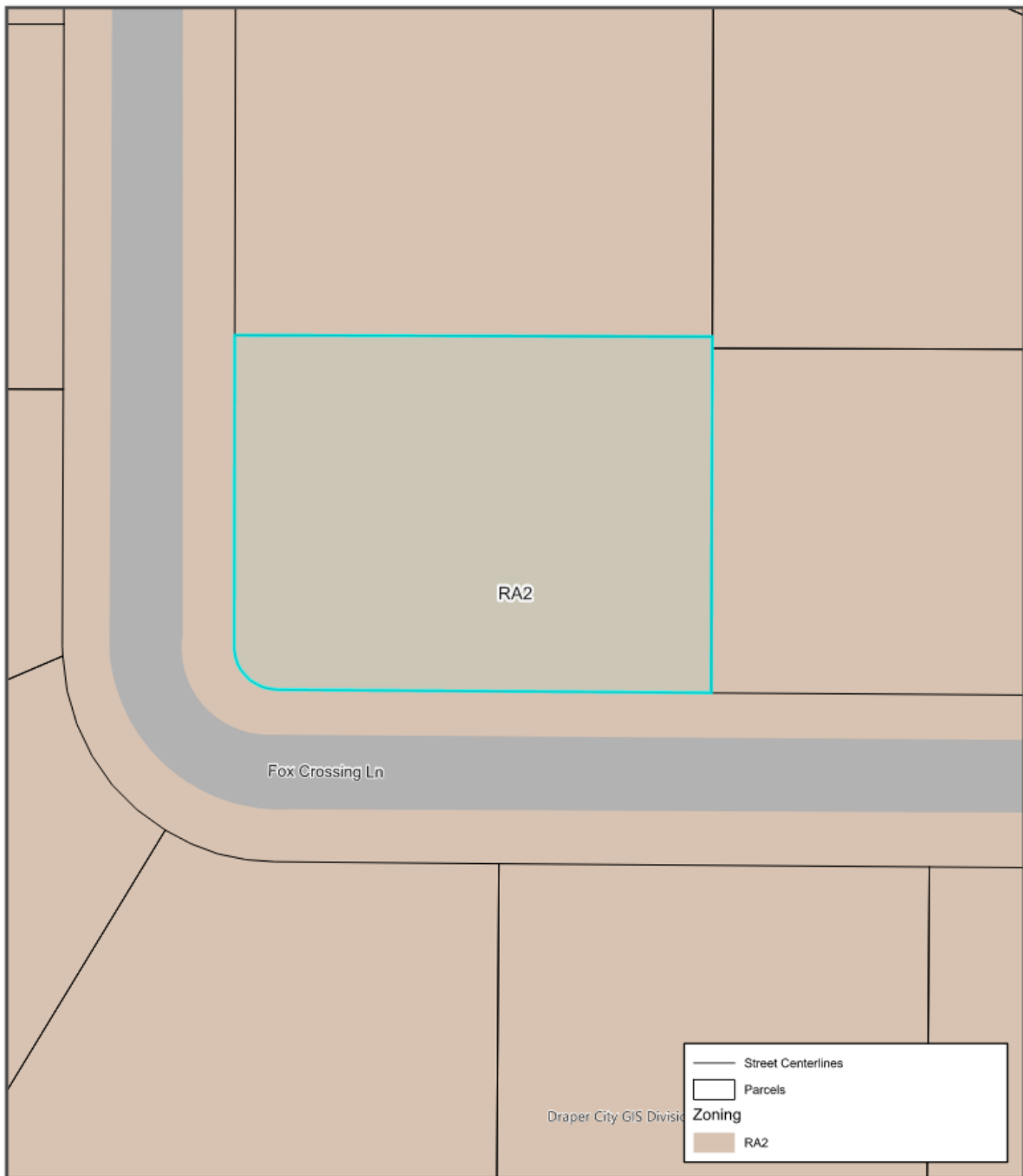
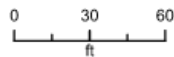


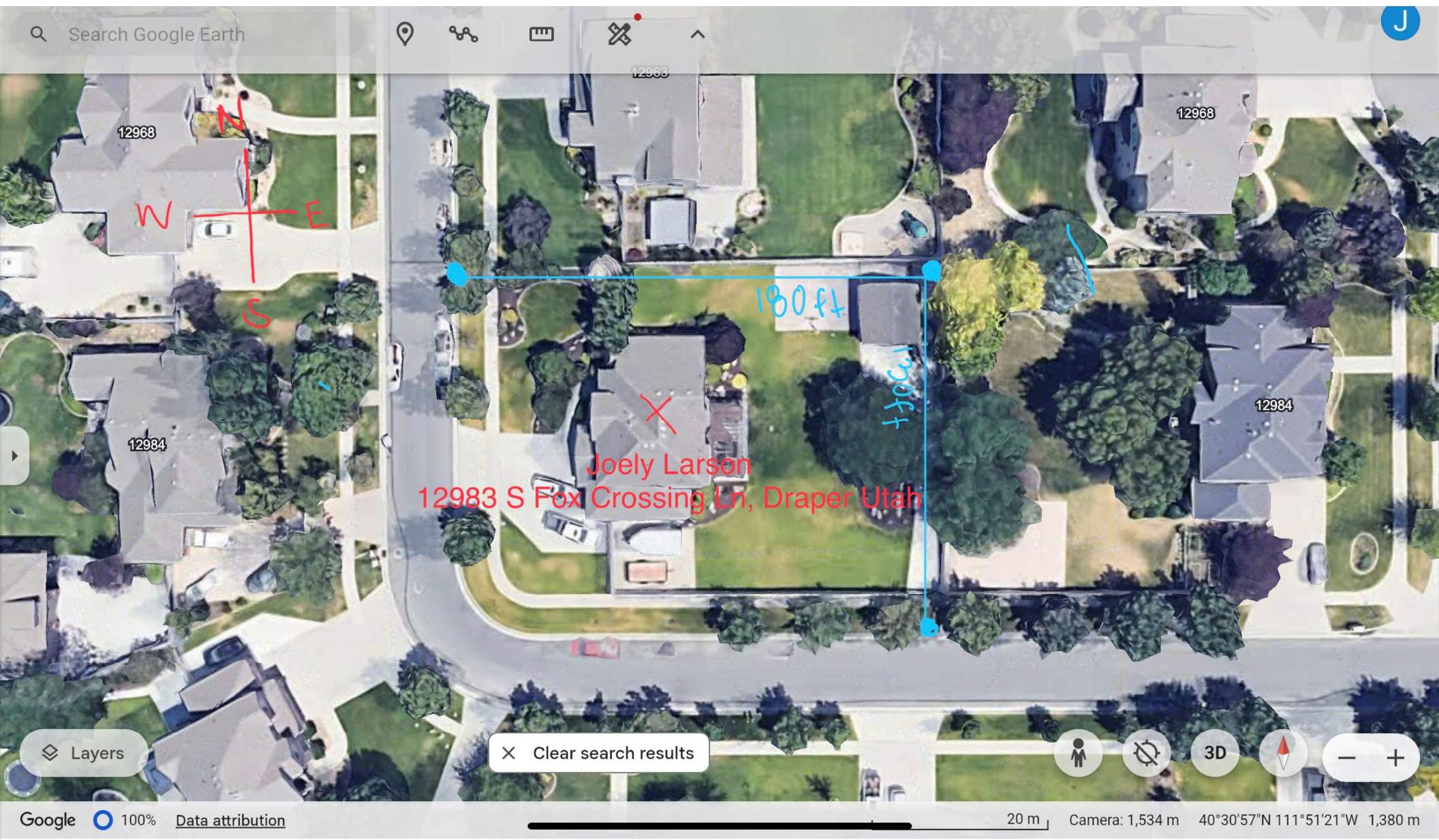
EXHIBIT E
ZONING MAP



Cleancrumb.co
12983 S. Fox Crossing Ln



**EXHIBIT F
SITE PLAN**



**EXHIBIT G
FLOOR PLANS**

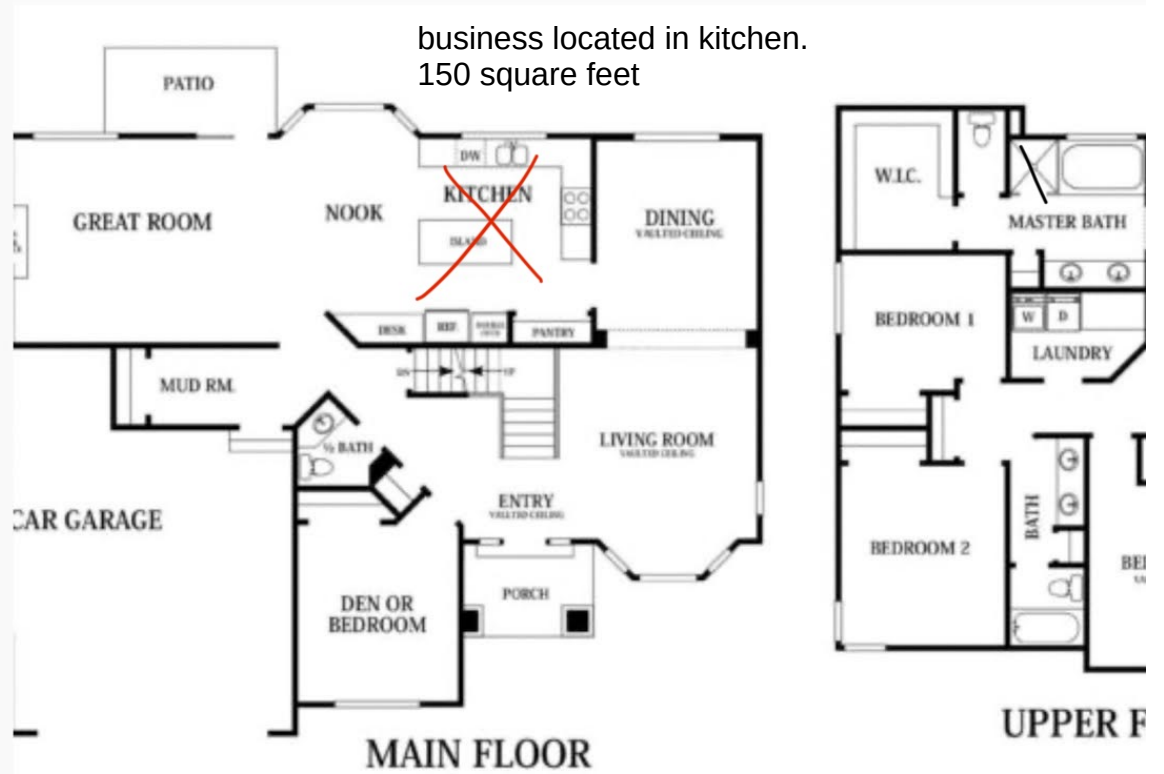


EXHIBIT H
APPLICANT STATEMENTS

Overview of Proposed Use

I am applying for a business license for my home based business. I make homemade baked goods; cookies, bread, granola, etc, out of my home kitchen. Most of these will be sold online to locals as well as selling at farmers markets. My business requires no parking and there is no impact on traffic or noise in the neighborhood because I do not have customers coming to the house. My hours of operation are Monday - Friday from 12-3pm. I am the only worker for cleancrumb.co and I do not have any employees.

Compliance With Standards

1. This business would be in compliance and harmony with the requirements of the city's plan because it is a small home business that has no impact on anyone outside of the business. And all work is done inside of the home.
2. We have a large home with a separate workstation set up inside the home.
3. This business is not injurious to potential or existing development in the vicinity.
4. There is no economic impact on the proposed facility or the surrounding area. The business should generate a little tax income for the city.
5. There is no aesthetic impact on the surrounding area. All aspects of this business are indoors and out of sight.
6. There are no safeguards needed for this business.
7. There are no safeguards needed to prevent noxious or offensive emissions as those are not used with this business.
8. There is no impact on the proposed facility or use on the health, safety, and welfare of the city and surrounding area.

Analysis of Home Occupation Standards Deviation

1. I am the primary provider of the labor and service who resides in the dwelling where the home occupation is located. The home is owned by my parents. I will provide a separate document with their approval and signatures.
2. I understand that this license will be obtained from and continually maintained with the city
3. Employees: None
4. I understand that all facilities shall comply with fire, building, plumbing, electrical, and all other city, county, state, and federal state codes.
5. Inventory: inventory is in the kitchen. under 250 sq ft used
6. Modification of structures or yards: None
7. Nuisance: The business is in the kitchen and is not a nuisance
8. I understand that no more than 25 percent of the dwelling unit shall be used for the home occupation. I use 150 square feet
9. Signs: None
10. Traffic, parking, and access: None
11. Vehicles: None
12. Yards: All business is conducted in the home
13. Custom
14. Utility demand: minimal
15. The home occupation is conducted, located, and contained within the primary structure on the property.
16. Single family and multiple family dwellings: single family dwelling
17. Licensure: Will maintain required licensing

MEMO



To: Planning Commission

From: Maryann D. Pickering, AICP

Date: 2026-07-09

Re: Public Hearing: 12430 S. 700 East Zoning Map Amendment Request (Legislative Action)

Comments:

This application is a request for approval of a Zoning Map Amendment for an approximate 1.67 acres located on the west side of 700 East at approximately 12430 S. 700 East. The property is currently zoned RA1 and RA2. The applicant is requesting that the applications be approved to rezone three properties for a future single-family residential subdivision. The existing properties are part of the Draperville subdivision. The subdivision was originally recorded in 1873. There are three single family homes currently existing on the site, which were built in 1887, 1941 and 1941.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

[07-09-2026 PC Staff Report \(12430 S 700\).pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

June 30, 2026

To: Draper City Planning Commission

Business Date: July 9, 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: **12430 S. 700 East – Zoning Map Amendment Request**

Application No.: 2026-0103-MA

Applicant: Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC

Project Location: Approximately 12430 S. 700 East

Current Zoning: RA1 (Residential Agricultural, 40,000 sq. ft. lot minimum) and RA2 (Residential Agricultural, 20,000 sq. ft. lot minimum)

Acreage: Approximately 1.67 acres (approximately 72,745 sq. ft.)

Request: Request to amend the zoning designation from RA1 and RA2 to R4 (Single Family Residential, 10,000 sq. ft. lot minimum).

SUMMARY AND BACKGROUND

This application is a request for approval of a Zoning Map Amendment for an approximate 1.67 acres located on the west side of 700 East at approximately 12430 S. 700 East (Exhibits C and D). The property is currently zoned RA1 and RA2. The applicant is requesting that the applications be approved to rezone three properties for a future single-family residential subdivision.

The existing properties are part of the Draperville subdivision. The subdivision was originally recorded in 1873. There are three single family homes currently existing on the site, which were built in 1887, 1941 and 1941.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit E
Current Zoning	RA1 and RA2	Exhibit F
Proposed Land Use	Residential Medium Density	
Adjacent Zoning		
East	R4	
West	RA2	
North	RA1	
South	RA2	

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 and RA2 zones is to *“foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.”*

Zoning Map Amendment. The applicant has requested the R4 zoning designation for the property (Exhibit B). According to DCMC Section 9-8-020, the purpose of the R4 zone is to *“permit medium to medium-high density residential developments with single-family homes. These zones are intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle.”* The R4 zoning designation is a compatible zoning designation with the existing Residential Medium Density land use designation.

The applicant is requesting the change to enable creation of a future single-family subdivision with five single family lots and a private access road with one access point on 700 East (Exhibit G). Any future subdivision will need to meet all minimum standards of the DCMC, including any private roads.

Criteria for Approval:

A Zoning Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

1. *Map Amendments:*
 - a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
 - b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 - c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
 - d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
 - e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued as outlined in City and State Codes.

STAFF RECOMMENDATION

After reviewing the application, staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed Zoning Map Amendment. The Planning Commission should also review the request, hear from the applicant, and receive public comment as applicable to the application. The staff recommendation is based upon the following:

1. The proposed amendment is consistent with goals, objectives, and policies of the city's general plan;
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. There is adequate facilities and services 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.

MODEL MOTIONS AND FINDINGS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, application 2026-0103-MA, based on the findings for approval listed in the Staff Report dated June 30, 2026.

Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, application 2026-0103-MA,, based on the findings for approval listed in the Staff Report dated June 30, 2026 and as modified by additional findings as follows:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, application 2026-0103-MA,, based on the findings for denial listed in the Staff Report dated June 30, 2026.

Findings for Denial:

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

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: 2026.06.29 14:56:17-06'00'

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: 2026.06.29 15:52:43-06'00'

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: 2026.06.29 14:33:03-06'00'

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.

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.

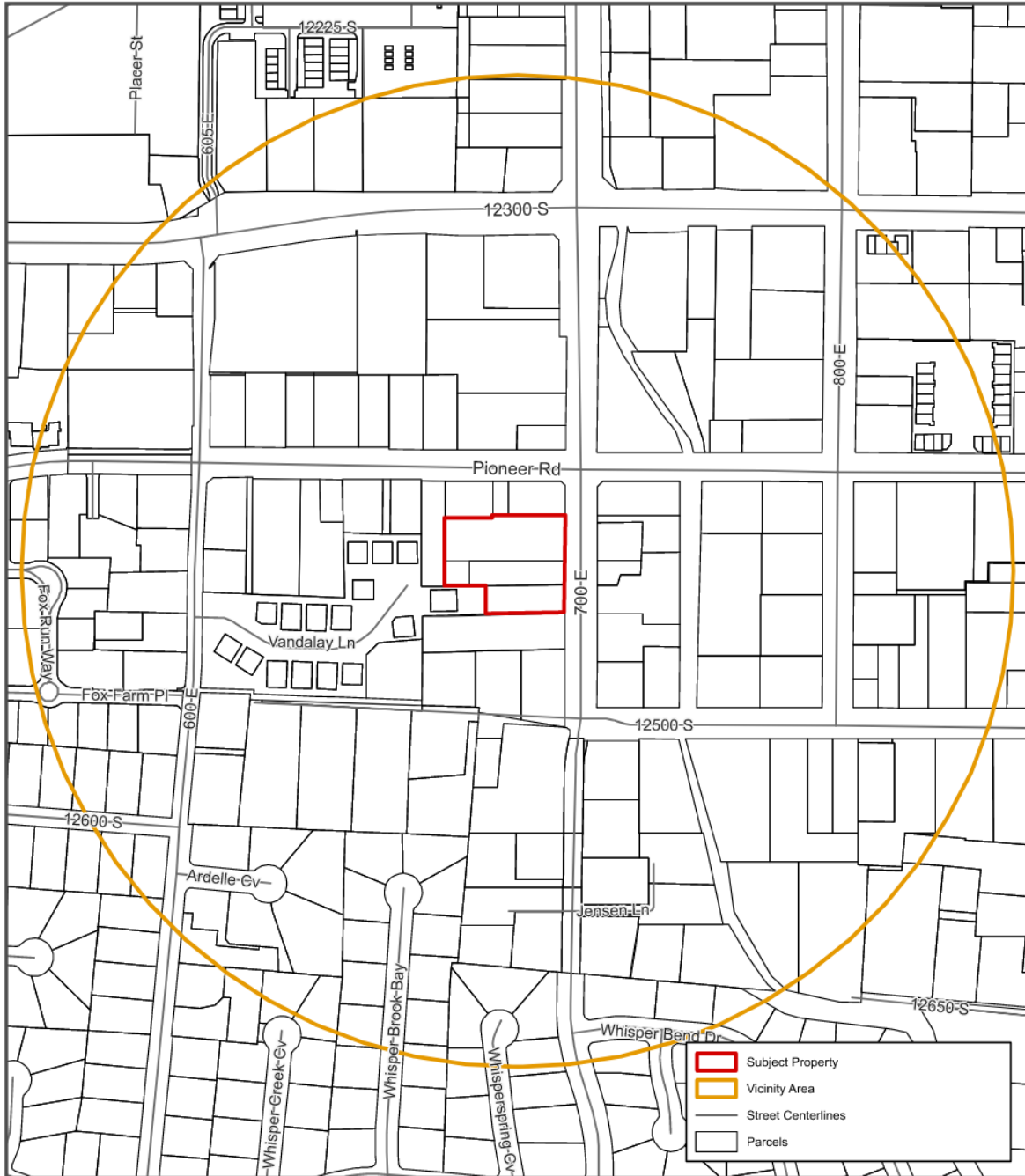
EXHIBIT B
LEGAL DESCRIPTION

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and from which the West Quarter Corner of Said Section 29 bears N00°06'00"E; thence N45°41'48"E 410.19 feet to a brass cap marking the monument line of 700 East at 12500 South; thence N0°12'04"W along the monument line of 700 East (The Basis of Bearing) 290.74 feet and West 41.25 feet to the West Right of Way of 700 East, the Northeast Corner of Parcel 28-29-351-012 as described in a Warranty Deed Recorded as Entry No. 12120267 of the official records and point of beginning;

Thence coincident to said parcel S88°12'38"W 57.97 feet; thence S89°12'00"W 148.82 feet to a found 5/8" rebar and cap LS#5251295, marking a Southeast Corner of the 6th Street Cottages Subdivision; thence the following two courses and distances along said subdivision, (1) North 75.20 feet to a found 5/8" rebar and cap LS#5251295; (2) thence S89°12'00"W 107.76 feet to the Southeast corner of Parcel 28-30-478-007, described in a special warranty deed recorded as Entry No. 11509275 of the official records; thence N00°39'00"W 181.67 feet coincident to the East Line of said parcel; thence S89°30'00"E 129.82 feet; thence North 6.86 feet; thence S89°30'00"E 185.85 feet to the West right of way of 700 East; thence S00°12'04"E 255.57 feet along said right of way to the point of beginning.

Contains 72,874 SQ.FT. or 1.673 Acres

EXHIBIT C VICINITY MAP



Date Printed: 6/23/2026

Zoning Map Amendment

12430 S. 700 East

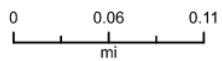
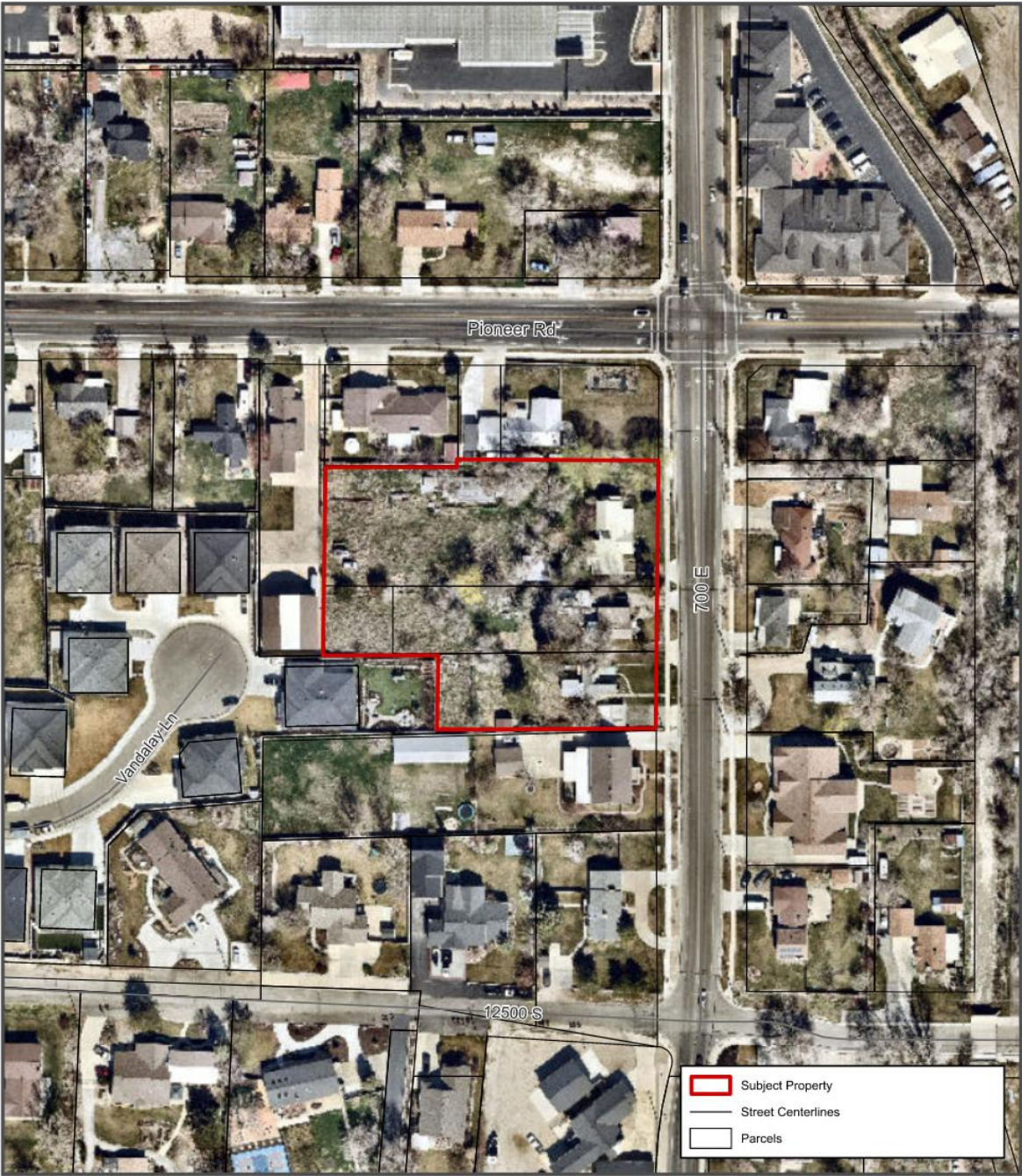


EXHIBIT D
AERIAL MAP





Date Printed: 6/23/2026

Zoning Map Amendment

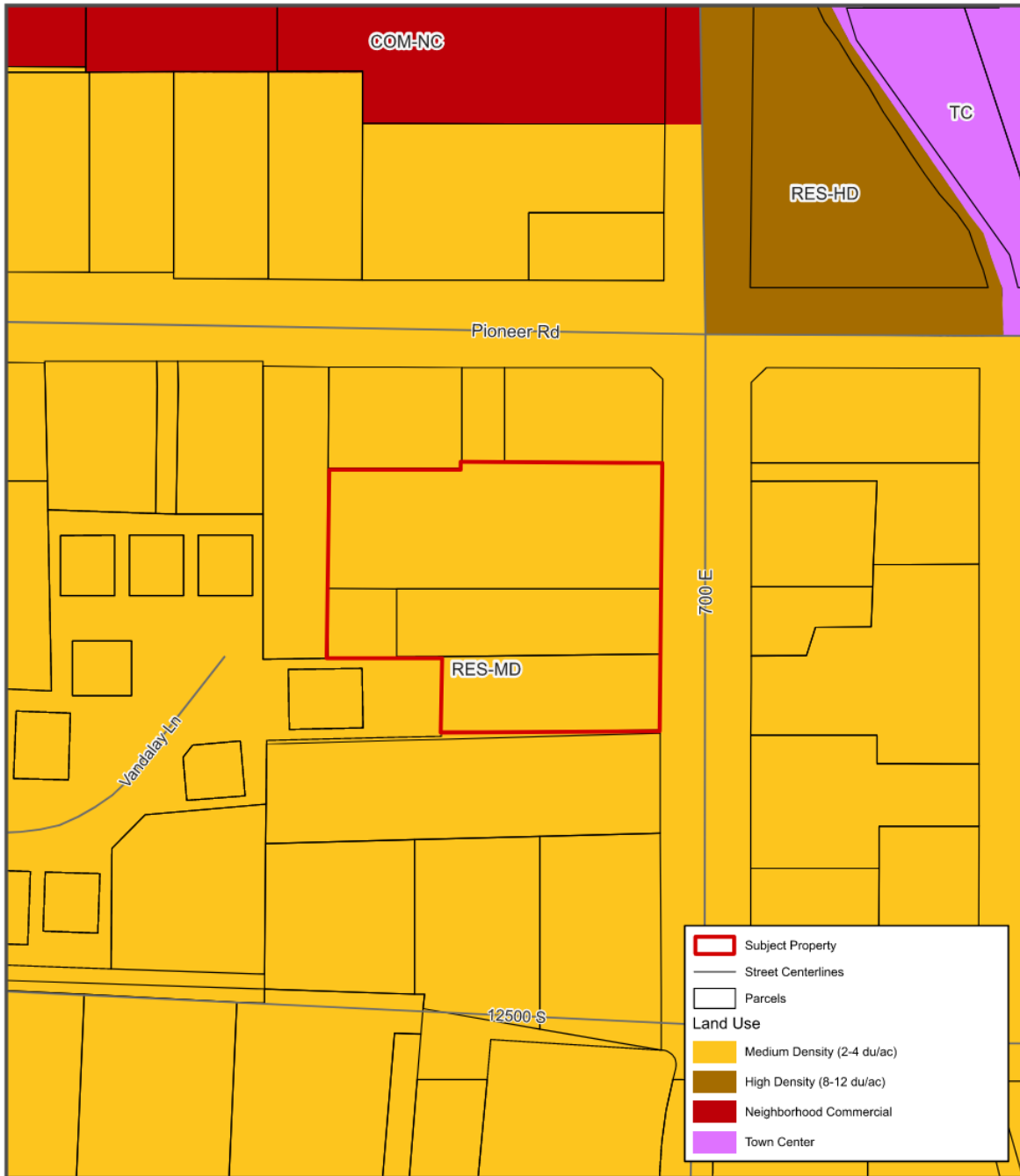
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EXHIBIT E LAND USE MAP



Date Printed: 6/23/2026

Zoning Map Amendment

12430 S. 700 East

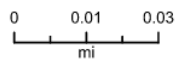
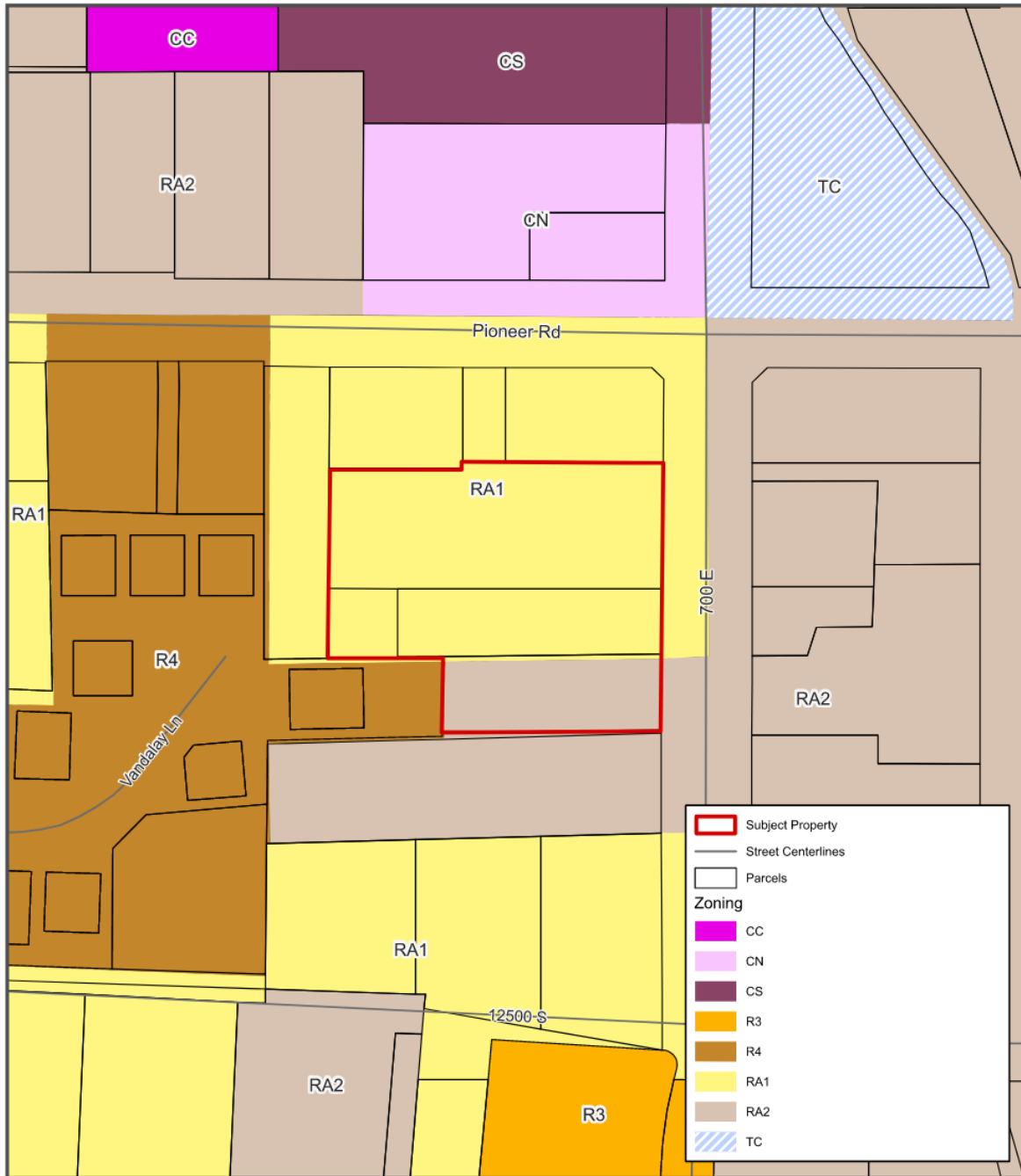


EXHIBIT F ZONING MAP



Date Printed: 6/23/2026

Zoning Map Amendment

12430 S. 700 East

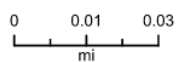


EXHIBIT G
APPLICANT QUESTIONNAIRE

General Plan Zoning Map Amendment Questionnaire

1. What is the requested Zoning designation?

The requested zoning designation is R4 Residential.

2. Please explain the reason for the request and the justification for approval.

The requested zoning designation is intended to accommodate the development of a five (5) lot single-family detached residential subdivision. The proposal represents a logical residential development pattern for the property and will allow the site to develop in a manner consistent with surrounding residential growth occurring within the area.

3. How is the requested zoning designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain.

The requested zoning designation is harmonious with the overall character of the surrounding area because the vicinity currently contains a variety of zoning classifications and development patterns. An existing R4 zoned property is immediately contiguous to the subject property, demonstrating compatibility with the proposed designation. Additionally, as the area continues to urbanize and develop, agricultural zoning classifications are becoming less consistent with the prevailing development patterns and character of this portion of the City.

4. Are facilities and services, such as roadways and utilities, sufficient to serve the property under the proposed zoning? Explain.

Yes. The proposed project is an infill lot that has access to Waterpro water, Rocky Mountain Power electricity, Jordan Basin Improvement District Sewer, and Dominion Energy Gas. The new roadway is expected to be private and will be paid by the eventual homeowners in the subdivision.

5. Is the proposed zoning designation consistent with the goals, objectives, and policies of the City's General Plan? Explain.

Yes. The proposed zoning designation is consistent with the goals, objectives, and policies of the City's General Plan. The City's Zoning Map anticipates Medium Density residential development within this area, and the requested R4 designation aligns with that planned growth pattern.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-07-09

Re: Public Hearing: Boatright Fence Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 0.23 acres located on the north side of Rawlins Ln. at approximately 12474 S. Rawlins Ln. The property is currently zoned R3 (Residential). The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') fence to be constructed in front of the front yard plane on the subject property.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

[boatright fence CUP Staff Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

June 26, 2026

To: Draper City Planning Commission
Business Date: July 9, 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: Boatright Fence – Conditional Use Permit Request

Application No.: 2026-0123-USE

Applicant: Kristen and Joshua Boatright

Project Location: 12474 S. Rawlins Ln.

Current Zoning: R3 (Single-family residential) Zone

Acreage: 0.23 Acres (Approximately 10,018 ft²)

Request: Request for approval of a Conditional Use Permit in the R3 zone to allow for a fence that is taller than four feet (4') in the front yard area.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.23 acres located on the north side of Rawlins Ln. at approximately 12474 S. Rawlins Ln. (Exhibit B & C). The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') fence to be constructed in front of the front yard plane on the subject property.

The property is Lot number 109 of the Rawlins Lane Phases 1 and 2 Subdivision. The single-family dwelling on the lot was built in 1996. The property is a corner lot that has a six-foot (6') vinyl fence that spans the rear and side yards and terminates at the front yard plane. A section of the fencing has been removed due to damage from an auto accident.



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
Adjacent Zoning		
East	R3	
West	R3	
North	CSD-DP (Commercial Special District)	
South	R3	

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3 zone is to “*permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development*”

with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan."

Fencing. The applicant is requesting to replace the vinyl fence on the east side of the property, and extend the fencing in front of the front yard plane (Exhibit F). The applicant is proposing to construct a reinforced white vinyl fence that is six-feet (6') in height. The applicant indicates that their request would provide additional security following a recent auto accident where a vehicle crashed through the applicants fencing (Exhibit G). Additionally, the applicant indicates that the location of the proposed fence would provide additional private yard space to allow for the applicant's family to have a safe play area (Exhibit G).

Table 2 Fencing and Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height			
Front	4' maximum. Up to 6' maximum with Conditional Use Permit.	6'.	

Subsection 9-27-080(A) in the DCMC states:

- A. Height: A fence, wall, or other visual obstruction, excluding trees, shall comply with the following:*
- 1. When located within the required front yard a fence, wall, or other visual obstruction, not including trees shall not exceed four feet (4') in height unless a greater height is allowed by a conditional use permit or as otherwise permitted in this title.*
 - 2. When located behind the front wall plane a fence, wall, or other visual obstruction, not including trees, shall not exceed six feet (6') in height unless a greater height is allowed by a conditional use permit or as otherwise permitted in this title.*

Subsection 9-27-080(E) in the DCMC states:

- E. Other Visual Obstructions: Fences, walls, and other visual obstructions, not including trees, between four feet (4') and ten feet (10') in height shall be allowed*

only behind the front wall plane, and shall require a conditional use permit. Any such visual obstruction over four feet (4') in height must meet the setback requirements for accessory buildings unless otherwise permitted by a conditional use permit, except that no wall shall be constructed within a utility easement without the prior written permission of all affected utility companies. No fences, walls, or other visual obstructions over ten feet (10') in height are allowed, excluding trees.

Potential impacts associated with front yard fencing that exceeds four feet (4') in height are typically related to potential safety hazards that could be created for pedestrians due to the visual obstruction of vehicular traffic. However, staff notes that in this case such impacts are minimal and the applicant has provided adequate mitigation as the proposed fence is sufficiently set back from the sidewalk, driveway and intersection. Staff recommends that as a condition of approval that the fencing be limited to the locations proposed in the submitted application materials and shall not exceed six feet (6') in height.

Criteria For Approval.

The criteria for review and potential approval of a conditional use permit request is 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.*

REVIEWS

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the Conditional Use Permit 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

After reviewing the application, staff finds that the application complies with the minimum criteria of the DCMC for approval of the application and recommends that the Planning Commission review the request, hear from the applicant, and receive public comment as applicable to the application. Staff recommends that the Planning Commission approve the request based on the findings and criteria for approval as listed in the staff report. The staff recommendation is based upon the following:

1. The applicants proposal does not negatively impact the safety of their neighborhood or the City.

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

1. That all requirements of the Draper City Engineering, Building and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing shall not exceed six-feet (6) in height and shall be constructed only in the locations indicated on the approved site plan.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Kristen and Joshua Boatright, Application 2026-0123-USE, based on the following findings for approval and subject to the conditions listed in the Staff report dated June 26, 2026.

Findings for approval:

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

I move that we approve the Conditional Use Permit, as requested by Kristen and Joshua Boatright, Application 2026-0123-USE, based on the findings for approval and subject to the conditions listed in the Staff report dated June 26, 2026 and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Kristen and Joshua Boatright, Application 2026-0123-USE, based on the following findings for denial listed in the Staff report dated June 26, 2026.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.06.30 11:18:56-06'00'

Draper City Public Works Department



Draper City Fire 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: 2026.06.30 12:23:33-06'00'

Draper City Planning Division



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: 2026.06.30 10:52:29-06'00'

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 provided.

Engineering and Public Works Divisions Review.

1. No additional comments provided.

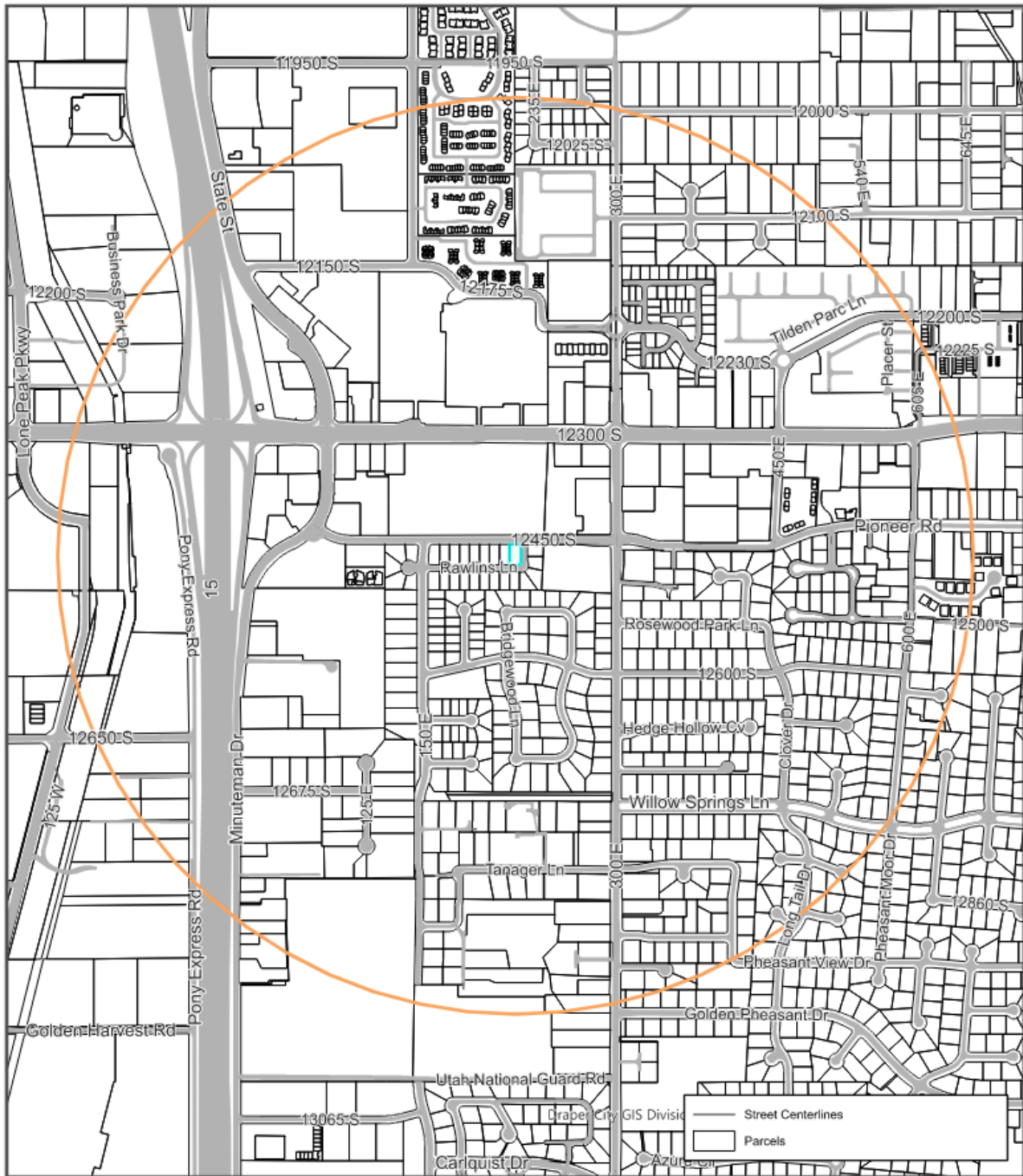
Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. No additional comments provided.

EXHIBIT B VICINITY MAP



Date Printed: 6/26/2026

12474 S RAWLINS LN

Boatright Fence

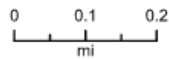


EXHIBIT C
ARIEL MAP



Date Printed: 6/26/2026

12474 S RAWLINS LN

Boatright Fence

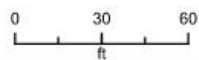


EXHIBIT D LAND USE MAP

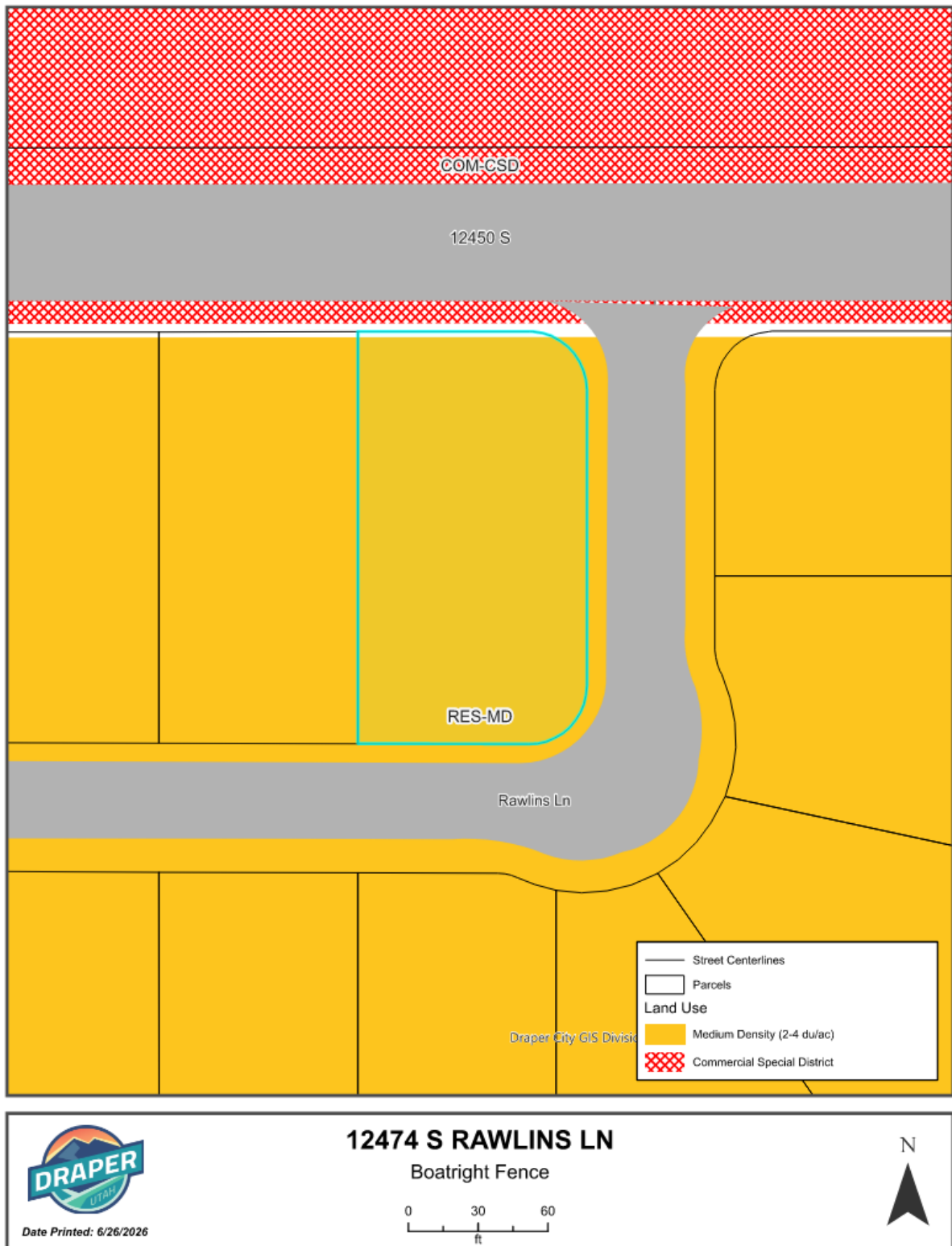
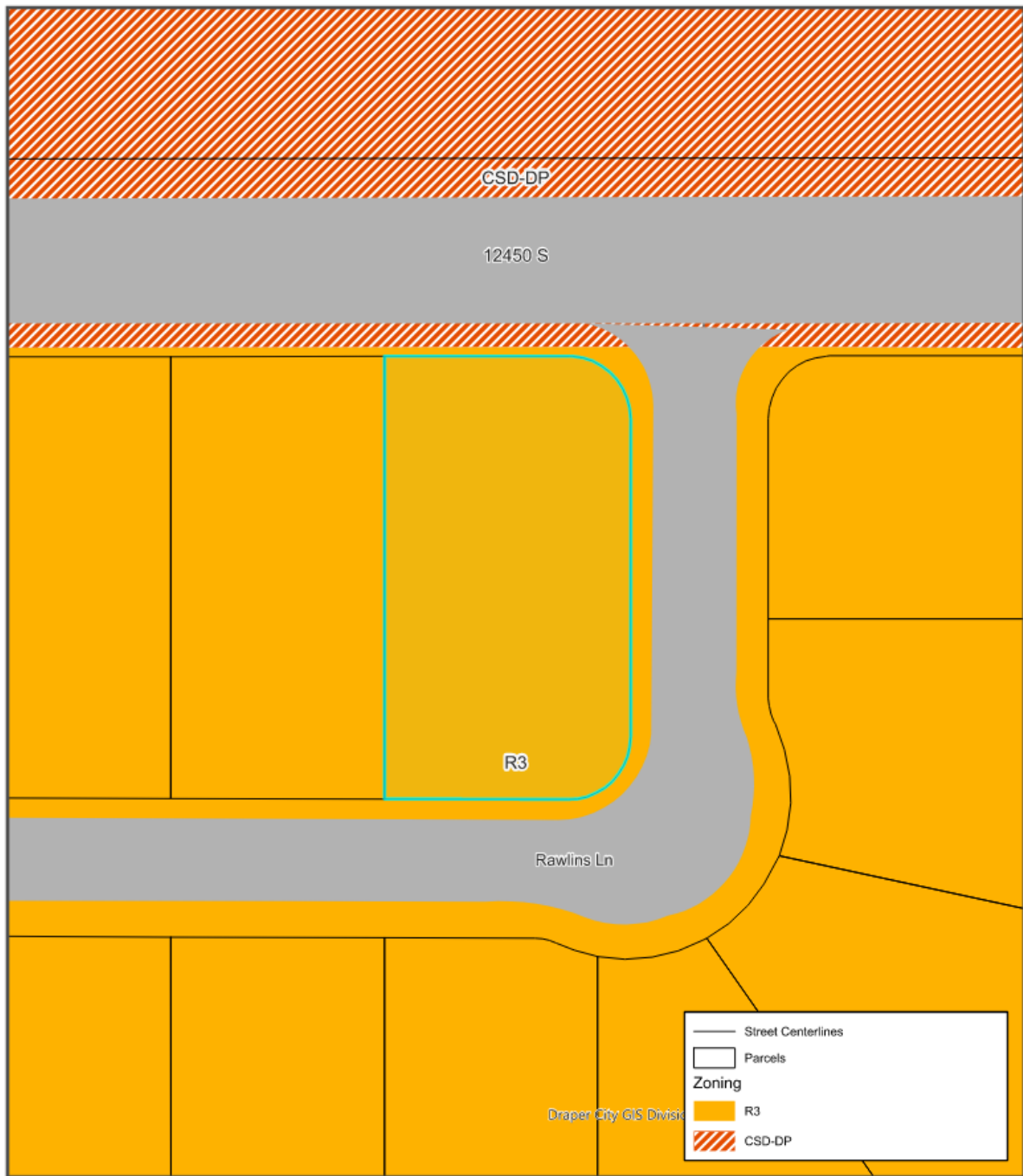


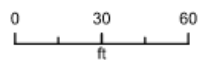
EXHIBIT E ZONING MAP



Date Printed: 6/26/2026

12474 S RAWLINS LN

Boatright Fence



**EXHIBIT F
SITE PLAN**

Rawlins Lane (12500 South)

S

W

Neighbor

Concrete Drive

12474 S. Rawlins Ln.
Draper, UT 84020
1230.13 SQ. FT.

PRIMARY RESIDENCE

this
section

Existing Fence (vinyl)
Boundary

Requested Fence Boundary per
Conditional use permit
(will also
be vinyl)
6ft.

6ft.

6'1" - 6"

14'4"

47'10"

30'

30'

pine tree

4 ft

4 ft

gas
meter

26'6"

26'7"

3 ft

sidewalk

4'

internet
utility

ap

clear view
triangle

12450 S. Street

N

Kristin Boatright
5/15/2026
Conditional Use Permit
Application for fence on
corner lot at 12474 S. Rawlins Ln. **E**
Rawlins Ln.

EXHIBIT G
APPLICANT STATEMENTS

Overview of Proposed Use

The purpose of the proposed fence extension is to improve security and expand usable backyard space for our family. We recently experienced a vehicle crash through our existing fence and into the yard where our children regularly play, which raised significant safety concerns.

Relocating the fence line farther from the home provides an earlier barrier between the roadway and the yard, improving overall safety. The fence will also be reinforced to increase durability and provide better protection in the event of a similar incident in the future.

Picture of incident causing us to request this conditional use permit



Construction impacts will be minimal. The work is expected to be completed in approximately one day and will take place during normal working hours to minimize disruption to neighboring properties.

Compliance With Standards Statement

The request is being submitted as a Conditional Use Permit for a 6-foot fence within the front yard area on a corner lot. The fence location and design maintain safe sight distances while allowing for appropriate residential use and screening. All utilities remain fully accessible.



MEMO



To: Planning Commission

From:

Date: 2026-07-09

Re: Annual Planning Commissioner Training by City Staff.

Comments:

MEMO



To: Planning Commission

From:

Date: 2026-07-09

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

Comments: