CITY COUNCIL AGENDA

Tuesday, July 21, 2026, 5:30 PM
1020 E. Pioneer Rd.
Draper, Utah 84020
Council Chambers

5:30 PM STUDY SESSION (ADMINISTRATIVE CONFERENCE ROOM)

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION
The Draper City Council may temporarily recess the meeting and convene in a closed meeting as provided by UCA § 52-4-205.

Training: Ethics/Land Use/Liability - Traci

Discussion: Proposed Hidden Canyon Park - Rhett

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. Call to Order

2. Pledge of Allegiance

3. Public Comments
To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

4. Consent Items

4.a Approve the July 7, 2026 City Council Meeting Minutes

4.b Approve Resolution #26-36
A resolution reappointing Jamie Pogue as a member of the Draper City Parks, Trails and Recreation Committee. Staff: Kellie Challburg.

5. Items for Council Consideration

5.a Public Hearing: Providing Local Consent for a Limited-Service Restaurant License for Bear Tracks Holdings LLC dba Black Bear Diner
Staff report by Travis DeJong.

5.b Public Hearing: Ordinance #1731

An ordinance amending the Official Zoning Map of Draper City for approximately 1.08 acres located at approximately 265 E. 13275 S. Otherwise known as the Adamo Zoning Map Amendment Request. Staff Report by Nick Whittaker

5.c Public Hearing: Ordinances #1732 and #1733
Ordinances of Draper City amending the Official Land Use Map and the Official Zoning Map of Draper City, for approximately 0.31 acres located at approximately 273 E. 13800 S. Known as the Solid Construction Land Use Map and Zoning Map Amendment Requests. Staff Report by Todd Draper.

5.d Public Hearing: Ordinance #1721

An ordinance of Draper City amending the text of Titles 6 and 9 of the Draper City Municipal Code related to Short-Term Rentals. Staff report by Todd Draper.

5.e Action Item: Resolution #26-33
A resolution of the Draper City Council adopting the Draper City Short-Term Rental Good Neighbor Guidelines. Staff report by Todd Draper.

5.f Action Item: Resolution #26-37
A resolution amending the Consolidated Fee Schedule of Draper City. Staff report by John Vuyk.

5.g Action Item: Ordinance #1734
An ordinance amending Title 3 of the Draper City Municipal Code governing the structure and procedures of the Planning Commission as required by state law. Staff report by Spencer DuShane.

6. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **July 21, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

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

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

MEMO

To: City Council
From:
Date: 2026-07-21
Re: Approve the July 7, 2026 City Council Meeting Minutes

Comments:

ATTACHMENTS:

7-7-26 DRAFT City Council Meeting Minutes.pdf

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 7, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

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

EXCUSED: Councilmember Kathryn Dahlin

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

---

Study Session

Closed Meeting
Item not held.

Discussion: River to Range Trail
Mayor Walker said the River to Range Trail was planned to connect the Jordan River Parkway and Porter Rockwell trails. Chris Geddes with Design Workshop said the purpose of the River to Range Trail study done by Design Workshop was to evaluate feasible east-west trail connections, identify corridor opportunities, and support future funding and implementation. He said the River to Range Trail would complete a significant gap in Draper's regional trail network, connect neighborhoods, parks, and transit with future development, and position the City for future funding opportunities.

Mr. Geddes presented four corridor options identified by the study:

> Northern Corridor Option A: Mr. Geddes stated this option would follow Corner Canyon Creek, connect to Vista Station, and utilize an existing railroad undercrossing before crossing I-15 to the Jordan River Parkway.

- Strengths: most direct, centrally located east-west connection; would connect established neighborhoods and Vista Station; strong regional trail connectivity.
- Considerations: I-15 expansion plans; easement needs.

Northern Corridor Option B: Mr. Geddes stated this option would follow Corner Canyon Creek, connect to Vista Station, and utilize an existing railroad undercrossing before crossing I-15 at the Bangerter Highway interchange to the Jordan River Parkway.

- Strengths: same as Option A.
- Considerations: most complex crossing; I-15 expansion plans; easement needs; higher implementation cost.

Central Corridor: Mr. Geddes stated this option would follow the East Jordan Canal corridor through The Point, utilize a grade-separated crossing at Bangerter Highway, and pass under I-15 before connecting to Wheadon Farm Regional Park and the Porter Rockwell Trail.

- Strengths: would leverage The Point development; would use East Jordan Canal corridor; would not require a bridge over I-15.
- Considerations: complexity of going under I-15; Bangerter Highway grade-separated crossing; timing dependent on development phasing within The Point.

Southern Corridor: Mr. Geddes stated this option would follow the River to Range Parkway through The Point, include grade-separated crossings at Bangerter Highway and I-15, and connect to the Porter Rockwell Trail.

- Strengths: would integrate with River to Range vision; would support future regional growth; would leverage future development within The Point.
- Considerations: significant grade changes; potential to align with TRAX; timing dependent on development phasing with The Point and UTA's planned LRT improvements.

Mr. Geddes said the study identified that a north-south crossing of Bangerter should be provided regardless of which corridor alignment was ultimately chosen to ensure trail connectivity between the Corner Canyon Creek Trail corridor and the proposed

trail system at The Point. He stated that the study did not identify a single preferred corridor option.

Responding to a question from the Council, Parks and Recreation Director Rhett Ogden said the City did not have a timeframe associated with completion of the trail connection. Councilmember T. Lowery asked the ultimate revenue source for the project. Mr. Geddes responded that a number of parties would likely be involved, including the State, the City, and other funding sources. He said the least expensive option was estimated at $7 million, and the highest cost option was estimated at $15 million. Mayor Walker said the plan was for the trail to be part of The Point project, but funding had not yet been identified.

Councilmember F. Lowry said the best option seemed to him to be the northern option, taking advantage of the UDOT I-15 widening project. Staff said conversations with UDOT about the possibility had not yet occurred, but encouraged that now would be a good time. Mayor Walker said he would work on setting up discussions with UDOT. Community Development Director Jennifer Jastremsky said staff had not yet seen design drawings for the UDOT project.

Mayor Walker thanked Mr. Geddes for the presentation.

Discussion: Solid Waste

Finance Director John Vuyk presented a comparison of the current Draper City solid waste collection pricing, and new City pricing to cover the cost of continuing to provide waste collection services versus private contractor pricing. Mr. Vuyk said a request for proposals (RFP) was released with four qualified bidders respon, and staff selected Ace Recycling and Disposal Inc. as the most qualified with the lowest cost.

	Current Pricing	City New Pricing	Private Contractor*	Difference
Base Rate	$15.00	$25.00	$19.00	$6.00
Additional Can Rate	$10.00	$15.00	$10.50	$4.50
Combined Price	$25.00	$40.00	$29.50	$10.50
*Private contracting price includes fees from Ace Recycling and Disposal and City overhead costs, including costs to run the operation and payment of tipping fees at landfill				

Mayor Walker said maintenance and storage of vehicles was a significant cost over time. Mr. Vuyk said the current cost of a garbage truck was $450,000. Mayor Walker said the City had not increased solid waste collection rates since beginning the service, and said tipping fees would continue to go up every year.

Councilmember T. Lowery asked about liability with a private contractor. Mr. Vuyk said Ace would provide insurance and take on the liability. He stated that increases in fuel costs would be set by the private contractor, with built-in escalators for anticipated cost increases. Councilmember T. Lowery asked about opportunities for valued City staff who drove the City vehicles to apply at Ace. Public Works Director/City Engineer Scott Cooley said the City had wonderful staff, and it was unfortunate the costs no longer worked out in the City's favor. He states that Ace was able to take advantage of economies of scale to which the City did not have access. He said Ace had expressed interest in hiring the City's employees because they knew the area and the routes. Mr. Cooley said Ace would continue the current collection schedule. Mr. Cooley noted that the department had lost two employees since the RFP was released, and another employee would soon retire. He stated that if the City did not contract with Ace, more employees would need to be hired soon.

Report: Major Roads CIP Update

Mr. Cooley provided an update on current and planned projects, including: sidewalk projects, Bangerter intersection improvements, Pump Station 3 upgrades, parking lot expansion at Draper City Hall, Suncrest PRV replacement, and Lone Peak Parkway Widening project. He said the project to widen Fort Street between Pioneer and 13200 South had been pushed to summer of 2028 due to needed property acquisitions.

Report: Parks CIP Update

Parks and Recreation Director Rhett Ogden reported the Porter Rockwell Trail access at North Cranberry Hills had been completed. He updated the Council on Jenson Farm Park Phase 3, Porter Rockwell Trail at 1300 East UTA Bridge Crossing, and Phebe Brown Trail Phase 2. City Attorney Traci Gundersen said staff had been in conversation with Phebe Brown Trail neighbors to work out safety concerns. All members of the Council indicated support for moving forward with the Phebe Brown trail. Mr. Ogden provided an update on Sunrise Station Park expansion, Bonneville Shoreline Trail Spring Hollow bridge replacement, and trail improvement projects.

Council/Manager Reports

- Councilmember F. Lowry expressed appreciation to Kellie Challburg and David Wilks for their hard work preparing for the upcoming rodeo. Mrs. Challburg provided an update on sponsorships. Councilmember F. Lowry commented that Delane ("Hutch") and Becky Hutcheon had been involved in planning the Draper rodeo since it began. He expressed a desire to recognize them as Grand Marshals of the rodeo as a show of appreciation. All members of the Council indicated support.

- Councilmember T. Lowery expressed concern about the 801-840-4000 number. She said she received multiple calls a week from residents reporting the number was not functional. Chief Ferguson said it was his understanding the dispatch office was short staffed and often did not have enough personnel on hand to answer the non-emergency line. He encouraged residents to call 911 in an emergency. Councilmember F. Lowry asked the long-term plan for the number. Chief Ferguson said AI was being implemented into the system to hopefully offset calls and free-up dispatcher time. Councilmember T. Lowery asked if the City had any staff that could be assigned to the line to ensure someone answered the phone for residents. She asked if the City could run an independent number for Draper residents until issues with the current number were resolved. City Manager Mike Barker said staff would look into options. Councilmember T. Lowery said it was frustrating for residents to call and not get an answer, and emphasized that not answering the calls was not an option. She requested a report of non-emergency call volume.

Business Session

1. **Call to Order by Mayor Troy K. Walker**

2. **Pledge of Allegiance led by Councilmember Fred Lowry**

3. **Public Comments**

Kent Davis, Cottonwood Heights resident, introduced himself as Republican nominee for Salt Lake County District Attorney.

Kathleen Anderson, Draper resident, recognized and thanked Councilmember Mike Green for his military service and recent eight-month deployment.

Jim Stites, Draper resident, spoke of the gravity of the drought situation and the need to take water usage seriously. He said Utah was at risk of handing its children an economical wasteland.

Chris Hill, Eagle Mountain resident, said he bid on the RFP for the solid waste contract. He said Ace was a good company, but said his company was local and new, and he hoped other companies would be considered in the future.

Tyler Ashby, Draper resident, said he was a disrupter. He said he believed in consequences and did not believe he was above the consequences. Mr. Ashby

said in 2021 he did everything quietly except spend $20,000 he did not have, and said he had the money now.

4. Consent Items

4.a Approve the June 2, 2026 and June 9, 2026 City Council Meeting Minutes

4.b Approve Resolution #26-34 of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District certifying a tax rate for the 2027 taxable year

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

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

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

5. Items for Council Consideration

5.a Public Hearing: Ordinance #1726 amending the text of Titles 9 and 17 of the Draper City Municipal Code related to corner lots

Planner Todd Taylor presented proposed amendments to Titles 9 and 17 to clarify text related to corner lots and setbacks for those lots. He stated the proposed amendments would apply to lots abutting a private road with no access to the private road. He said the Planning Commission reviewed the proposed amendments and forwarded a positive recommendation.

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

Councilmember Green moved to adopt Ordinance #1726. Councilmember T. Lowery seconded the motion.

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

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

5.b **Public Hearing: Ordinance #1727 adopting text amendments to Section 9-31-040 of Draper City Municipal Code regarding standards for the creation of Detached Accessory Dwelling Units**

Planning Manager Todd Draper said the proposed text amendment was initiated by a citizen applicant. He stated that if approved, the proposal would: permit existing accessory buildings and structures to be converted into detached accessory dwelling units (D-ADUs); set different height and setback standards for D-ADUs created from existing accessory buildings and structures; and clarify where a D-ADU could be located on a property. Mr. Draper presented the proposed language, and said the Planning Commission forwarded a positive recommendation.

Staff answered questions from the Council regarding height restrictions. Councilmember T. Lowery said the Council deliberately set the ADU setbacks, and said existing structures referenced by the language were not initially intended to be used for housing. She expressed concern with changing both the use and the setbacks. Councilmember T. Lowery commented that surrounding neighbors would have no opportunity to express dissent for potential new housing if the proposed change were approved. She expressed concern with the Council being asked to change Citywide policy for one specific interest.

Councilmember F. Lowry asked why the Council would allow existing structures that did not meet established ADU setbacks to be used for ADUs. He stated that the same standards should apply for both existing structures and new construction. Mr. Draper said the structures would need to comply with Building Code under the proposed standards. He said he was aware there were cities that provided exceptions for conversions. Community Development Director Jennifer Jastremsky said the applicant's previous request for a variance on the single property was not successful, and said standards for variances were set by the State.

Ellen Rohr, applicant, said Draper's lack of concession for conversion of an existing structure was unusual in the Salt Lake Valley. She said she and her husband believed theirs would not be the only such situation in Draper. Ms. Rohr said the ADU conversion would contribute to an option to age in place. She said it would seem wasteful and against the policy of Draper to tear down a usable building in order to build another. Ms. Rohr emphasized that the structure would be required to meet Building Code.

Councilmember T. Lowery said her concern related to Citywide application of the proposed policy change.

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

Councilmember T. Lowery moved to deny Ordinance #1727. Councilmember Johnson seconded the motion.

Councilmember Johnson expressed a desire to explore if there were other ways to accomplish what was asked on a more individual basis. Councilmembers F. Lowry and Green expressed agreement.

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

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

5.c **Public Hearing: Ordinances #1728, #1729, #1730 amending the Official Land Use Map of Draper City, the Official Zoning Map of Draper City, and approving a Development Agreement for approximately 1.95 acres located at approximately 762 W. 12300 S. known as the Kuwahara Nursery Land Use Map and Zoning Map Amendments and the Kuwahara Nursery Development Agreement**

Mr. Draper said the applicant desired to rezone the subject property from Professional Office (CO1) to RM2, and change the Land Use Map designation from Commercial Office and Service to High Density Residential. Mr. Draper presented a site plan for 21 units, one more unit than would typically be allowed, and showed conceptual elevations. He stated allowed uses with the RM2 Zone would include: agriculture; school (public only); single-family dwelling; two-family dwelling; multiple-family dwelling; cemetery; and commercial uses in historic buildings. Mr. Draper said the applicant requested a reduction in minimum lot size from 4,000 square feet to 800 square feet and the net area with the 21 lots would be approximately 2,950 square feet per lot.

Mr. Draper shared the following staff concerns:

- Dedication of property for right-of-way was a standard condition for development with or without a Development Agreement.

- The number of single-family units proposed would exceed what was allowed in the RM2 Zone without the Development Agreement.
- The agreement may not have adequate consideration, which could render the agreement void.

Mr. Draper said the Planning Commission reviewed the matter and forwarded positive recommendations to the City Council for all three applications. He said the project would have a single access from 12300 South, and said the street was proposed to meet City width standards with no sidewalks. Mr. Draper said the Fire Marshal reviewed the plan and did not raise concerns. Responding to a question from Councilmember T. Lowery, Ms. Jastremsky said she suspected the nursery currently operating on the site predated the current zoning. She said the CO1 Zone was designed for office-type uses.

Councilmember Johnson expressed concern with the number of variances requested. Councilmember T. Lowery said she shared the concern. Mr. Draper pointed out proposed walking paths within the project. Councilmember Green asked about driveway lengths, and Mr. Draper said the driveways were proposed to be 20-feet in length. Councilmember Green expressed the opinion that the plan looked like a parking nightmare for guests.

Austin Richins with Alpine Homes, applicant, said Alpine Homes was trying to create entry-level homes that would be more attainable in Draper, with a development agreement to provide guidelines to move the project forward. He said the guest parking would be centrally located. Mr. Richins said he felt the proposal with the reduction in scale would create a single-family transition between existing multi-family and single-family communities. He said Alpine Homes had built similar products in other cities, and felt the project would be a good fit for the subject property.

Councilmember Green said generally speaking, when a land use decision was considered, the existing zoning was presumed correct. He asked what fact, geographic limitation, or situation dictated that the current zoning was not correct and should be changed. Mr. Richins said the current use did not match the current zone. Councilmember Green said his question was why the current zone was not correct for development. Mr. Richins said separation from existing commercial properties was the biggest driver. He said UDOT had not indicated willingness to grant access through the existing median on 12300

South. Mr. Richins suggested the proposed project would complete the residential portion of that part of the City.

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

Councilmember Johnson expressed concern with the requested variance for garage and driveway length, and said such variances in the past had been for projects near public transit. She said it did not appear the subject property would be able to easily utilize public transit, and said she believed adequate parking was important.

Councilmember F. Lowry said the proposed sidewalk plan made sense to him. He expressed concern about the proposed density, and said there would not be sufficient parking for the proposed density. He said he was hesitant to zone away from a commercial zone. Councilmember T. Lowery said she questioned whether the proposed project was the appropriate use for the parcel. Councilmember Green said he did not see a reason to deviate from the existing entitlement.

Councilmember T. Lowery moved to deny Ordinances #1728, #1729, and #1730. Councilmember Johnson seconded the motion.

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

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

5.d **<u>Action Item: Resolution #26-35 approving an agreement with Ace Recycling and Disposal Inc. for residential solid waste and recyclable material collection services on public streets in Draper City</u>**

Public Works Director/City Engineer Scott Cooley said the Council received a presentation concerning the proposed agreement with Ace Recycling and Disposal Inc. for residential solid waste and recyclable material collection services during the Study Session earlier in the evening. He said due to the sensitive nature of deciding the fate of an entire division of Public Works and the employees therein, the matter was presented to the Council on the same evening as a decision was requested.

Robert Markle gave a brief history of the Draper Solid Waste Division, with inception in 2010, and explained that due to increased costs the City was no longer able to provide the service without an increase in fees. Mr. Cooley showed a comparison of current pricing, increased City pricing to meet costs, and private contractor pricing (see Study Session discussion). He stated that the City would need to charge $6.00 more than the private contractor for the base rate, and $4.50 more than the private contractor for an additional can.

Mr. Cooley said an RFP was released, and a qualified third-party provider identified that would significantly reduce the necessary fee increase for the same collection services (Ace). He said Ace had agreed to maintain current routes and schedules.

Councilmember F. Lowry said the City had great employees that had provided the service, and expressed hope that Ace would consider them for employment to continue the Draper routes. Mr. Cooley said he had been impressed throughout the process with how much the amazing employees cared for Draper City and cared for each other. Councilmember T. Lowery said residents had shared with her that Draper's solid waste collection drivers were something special, and said she was sad that the costs no longer worked out in the City's favor for providing the service. Councilmember Johnson said she agreed.

Mayor Walker suggested an audit of waste containers. He commented that the cost of waste collection would continue to increase over time. Councilmember F. Lowry pointed out the City would be able to sell City equipment with proceeds going toward a new Public Works building.

Councilmember Green moved to approve Resolution #26-35. Councilmember T. Lowery seconded the motion.

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

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

6. <u>Adjourn</u>

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

The meeting adjourned at 8:25 pm.

DRAFT

MEMO

To: City Council
From:
Date: 2026-07-21
Re: Approve Resolution #26-36

Comments:

ATTACHMENTS:

R-26-36_Reappointing Jamie Pogue, PTRC.pdf

RESOLUTION NO. 26-36

A RESOLUTION REAPPOINTING JAMIE POGUE AS A MEMBER OF THE DRAPER CITY PARKS, TRAILS AND RECREATION COMMITTEE

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

WHEREAS, the City has created a Parks, Trails and Recreation Committee within the City for the purpose of providing a framework for the management of City parks, trails, and recreation assets; and

WHEREAS, the duties of this Committee are to recommend and monitor the establishment of facilities, programs, and policies to meet the recreational and aesthetic needs of the citizens and Draper City; and

WHEREAS, the term served by Jamie Pogue has expired and he has expressed a desire to continue to serve as a board member.

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

Section 1. **Appointment.** Jamie Pogue is hereby appointed to serve as a member of the Draper City Parks, Trails, and Recreation Committee according to the laws, ordinances, and regulations governing the Committee and its members for the term specified herein.

Jamie Pogue	July 21, 2026, through July 31, 2030

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS THE 21ST DAY OF JULY 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Dahlin	____	____	____
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Mayor Walker	____	____	____

MEMO

To: City Council
From: Travis DeJong
Date: 2026-07-21
Re: Public Hearing: Providing Local Consent for a Limited-Service Restaurant License for Bear Tracks Holdings LLC dba Black Bear Diner

---

Comments:

Bear Tracks Holdings LLC dba Black Bear Diner located at 12057 S. State St is seeking Local Consent for a Limited-Service Restaurant license. They have provided the following:

- Liquor liability insurance.
- Sales tax license.
- A background check conducted by the Draper City Police Department.

Bear Tracks Holdings LLC dba Black Bear Diner holds current commercial business license numbered CBL-7015-2023 and expiring September 30, 2026.

The findings for Local Consent approval are as follows:

DCMC 6-4-040 requires that a limited-service restaurant be at least three hundred feet (300') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured by the shortest pedestrian route taken from the nearest patron entrance of the restaurant to the property boundary of the community location.

Bear Tracks Holdings LLC dba Black Bear Diner has met this requirement.

DCMC 6-4-040 requires that a limited-service restaurant be at least two hundred feet (200') away from any community location (schools, churches, public libraries, public playgrounds, and public parks) measured in a straight line from the nearest patron entrance of the restaurant to the property boundary of the community location.

Bear Tracks Holdings LLC dba Black Bear Diner has met this requirement.

DCMC 6-4-050 places no restrictions on the number of limited-service restaurant licenses that can be granted by the City.

ATTACHMENTS:

Commercial Business License.pdf
ATTACHMENTS:

Utah Sales Tax License .pdf
ATTACHMENTS:

Liquor Liability Form.pdf
ATTACHMENTS:

Bear Tracks Holdings LLC Local Consent PowerPoint.pdf

Draper City

1020 E Pioneer Rd Draper, UT 84020

(801) 576-6530

Business License Certificate

This License is NOT Transferrable

License Number:	CBL-7015-2023	**License Type:**	Business Commercial
Business Name:	Bear Tracks Holdings LLC	**Issued Date:**	9/30/2025
DBA:	Black Bear Diner	**Expiration Date:**	9/30/2026
Business Location:	12057 S STATE ST Draper, UT 84020		
Owner Name:	Bruce Dean		
Business Activities:	722511 - Full-Service Restaurants		

Troy Walker, Draper City Mayor

Travis DeJong, Business License Official

This license is granted to the named business to perform only the activities listed at the provided address.
This license is not transferable between owners.
TO BE POSTED IN A CONSPICUOUS PLACE

0300000013

BLACK BEAR DINER OREM
BEAR TRACKS HOLDINGS LLC
1880 SHASTA ST
REDDING CA 96001-0417

Utah State Tax Commission
TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134 Website: tax.utah.gov

atL012 07/2016

Sales Tax License and/or Use Tax Certificate of Registration

BEAR TRACKS HOLDINGS LLC
BLACK BEAR DINER DRAPER
12057 S STATE ST
DRAPER UT 84020-0000

Account Number: **14028167-003-STC**

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

Outlet: 005 Issued: September 15, 2016 Valid until revoked or cancelled. Post in a noticeable place.

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

ABOVE IS YOUR

SALES TAX LICENSE

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

Account Number: **14028167-003-STC** <<< Use this number for all correspondence or contact with the Utah State Tax Commission.

Jurisdiction: **Draper**
Issued: **September 15, 2016**

TaxExpress
taxexpress.utah.gov

Your Personal Identification Number (PIN) will be sent in a different notice in a few days.
You are required to register your account at **taxexpress.utah.gov** for electronic filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

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

TAX FREE PURCHASES

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

CERTIFICATE OF LIABILITY INSURANCE

2/12/2027

DATE (MM/DD/YYYY): 1/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC
DBA Lockton Insurance Brokers, LLC in CA
CA license #0F15767
444 W. 47th St., Ste. 900
Kansas City MO 64112-1906
(816) 960-9000 kcasu@lockton.com

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURED 1504826
BEAR TRACKS HOLDINGS, LLC
DBA BLACK BEAR DINER
280 HEMSTED DR., SUITE 200
REDDING CA 96002

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Guarantee and Liab. Ins. Co.	26247
INSURER B : Zurich American Insurance Company	16535
INSURER C : National Union Fire Ins Co Pitts. PA	19445
INSURER D : Travelers Property Casualty Company of America	25674
INSURER E :	
INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 18257051 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC OTHER:	Y	N	GLA 1474322-04	2/12/2026	2/12/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	N	N	GLA 1474322-04	2/12/2026	2/12/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$ XXXXXXX
							BODILY INJURY (Per accident)	$ XXXXXXX
							PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$ XXXXXXX
A	X UMBRELLA LIAB / X OCCUR	N	N	AUC 1849167-04	2/12/2026	2/12/2027	EACH OCCURRENCE	$ 20,000,000
D	X EXCESS LIAB / CLAIMS-MADE			EX-A8504112	2/12/2026	2/12/2027	AGGREGATE	$ 20,000,000
	DED / RETENTION $							$ XXXXXXX
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	WC 1849166-04	2/12/2026	2/12/2027	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	EXCESS LIABILITY	N	N	037086148	2/12/2026	2/12/2027	EACH OCCURENCE: $10,000,000 AGGREGATE: $10,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 12093 South State St. Draper UT 84020. As respects to General Liability Additional Insured status applies per attached endorsement if required by written contract.
Liquor Liability is covered under General Liability coverages, per written contract, subject to the terms and conditions of the policy.

CERTIFICATE HOLDER

18257051
The Thackeray Company
1165 E Wilmington Ave. Ste 275
Salt Lake City UT 84106

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE:

© 1988-2015 ACORD CORPORATION. All rights reserved.

Named Insured Schedule

BBD Holdco, LLC

BBD Intermediate Holdco, LLC

BBDI, LLC

BBD Opco, LLC

Bear Tracks Holdings, LLC

Draper City Business Licensing

Limited-Service Restaurant License

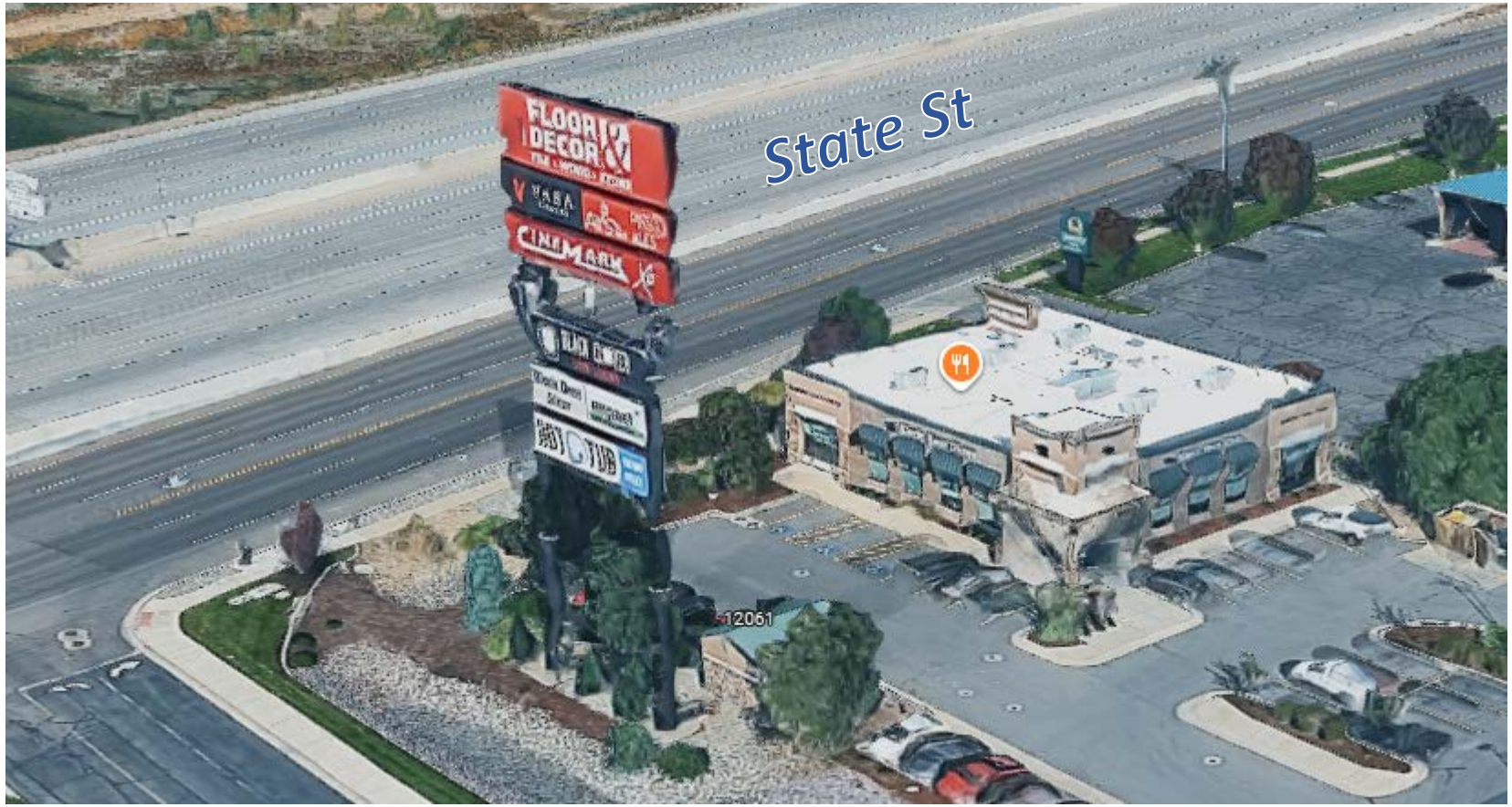
COMMUNITY DEVELOPMENT

Bear Tracks Holdings LLC dba Black Bear Diner

12057 S State St
Draper, UT 84020

Travis DeJong

Overview



12057 S State St
Draper, UT 84020

Limited-Service Restaurant License:

Allows restaurants to store, sell, and serve wine, beer, and heavy beer alongside a food purchase.

Draper City Code Distance Requirements
Limited-Service Restaurant

COMMUNITY DEVELOPMENT

DCMC 6-4-040: LICENSE APPLICATION LOCAL CONSENT EXPIRATION AND RENEWAL:
(B) (2) (b) A … limited-service restaurant … license shall not be granted to any applicant for any location situated within…

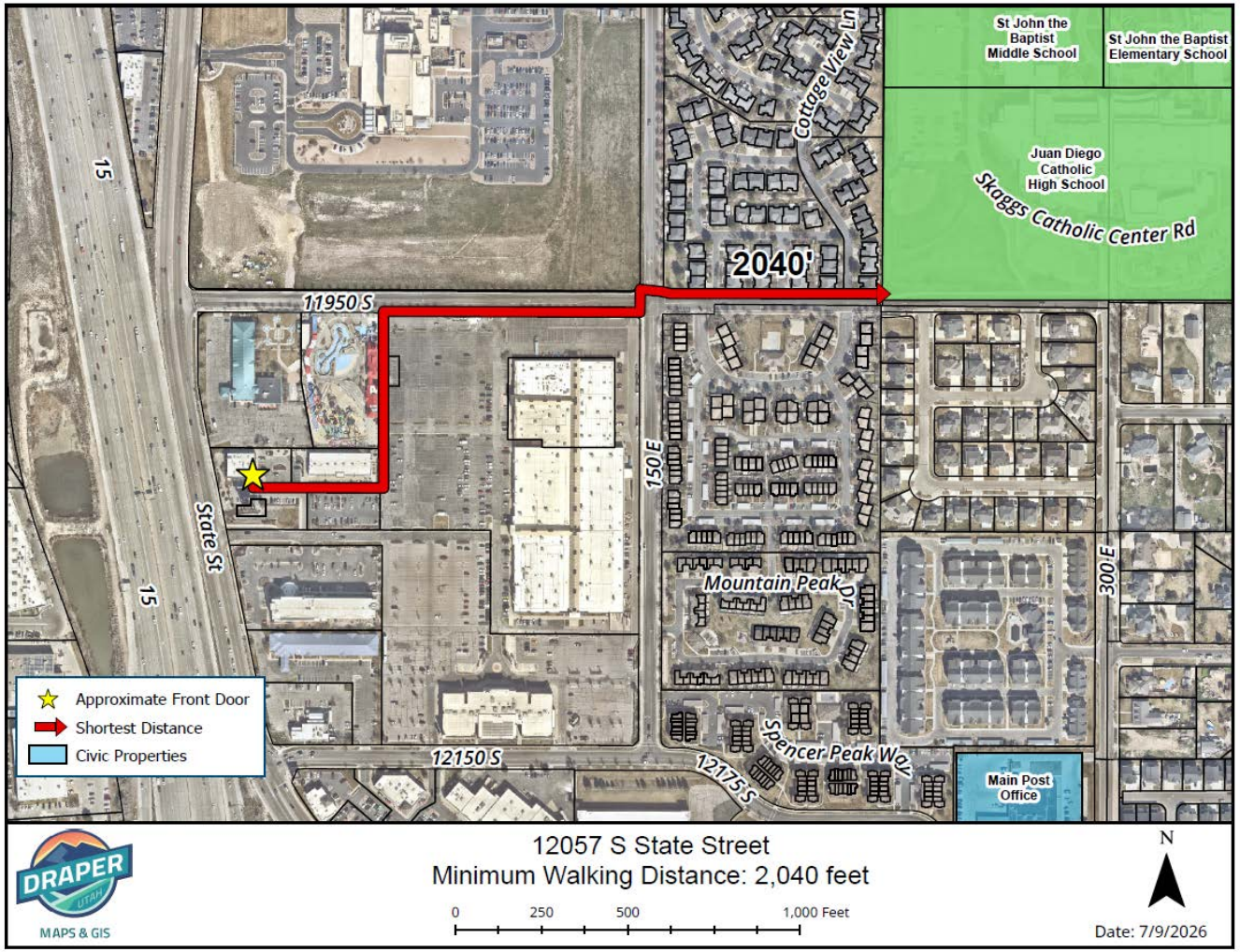
three hundred feet (300’) of any community location as measured from the nearest patron entrance of the proposed restaurant by following the shortest route of ordinary pedestrian travel to the property boundary of the community location…

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

Community locations include:

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

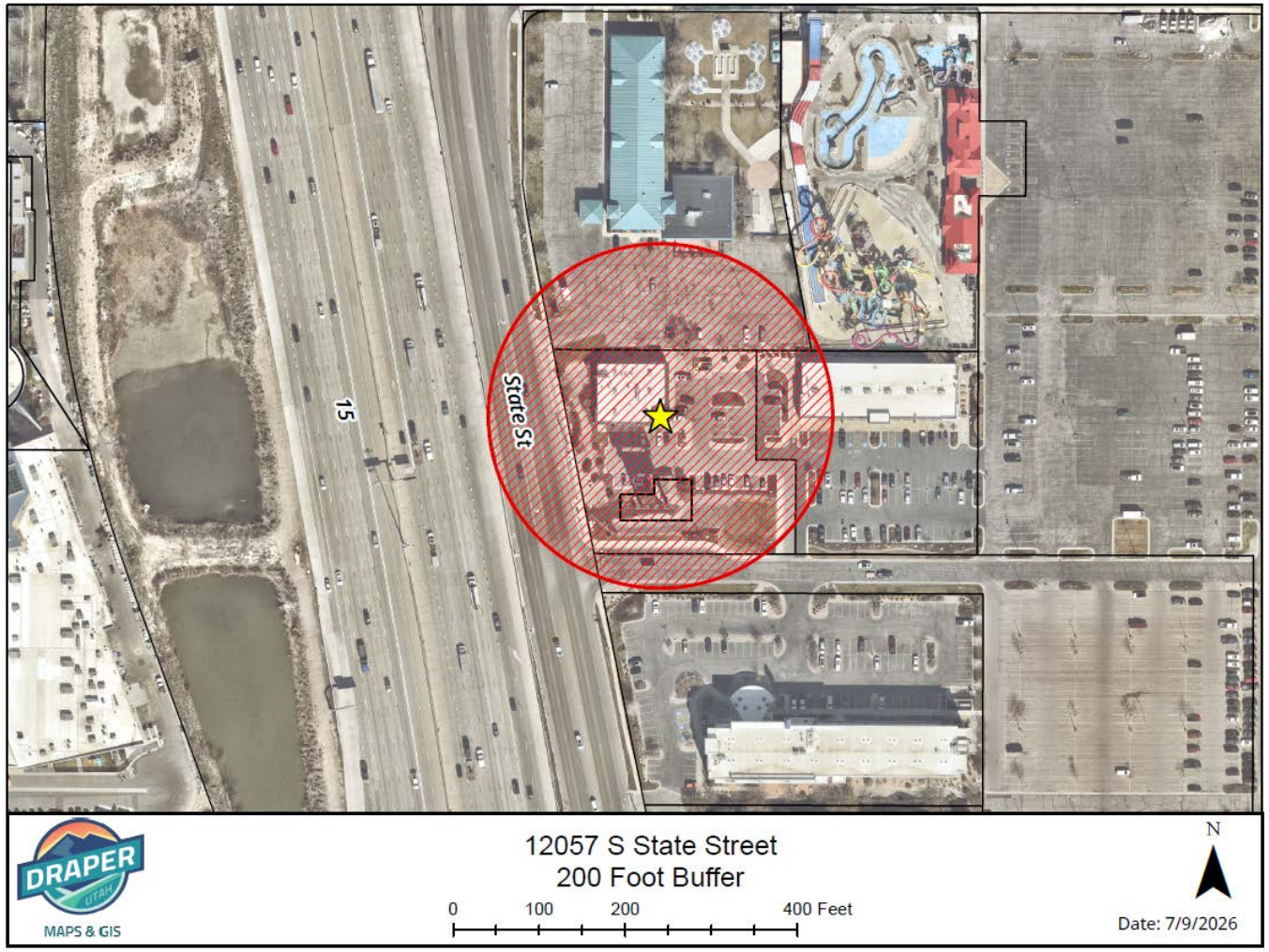
300 ft. Distance Requirement (Ordinary Pedestrian Travel)



Entrance must be at least 300 ft., following the shortest pedestrian route, from a community location.

COMMUNITY DEVELOPMENT

200 ft. Distance Requirement (Straight Line)



Entrance must be at least 200 ft., drawn in a straight line, from a community location.

Action:
Provide Local Consent
or
Deny Local Consent

DCMC 6-4-050: ON PREMISE LICENSE

(B) (1) (c) Restriction on Licenses: There shall be no limitation on the number of full-service or limited-service, or beer-only restaurant license granted by Draper City.

MEMO

To: City Council
From: Nick Whittaker, MCMP
Date: 2026-07-21
Re: Public Hearing: Ordinance #1731

Comments:

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 1.08 acres located on the north side of 13275 S. at approximately 265 E. 13275 S. The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can subdivide the properties.

The Planning Commission reviewed this item at their June 25, 2026 meeting and forwarded a positive recommendation on a 3-0 vote.

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 compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

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

and wastewater and refuse collection.

ATTACHMENTS:

Ordinance #1731 Adamo ZMA.pdf
ATTACHMENTS:

Adamo ZMA staff Report.pdf

ORDINANCE NO. 1731

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 1.08 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL) TO RA2 (RESIDENTIAL AGRICULTURAL), LOCATED AT APPROXIMATELY 265 E. 13275 S. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE ADAMO ZONING MAP AMENDMENT.

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

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

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

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

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

Section 1. **Zoning Map Amendment**. The following described real property located at approximately 265 E. 13275 S. within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to RA2:

PARCEL 1:

COMMENCING 921 FEET NORTH AND 2103.76 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 141.25 FEET; THENCE EAST 1.0 FEET; THENCE NORTH 33.75 FEET; THENCE WEST 67.82 FEET; THENCE NORTH 83.75 FEET TO AN EXISTING FENCE; THENCE WEST 122.56 FEET TO WOOD FENCE POST AND CORNER; THENCE SOUTH 258.75 FEET; THENCE EAST 189.33 FEET TO A POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE MCALLISTER DEED (ENTRY NO. 7755860, BOOK 8399, PAGE 7742) SAID POINT BEING NORTH 1179.75 FEET AND EAST 2036.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING THENCE EAST, ALONG SAID DEED LINE 37.00 FEET, THENCE SOUTH 69.75 FEET; THENCE EAST 30.82 FEET; THENCE SOUTH 14.00 FEET TO A POINT ON THE AFORE MENTIONED DEED LINE; THENCE ALONG SAID DEAD LINE FOR THE FOLLOWING TWO (2) COURSES: WEST 67.82 FEET; THENCE NORTH 83,75 FEET TO THE POINT OF BEGINNING.

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

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

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

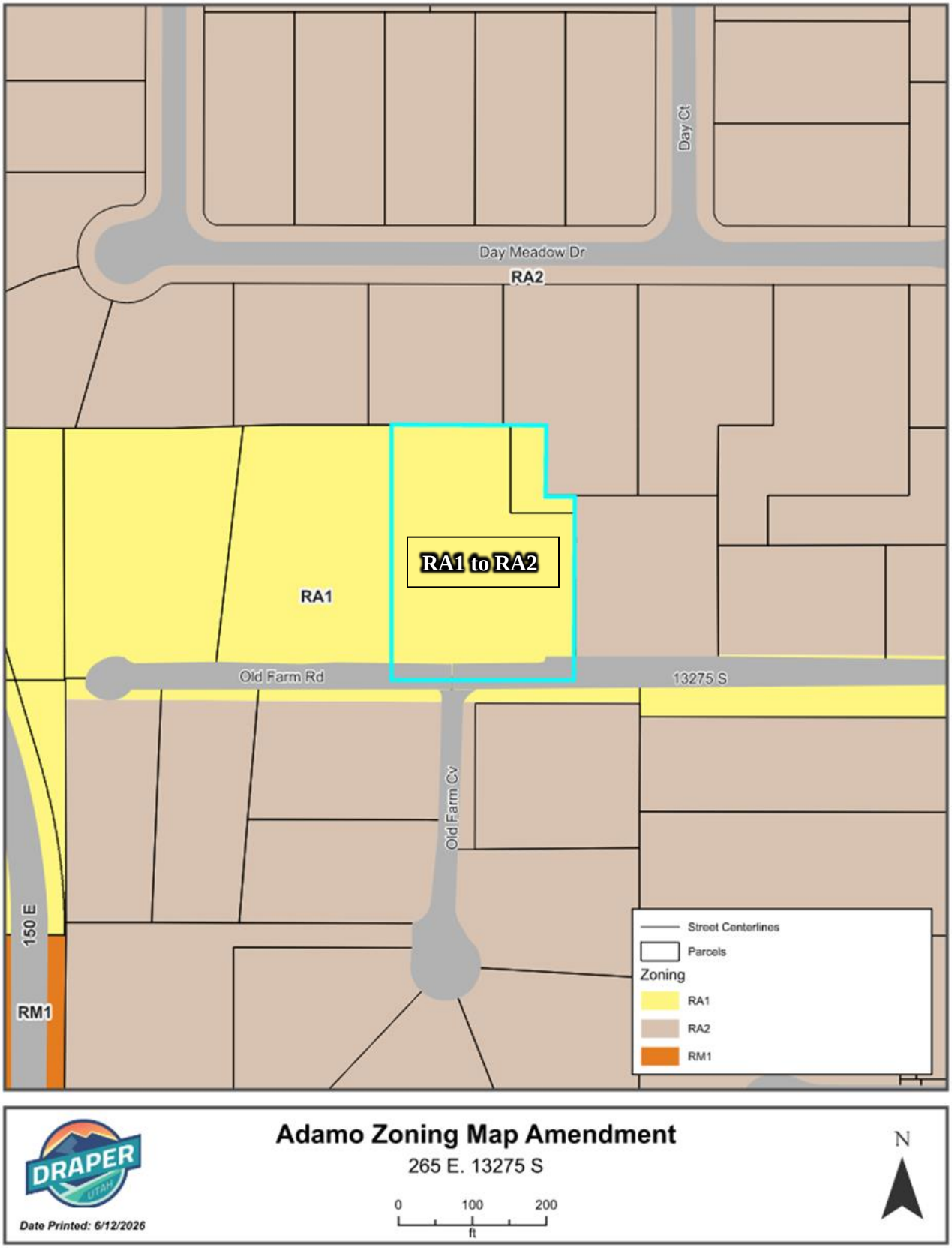
_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

ADAMO ZONING MAP AMENDMENT



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
June 12, 2026

To: Draper City Planning Commission
Business Date: June 25, 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: **Adamo – Zoning Map Amendment Request**

Application No.:	2026-0097-MA
Applicant:	Michael and Tori Adamo
Project Location:	265 E. 13275 S
Current Zoning:	RA1 (Residential Agricultural, 40,000 ft² min. lot size)
Acreage:	1.08 Acres (Approximately 47,044 ft^2)
Request:	Request for approval of a Zoning Map Amendment from RA1 to RA2 (Residential Agricultural, 20,000 ft² min. lot size).

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 1.08 acres located on the north side of 13275 S. at approximately 265 E. 13275 S. (Exhibits C and D). The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can subdivide the properties.

The subject property that fronts onto 13275 S. has a single-family home that was constructed in 1940 and was added onto in 2005. A shed was constructed in approximately 2000 and a detached garage was constructed in the northwest corner of the property in approximately 2006. A second detached garage and a covered patio were constructed in 2007.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F
Proposed Zoning	RA2	Exhibit H
Adjacent Zoning		
East	RA2	
West	RA1	
North	RA2	
South	RA1 & 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(B)(1) the purpose of both 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 semi-*

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

Criteria for Approval

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E)(1) 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.*

Staff notes that the zoning designation of RA2 is compatible with the subject property's current mapped land use designation of Residential Low/Medium Density (Exhibit E). The uses allowed in the RA1 and RA2 zones are substantially the same with the exception of the *Agricultural Business* and *Animal Specialties* uses being allowed conditional uses in the RA1 zone and are not permitted in the RA2 zone. The use of animals and fowl for recreation and family food production would become a conditional use under the RA2 zone and is listed as permitted use in the current RA1 zone. Staff also notes that properties with the RA2 designation are adjacent to the north, east, and south sides of the subject property. The RA2 zoning designation is also the predominate zoning type located within 300 feet of the subject property (Exhibit F).

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

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

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

Legal Division Review. The Draper City Attorney has completed his review of the Zoning Map Amendment submission. Comments from this division, if any, can be found in Exhibit A.

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council based on the findings and criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Michael and Tori Adamo, application 2026-0097-MA, based on the following findings for approval listed in the Staff Report dated June 12, 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 compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing

development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Michael and Tori Adamo, application 2026-0097-MA, based on the findings for approval listed in the Staff Report dated June 12, 2026, together with the following additional or modified findings:

1. (List any additional or modified findings for approval, if any...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for denial of the Zoning Map Amendment, as requested by Michael and Tori Adamo, application 2026-0097-MA, based on the following findings for denial listed in the Staff Report dated June 12, 2026.

Findings for Denial:
1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. (List additional findings for denial, if any...)

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: 2026.06.18 10:43:21-06'00'

Draper City Public Works Department

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley Date: 2026.06.22 08:37:50-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matt Symes Digitally signed by Matt Symes DN: C=US, E=Matt.symes@draperutah.gov, O=Draper City Corporation, CN=Matt Symes Date: 2026.06.17 16:53:49-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTIONS

THE FOLLOWING REAL PROPERTY LOCATED IN SALT LAKE COUNTY, STATE OF UTAH, DESCRIBED AS:

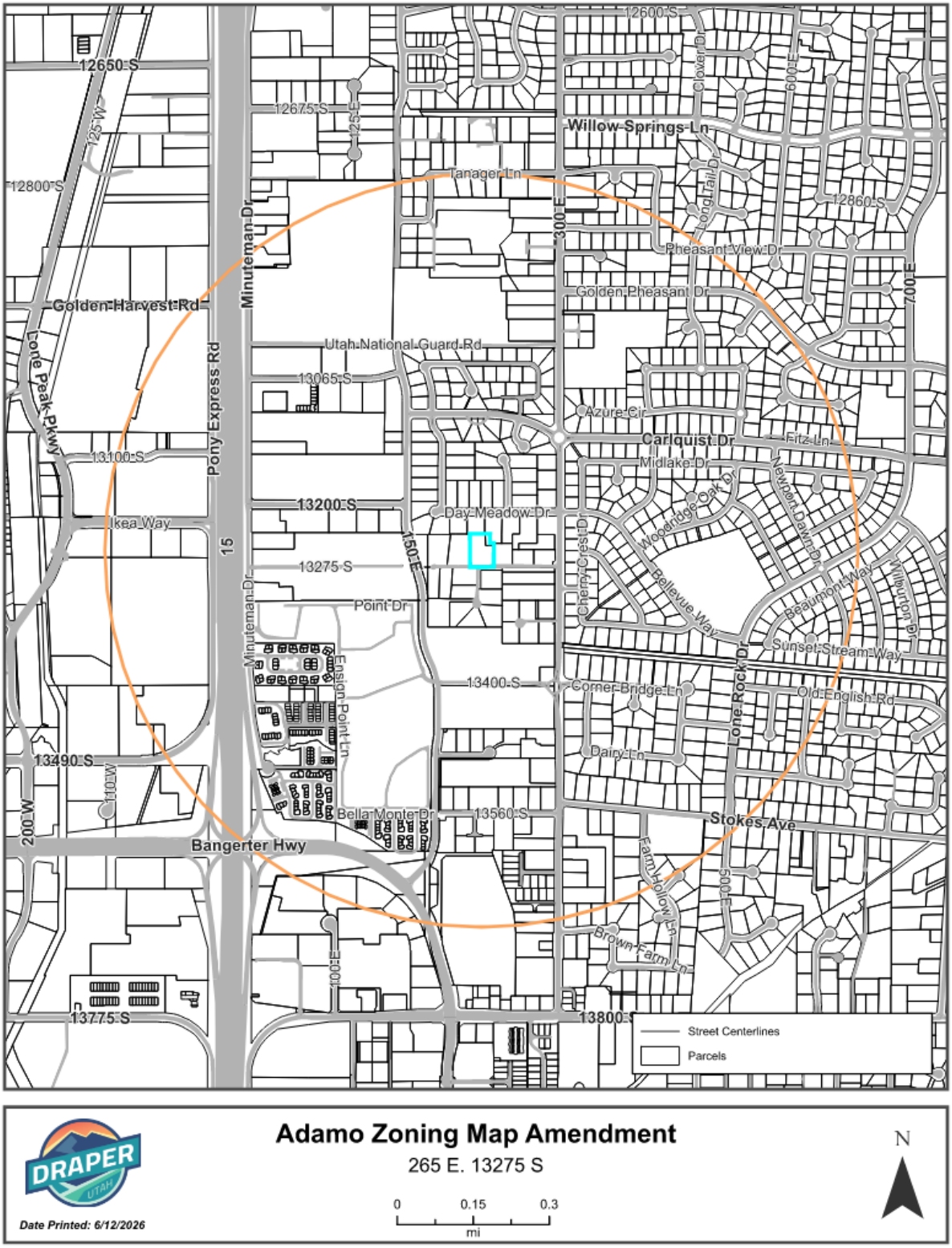
PARCEL 1:

COMMENCING 921 FEET NORTH AND 2103.76 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 141.25 FEET; THENCE EAST 1.0 FEET; THENCE NORTH 33.75 FEET; THENCE WEST 67.82 FEET; THENCE NORTH 83.75 FEET TO AN EXISTING FENCE; THENCE WEST 122.56 FEET TO WOOD FENCE POST AND CORNER; THENCE SOUTH 258.75 FEET; THENCE EAST 189.33 FEET TO A POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE MCALLISTER DEED (ENTRY NO. 7755860, BOOK 8399, PAGE 7742) SAID POINT BEING NORTH 1179.75 FEET AND EAST 2036.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST, ALONG SAID DEED LINE 37.00 FEET; THENCE SOUTH 69.75 FEET; THENCE EAST 30.82 FEET; THENCE SOUTH 14.00 FEET TO A POINT ON THE AFORE MENTIONED DEED LINE; THENCE ALONG SAID DEAD LINE FOR THE FOLLOWING TWO (2) COURSES: WEST 67.82 FEET; THENCE NORTH 83.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
VICINITY MAP



Adamo Zoning Map Amendment

265 E. 13275 S

0 0.15 0.3
mi

N

Date Printed: 6/12/2026

EXHIBIT D
AERIAL MAP

EXHIBIT E
LAND USE MAP

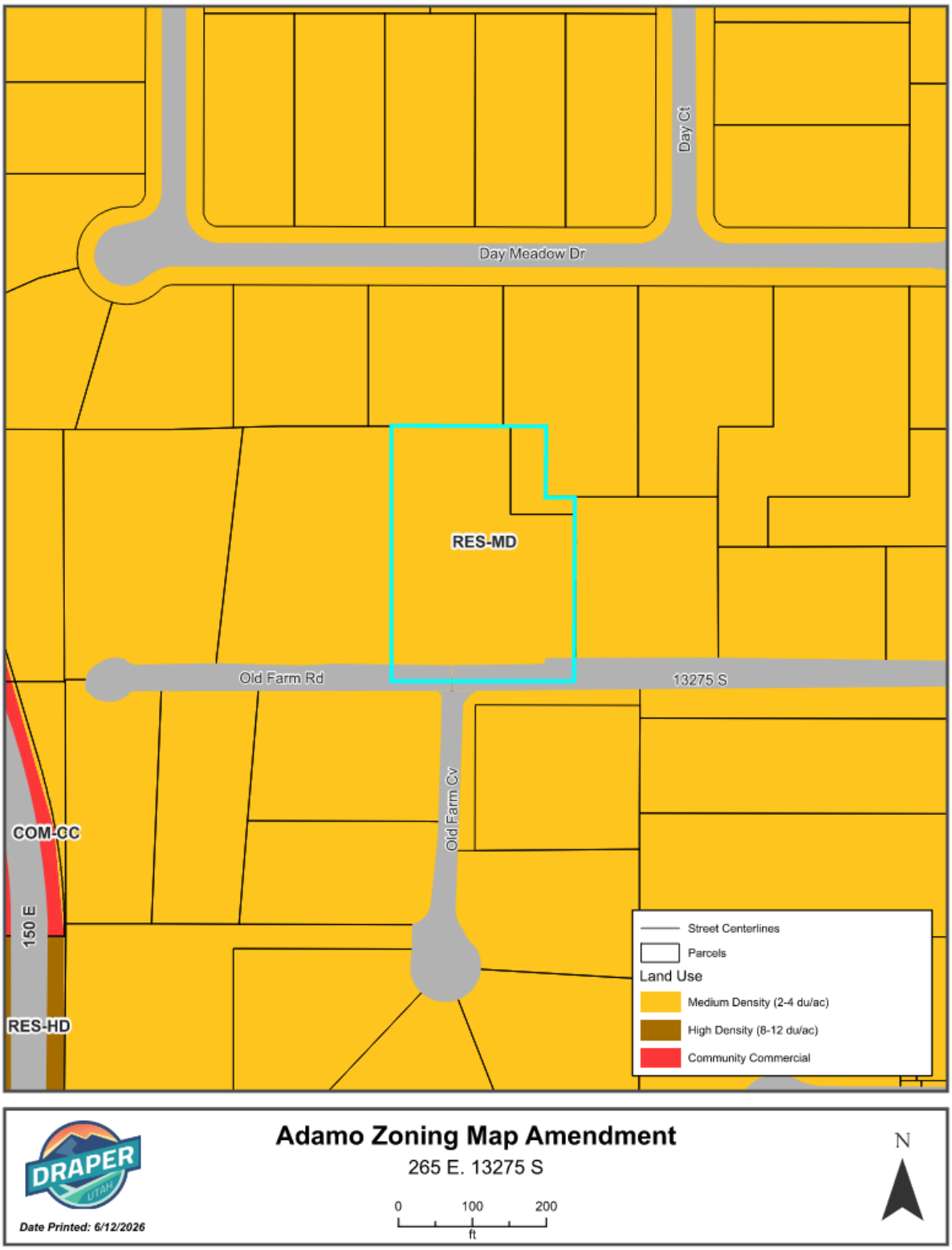


EXHIBIT F
ZONING MAP

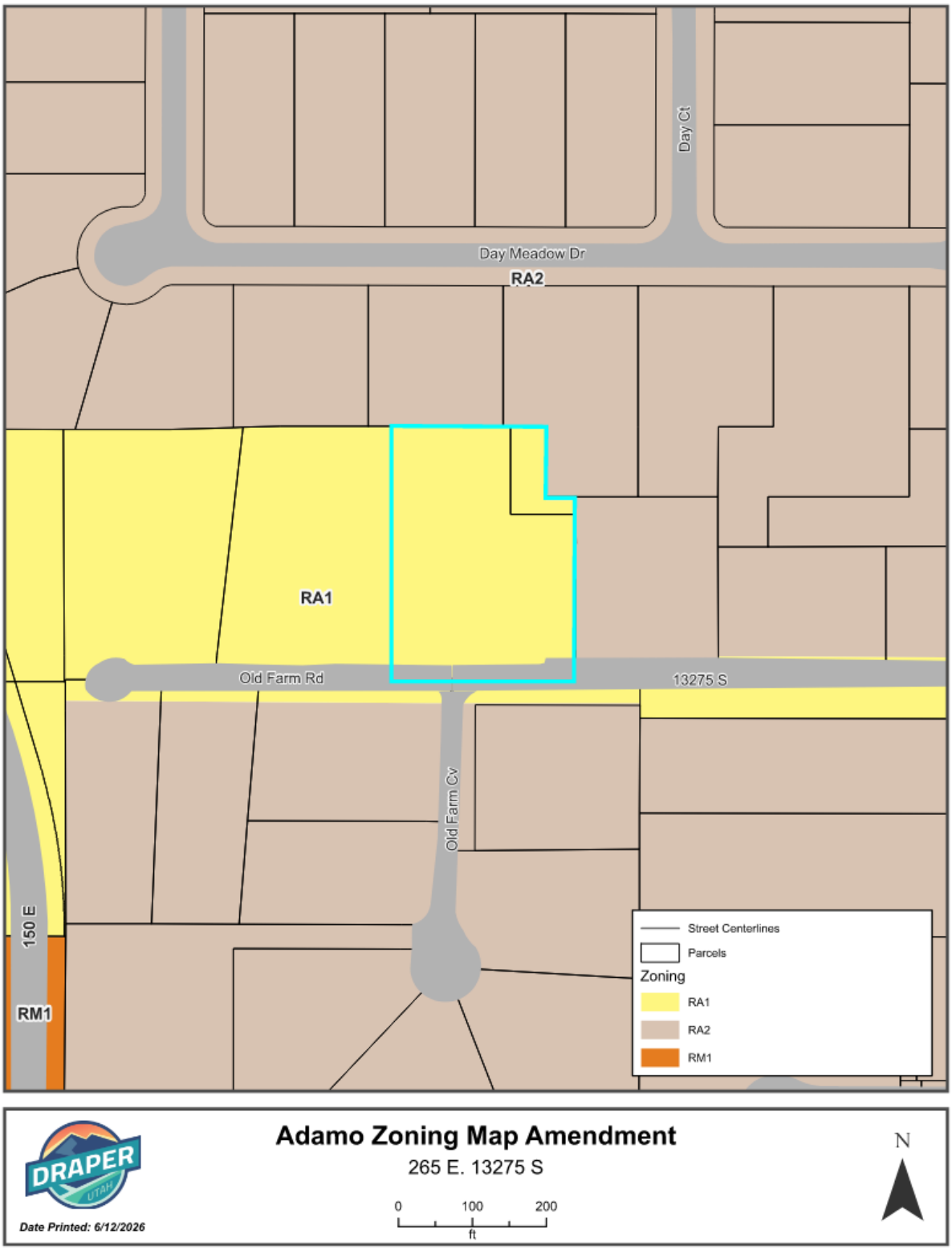


EXHIBIT G
APPLICANT'S RESPONSE – ZONING MAP AMENDMENT

Zoning Map Amendment Narrative 265 East 13275 South, Draper, UT 84020 Parcels: 28-31-376-007 and 28-31-376-053 Requested Amendment: RA1 to RA2

---

1. What is the requested zoning designation?

The applicants request a Zoning Map Amendment for both parcels identified above from RA1 (Residential Agricultural, 40,000 square foot minimum) to RA2 (Residential Agricultural, 20,000 square foot minimum). The combined parcels total approximately 1.08 acres and are owned in fee simple by Michael Richard Adamo and Tori Lynn Adamo.

---

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

The applicants seek to rezone both parcels from RA1 to RA2 to bring the property into alignment with the zoning designation that has already been applied to directly adjacent and historically connected properties in the immediate area. The subject parcels share a common boundary and deed reference with the property at 275 East 13275 South, which was rezoned from RA1 to RA2 by Draper City Ordinance No. 1576. That property was part of the same original tract and is immediately contiguous with the subject parcels.

The requested rezone does not propose any immediate subdivision, development, or change in use. The property currently contains a single-family residence and accessory structures and will continue to be used as a residential property. The rezone simply updates the regulatory designation to match what has already been approved for adjacent land of identical character, history, and general plan designation.

At approximately 1.08 acres total, the combined parcels are well-suited for RA2 zoning, which carries a 20,000 square foot minimum lot size. The property's size, configuration, and location are fully consistent with the RA2 zone standards.

---

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 RA2 designation is directly harmonious with existing development in the immediate vicinity for the following reasons:

The property at 275 East 13275 South — immediately adjacent to the subject parcels and sharing a common deed boundary — was rezoned from RA1 to RA2 by Draper City Ordinance No. 1576. That property is part of the same original agricultural tract, is of similar size at approximately 0.92 acres, and is located on the same street. The Planning Commission

approved that rezone on a 5-0 vote with a staff recommendation of approval, finding it consistent with surrounding development and the General Plan.

The subject parcels are of comparable size, character, and historical use to the McAllister parcel that was already rezoned. Approving this request simply extends consistent RA2 zoning across properties that share identical characteristics, history, and neighborhood context. Leaving the subject parcels zoned RA1 while the immediately adjacent property is zoned RA2 creates an inconsistency in the zoning map that this request would correct.

The broader neighborhood along 300 East in this area consists of single-family residential properties on large lots with a semirural character — exactly the development pattern that RA2 is designed to preserve and accommodate.

---

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

Yes. All facilities and services are already in place and fully adequate to serve the property under RA2 zoning.

The property is an existing developed residential parcel with an established single-family residence. It is currently served by the following:

- **Road access:** The property has legal vehicular and pedestrian access via 300 East and an existing 50-foot right-of-way easement running east to the West boundary of 300 East Street, as recorded in the title documents.
- **Water:** Drinking water is provided by WaterPro to the subject parcel.
- **Sewer:** The property is located within the boundaries of Draper City and Salt Lake County Sewer Improvement District No. 1, with a sewer easement recorded December 12, 1973.
- **Gas:** A Mountain Fuel Supply Company easement is recorded across the property, confirming existing gas infrastructure.
- **Fire and police:** The property is within Draper City limits and currently served by City fire and police services.

No new infrastructure is required or anticipated as a result of this rezone. The Engineering and Public Works Division reached the same conclusion in its review of the adjacent McAllister rezone application under identical infrastructure conditions.

---

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

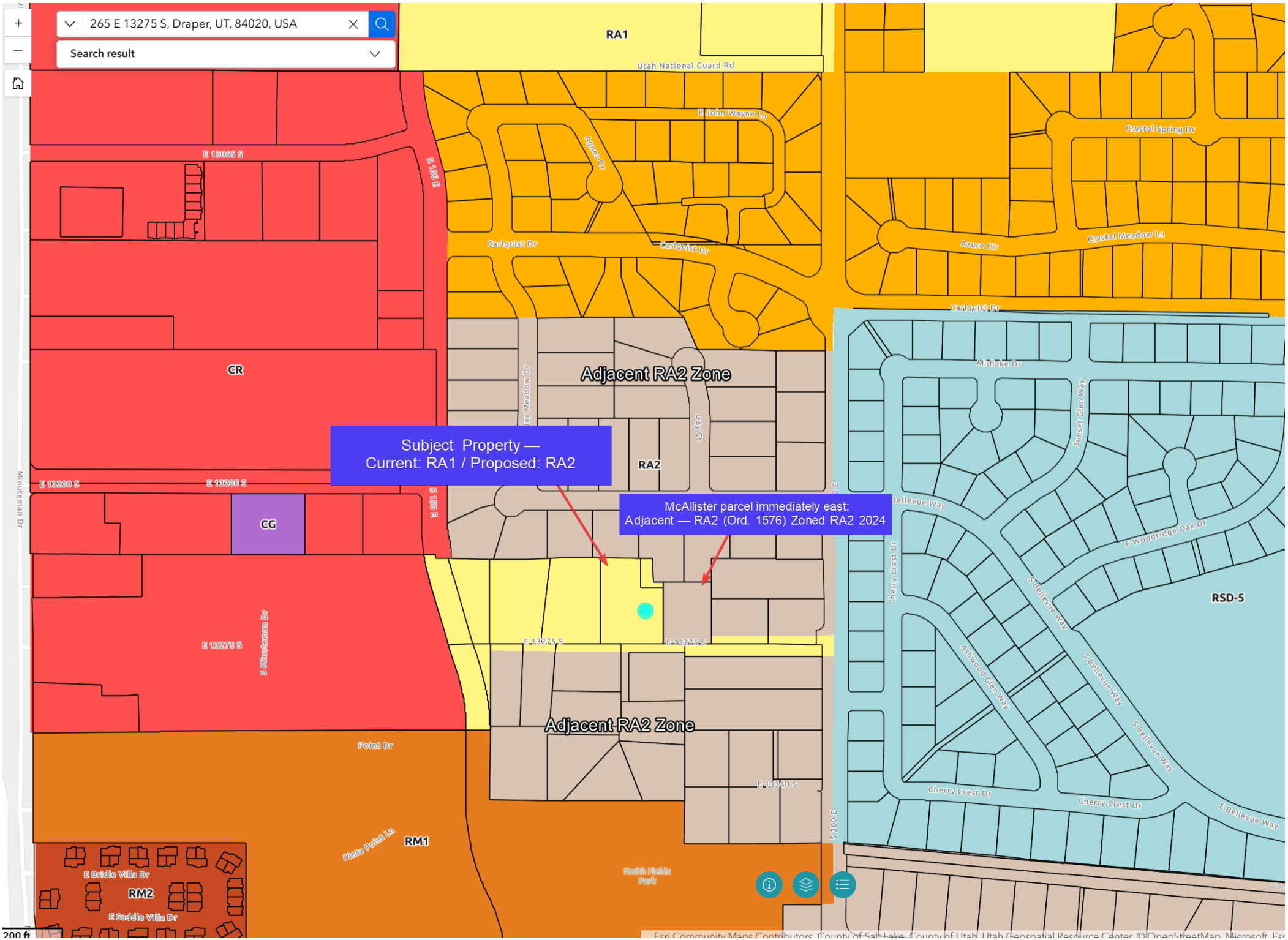
Yes. The proposed RA2 designation is fully consistent with the Draper City General Plan.

The subject property carries a General Plan Land Use designation of Residential Medium Density. The RA2 zone is the zoning designation that implements and is aligned with the Residential Medium Density land use designation on the General Plan map. This was confirmed explicitly in the staff report for the adjacent McAllister rezone at 275 East 13275 South, which stated that the proposed RA2 zone is in alignment with the Residential Medium Density Land Use designation and is consistent with other properties in the area.

The RA1 designation currently applied to the subject parcels is more restrictive than what the General Plan designates for this area. The requested rezone to RA2 brings the zoning map into conformance with the General Plan — which is precisely the kind of amendment the zoning map amendment process is designed to accomplish.

Additionally, the purpose of the RA1 and RA2 zones as stated in the Draper City Municipal Code is to foster low density development, preserve the semirural character of the city, and promote conditions favorable to large lot family life. The requested RA2 designation fully advances these goals while allowing the property to be used in a manner consistent with what the General Plan already envisions for this location.

Submitted by: Michael Richard Adamo and Tori Lynn Adamo 265 East 13275 South Draper, UT 84020


265 E 13275 S, Draper, UT, 84020, USA
Search result
RA1
Utah National Guard Rd
E John Wayne Ln
Agnes Cir
Crystal Spring Dr
E 13065 S
S 150 E
Carlquist Dr
Azure Cir
Crystal Meadow Ln
CR
Adjacent RA2 Zone
Midlake Dr
Sunset Glen Way
Subject Property —
Current: RA1 / Proposed: RA2
RA2
Day Ct
E 13200 S
CG
McAllister parcel immediately east:
Adjacent — RA2 (Ord. 1576) Zoned RA2 2024
Bellevue Way
E Woodridge Oak Dr
Cherry Crest Dr
S Bellevue Way
RSD-5
Minuteman Dr
E 13275 S
S Minuteman Dr
Ashwood Glen Way
Adjacent RA2 Zone
Point Dr
E 13340 S
S 300 E
E Bellevue Way
Uinta Point Ln
RM1
Smith Fields Park
E Bridle Villa Dr
RM2
E Saddle Villa Dr
200 ft
Esri Community Maps Contributors, County of Salt Lake, County of Utah, Utah Geospatial Resource Center, ©OpenStreetMap, Microsoft, Esri

MEMO

To: City Council
From: Todd A. Draper, AICP
Date: 2026-07-21
Re: Public Hearing: Ordinances #1732 and #1733

Comments:

This application is a request for approval of a Land Use Map Amendment and a Zoning Map Amendment for approximately 0.31 acres located on the north side of 13800 South, at 273 E. 13800 S. The subject property is currently zoned RA1 (Residential, Agricultural). The applicant is requesting that the Land Use Map and Zoning Map Amendments be approved to allow for the development of the site as a construction sales and service yard.

The Planning Commission at their June 25, 2026 meeting forwarded a positive recommendation to the City Council for both applications on a unanimous 3-0 votes.

Land Use Map

Findings for Approval:

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

Findings for Denial:

1. The proposed map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject

property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

5. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

Zoning Map Amendment

Findings for Approval:

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

ATTACHMENTS:

ord. 1732.pdf

ATTACHMENTS:

ord. 1733.pdf

ATTACHMENTS:

Solid_Construction_LUMA_and_ZMA_-staff report.pdf

ORDINANCE NO. 1732

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 0.31 ACRES OF PROPERTY FROM OFFICE / SERVICE TO REGIONAL COMMERCIAL, LOCATED AT APPROXIMATELY 273 E. 13800 S. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE SOLID CONSTRUCTION LAND USE MAP AMENDMENT.

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

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

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

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

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

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

Section 1. **Land Use Amendment**. The following described real property located at approximately 273 E. 13800 S. within Draper City, Salt Lake County, State of Utah, previously designated as Office / Service as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, are hereby changed to the Regional Commercial land use designation:

Beginning 259 feet 11.41 Inches West from the center of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 113 feet 2.12 Inches; thence North 165 feet; thence West 113 feet 2.12 Inches; thence South 165 feet to the point of beginning, less street.

Less and excepting the following: Beginning South 89°44'54" West 146.77 feet and North 00°15'06" East 33.01 feet and North 01°40'04" West 8.86 feet from center of Section 6; thence South 88°45'08" West 113.19 feet, thence North 0°14'55" West 18.13 feet; thence North 89°48'43" East 113.19 feet; thence South 0°15'06" East 18.02 feet to beginning.

Section 2. **Severability Clause**. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. **Effective Date**. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 21st DAY OF JULY, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

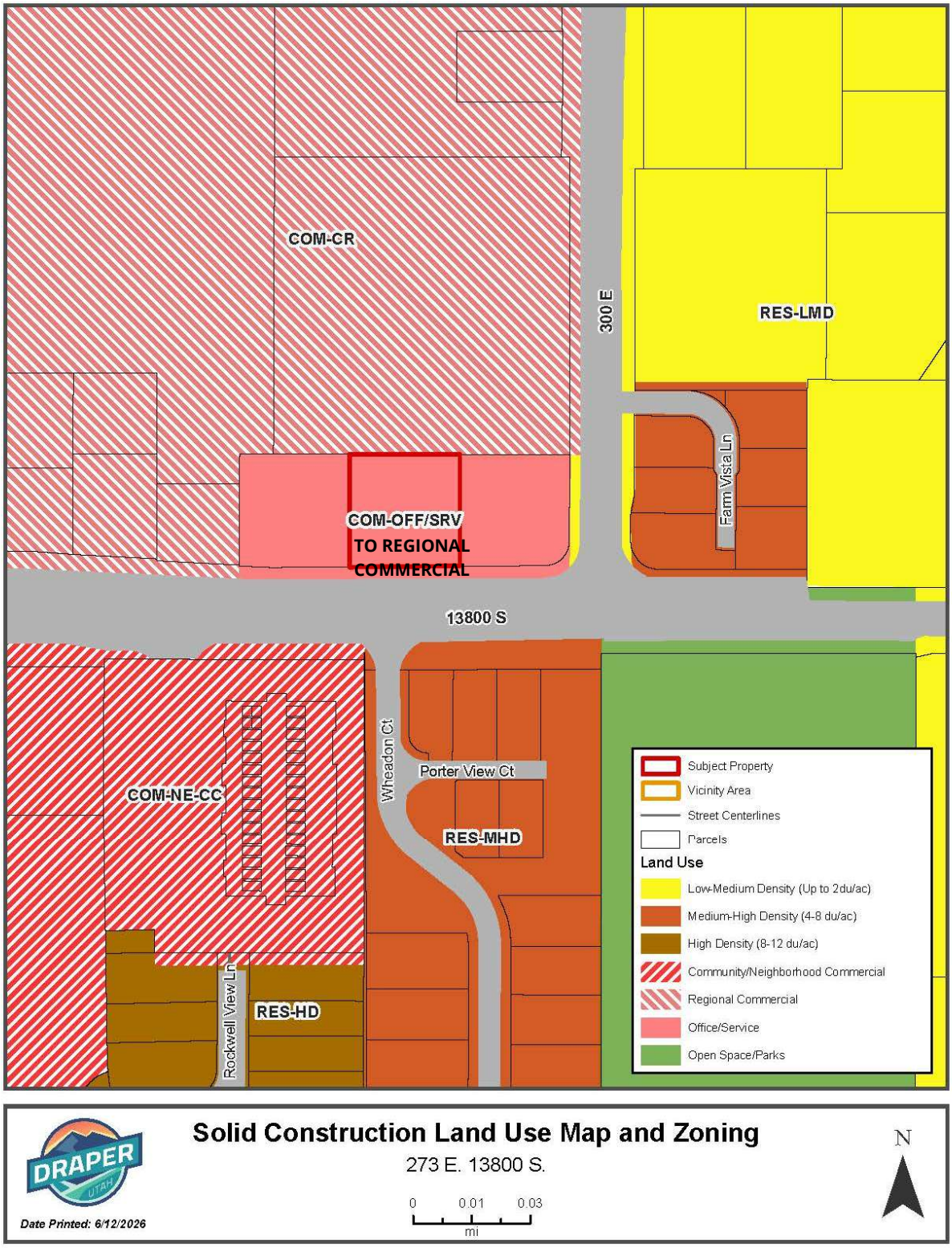
ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	**YES**	**NO**	**ABSENT**
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A
SOLID CONSTRUCTION LAND USE MAP AMENDMENT



ORDINANCE NO. 1733

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.31 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL, AGRICULTURAL) TO CR (REGIONAL COMMERCIAL), LOCATED AT APPROXIMATELY 273 E. 13800 S. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE SOLID CONSTRUCTION ZONING MAP AMENDMENT.

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

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

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

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

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

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

Section 1. **Zoning Map Amendment**. The following described real property located at approximately 273 E. 13800 S. within Draper City, Salt Lake County, State of Utah, previously zoned RA2 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to CR:

Beginning 259 feet 11.41 Inches West from the center of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 113 feet 2.12 Inches; thence North 165 feet; thence West 113 feet 2.12 Inches; thence South 165 feet to the point of beginning, less street.

Less and excepting the following: Beginning South 89°44'54" West 146.77 feet and North 00°15'06" East 33.01 feet and North 01°40'04" West 8.86 feet from center of Section 6; thence

South 88°45'08" West 113.19 feet, thence North 0°14'55" West 18.13 feet; thence North 89°48'43" East 113.19 feet; thence South 0°15'06" East 18.02 feet to beginning.

Section 2. **Severability Clause**. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. **Effective Date**. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 21st DAY OF JULY, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

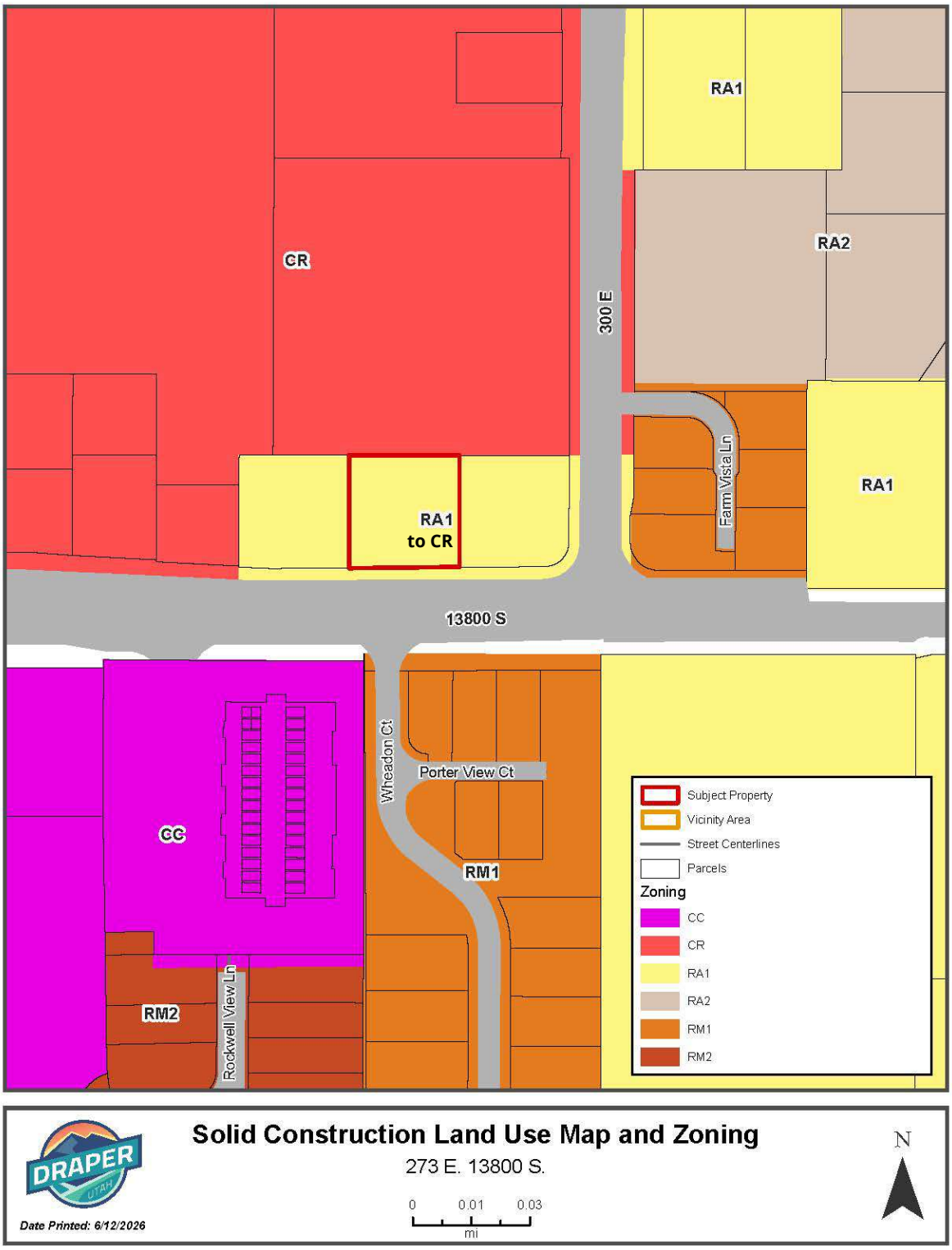
ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	**YES**	**NO**	**ABSENT**
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A
SOLID CONSTRUCTION ZONING MAP AMENDMENT



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
June 16, 2026

To: Draper City Planning Commission
Business Date: June 25, 2026

From: Development Review Committee

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

Re: **Solid Construction – Land Use Map and Zoning Map Amendment Requests**

Application No.:	2026-0016-MA and 2026-0044-MA
Applicant:	Morgan Lovato representing JLF Ventures, LLC
Project Location:	Approximately 273 E. 13800 S.
Current Zoning:	RA1 (Residential Agricultural, 40,000 ft² min. lot size) Zone
Acreage:	Approximately 0.31 Acres (Approximately 13,504 ft^2)
Request:	Request for approval of a Land Use Map Amendment from the Office/Service land use designation to the Regional Commercial land use designation and from the RA1 to the CR (Regional Commercial) zone regarding future potential development of the property as a construction sales and service yard.

BACKGROUND AND SUMMARY

This application is a request for approval of a Land Use Map Amendment and a Zoning Map Amendment for approximately 0.31 acres located on the north side of 13800 South, at approximately 273 E. 13800 S. (Exhibit C & D). The subject property is currently zoned RA1. The applicant is requesting that the Land Use Map and Zoning Map Amendments be approved to allow for the development of the site as a construction sales and service yard.

The subject property includes a garage that was constructed in approximately 1988 and an unpermitted addition to that garage constructed in approximately 2021. No records were located that would suggest that a single-family dwelling was ever constructed on the property. The LeBaron Company, LLC purchased the property in 2019 and Solid Construction Group, LLC began using the property as a construction service yard in

approximately 2020 in violation of the current RA1 zoning. The property was transferred to the current owner JLF Ventures, LLC in December of 2021. Frank LeBaron is the manager of both corporations and a principal member of Solid Construction Group, LLC. If approved the zone change would allow for the establishment of the desired use as a construction sales and service yard through the conditional use permit process.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Office/Service	Exhibit E
Current Zoning	RA1	Exhibit F
Proposed Use	Construction Sales and Service	
Adjacent Zoning		
East	RA1	
West	RA1	
North	CR	
South	CC (Community Commercial), RM1 (Multiple-Family Residential)	

The Office/Service land use designation is characterized as follows:

Office/Service

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes a variety of office and service uses that range from residential scale and character to major offices that have multiple stories and underground parking, which generate moderate traffic volumes • Development and landscaping standards vary, depending upon the location of the use, and underlying zoning regulations • For minor offices strict development and landscaping requirements will protect adjacent residential uses • For major offices and services, arterial access is desirable and should be located around the central business district, other major commercial cores, or freeway interchanges and away from residential areas
LAND USE MIX	• Small-scale commercial • Planned retail • Office buildings
DENSITY	• Up to 12 dwelling units per acre for residential
COMPATIBLE ZONING	• Professional Office (CO2) • Professional Office (CO1) • Office Residential (OR)
LOCATION	• Near retail centers, offices, or other compatible uses

The Regional Commercial land use designation is characterized as follows:

Regional Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Include a wide range of commercial uses that combine destination oriented businesses, retail commercial, entertainment and related uses • Include uses that serve both residents and nonresidents of the City • Uniform design standards and aesthetics • Well landscaped street frontages • Limited traffic access points for the site
LAND USE MIX	• Large-scale master-planned commercial centers • Big box centers • Upscale office buildings
COMPATIBLE ZONING	• Regional Commercial (CR)
LOCATION	• Excellent transportation access to major highways • Strategically placed along high-traffic corridors

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 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."*

The purpose of the CR zone as listed in DCMC Section 9-8-020 is to, *"provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, and offices."*

The applicant's responses and addition documentation submitted regarding their request for review and approval of the Land Use Map Amendment and the Zoning Map Amendment requests are provided in Exhibit G of this report. The applicant initially attempted to apply for a zone change to the CBP (Business Park) zone, but the property did not meet the 10-acre minimum area for establishment of the CBP zone. The applicant later amended the request to the CR zone and submitted the application for the Land Use Map change, after the approximately 17 acres of land abutting on the north were zoned to CR. The revised proposal meets the 10-acre minimum area for the CR zone.

Criteria For Approval.

The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

> *Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)." That section is noted as follows:*
>
> *D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
>
> *1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
>
> *a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
>
> *b. The name and address of every person or company the applicant represents.*
>
> *c. The requested amendment and reasons supporting the request.*
>
> *d. If the proposed amendment requires a change in the zoning map, the application shall include:*
>
> *(1) An accurate property map showing present and proposed zoning classifications;*
>
> *(2) All abutting properties showing present zoning classifications; and*
>
> *(3) An accurate legal description and an approximate common address of the area proposed to be rezoned.*
>
> *e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
>
> *2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
>
> *3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
>
> *4. The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this*

chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.

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

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

REVIEWS

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

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

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

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the requests, receive public comment, and make decisions based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Land Use Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Morgan Lovato representing JLF Ventures, LLC, application 2026-0044-MA, based on the following findings and the criteria for approval listed in the Staff Report dated June 16, 2026.

Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Morgan Lovato representing JLF Ventures, LLC, application 2026-0044-MA, based on the findings and the criteria for approval listed in the Staff Report dated June 16, 2026, and as modified by the following additional findings:

1. (List any additional findings …)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Morgan Lovato representing JLF Ventures, LLC, application 2026-0044-MA, based on the findings and the criteria for denial as listed in the Staff Report dated June 16, 2026.

Findings for Denial:

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

Zoning Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Morgan Lovato representing JLF Ventures, LLC, application 2026-0016-MA, based on the following findings and the criteria for approval as listed in the Staff Report dated June 16, 2026.

Findings for Approval:

1. The proposed map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed 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

Morgan Lovato representing JLF Ventures, LLC, application 2026-0016-MA, based on the findings and the criteria for approval as listed in the Staff Report dated June 16, 2026, and as modified by the following additional findings:

1. (List any additional findings ...)

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 Morgan Lovato representing JLF Ventures, LLC, application 2026-0016-MA, based on the findings and the criteria for denial as listed in the Staff Report dated June 16, 2026.

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2026.06.16 17:45:37-06'00'

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: 2026.06.16 17:38:17-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.06.17 07:32:22-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matt Symes
Digitally signed by Matt Symes
DN: C=US, E=Matt.symes@draperutah.gov, O=Draper City Corporation, CN=Matt Symes
Date: 2026.06.17 16:50:20-06'00'

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. We have reviewed the subject zone map amendment application, proposing approximately 0.31acres to be zoned from Residential/Agricultural one acre (RA1) to Regional Commercial (CR) in accordance with the provisions of Section 9-5-060(E)(1)(e) of the Draper City Municipal Code (DCMC). We speak primarily to the adequacy of facilities and services intended to serve the subject property. In making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:

2. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection;

3. Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.

    A. The change in zone from residential/agricultural (RA1) to the CR commercial zone, as stated, would change the general use of the zone and the nature of the traffic impacts. The proposed change is dependent on the potential uses of the commercial site. From the existing use, compared to the potential uses, this expands the demands on the existing infrastructure, where a commercial zone has differing traffic patterns based on use and intensity. The fronting street to the subject site is 13800 South, classified as an major collector street. This classification consists of the significant traffic volume in the city. Based on the capacity of the fronting public street, 12300 South, the change from residential zoning to a commercial zone does represent a significant increase in density. Mitigation measures would be analyzed with a proposed use. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze

mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not automatically trigger a TIS. There are public frontage improvements fronting the public street and maintaining those will be a requirement of any site development.

B. Connectivity with the subject parcel to public rights-of-way is to 13800 South. There is existing access from the subject parcel to 13800 South. However, a change in use and density would require the access meet the city's access requirements. Access onto the fronting street would have to be evaluated and follow the cross-access and shared access requirements due to the site not meeting current access spacing requirements. Based on the size and location of the subject parcel, would be required to evaluated at the time of a site plan application and potentially limit any development. Accesses are be required to meet Draper City standards as outlined in our Master Transportation Plan and city code. Any development will need to be evaluated for access location due to the required spacing along 13800 South. Access is evaluated at the time of a site plan or subdivision application.

C. There are no existing storm drainage facilities fronting the subject parcel, but are located in the general area. Any future site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.

D. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.

E. Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require review and evaluation by WaterPro to ensure adequate supply, transmission and source for the proposed use. Any subdivision or site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses.

4. Accordingly, we will provide comments relative to the potential construction activities when the appropriate application is received.

Building Division Review.

1. No additional Comments

Fire Division Review.

1. No additional Comments

GIS Division Review.

1. No additional Comments

Legal Division Review.

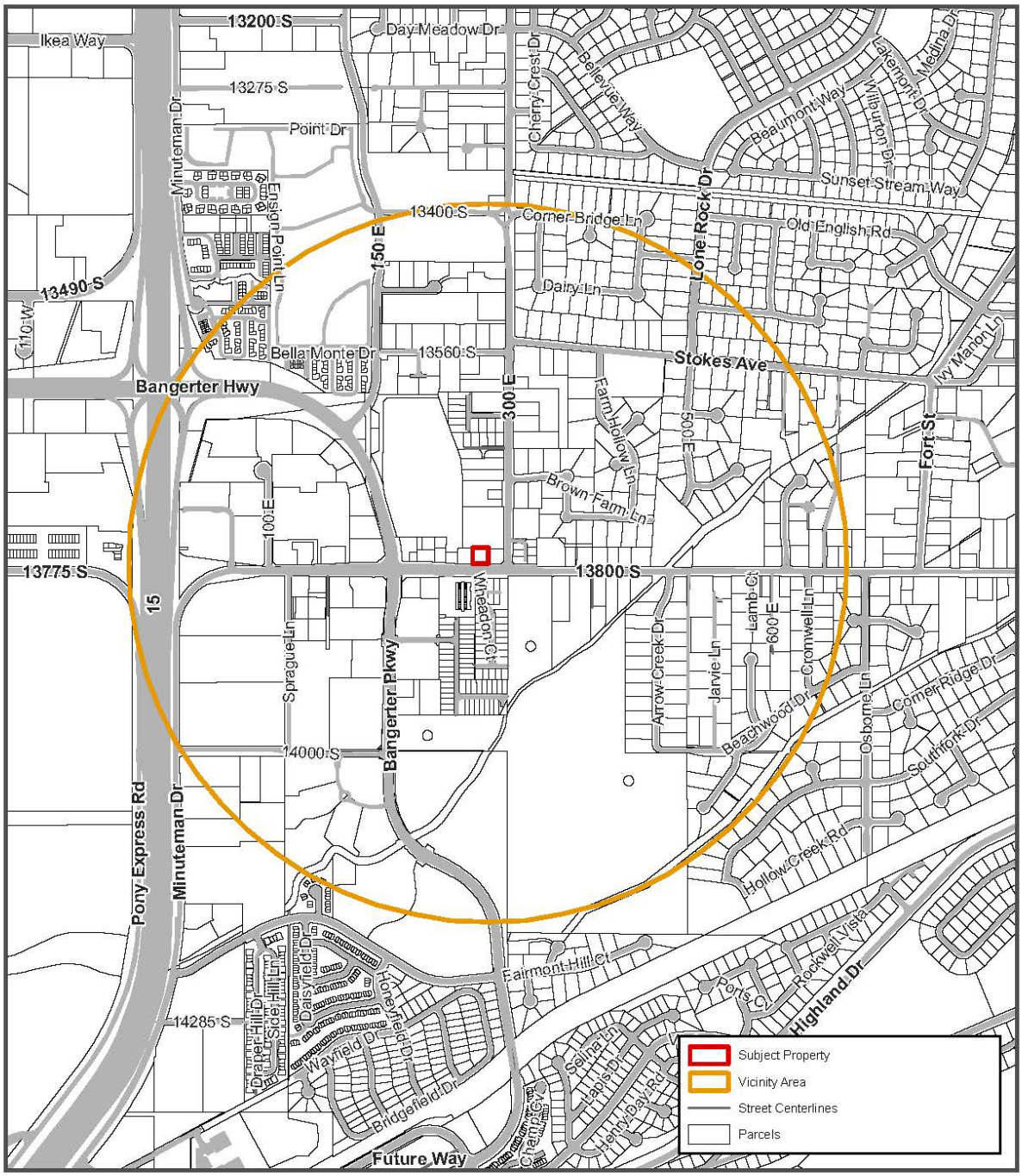
1. No additional Comments

EXHIBIT B
PERIMETER MEETS AND BOUNDS DESCRIPTION

BEGINNING 259 FEET 11.41 INCHES WEST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 113 FEET 2.12 INCHES; THENCE NORTH 165 FEET; THENCE WEST 113 FEET 2.12 INCHES; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING LESS STREET.

LESS AND EXCEPT THE FOLLOWING: BEGINNING SOUTH 89°44'54" WEST 146.77 FEET AND NORTH 00°15'06" EAST 33.01 FEET AND NORTH 01°40'04" WEST 8.86 FEET FROM CENTER OF SECTION 6; THENCE SOUTH 89°45'08" WEST 113.19 FEET; THENCE NORTH 0°14'55" WEST 18.13 FEET; THENCE NORTH 89°48'43" EAST 113.19 FEET; THENCE SOUTH 0°15'06" EAST 18.02 FEET TO BEGINNING.

EXHIBIT C
VICINITY MAP



DRAPER UTAH

Date Printed: 6/12/2026

Solid Construction Land Use Map and Zoning

273 E. 13800 S.

0 0.15 0.3
mi

N

EXHIBIT D
AERIAL MAP

Solid Construction Land Use Map and Zoning

273 E. 13800 S.

0 0.01 0.03
mi

N

Date Printed: 6/12/2026

EXHIBIT E
LAND USE MAP

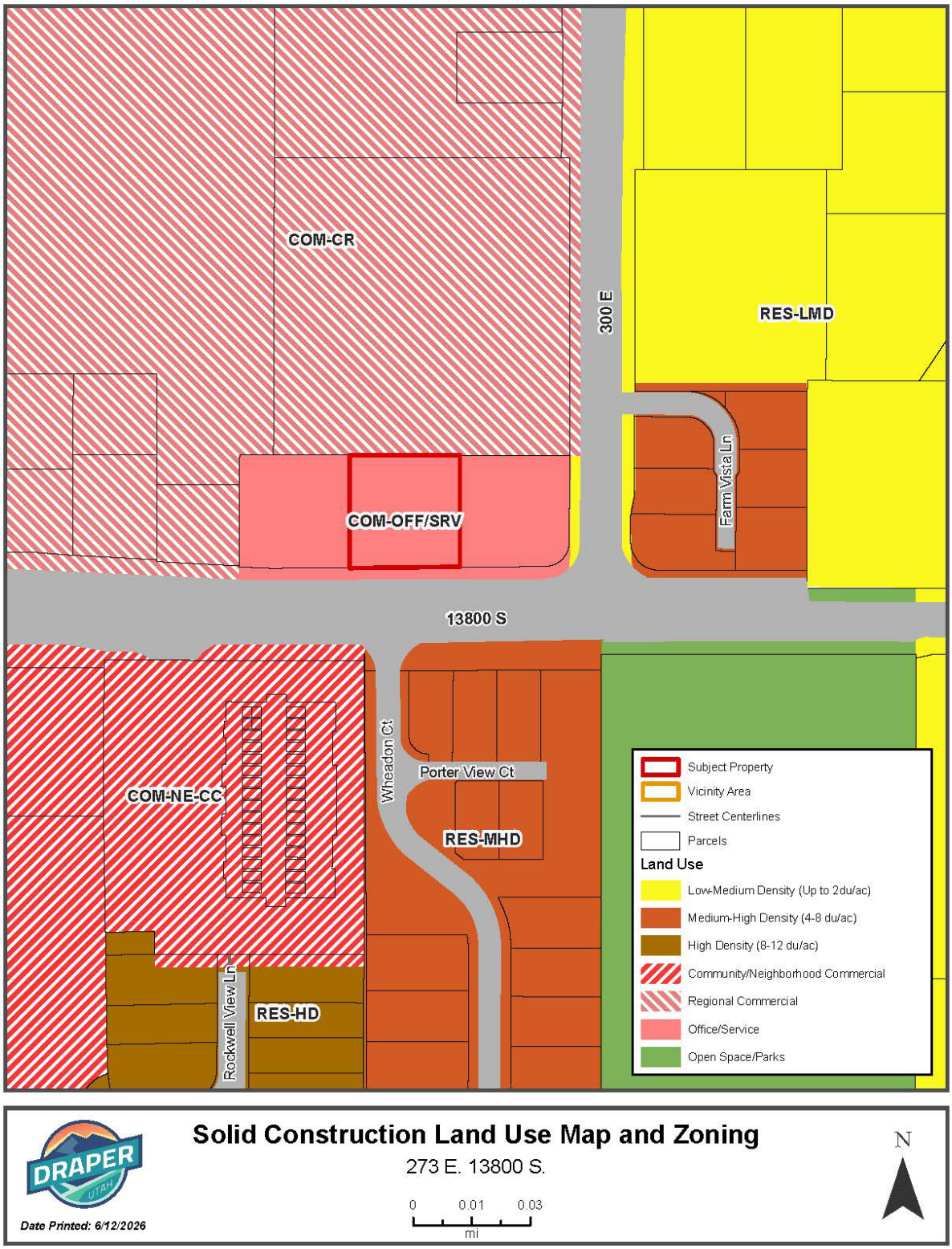
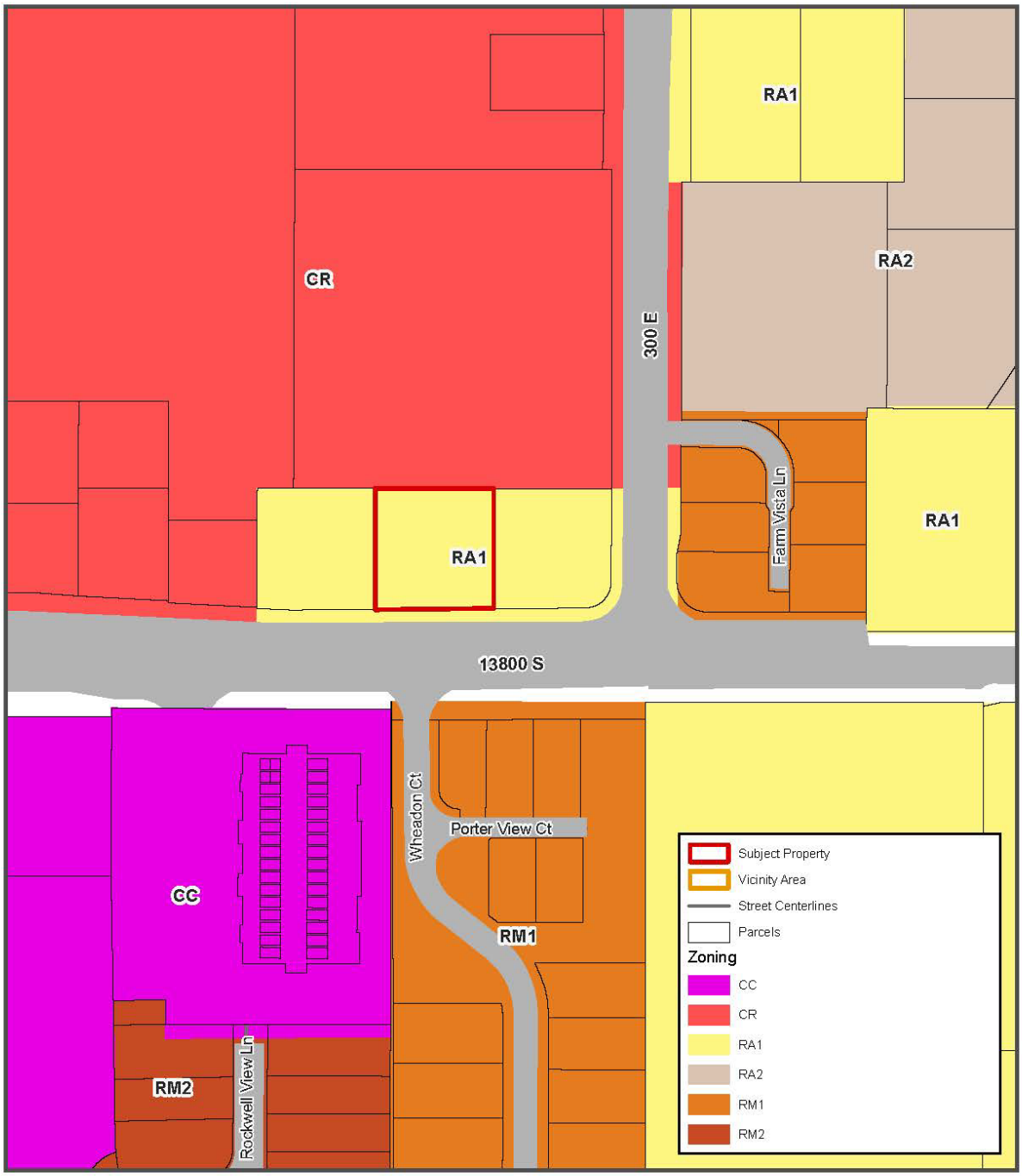


EXHIBIT F
ZONING MAP



Solid Construction Land Use Map and Zoning

273 E. 13800 S.

0 0.01 0.03
mi

N

Date Printed: 6/12/2026

EXHIBIT G
APPLICANTS RESPONSES

Request for Zoning Map Amendment

Property: 273 E 13800 S, Draper, Utah
Existing Land Use: Office/Service
Proposed Land Use: Regional Commercial

1. What is the requested land use designation?

The applicant is requesting a Land Use Map Amendment to Regional Commercial for the property located at 273 E 13800 S, Draper, Utah. This amendment is requested in conjunction with a Zoning Map Amendment to rezone the property from RA1 (Residential Agricultural) to CR (Commercial Regional).

---

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

The purpose of the requested Land Use Map Amendment is to align the property's land use designation with the intended and existing use of the site—Construction Sales and Service—and to ensure consistency with surrounding properties that have recently been amended to Regional Commercial and rezoned to CR.

The existing Office/Service land use designation does not fully align with the CR zoning district, and the prior CBP rezoning request was not viable due to minimum acreage requirements and permitted use limitations. The Regional Commercial land use designation more accurately reflects the development pattern occurring in this corridor and supports commercial activity of a broader scale.

Approval of the requested amendment will:

- Provide consistency between land use policy and zoning implementation,
- Align the subject property with adjacent CR-zoned properties to the north,
- Allow the existing Construction Sales and Service use to operate in conformance with City code as a Conditional Use, and
- Support orderly commercial growth along the 13800 South corridor.

---

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

The requested Regional Commercial designation is harmonious with the evolving character of the surrounding area. Properties immediately north of the subject site were recently amended to Regional Commercial and rezoned to CR, reflecting the City's planned transition of this corridor toward more intensive commercial uses.

The area has been shifting away from agricultural and low-density residential patterns toward commercial and employment-based development. Applying the Regional Commercial designation to the subject property promotes continuity of land use along the corridor and avoids creating an isolated or inconsistent zoning pattern.

Additionally, the CR zone provides development standards, buffering requirements, and conditional use review processes that ensure compatibility with adjacent properties while supporting quality commercial development.

---

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

Yes. The proposed Regional Commercial land use designation is consistent with the goals and policies of the Draper City General Plan. The General Plan anticipates commercial growth in appropriate corridors where infrastructure and roadway capacity can support higher-intensity uses.

Amending the land use designation to Regional Commercial:

- Supports economic vitality and commercial service expansion,
- Reinforces planned commercial nodes along major transportation corridors,
- Promotes logical and contiguous zoning patterns,
- Ensures regulatory alignment between the General Plan and the City's zoning map, and
- Provides a structured process for reviewing Construction Sales and Service as a Conditional Use within the CR zone.

The requested amendment advances the City's long-term planning objectives by facilitating appropriate commercial development in an area already transitioning toward Regional Commercial use.

Request for Zoning Map Amendment

Property: 273 E 13800 S, Draper, Utah
Existing Zoning: RA1 – Residential Agricultural
Proposed Zoning: CBP – Business / Manufacturing Park

1. What is the requested zoning designation?

The applicant is requesting a Zoning Map Amendment to rezone the subject property from **RA1 (Residential Agricultural)** to **CBP (Business / Manufacturing Park)**.

---

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

The purpose of the requested rezoning is to align the zoning designation of the property with its existing **Office/Service** designation on the Draper City Land Use Map and to allow for development that is consistent with current City planning policies. The existing RA1 zoning no longer reflects the intended land use pattern for this area and limits the ability to develop the property in a manner consistent with surrounding development.

The CBP zoning district is the most appropriate zone to implement the Office/Service land use designation while allowing flexibility for modern employment-oriented development. The applicant intends to develop the property primarily with **office and service uses**, with only **limited, accessory warehouse space** as permitted by the CBP zone. No land use amendment is being requested as part of this application.

Approval of the requested rezoning will provide regulatory consistency, support orderly growth, and allow the property to be developed in a manner that is compatible with its context and the City's long-term planning objectives.

---

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

The requested CBP zoning is harmonious with the overall character of the surrounding area, which has been transitioning toward **office, service, and employment-oriented uses**. Several nearby properties have already been rezoned or developed with similar non-residential uses, reflecting the City's planned shift away from agricultural or low-density residential zoning in this corridor.

The CBP zone provides standards that encourage high-quality development, buffering, and site design compatible with adjacent properties. By maintaining an office/service focus, the proposed zoning will complement existing development patterns and avoid introducing incompatible or intensive industrial uses.

---

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

Yes. The property is adequately served by existing **roadway access, utilities, and public services** necessary to support development under the proposed CBP zoning designation. The surrounding infrastructure has been planned and constructed to accommodate commercial and employment-related uses consistent with the Office/Service land use designation.

Any future development on the property will be required to comply with Draper City standards for traffic, utilities, drainage, and public services, ensuring that infrastructure capacity is sufficient and impacts are appropriately addressed at the time of site plan review.

---

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

Yes. The proposed CBP zoning designation is consistent with the goals, objectives, and policies of the Draper City General Plan. The property's existing **Office/Service** land use designation anticipates employment-based development that supports economic vitality, job creation, and efficient use of land.

Rezoning the property to CBP implements the General Plan by:

- Supporting planned employment and office uses,
- Encouraging development patterns consistent with surrounding properties, and
- Providing flexibility for high-quality, low-impact commercial development.

The requested zoning amendment advances the City's long-term vision for this area and ensures regulatory alignment between land use policy and zoning implementation.

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

REFERENCE DOCUMENTS

1) WARRANTY DEED ENTRY NO. 13844220, BK 11280, PG 5189-5190
2) DEED OF DEDICATION AND ACCEPTANCE ENTRY NO. 11349362, BK 9999, PG 549
3) WARRANTY DEED ENTRY NO. 12463305, BK 10524, PG 2017-2019
4) QUIT CLAIM DEED ENTRY NO. 10151054, BK 9486, PG 1115-1117
5) WARRANTY DEED ENTRY NO. 12432809, BK 10510, PG 3800-3802
6) WARRANTY DEED ENTRY NO. 12432809, BK 10510, PG 3800-3802
7) WARRANTY DEED ENTRY NO. 13971531, BK 11349, PG 2007
8) WARRANTY DEED ENTRY NO. 14156976, BK 11447, PG 2026
9) ROCKWELL SQUARE CONDOMINIUMS ENTRY NO. 10470401, BK 2007, PG 174
10) THE COVE AT BROWN FARM ENTRY NO. 12849399, BK 2018P, PG 327
11) WHEADON PRESERVE ENTRY NO. 11110043, BK 2011P, PG 2
12) SALT LAKE COUNTY MONUMENT TIE SHEETS
13) AREA REFERENCE PLAT
14) RECORD OF SURVEY S2013-04-0171

EASEMENT REFERENCES

1) PERPETUAL EASEMENT ENTRY NO. 12463306, BK 10524, PG 2020-2022
2) TEMPORARY EASEMENT ENTRY NO. 12463307, BK 10524, PG 2023-2025XX

SIGNIFICANT OBSERVATIONS

A. EXISTING CHAIN LINK FENCE LIES ±0.4' TO ±1.1' EASTERLY OF THE WESTERLY LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.

B. EXISTING CHAIN LINK FENCE OSCILLATES ±0.2' TO ±0.5' SOUTHERLY AND NORTHERLY OF THE NORTHERLY LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.

C. EXISTING CHAIN LINK FENCE LIES ±0.8' TO ±0.9' WESTERLY OF THE EASTERLY LINE OF THE SUBJECT PROPERTY, AS SHOWN HEREON. OWNERSHIP OF SAID FENCE LINE IS UNKNOWN.

GENERAL NOTES

1. ADDRESS AS OBSERVED: 273 EAST 13800 SOUTH, DRAPER, UTAH 84020
2. THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 13800 SOUTH STREET, A PUBLIC RIGHT OF WAY.
3. THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HIATUS.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD FOR THE SUBJECT PROPERTY.
5. ALL UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE ONLY.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY THE SOLID GROUP FOR THE PURPOSE OF RETRACING THE BOUNDARY AND LOCATING PHYSICAL IMPROVEMENTS OF THE PROPERTY LOCATED AT 273 EAST 13800 SOUTH, DRAPER, UTAH.

THE BASIS OF BEARING IS N89°57'25"E FROM A WITNESS CORNER NEAR I-15 AND A WITNESS CORNER AT THE INTERSECTION OF 300 EAST AND 13800 SOUTH, AS SHOWN HEREON. SAID BEARING IS THE SAME BEARING AS SPECIFIED WITHIN MULTIPLE UDOT RIGHT OF WAY DEDICATION DESCRIPTIONS AND ROS S2013-04-0171.

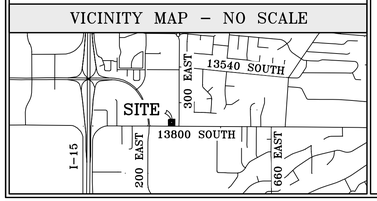
MULTIPLE SURVEYS AND DEEDS CALL OUT THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M AS THE POINT OF COMMENCEMENT FOR THEIR LEGAL DESCRIPTIONS, INCLUDING THE VESTING DEED FOR THE SUBJECT PROPERTY. HOWEVER, THE TIES FROM SAID POINT OF COMMENCEMENT AGREE WITH THE LOCATION OF THE WITNESS CORNER AT THE INTERSECTION OF 300 EAST AND 13800 SOUTH AS THE POINT OF COMMENCEMENT. THIS WAS VERIFIED BY AREA REFERENCE PLAT NOTES AND ADJOINER'S DEED DESCRIPTIONS.

THE DEED BEARINGS HAVE BEEN ROTATED TO AGREE WITH SECTION LINES, MONUMENT LINES, RECORD OF SURVEYS, AND ADJOINER'S DEED DESCRIPTIONS. SAID ROTATION AGREES WITH THE BEARINGS OF EXISTING FENCE LINES.

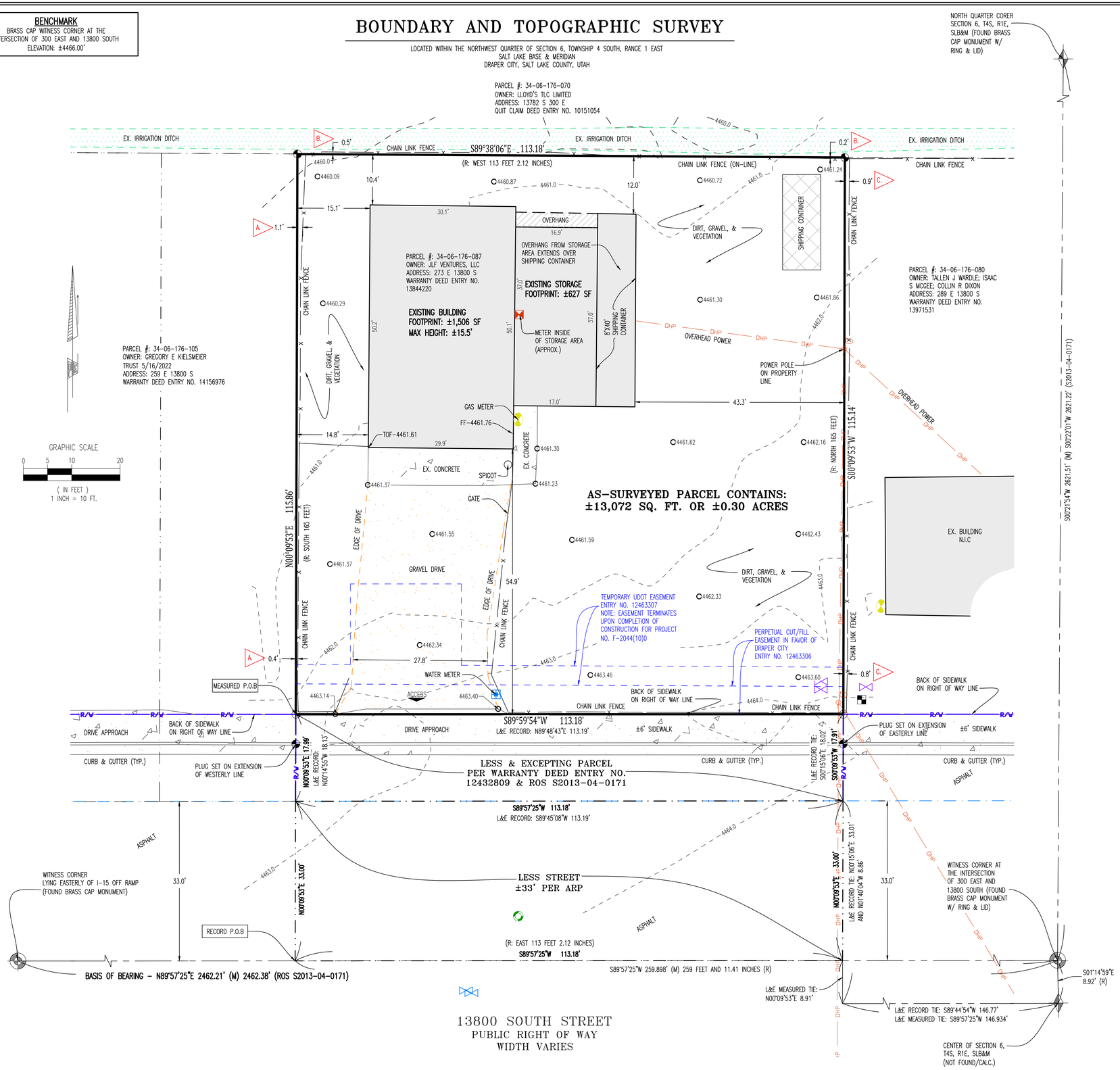
THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BASED UPON ROAD DEDICATION DEEDS AND ROS S2013-04-0171 WHICH AGREES WITH THE PHYSICAL LOCATION OF ROADWAY IMPROVEMENTS.

THE NORTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BASED UPON ADJOINERS DEED SOUTHERLY LINE. SAID LINE AGREES WITH FENCING AND AN IRRIGATION DITCH MARKING THE LINE OF OCCUPATION AND PREVIOUS SURVEYS IN THIS AREA.

VICINITY MAP – NO SCALE



BENCHMARK
BRASS CAP WITNESS CORNER AT THE INTERSECTION OF 300 EAST AND 13800 SOUTH
ELEVATION: ±4466.00'



RECORD DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF DRAPER, COUNTY OF SALT LAKE, STATE OF UT, AND IS DESCRIBED AS FOLLOWS:

BEGINNING 259 FEET 11.41 INCHES WEST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 113 FEET 2.12 INCHES; THENCE NORTH 165 FEET; THENCE WEST 113 FEET 2.12 INCHES; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING LESS STREET.

LESS AND EXCEPT THE FOLLOWING: BEGINNING SOUTH 89°44'54" WEST 146.77 FEET AND NORTH 00°15'06" EAST 33.01 FEET AND NORTH 01°40'04" WEST 8.86 FEET FROM CENTER OF SECTION 6; THENCE SOUTH 89°45'08" WEST 113.19 FEET; THENCE NORTH 0°14'55" WEST 18.13 FEET; THENCE NORTH 89°48'43" EAST 113.19 FEET; THENCE SOUTH 0°15'06" EAST 18.02 FEET TO BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS PARCEL 2 AS DESCRIBED WITHIN A CERTAIN WARRANTY DEED ON FILE AT THE SALT LAKE COUNTY RECORDER'S AS WITHIN ENTRY NUMBER 13844220, IN BOOK 11280, AT PAGE 5189-5190.

HATCHING LEGEND

- BUILDINGS
- BUILDING OVERHANG
- SHIPPING CONTAINER
- CONCRETE
- IRRIGATION DITCH

LEGEND

- POWER POLE
- ELECTRIC METER / BOX
- AIR CONDITIONER UNIT
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- COMM. MANHOLE
- CABLE BOX
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- CORNER SET
- CORNER NOT SET
- MONUMENT
- CURB STORM INLET
- STORM CLEAN OUT
- SANITARY SEWER
- GAS METER
- ACCESS TO PUBLIC RIGHT OF WAY
- SECTION CORNER
- OVERHEAD POWER
- BOUNDARY
- ADJACENT BOUNDARY
- MONUMENT LINE/TIES
- LESS & EXCEPTING
- RIGHT-OF-WAY LINE
- CURB & GUTTER
- PARKING STRIPES
- FENCE
- EDGE OF GRAVEL
- ROS S2013-04-0171
- BUILDING
- BUILDING OVERHANG
- IRRIGATION DITCH

TYP. – TYPICAL
M – MEASURED CALLS
R – RECORD/DEED CALLS
CALC. – CALCULATED
P.O.B – POINT OF BEGINNING

QCD – QUIT CLAIM DEED
SWD – SPECIAL WARRANTY DEED
WD – WARRANTY DEED
ROW OR R/W – RIGHT-OF-WAY

JLF VENTURES PROPERTY

273 EAST 13800 SOUTH, DRAPER, UTAH 84020

SURVEYOR'S CERTIFICATION

I, MARISSA A. CROFT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUNDS OF THE FOLLOWING TRACT OF LAND. THIS SURVEY WAS MADE IN CONFORMITY WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES. IT DOES NOT GUARANTEE TITLE TO THE SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORD; NOR IS IT PROOF OF OWNERSHIP.

JANUARY 16, 2026

MARISSA A. CROFT
REGISTRATION NO. 14215259
IN THE STATE OF UTAH
DATE OF SURVEY: JANUARY 16, 2026
LAST REVISION: NONE

PROFESSIONAL LAND SURVEYOR 14215259 MARISSA A. CROFT STATE OF UTAH

PROJECT #: S-26-002
DRAWN: M. PETERSON
CHECKED: M. CROFT

PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3503

273 EAST 13800 SOUTH
DRAPER, UTAH 84020

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET: 1 OF 1
S1.0

MEMO

To: City Council
From: Todd Taylor
Date: 2026-07-21
Re: Public Hearing: Ordinance #1721

Comments:

This application is a request for approval of Text Amendments for the purpose of amending portions of Draper City Municipal Code (DCMC) Titles 6 and 9 to require short-term rentals be licensed and permitted and to add associated standards.

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

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;
3. The proposed amendment could create a conflict with another section or part of the development codes or the General Plan; and
4. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit.
5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, or engineering.

ATTACHMENTS:

Ordinance No. 1721.pdf
ATTACHMENTS:

City Initiated STR TA Staff Report_Finalized.pdf

ORDINANCE NO. 1721

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF TITLES 6 AND 9 OF THE DRAPER CITY MUNICIPAL CODE RELATED TO SHORT-TERM RENTALS.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by enacting land use regulations, among other methods; and

WHEREAS, it is necessary from time to time to amend certain terms of the Draper City Municipal Code to address new and evolving uses that were not contemplated at the time the Code was originally enacted; and

WHEREAS, Title 6, Chapter 14 of the Draper City Municipal Code has been established to provide business regulations for multiple-family and rental dwelling units; and

WHEREAS, Title 9, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City boundaries; and

WHEREAS, the City Council of Draper City finds good cause to amend the terms and provisions of the Draper City Municipal Code regarding short-term rentals; and

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

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

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of portions of the Draper City Municipal Code.

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

Section 1. **Findings.** The City Council of Draper City has made the following findings regarding the proposed text amendments to Titles 6 and 9 of the Draper City Municipal Code: 1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan; 2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes; 3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan; 4. The potential effects of the proposed amendment

have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; 5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Section 2. **Amendment.** Sections 6-14-010, 6-14-020, and 6-14-030 of the Business Regulations Code, Sections 9-3-040, 9-9-080, 9-10-090, 9-11-110, 9-14-050, 9-17A-020, 9-17B-020, 9-17C-020, 9-17D-020, 9-17E-020, 9-18E-020, 9-18H-020, 9-18K-020, 9-25-060, and 9-25-100 of the Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

Section 3. **Enactment.** Sections 6-14-040, 6-14-050 and 6-14-060 of the Business Regulations Code, Sections 9-5-215, and Chapter 43 of the Land Use and Development Code of the Draper City Municipal Code are hereby enacted to read as set forth in Exhibit A.

Section 4. **Correction of Editing Errors.** The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A prior to submitting the ordinance for publishing.

Section 5. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 21st DAY OF JULY, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

TITLE 6

BUSINESS REGULATIONS

...

CHAPTER 14
MULTIPLE-FAMILY AND RENTAL DWELLING UNITS

6-14-010: DEFINITIONS:

For purposes of this chapter, the following words shall have the following meanings:

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

LONG-TERM RENTAL: A rental dwelling unit that the owner, or the owner's authorized agent, offers for occupancy for thirty (30) or more consecutive days.

MULTIPLE-FAMILY DWELLING UNIT: Any buildings or apartment buildings so arranged, designed, built, rented, loaned, let or hired out to be used or occupied as the home, residence or dwelling unit of three (3) or more families living independently of each other. This definition includes triplexes even if the owner lives in one of the units. ~~Note: The building code considers anything other than single-family detached residences as multi family dwelling units.~~

OWNER: The owner in fee simple of real property as shown in the records of the ~~Salt Lake C~~county recorder's office, including the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, corporation, company, or other entity authorized by the state of Utah, or any combination of the foregoing.

RENTAL DWELLING UNIT: Any individual dwelling unit that is rented, loaned, let or hired out to be used or occupied as a home or residence.

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that the host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

6-14-020: LICENSE REQUIRED:

Every owner of a multiple-family dwelling unit, ~~or of~~ four (4) or more ~~rental dwelling units~~ long-term rentals, and every host of a short-term rental located within the ~~city~~ City shall obtain and maintain a business license from the ~~city~~ City in accordance with the application procedures of this title. Every owner of less than four (4) ~~rental dwelling units~~ long-term rentals within the city shall be exempt from the licensing requirements of this chapter.

6-14-030: FEES:

Every owner of multiple-family dwelling unit(s), or licensed rental dwelling units ~~required to be licensed under this chapter~~, and every host of a short-term rental shall pay the appropriate fees for such license as set forth in the ~~city's~~ City's consolidated fee schedule and in accordance with the provisions of this title. ~~If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee. The fee shall be paid at the time of application for a new or renewal license. The city may, in its sole discretion, enter into a payment plan agreement with the owner alleging the license to pay the fees required hereunder in two (2), three (3) or four (4) equal installment payments made at regular intervals during the term of the license. Failure to make timely payments required pursuant to a payment plan may result in the suspension or revocation of the license and imposition of penalty fees as set forth by the city, or as otherwise provided in the payment plan agreement.~~

6-14-040: PERMIT REQUIRED:

Each host must obtain a short-term rental permit, as provided in Title 9, Chapter 43 of this code, prior to issuance of any business license for the short-term rental.

6-14-050: MUNICIPAL TRANSIENT ROOM TAXES:

Each host of a short-term rental shall pay to the State the municipal transient room taxes in accordance with Chapter 6-13 of this title.

6-14-060: VIOLATIONS:

All multiple-family dwelling units, licensed rental dwelling units, and short-term rentals must meet the terms and conditions of this title and all applicable provisions of Title 9 of this code. Any violations of such provisions shall be deemed a violation of any business license issued hereunder.

...

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise:

...

DWELLING, RENTAL: A dwelling that is used or designated for use as a residence by one or more persons; and

A. Available to be rented, loaned, leased, or hired out for a period of ~~one month~~ thirty (30) consecutive days or longer; or
B. Arranged designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

...

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

...

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that a host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

...

9-5-215: SHORT-TERM RENTAL PERMITS:

A. Purpose: This section sets forth procedures for issuing, renewing, and revoking a short-term rental permit under the provisions of Chapter 43 of this title.

B. Authority: The Zoning Administrator is authorized to review and approve applications for a short-term rental permit.

C. Initiation: The host may request approval of a short-term rental permit.

D. Procedure

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the zoning administrator along with any fee established by the city's consolidated fee schedule. The application shall include at least the following information:

a. The name, address and telephone number of the owner of record and the owner of record's agent, if any.

(1) The name and telephone number of the host who will be available to provide an urgent response to complaints and issues.

b. Scaled site plans illustrating:

(1) Property boundaries;

(2) Layout of existing buildings and setbacks from property lines;

(3) Layout and dimensions of parking spaces and driveways; and

(4) A tabulation table showing the number bedrooms and other sleeping areas available for rent, the maximum occupancy that can be accommodated, and the number of parking spaces.

c. Floor plans for each floor of the buildings on the property, identifying the total area to be used for the short-term rental,

the use of each room, the square footage of bedrooms and sleeping areas, and the location of smoke and carbon monoxide alarms, and fire extinguishers.

d. Other information as needed or requested by the Zoning Administrator to demonstrate that the use conforms to applicable provisions of this title.

2. A signed affidavit sworn by the owner before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting short-term rentals.

3. After the application is determined to be complete, the Zoning Administrator shall review the application and approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection 9-5-215(E). As part of the review process the Zoning Administrator may forward a copy of the application and any related materials to other agencies. Any conditions of approval shall be limited to conditions needed to conform to the approval standards.

4. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision. If approved, the Zoning Administrator shall provide the notice to owners of immediately surrounding properties, including abutting properties and those located across adjacent rights-of-way, and the police and fire departments. The notice will contain the address of the short-term rental, the name and telephone number of the host for urgent response to complaints and issues, and the maximum occupancy.

5. An annual renewal of each short-term rental permit issued under the applicable provisions of Chapter 43 of this title shall be required.

    a. The application for the annual renewal shall consist of a signed and notarized affidavit from the applicant attesting to the following:

        (1) The short-term rental remains in compliance with applicable ordinances and all conditions under which it was approved;

        (2) That continued use the short-term rental will comply with all applicable ordinances and the conditions of the initial short-term rental permit.

    b. When a short-term rental permit is renewed, the Zoning Administrator shall issue a certificate of renewal inclusive of the next annual date on which the certificate and short-term rental permit shall expire if not renewed.

6. Short-term rental permits may not be transferred to a new owner of the property.
7. A record of all short-term rental permits shall be maintained in the office of the Zoning Administrator.

E. Approval Standards: Each short-term rental must:

1. Be a permitted use in the applicable zone;
2. Not be located within an Internal Accessory Dwelling Unit (I-ADU);
3. Comply with development standards of the applicable zone and Chapter 43 of this title;
4. Comply with regulations of general applicability and regulations for the specific use as set forth in this title;
5. Comply with any other applicable requirements of this code and Utah Code; and
6. Not have a significant adverse impact on the appearance, tranquility and standard of living in the surrounding residential units.

F. Appeal of Decision: The applicant or an adversely affected party may appeal the Zoning Administrator's decision to approve or deny a short-term rental permit in accordance with the provisions of section 9-5-180 of this chapter.

G. Effect of Approval: Approval of a short-term rental permit shall authorize the host to establish a short-term rental on the property, or to continue use of a short-term rental in compliance with the requirements of Chapter 43 of this title, and subject to any conditions of approval.

H. Amendments: No element of an approved short-term rental permit shall be changed or modified without first obtaining approval of an amended short-term rental permit by the Zoning Administrator.

I. Violations

1. It shall be a violation for any person to operate a short-term rental without first obtaining a short-term rental permit. Failure to obtain a short-term rental permit shall constitute a violation for which the City may issue a citation for a class C misdemeanor and impose penalties in accordance with the consolidated fee schedule.
2. A short-term rental permit, or renewal of a permit, may be denied or revoked as provided in Section 9-7-060 of this title. In addition to the grounds set forth in Section 9-7-060 of this title, any of the following shall be grounds for revocation:
    a. The property owner or host gave materially false or misleading information in obtaining the permit;

b. The host is not operating the short-term rental as described in the permit;

c. The host has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

d. The host has refused to allow required inspections of the short-term rental;

e. The host is ninety (90) or more days delinquent in paying the municipal transient room taxes related to the short-term rental to the State;

f. The short-term rental has had calls resulting in a total of two (2) written citations or charges within the past twelve-month period; or

g. The operation of the short-term rental has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

J. Expiration: A short-term rental permit shall expire one (1) year from the date of issue, but can be renewed under the provisions of this section.

...

9-9-080: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-9-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones	
	A5	A2
...		
Residential uses:		
...		
Short-term rental	See chapter 43 of this title	
...		

...

9-10-090: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-10-1

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
...								
Residential uses:								
...								
Short-term rental	See chapter 43 of this title							
...								

...

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones					
	...	O-R	TC	...	MARF	...
...						
Residential uses:						
...						
Short-term rental	See chapter 43 of this title					
...						

...

9-14-050: USE REGULATIONS

...

TABLE 9-14-1

ALLOWED USES IN THE TSD ZONE

Use	Intensity Areas		
	TSD-1	TSD-2	TSD-3
...			
Residential uses:			
...			
Short-term rental	See chapter 43 of this title		
...			

...

9-17A-020: PERMITTED USES:

...

Uses as listed in chapters 34, "Home Occupations", ~~and~~ 36, "Public Utility Substations", and 43 "Short-Term Rentals" of this title; and title 6, chapter 16, "Temporary Uses", of this code.

...

9-17B-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-17C-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-17D-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-17E-020: PERMITTED USES:

...

Short-Term Rentals (subject to chapter 43 of this title).

...

9-18E-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-18H-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-18K-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-25-060: NUMBER AND TYPE OF PARKING SPACES:

...

F. Tandem Parking Spaces: Tandem parking spaces shall count toward required

parking as only a single parking space per pairing. Both spaces in an unobstructed tandem pairing may be counted toward required parking in the following instances:

1. Single-family or two-family dwellings; or
2. Multi-family dwellings, including townhomes, with private garages and driveways meeting at least the minimum dimensions of standard parking spaces may count toward resident parking requirements, but the private garages shall not count toward visitor parking requirements; or
3. Short-term rentals; or
4. ~~3.~~ Developments using valet parking when managed through approved valet services.

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

Land Uses	Parking Calculation Standards
...	...
Residential uses:	
...	
Short-Term Rentals	2 spaces per short-term rental, plus 0.5 additional space for each bedroom exceeding 2 bedrooms
...	...

...

CHAPTER 43

SHORT-TERM RENTALS

9-43-010: PURPOSE

The purpose of this chapter is to establish use and development regulations for short-term rentals in residential units. These regulations seek to allow for short-term rentals while also protecting the peace, safety and general welfare of existing neighborhoods.

9-43-020: SCOPE

The requirements of this chapter shall apply to all short-term rentals within the City.

A. Short-term rentals shall be a permitted use in all zoning districts that allow residential uses after obtaining a short-term rental permit and a business license.

1. A short-term rental shall not include any tent, trailer, camper, recreational vehicle, or in a structure that does not have an occupancy permit.
2. A short-term rental permit may be issued for a Detached Accessory Dwelling Unit (D-ADU) if the owner possesses a valid ADU permit.
3. A short-term rental shall not be permitted on any property with an Internal Accessory Dwelling Unit (I-ADU).
4. A short-term rental shall not be allowed in any residential unit that has a current residential lease or rental contract of thirty (30) or more consecutive days.

B. The following are exempt from the provisions of this Chapter:

1. A dwelling unit with a residential lease or rental contract of thirty (30) or more consecutive days.
2. RV parks, manufactured and mobile home parks, bed and breakfasts inns, hotels, and motels or motor lodges.

C. Short-term rentals shall not be used for commercial purposes.

9-43-030: GENERAL REGULATIONS

A. Occupancy

1. Only one (1) short-term rental is allowed per residential unit. For the purposes of this section, a D-ADU together with the single family dwelling unit it is accessory to, shall count as a single residential unit.
2. The short-term rental shall only be rented for a minimum duration of three (3) consecutive nights and a maximum duration of less than thirty (30) consecutive days.
3. The short-term rental shall only be rented to one (1) renter at any given time.
    a. The renter must be at least twenty-one (21) years old and occupy the unit during the stay.
    b. The renter shall provide the host with the number of guests that will occupy the short-term rental during the rental period.
    c. The host shall not divide and rent out other portions of the residential unit to multiple renters at the same time.

4. The host shall set the maximum occupancy of guests in the short-term rental and demonstrate sufficient parking has been provided based on the following:
    a. Areas in the residential unit designated for sleeping purposes shall follow the requirements of a bedroom for the purposes of this chapter, and for calculating required parking.
    b. Every bedroom shall contain at least 70 square feet of floor area as required by the current building codes adopted by the City.
    c. Occupancy shall be two (2) persons per bedroom. However, where more than two (2) persons are proposed to occupy a bedroom, the required floor area shall be increased at the rate of 50 square feet for each person in excess of two (2).
    d. The number of guests shall not exceed the maximum occupancy set for the short-term rental on the permit.

B. Parking:
1. Parking for the short-term rental shall be provided off-street and must meet the requirements of Chapter 9-25 of this title. The required parking will be calculated based on the total area designated for the short-term rental. Required parking resulting in a fractional number shall be rounded up to the next whole number.
2. If only a portion of the residential unit is to be used for the short-term rental, required parking will be in addition to the minimum parking required for the residential unit. Parking for the short-term rental shall not impede access to the required parking for the residential unit.
3. A garage may count towards the required parking if the guests are provided access by the host.

C. Urgent Response:
1. To ensure prompt response to complaints and issues while a short-term rental is being rented, the host must:
    a. Be available by telephone 24 hours per day during an active rental.
    b. Be able to physically respond, or if unavailable, designate a responsible party with decision-making authority to physically respond to the short-term rental within 30 minutes of any legitimate complaint or issue.
        1. Upon notification that the guests or occupants of the short-term rental have violated applicable laws, the host or responsible party shall use their most diligent best efforts

to prevent a recurrence of such conduct by those persons and all future guests.

2. Upon notification that the guest or occupants of the short-term rental have failed to comply with applicable laws on two (2) or more occasions during occupancy of the short-term rental, the host or responsible party shall promptly evict those persons.

c. Provide information on current occupants to police, fire or other emergency personnel, if requested.

d. Provide an updated telephone number to the City as such information changes.

D. Posting:

1. The following information must be posted inside the short-term rental:

a. A copy of the short-term rental permit and business license.

b. The name and phone number of the host for urgent response.

c. A list of all rules applicable to short-term rentals.

d. A copy of the Draper City Short-Term Rental Good Neighbor Guidelines.

2. A sign must be posted on the exterior of the short term rental near the main entrance that includes the name and phone number of the host for urgent response.

a. The sign shall not exceed eight (8) inches by eleven (11) inches in dimension.

b. The sign shall contain no advertising for the use.

E. Noise: The host shall ensure that all renters are aware of and adhere to Title 7, Chapter 6, Noise Control, of this code.

F. Health and Safety:

1. Fire Extinguishers: One 2-A:10-B:C minimum rated fire extinguisher is required in the short-term rental. It must be mounted in a readily visible and accessible location, or appropriately signed identifying its location. The fire extinguisher is required to be serviced or replaced every year.

2. Smoke Alarms: Smoke alarms are required to be installed in all the following locations: inside every sleeping area, in the general vicinity outside every sleeping area, and on every floor. The smoke alarms must be interconnected so the actuation of one smoke alarm sets off all smoke alarms within the short-term rental. Smoke alarms must be installed and

replaced in accordance with manufacturer's instructions. Primary power for smoke alarms must be supplied from the building power and equipped with a battery backup unless it was not required at the time the residential unit was constructed. In such cases, battery operated smoke alarms are allowed.

3. Carbon Monoxide Alarms: Carbon monoxide alarms are required in the following locations when the unit has at least one fuel-fired appliance: in the general vicinity outside every sleeping area, inside sleeping areas that have fuel-fired equipment within the sleeping area, and on every floor. Carbon monoxide alarms must be installed and replaced in accordance with manufacturer's instructions. Primary power for carbon monoxide alarms must be supplied from the building power and equipped with a battery backup.
4. Fire Sprinkler System: If the short-term rental is equipped with an automatic fire sprinkler system, it must be inspected routinely (annually) by a qualified person and be maintained in operable condition.
5. Electrical: Electrical panels must have adequate clearance around them. Non-surge protected extension cords and multi-plug adapters can be used for temporary wiring only.
6. Premises Identification: A permanent address must be installed in a location that is visible from the street, and a unit number by the front door if applicable.

G. Maintenance: The host shall adhere to all City ordinances relating to the of maintenance of the short-term rental property.

H. Listing: The host shall include the business license and short-term rental permit numbers in any online listing advertisements for the short-term rental.

9-43-040: INSPECTION:

After a short-term rental permit has been approved, the City may make periodic inspections as authorized in Section 9-7-080 of this title to ensure compliance with the provisions of this title and all other applicable laws.

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 18, 2026

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

From: Development Review Committee

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

Re: <u>City Initiated Short-Term Rentals – Text Amendment Request</u>

Application No.:	2026-0090-TA
Applicant:	Draper City
Project Location:	City Wide
Current Zoning:	City Wide
Acreage:	City Wide
Request:	Request for approval of Text Amendments to Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to require short-term rentals be licensed and permitted and to add associated standards.

BACKGROUND AND SUMMARY

This application is a request for approval of Text Amendments for the purpose of amending portions of DCMC Titles 6 and 9 to require short-term rentals be licensed and permitted and to add associated standards.

This proposal is in response to a request of the City Council to City Staff that an amendment to the text of the DCMC be brought forward to regulate short-term rentals. Short-term rentals allow a property owner to rent all or a portion of their residential unit to the public for a length of less than thirty (30) consecutive days. Study sessions were held with the City Council on March 18, 2025, February 17, 2026, and May 19, 2026. The proposed text amendments have incorporated feedback received during those sessions.

ANALYSIS

Currently, the DCMC only has one standard related to short-term rentals. DCMC Section 9-31-030(H) prohibits an internal accessory dwelling unit (I-ADU) from being rented or leased for less than thirty (30) consecutive days. The proposed text amendment would add short-term rentals as an allowed use in any zone that allows residential units, and require that they obtain a short-term rental permit and a business license.

The modifications being proposed to the DCMC are listed and reviewed by section in the report below. The legislative copy of the changes can be found in Exhibit B of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black.

Text Amendments.

DCMC Section 6-14-010: Definitions: This section lists the definitions that are used throughout Chapter 14. The proposed text adds definitions for *host*, *long-term rental*, and *short-term rental* and the definitions for *multiple-family dwelling unit* and *owner* have been slightly modified.

DCMC Section 6-14-020: License Required: This next section lists uses required to get a business license. The proposed text adds short-term rentals to the uses that will require a business license.

DCMC Section 6-14-030: Fees: This section indicates that a fee is required for a business license. The proposed text indicates that the host of a short-term rental will be required to pay a fee for the business license. Language related to how payments can be made has been removed.

DCMC Section 6-14-040: Permit Required: This section was added to indicate that a short-term rental permit must be obtained prior to issuance of the business license.

DCMC Section 6-14-050: Municipal Transient Room Taxes: This section was added to require the host of the short-term rental to pay the municipal transient room tax to the State.

DCMC Section 6-14-060: Violations: This section was added to indicate that all long-term rentals that require a license, and all short-term rentals are in violation if they do not comply with Title 9.

DCMC Section 9-3-040: Definitions: This section lists definitions that are used throughout Title 9, Land Use and Development Regulations, including the definition of uses. The proposed text adds definitions for *host* and *short-term rental*.

DCMC Section 9-5-215: Short-Term Rental Permits: This section has been added to indicate the procedures for the Zoning Administrator to issue, renew, or revoke a short-term rental permit.

- Applications. The owner, or an owner's authorized agent, as a host can apply for a short-term rental permit. The application would require contact information for the host for urgent response to complaints, a site plan, and a floor plan. An affidavit from the owner would also be required to ensure the property has no restrictions prohibiting short-term rentals.
- Notice. If approved, notice will be provided to abutting property owners and the police and fire departments.
- Renewal. Annual renewal of the short-term rental permit will be required.
- Violations. The short-term rental permit, or renewal of a short-term rental permit, may be denied or revoked by the Zoning Administrator based upon several criteria. Appeals to the determination can be made pursuant to DCMC Section 9-5-180.

DCMC Section 9-9-080: Uses and Development Standards Tables: Table 9-9-1 in this section lists the uses allowed in the agricultural zones. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43. This is similar to how accessory dwellings are shown in the table.

DCMC Section 9-10-090: Uses and Development Standards Tables: Table 9-10-1 in this section lists the uses allowed in the residential zones. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43. This is similar to how accessory dwellings and home occupations are shown in the table.

DCMC Section 9-11-110: Uses and Development Standards Tables: Table 9-11-1 in this section lists the uses allowed in the commercial zones. The proposed text adds short-term rental to the list of uses in the O-R, TC, and MARF zones, which allow residential uses, and specifies that they shall follow Chapter 43. This is similar to how home occupations are shown in the table.

DCMC Section 9-14-050: Use Regulations: Table 9-14-1 in this section lists the uses allowed in the Transit Station District (TSD) zone. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43. This is similar to how home occupations are shown in the table.

DCMC Section 9-17A-020: Permitted Uses: This section lists the permitted uses in the Fox Gate Farms Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17B-020: Permitted Uses: This section lists the permitted uses in the Corner Canyon Vista Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17C-020: Permitted Uses: This section lists the permitted uses in the South Fork Estates Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17D-020: Permitted Uses: This section lists the permitted uses in the Valle di Villa/Valle di Villa East Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17E-020: Permitted Uses: This section lists the permitted uses in the Bellevue Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-18E-020: Permitted Uses: This section lists the permitted uses in the Day Dairy Commercial Special District, which allows residential uses. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-18H-020: Permitted Uses: This section lists the permitted uses in the Draper Pointe Mixed Use Commercial Special District, which allows residential uses. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-18K-020: Permitted Uses: This section lists the permitted uses in the Highline Commercial Special District, which allows residential uses. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-25-060: Number and Type of Parking Spaces: This section describes how tandem parking spaces can be counted. The proposed text add short-term rentals to the list of uses that can count tandem parking spaces as two spaces, similar to single-family, two-family, and multi-family dwellings.

DCMC Section 9-25-100: Tables and Figures: Table 9-25-1 in this section lists the parking standards for different land uses. The proposed text adds short-term rentals and requires two (2) spaces for a short-term rental, plus 0.5 additional space for each bedroom exceeding two (2) bedrooms.

DCMC Chapter 43: Short-Term Rentals: This chapter has been added to provide development standards for short-term rentals.

DCMC Section 9-43-010: Purpose: This section has been added to provide the purpose for Chapter 43 in allowing short-term rentals while protecting the peace, safety and general welfare of existing neighborhoods.

DCMC Section 9-43-020: Scope: This section has been added to allow short-term rentals in all zoning districts that allow residential uses. It excludes tents, trailers, campers, recreational vehicles, structures that do not have an occupancy permit, and I-ADUs from being used as short-term rentals. It does not allow a residential unit which already has a long-term rental (30 or more consecutive days) from also being used as a short-term rental. Finally, it prohibits the short-term rental from being used for commercial events. During the study sessions, the City Council requested the prohibition of parties, however, the City Attorney determined that this restriction would present legal challenges.

DCMC Section 9-43-030: General Regulations: This section has been added to indicate the general regulations for a short-term rental.

- Occupancy. Only one short-term rental is allowed per residential unit. The short term rental shall be rented for a minimum duration of three (3) consecutive nights and a maximum duration of less than thirty (30) consecutive days. The short-term rental can only be rented to one (1) renter at a time. The host shall set the occupancy limit of the short-term rental based on parking requirements and bedroom square footage. During the study sessions, the City Council requested that visitors be prohibited, however, the City Attorney determined that this restriction would present legal challenges.
- Parking. Off-street parking is required and will be calculated based on the total area designated for the short-term rental.
- Urgent Response. In order to ensure prompt response to complaints or police or fire issues, the host is required to be available by telephone while a short-term rental is being rented. If needed, the host, or a designated party with decision-making authority must be able to physically respond to the short-term rental within thirty (30) minutes.
- Posting. A copy of the short-term rental permit and business license must be posted in the short-term rental as well as the contact information for the host, a list of rules, and a copy of the Good Neighbor Short-Term Rental guidelines.
- Signage. No advertising signs visible from the exterior are allowed.
- Noise. The host shall ensure that all renters are aware of and adhere to Chapter 7-6, Noise Control, of City code. During the study sessions, the City Council requested that outdoor quiet hours be established between 10:00 p.m. and 7:00 a.m., however, the City Attorney determined that this restriction would present legal challenges.
- Health and Safety. A fire extinguisher, smoke alarms, and carbon monoxide alarms will be required. If equipped with an automatic fire sprinkler system, the system must be inspected annually.

- Maintenance. The host must adhere to all City ordinances for the maintenance of the short-term rental property.
- Listing. The host must include the business license and short-term rental permit numbers in any online listings for the short-term rental.

DCMC Section 9-43-040: Inspection: This section was added to allow the City to conduct inspections as needed to ensure compliance.

Criteria For Approval.

A Text Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in DCMC Section 9-5-060(E)(2):

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

REVIEWS

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

Business Licensing Division. The Draper City Business License Official has completed his review of the Text Amendment. 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 Text 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 Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Police Department Review. A Draper City Police Captain has completed his review of the Text Amendment submission. Comments from this department, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Short-Term Rentals Text Amendment, as requested by Draper City, Application No. 2026-0090-TA, based on the following findings and the criteria for approval as listed in the Staff Report dated May 18, 2026.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Short-Term Rentals Text Amendment, as requested by Draper City, Application No. 2026-0090-TA, based on the findings and criteria for approval listed in the Staff Report dated May 18, 2026, and as modified by the following additional recommended modifications or findings:

1. (List any additional modifications or findings…)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the City Initiated Short-Term Rentals Text Amendment, as requested by Draper City, Application No. 2026-0090-TA, based on the following findings and the criteria for denial as listed in the Staff Report dated May 18, 2026.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;
3. The proposed amendment could create a conflict with another section or part of the development codes or the General Plan; and
4. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit.
5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, or engineering.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield Digitally signed by Brien Maxfield DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield Date: 2026.05.20 14:28:14-06'00'

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: 2026.05.20 13:42:13-06'00'

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley Date: 2026.05.20 15:33:00-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes Date: 2026.05.20 13:41:48-06'00'

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 received.

Business Licensing Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Police Department Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

TITLE 6

BUSINESS REGULATIONS

...

CHAPTER 14
MULTIPLE-FAMILY AND RENTAL DWELLING UNITS

6-14-010: DEFINITIONS:

For purposes of this chapter, the following words shall have the following meanings:

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

LONG-TERM RENTAL: A rental dwelling unit that the owner, or the owner's authorized agent, offers for occupancy for thirty (30) or more consecutive days.

MULTIPLE-FAMILY DWELLING UNIT: Any buildings or apartment buildings so arranged, designed, built, rented, loaned, let or hired out to be used or occupied as the home, residence or dwelling unit of three (3) or more families living independently of each other. This definition includes triplexes even if the owner lives in one of the units. ~~Note: The building code considers anything other than single-family detached residences as multi family dwelling units.~~

OWNER: The owner in fee simple of real property as shown in the records of the ~~Salt Lake C~~county recorder's office, including the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, corporation, company, or other entity authorized by the state of Utah, or any combination of the foregoing.

RENTAL DWELLING UNIT: Any individual dwelling unit that is rented, loaned, let or hired out to be used or occupied as a home or residence.

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that the host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

6-14-020: LICENSE REQUIRED:

Every owner of a multiple-family dwelling unit, ~~or of~~ four (4) or more ~~rental dwelling units~~ long-term rentals, and every host of a short-term rental located within the ~~city~~ City shall obtain and maintain a business license from the ~~city~~ City in accordance with the application procedures of this title. Every owner of less than four (4) ~~rental dwelling units~~ long-term rentals within the city shall be exempt from the licensing requirements of this chapter.

6-14-030: FEES:

Every owner of multiple-family dwelling unit(s), or licensed rental dwelling units ~~required to be licensed under this chapter~~, and every host of a short-term rental shall pay the appropriate fees for such license as set forth in the ~~city's~~ City's consolidated fee schedule and in accordance with the provisions of this title. ~~If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee. The fee shall be paid at the time of application for a new or renewal license. The city may, in its sole discretion, enter into a payment plan agreement with the owner alleging the license to pay the fees required hereunder in two (2), three (3) or four (4) equal installment payments made at regular intervals during the term of the license. Failure to make timely payments required pursuant to a payment plan may result in the suspension or revocation of the license and imposition of penalty fees as set forth by the city, or as otherwise provided in the payment plan agreement.~~

6-14-040: PERMIT REQUIRED:

Each host must obtain a short-term rental permit, as provided in Title 9, Chapter 43 of this code, prior to issuance of any business license for the short-term rental.

6-14-050: MUNICIPAL TRANSIENT ROOM TAXES:

Each host of a short-term rental shall pay to the State the municipal transient room taxes in accordance with Chapter 6-13 of this title.

6-14-060: VIOLATIONS:

All multiple-family dwelling units, licensed rental dwelling units, and short-term rentals must meet the terms and conditions of this title and all applicable provisions of Title 9 of this code. Any violations of such provisions shall be deemed a violation of any business license issued hereunder.

...

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise:

...

DWELLING, RENTAL: A dwelling that is used or designated for use as a residence by one or more persons; and

A. Available to be rented, loaned, leased, or hired out for a period of ~~one month~~ thirty (30) consecutive days or longer; or

B. Arranged designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

...

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that a host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

...

9-5-215: SHORT-TERM RENTAL PERMITS:

A. Purpose: This section sets forth procedures for issuing, renewing, and revoking a short-term rental permit under the provisions of Chapter 43 of this title.

B. Authority: The Zoning Administrator is authorized to review and approve applications for a short-term rental permit.

C. Initiation: The host may request approval of a short-term rental permit.

D. Procedure

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the zoning administrator along with any fee established by the city's consolidated fee schedule. The application shall include at least the following information:

a. The name, address and telephone number of the owner of record and the owner of record's agent, if any.

(1) The name and telephone number of the host who will be available to provide an urgent response to complaints and issues.

b. Scaled site plans illustrating:

(1) Property boundaries;

(2) Layout of existing buildings and setbacks from property lines;

(3) Layout and dimensions of parking spaces and driveways; and

(4) A tabulation table showing the number bedrooms and other sleeping areas available for rent, the maximum occupancy that can be accommodated, and the number of parking spaces.

c. Floor plans for each floor of the buildings on the property, identifying the total area to be used for the short-term rental,

the use of each room, the square footage of bedrooms and sleeping areas, and the location of smoke and carbon monoxide alarms, and fire extinguishers.

d. Other information as needed or requested by the Zoning Administrator to demonstrate that the use conforms to applicable provisions of this title.

2. A signed affidavit sworn by the owner before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting short-term rentals.

3. After the application is determined to be complete, the Zoning Administrator shall review the application and approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection 9-5-215(E). As part of the review process the Zoning Administrator may forward a copy of the application and any related materials to other agencies. Any conditions of approval shall be limited to conditions needed to conform to the approval standards.

4. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision. If approved, the Zoning Administrator shall provide the notice to abutting property owners and the police and fire departments. The notice will contain the address of the short-term rental, the name and telephone number of the host for urgent response to complaints and issues, and the maximum occupancy.

5. An annual renewal of each short-term rental permit issued under the applicable provisions of Chapter 43 of this title shall be required.

    a. The application for the annual renewal shall consist of a signed and notarized affidavit from the applicant attesting to the following:

        (1) The short-term rental remains in compliance with applicable ordinances and all conditions under which it was approved;

        (2) That continued use the short-term rental will comply with all applicable ordinances and the conditions of the initial short-term rental permit.

    b. When a short-term rental permit is renewed, the Zoning Administrator shall issue a certificate of renewal inclusive of the next annual date on which the certificate and short-term rental permit shall expire if not renewed.

6. Short-term rental permits may not be transferred to a new owner of the property.

7. A record of all short-term rental permits shall be maintained in the office of the Zoning Administrator.

E. Approval Standards: Each short-term rental must:

1. Be a permitted use in the applicable zone;
2. Not be located within an Internal Accessory Dwelling Unit (I-ADU);
3. Comply with development standards of the applicable zone and Chapter 43 of this title;
4. Comply with regulations of general applicability and regulations for the specific use as set forth in this title;
5. Comply with any other applicable requirements of this code and Utah Code; and
6. Not have a significant adverse impact on the appearance, tranquility and standard of living in the surrounding residential units.

F. Appeal of Decision: The applicant or an adversely affected party may appeal the Zoning Administrator's decision to approve or deny a short-term rental permit in accordance with the provisions of section 9-5-180 of this chapter.

G. Effect of Approval: Approval of a short-term rental permit shall authorize the host to establish a short-term rental on the property, or to continue use of a short-term rental in compliance with the requirements of Chapter 43 of this title, and subject to any conditions of approval.

H. Amendments: No element of an approved short-term rental permit shall be changed or modified without first obtaining approval of an amended short-term rental permit by the Zoning Administrator.

I. Violations: A short-term rental permit, or renewal of a permit, may be denied or revoked as provided in Section 9-7-060 of this title. In addition to the grounds set forth in Section 9-7-060 of this title, any of the following shall be grounds for revocation.

1. The property owner or host gave materially false or misleading information in obtaining the permit;
2. The host is not operating the short-term rental as described in the permit;
3. The host has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;
4. The host has refused to allow required inspections of the short-term rental;

5. The host is ninety (90) or more days delinquent in paying the municipal transient room taxes related to the short-term rental to the State;

6. The short-term rental has had calls resulting in a total of two (2) written citations or charges within the past twelve-month period; or

7. The operation of the short-term rental has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

J. Expiration: A short-term rental permit shall expire one (1) year from the date of issue, but can be renewed under the provisions of this section.

...

9-9-080: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-9-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones	
	A5	A2
...		
Residential uses:		
...		
Short-term rental	See chapter 43 of this title	
...		

...

9-10-090: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-10-1

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
...								
Residential uses:								
...								
Short-term rental	See chapter 43 of this title							
...								

...

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones					
	...	O-R	TC	...	MARF	...
...						
Residential uses:						
...						
Short-term rental	See chapter 43 of this title					
...						

...

9-14-050: USE REGULATIONS

...

TABLE 9-14-1

ALLOWED USES IN THE TSD ZONE

Use	Intensity Areas		
	TSD-1	TSD-2	TSD-3
...			
Residential uses:			
...			
Short-term rental	See chapter 43 of this title		
...			

...

CHAPTER 17

RESIDENTIAL SPECIAL DISTRICTS (RSD)

...

ARTICLE A. FOX GATE FARMS

...

9-17A-020: PERMITTED USES:

...

Uses as listed in chapters 34, "Home Occupations", ~~and~~ 36, "Public Utility Substations", and 43 "Short-Term Rentals" of this title; and title 6, chapter 16, "Temporary Uses", of this code.

...

ARTICLE B. CORNER CANYON VISTA

...

9-17B-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE C. SOUTH FORK ESTATES

...

9-17C-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE D. VALLE DI VILLA/VALLE DI VILLA EAST

...

9-17D-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE E. BELLEVUE

...

9-17E-020: PERMITTED USES:

...

Short-Term Rentals (subject to chapter 43 of this title).

...

CHAPTER 18

COMMERCIAL SPECIAL DISTRICTS (CSD)

...

ARTICLE E. DAY DAIRY COMMERCIAL SPECIAL DISTRICT

...

9-18E-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE H. DRAPER POINTE MIXED USE COMMERCIAL SPECIAL DISTRICT

...

9-18H-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE K. HIGHLINE COMMERCIAL SPECIAL DISTRICT

...

9-18K-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-25-060: NUMBER AND TYPE OF PARKING SPACES:

...

F. Tandem Parking Spaces: Tandem parking spaces shall count toward required parking as only a single parking space per pairing. Both spaces in an unobstructed tandem pairing may be counted toward required parking in the following instances:

1. Single-family or two-family dwellings; or
2. Multi-family dwellings, including townhomes, with private garages and driveways meeting at least the minimum dimensions of standard parking spaces may count toward resident parking requirements, but the private garages shall not count toward visitor parking requirements; or
3. Short-term rentals; or
4. ~~3.~~ Developments using valet parking when managed through approved valet services.

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

Land Uses	Parking Calculation Standards
...	...
Residential uses:	
...	
Short-Term Rentals	2 spaces per short-term rental, plus 0.5 additional space for each bedroom exceeding 2 bedrooms
...	...

...

CHAPTER 43

SHORT-TERM RENTALS

9-43-010: PURPOSE

The purpose of this chapter is to establish use and development regulations for short-term rentals in residential units. These regulations seek to allow for short-term rentals while also protecting the peace, safety and general welfare of existing neighborhoods.

9-43-020: SCOPE

The requirements of this chapter shall apply to all short-term rentals within the City.

A. Short-term rentals shall be a permitted use in all zoning districts that allow residential uses after obtaining a short-term rental permit and a business license.

    1. A short-term rental shall not include any tent, trailer, camper, recreational vehicle, or in a structure that does not have an occupancy permit.

    2. A short-term rental permit may be issued for a Detached Accessory Dwelling Unit (D-ADU) if the owner possesses a valid ADU permit.

    3. A short-term rental shall not be permitted on any property with an Internal Accessory Dwelling Unit (I-ADU).

    4. A short-term rental shall not be allowed in any residential unit that has a current residential lease or rental contract of thirty (30) or more consecutive days.

B. The following are exempt from the provisions of this Chapter:

1. A dwelling unit with a residential lease or rental contract of thirty (30) or more consecutive days.
2. RV parks, manufactured and mobile home parks, bed and breakfasts inns, hotels, and motels or motor lodges.

C. Short-term rentals shall not be used for commercial purposes or events.

9-43-030: GENERAL REGULATIONS

A. Occupancy

1. Only one (1) short-term rental is allowed per residential unit. For the purposes of this section, a D-ADU together with the single family dwelling unit it is accessory to, shall count as a single residential unit.
2. The short-term rental shall only be rented for a minimum duration of three (3) consecutive nights and a maximum duration of less than thirty (30) consecutive days.
3. The short-term rental shall only be rented to one (1) renter at any given time.
    a. The renter shall provide the host with the number of guests that will occupy the short-term rental during the rental period.
    b. The host shall not divide and rent out other portions of the residential unit to multiple renters at the same time.
4. The host shall set the maximum occupancy of guests in the short-term rental and demonstrate sufficient parking has been provided based on the following:
    a. Areas in the residential unit designated for sleeping purposes shall follow the requirements of a bedroom for the purposes of this chapter, and for calculating required parking.
    b. Every bedroom shall contain at least 70 square feet of floor area as required by the current building codes adopted by the City.
    c. Occupancy shall be two (2) persons per bedroom. However, where more than two (2) persons are proposed to occupy a bedroom, the required floor area shall be increased at the rate of 50 square feet for each person in excess of two (2).
    d. The number of guests shall not exceed the maximum occupancy set for the short-term rental on the permit.

B. Parking:

1. Parking for the short-term rental shall be provided off-street and must meet the requirements of Chapter 9-25 of this title. The required parking

will be calculated based on the total area designated for the short-term rental. Required parking resulting in a fractional number shall be rounded up to the next whole number.

2. If only a portion of the residential unit is to be used for the short-term rental, required parking will be in addition to the minimum parking required for the residential unit. Parking for the short-term rental shall not impede access to the required parking for the residential unit.

3. A garage may count towards the required parking if the guests are provided access by the host.

C. Urgent Response:

1. To ensure prompt response to complaints and issues while a short-term rental is being rented, the host must:

a. Be available by telephone 24 hours per day during an active rental.

b. Be able to physically respond, or if unavailable, designate a responsible party with decision-making authority to physically respond to the short-term rental within 30 minutes of any legitimate complaint or issue.

c. Provide information on current occupants to police, fire or other emergency personnel, if requested.

d. Provide an updated telephone number to the City as such information changes.

D. Posting: The following information must be posted inside the short-term rental:

1. A copy of the short-term rental permit and business license.

2. The name and phone number of the host for urgent response.

3. A list of all rules applicable to short-term rentals.

4. A copy of the Good Neighbor Short-Term Rental guidelines.

E. Signage: A short-term rental shall not have any signs visible from the exterior of the premises that advertise the use.

F. Noise: The host shall ensure that all renters are aware of and adhere to Title 7, Chapter 6, Noise Control, of this code.

G. Health and Safety:

1. Fire Extinguishers: One 2-A:10-B:C minimum rated fire extinguisher is required in the short-term rental. It must be mounted in a readily visible and accessible location, or appropriately signed identifying its location. The fire extinguisher is required to be serviced or replaced every year.

2. Smoke Alarms: Smoke alarms are required to be installed in all the following locations: inside every sleeping area, in the general vicinity outside every sleeping area, and on every floor. The smoke alarms must be interconnected so the actuation of one smoke alarm sets off all smoke alarms within the short-term rental. Smoke alarms must be installed and replaced in accordance with manufacturer's instructions. Primary power for smoke alarms must be supplied from the building power and equipped with a battery backup unless it was not required at the time the residential unit was constructed. In such cases, battery operated smoke alarms are allowed.
3. Carbon Monoxide Alarms: Carbon monoxide alarms are required in the following locations when the unit has at least one fuel-fired appliance: in the general vicinity outside every sleeping area, inside sleeping areas that have fuel-fired equipment within the sleeping area, and on every floor. Carbon monoxide alarms must be installed and replaced in accordance with manufacturer's instructions. Primary power for carbon monoxide alarms must be supplied from the building power and equipped with a battery backup.
4. Fire Sprinkler System: If the short-term rental is equipped with an automatic fire sprinkler system, it must be inspected routinely (annually) by a qualified person and be maintained in operable condition.
5. Electrical: Electrical panels must have adequate clearance around them. Non-surge protected extension cords and multi-plug adapters can be used for temporary wiring only.
6. Premises Identification: A permanent address must be installed in a location that is visible from the street, and a unit number by the front door if applicable.

H. Maintenance: The host shall adhere to all City ordinances relating to the of maintenance of the short-term rental property.

I. Listing: The host shall include the business license and short-term rental permit numbers in any online listing advertisements for the short-term rental.

9-43-040: INSPECTION:

After a short-term rental permit has been approved, the City may make periodic inspections as authorized in Section 9-7-080 of this title to ensure compliance with the provisions of this title and all other applicable laws.

MEMO

To: City Council
From: Todd Taylor
Date: 2026-07-21
Re: Action Item: Resolution #26-33

Comments:

Draper City has adopted text amendments to the Draper City Municipal Code (DCMC) regarding short-term rentals. DCMC Section 9-43-030(D)(1)(d) requires the host to post the City's Short-Term Rental Good Neighbor Guidelines in the short-term rental. The City drafted the Short-Term Rental Good Neighbor Guidelines to help educate guests regarding expectations for property maintenance, noise control, parking, and respectful conduct during their stay in the City. The purpose of this resolution is to adopt the Draper City Good Neighbor Guidelines document.

ATTACHMENTS:

Resolution No. 26-33.pdf

RESOLUTION NO. 26-33

A RESOLUTION OF THE DRAPER CITY COUNCIL ADOPTING THE DRAPER CITY SHORT-TERM RENTAL GOOD NEIGHBOR GUIDELINES.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by enacting land use regulations, among other methods; and

WHEREAS, the City Council has adopted an ordinance which regulates short-term rentals within Draper City; and

WHEREAS, the City Council seeks to promote the peaceful enjoyment of residential neighborhoods while supporting responsible short-term rentals; and

WHEREAS, the adoption of Short-Term Rental Good Neighbor Guidelines will help educate hosts and guests regarding expectations for property maintenance, noise control, parking, and respectful conduct; and

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

Section 1. **Adoption.** The City Council hereby adopts the Draper City Short-Term Rental Good Neighbor Guidelines as shown in Exhibit A attached hereto and incorporated herein by reference.

Section 2. **Correction of Editing Errors.** The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A.

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

IT IS FURTHER RESOLVED, that the City Manager is authorized to make such modifications or additions to the Short-Term Rental Good Neighbor Guidelines as may be necessary.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 21st DAY OF JULY, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

DRAPER CITY

Short-Term Rental Good Neighbor Guidelines

Welcome! We are glad you have chosen to visit our City.

This home is located in a residential community, and we ask all guests to be friendly, courteous, and respectful of the neighbors and help maintain a peaceful environment.

1. Emergencies & Host Contact

If at any time you have concerns about your stay in this home, please contact the host immediately. A contact number will be posted in the unit. For life-threatening emergencies, call 911. For reporting crimes that are not in progress, filing police reports, or speaking with a police officer regarding non-urgent matters, call Draper Police at (801) 840-4000.

2. Fire Safety

A fire extinguisher is provided in this home for your use in an emergency. The home is also equipped with smoke alarms and carbon monoxide detectors for your safety. Please do not tamper with or disable these devices.

3. Events

Commercial events are not permitted during your stay in this home.

4. Noise

Please ensure that you and your guest do not make excessive noise which would disturb the neighbors, especially between 10:00 pm and 7:00 am. Please also be mindful of the noise you make when arriving and leaving if it occurs late at night or early in the morning.

5. Parking

This home should have enough parking so that guests can park on the property at all times. Do not block driveways, mailboxes, sidewalks, or neighboring properties. Do not park or drive on lawns.

6. Occupancy Limits

Do not exceed the maximum number of guests on your reservation for this home.

7. Maintenance

Be sure to pick up after yourself and keep the neighborhood clean. Dispose of trash properly in designated bins.

8. Pets (if allowed)

If you bring pets, please keep them under control at all times and promptly clean up after them. Draper City requires pets to be on leash when being walked.

Thank you for being a good neighbor while you visit our City!

MEMO

To: City Council
From: John Vuyk
Date: 2026-07-21
Re: Action Item: Resolution #26-37

Comments:

The attached Consolidated Fee Schedule amends the solid waste fees and establishes permit fees for short-term rentals.

ATTACHMENTS:

Resolution 26-37-AmendingConsolidatedFeeSchedule-Jul2026.pdf
ATTACHMENTS:

Consolidated Fee Schedule - Jul 21 2026 - Clean Copy.xlsx
ATTACHMENTS:

Consolidated Fee Schedule - Jul 21 2026 - Redline Copy.xlsx

RESOLUTION NO. 26-37

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE OF DRAPER CITY

WHEREAS, the Mayor and City Council seek to amend the Draper City Consolidated Fee schedule to better recover the full cost of providing various municipal services; and

WHEREAS, the City desires to update the consolidated fee schedule to ensure operational and functional consistencies; and

WHEREAS, the amendments add a proposed fee for short term rentals: and

WHEREAS, the amendment updates the rate charged for collection of solid waste to reflect cost increases to services; and

WHEREAS, the proposed amendments comply with state law and benefit the health, safety, and welfare of Draper residents.

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

Section 1. Approval. The City Council hereby amends the Draper City Consolidated Fee Schedule as shown in Exhibit "A" attached hereto and incorporated herein by reference.

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

Section 3. Correction of Editing Errors. The City Attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in the Consolidated Fee Schedule.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 21st DAY OF JULY 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

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

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	ANIMAL SERVICES *(Res 18-65)*	
Dog License		
1.	Altered (spayed or neutered)	$ 15.00
2.	Unaltered	$ 40.00
3.	Senior Citizen - Annual Fee *(Over 65)*	$ 5.00
4.	Senior Citizen - Lifetime Fee *(Over 65) (If the pet is spayed or neutered)*	$ 10.00
5.	Replacement	$ 5.00
6.	Transfer Fee	$ 5.00
7.	Late Fee	$ 50.00
Impounded Animals (all fees will also include boarding fee)		
8.	Licensed Dog - 1st Confinement	$ 40.00
9.	Licensed Dog - 2nd Confinement	$ 80.00
10.	Licensed Dog - 3rd Confinement	$ 120.00
11.	Licensed Dog - 4th Confinement *and all subsequent (Plus hearing with Animal Control)*	$ 200.00
12.	Unlicensed Dog - 1st Confinement *(Plus license fee)*	$ 40.00
13.	Unlicensed Dog - 2nd Confinement *(Plus license fee)*	$ 80.00
14.	Unlicensed Dog - 3rd Confinement *(Plus license fee)*	$ 120.00
15.	Unlicensed Dog - 4th Confinement and all subsequent *(Plus license fee and hearing with Animal Control)*	$ 175.00
16.	Cat - 1st Confinement	$ 40.00
17.	Cat - 2nd Confinement	$ 80.00
18.	Cat - 3rd Confinement	$ 120.00
19.	Cat - 4th Confinement and all subsequent *(Plus hearing with Animal Control)*	$ 175.00
20.	Small Livestock - 1st Confinement	$ 40.00
21.	Small Livestock - 2nd Confinement	$ 80.00
22.	Small Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	$ 160.00
23.	Large Livestock - 1st Confinement	$ 50.00
24.	Large Livestock - 2nd Confinement	$ 100.00
25.	Large Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	$ 200.00
Boarding Fees (per day)		
26.	Dogs and Cats	$ 10.00
27.	Small Livestock	$ 15.00
28.	Large Livestock	$ 25.00
Adoption Fees		
29.	Dogs *(Plus neuter/spay, includes license)*	$ 25.00
30.	Cats *(Plus neuter/spay)*	$ 25.00
Neuter/Spay Charges		
31.	Sterilization Deposit *(Deposit is refundable upon proof of sterilization)*	$ 50.00
Traps (Deposit - will be fully refunded upon return)		
32.	Small	$ 40.00
33.	Medium	$ 50.00
34.	Large	$ 100.00
Miscellaneous		
35.	Euthanization - Small Animal	$ 50.00
36.	Euthanization - Large Animal	$ 100.00
37.	Disposal Fee	$ 50.00
38.	Owner Surrender	$ 50.00
39.	Microchip	$ 30.00
40.	Permit Inspection Fee *(Annual) (Required for all Kennels, Catteries or Grooming Businesses)*	$ 25.00
41.	Rabies Fee	Actual Cost
42.	Animal Control Report	$ 10.00
43.	Urban Deer Removal	10% of contracted cost, up to $500.00
	The Urban Deer Program fee shall be 10% of the fee charged to the City for the removal of urban deer, confirmed to be causing safety hazards and property damage. The fees are contracted with the vendor as set forth by the COR issued by the Department of Wildlife Services.	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	BUILDING PERMIT FEES	
Building Permits		
44.	Building Permit	100% of the ICC Schedule
	The building permit fee for each structure shall be equal to the amount set forth by the International Code Council (ICC). Valuation is determined by the "Building Valuation Data" published by the ICC in Building Safety Journal. A deposit in the amount of $500.00 shall be paid at the time application and/or plans are submitted for review. Said deposit will be applied towards the total fees assessed. Refunds for permits canceled or changed shall not exceed 60% of the building permit fee.	
45.	Plan Review	65% of building permit
46.	Additional plan review required by changes, alterations, or revisions to plans *(per hour)*	$ 85.00
47.	Card File Plan Review	$ 1,000.00
48.	Plumbing Permit	$ 150.00
49.	Mechanical Permit	$ 150.00
50.	Electrical Permit	$ 150.00
51.	Clean-up Fee *(per lot)*	$ 75.00
	To be used to pay for general clean-up of surrounding areas where debris has blown off building lot. Builder is still responsible for maintaining dumpster and controlling debris on the lot.	
52.	Retaining Wall / Helical Permit	
53.	Application Fee	$ 500.00
54.	Permit Fee	$ 250.00
Building Permits		
55.	Third Party Inspector Cost *(per hour, 2 hour minimum)*	$ 85.00
56.	Re-inspection *(per inspection)*	$ 85.00
57.	Inspections outside of normal business hours *(per hour, 2 hour minimum)*	$ 85.00
	Solar Panel Review	
58.	Residential	$ 600.00
59.	Commercial - Based on Valuation	Actual Cost
60.	Temporary Noise Permit	$ 75.00
61.	Extension	$ 100.00
	Public Infrastructure Repair and Restoration Bond for projects where public improvements are potentially affected:	
62.	New residential, commercial and/or industrial buildings	$ 5,000.00
63.	Pools and accessory buildings and structures	$ 2,500.00
64.	Demolition Permit	$ 150.00
65.	Grading Plan Review Fees	100% of UBC Schedule
66.	Grading Permit Fee *(UBC Schedule Tables A-33-A & A-33-B 1997 UBC)*	100% of UBC Schedule
Geologic Hazard Reports - Review of geologic /geotechnical reports submitted for development ***(paid prior to City Council / Planning Commission / Department action) (Res 06-47) (Res 16-58) (Res 19-66)***		
	Applicant shall pay the actual direct costs which shall be deducted from Deposit. Remaining funds in excess of the actual direct costs shall be refunded to the applicant	
67.	Commercial Development	
68.	In Geo Hazard Area	$ 10,000.00
69.	In Non-Geo Hazard Area	$ 1,000.00
70.	Residential Development	
71.	Single Lot in Geo Hazard Area	$ 5,000.00
72.	Single Lot in Non-Geo Hazard Area	$ 1,000.00
73.	Subdivision in Geo Hazard Area	$ 5,000.00
74.	Subdivision in Non-Geo Hazard Area	$ 1,000.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	BUSINESS LICENSING FEES	
	In accordance with the provision of Section 6-2-030 of the Ordinance of the City of Draper, each business, vocation, trade, calling or profession shall pay the following annual license fee(s) according to the license(s) desired:	
	Commercial License Fees	
75.	Base Fee (full year)	$ 82.00
76.	Temporary License Fee (180 days or less)	$ 60.00
77.	Each additional employee	$ 7.00
	Alcoholic License Fees	
78.	Special Use Permit	$ 150.00
79.	Single Event Permit	$100.00 per day up to $300.00
80.	All Other Alcohol Licenses	$ 300.00
81.	Firework Sales License Fee	$ 385.00
	Sexually-Oriented Business License Fees	
82.	Adult Businesses	$300.00 plus $2,000.00 Bond
83.	Semi-Nude Dancing Bars	$300.00 plus $2,000.00 Bond
84.	Outcall Businesses	$600.00 plus $2,000.00 Bond
85.	Nude Entertainment	$450.00 plus $2,000.00 Bond
86.	Sexually-Oriented Employee/Dancer License Fees	$2,000.00 Bond
87.	Semi-Nude Dancer	$200.00 plus $15.00 work card
88.	Nude Entertainer	$300.00 plus $15.00 work card
89.	Non-Performing Employee	$100.00 plus $15.00 work card
90.	Outcall Service Employee	$300.00 plus $15.00 work card
91.	If Employee Applies for Two Licenses	The highest fee plus $40.00
	Solicitor License Fees	
92.	Individual Solicitor	$ 25.00
93.	ID Badge	$ 25.00
94.	Special Event License Fee	$ 60.00
	In addition to the above annual fee(s), the business, vocation, trade, calling, or profession shall pay the following license fee(s) as applicable:	
95.	Administrative Processing Refund Fee	$ 35.00
96.	Change of Location of Business	$ 50.00
97.	Change of Business Name/Owner	$ 25.00
98.	Cigarette and Vaping Product Sales	$ 15.00
99.	Mini-Storage Warehousing *(per unit)*	$ 1.00
100.	Mobile Home Park *(per lot)*	$ 1.00
101.	Multi-Family Rental Dwelling Units *(per unit)*	$ 3.00
Business License		
102.	Service Stations	$60.00 plus $2.00 per pump
103.	Unlicensed Subleasing Business Tenant Fee (*per unlicensed tenant*)	$ 82.00
	Vehicle Fee	
104.	Between 21,000 - 24,000 lbs. *(per vehicle)*	$ 22.50
105.	Between 24,001 - 27,000 lbs. *(per vehicle)*	$ 25.00
106.	Between 27,001 - 30,000 lb. *(per vehicle)*	$ 27.50
107.	Vehicles over 30,000 lbs. *(per vehicle)*	$ 30.00

Business license renewal fees shall be due and payable on or before the anniversary date of the business license each year.

Alcohol license type: If the license is not renewed within forty-five (45) days after the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within seventy-five (75) days, a hundred percent (100%) penalty of the amount of the fee shall be added to the original amount due.

Other license types: If the license is not renewed by the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within 30 days of the anniversary date, a fifty percent (50%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 60 days, a seventy-five percent (75%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 90 days, a one hundred percent (100%) penalty of the amount of the fee shall be added to the original amount. (Res 04-72)

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	CEMETERY FEES	
Cemetery ***(Res 06-75) (Res 14-45)***		
108.	Fee for opening & closing of standard size grave (Weekdays)	$ 475.00
109.	Fee for opening & closing of standard size grave (Weekends & Holidays)	$ 675.00
110.	Fee for opening & closing of less than standard size grave (Weekdays)	$ 300.00
111.	Fee for opening & closing of less than standard size grave (Weekends & Holidays)	$ 500.00
112.	Fee for opening & closing of cremation grave (Weekdays)	$ 200.00
113.	Fee for opening & closing of cremation grave (Weekends & Holidays)	$ 400.00
114.	Fee for marking the location of the head stone	$ 25.00
115.	Fee for disinterment of grave (includes opening & closing of grave)	$ 475.00
116.	Fee for issuance of Right to Burial or internment certificate	$ 25.00
117.	Fee for sale of Right to Burial	$ 500.00
	ENCROACHMENT PERMITS	
Application Fee ***(Res 22-18)***		
118.	Encroachment Permit Application Fee *(up to two reviews per application)*	$ 25.00
119.	Application Re-review Fee or Expired Application Renewal	$ 25.00
Permit Fees ***(Res 22-18)***		
120.	Boring Under Existing Pavement *(No cut in public way) (Up to four)*	$ 260.00
121.	Plus Additional Pot Holes *(In excess of four)*	$ 25.00
122.	Linear Foot Fee *(per linear foot)*	$ 0.10
	Cut In Pavement *(or withing 3 feet)*	
123.	Surfacing less than two years old	$1,500.00 plus $0.40 per sq. ft.
124.	Surfacing over two years old	$300.00 plus $0.20 per sq. ft.
125.	Narrow Trench Excavation	$120.00 plus $0.45 per sq. ft.
126.	Off Pavement *(minimum 3 feet)*	$260.00 plus $0.20 per sq. ft.
127.	All Other Encroachments *(utility maintenance, manhole access, storage, etc.)*	$ 260.00
128.	Penalty in addition to permit fee *(Cut without permit or violation of City standards)*	Double the required permit fee
129.	Winter Fees ***(15 October to 15 April)***	Double the bond amount
Road Closure Authorization ***(Res 22-18)***		
130.	Arterial Roads *(per day)*	$ 500.00
131.	Collector Roads *(per day)*	$ 250.00
132.	All Other Roads *(per day)*	$ 100.00
Bond Requirement *****(Utility Companies with bond are not required to place a bond)** (Res 22-18)***		
133.	Lateral Excavations *(Cash Bond for each Excavation up to 10 per year)*	$ 2,000.00
134.	Improvement Completion Assurance Bond *(unlimited number of excavations greater than 10 per year)*	$ 50,000.00
	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.	
135.	Longitudinal Excavation *(Cash Bond for each 100 Feet of fraction)*	$ 2,000.00
	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.	
136.	Sidewalk *(Cash Bond - per linear foot)*	$ 25.00
137.	Curb and Gutter *(Cash Bond - per linear foot)*	$ 45.00
	FIRE DEPARTMENT FEES	
Ambulance Services		
138.	Ambulance Services	Per State Code
139.	Ambulance Report	$ 5.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Inspections / Permits ***(Res 17-68) (Res 18-19)***		
140.	Daycare/Preschool *(annually) (up to 7 children)*	$ 50.00
141.	Over 7 children	$ 75.00
142.	Assisted Living Facilities *(annually)*	$ 150.00
143.	Retirement Facilities *(annually)*	$ 250.00
144.	Group Home/Residential Treatment Facility *(annually)*	$ 150.00
145.	Aerial Fireworks Display *(Private Show)*	$ 250.00
146.	Temporary Firework Stands/Sales	$ 250.00
147.	Deposit	$ 250.00
148.	Tent, Canopies, & Temporary Membrane Structures *(in excess of 400 sq. ft.)*	$ 100.00
149.	High Pile Combustible Storage *(up to 20 ft.)*	$ 150.00
150.	High Pile Combustible Storage (*In excess of 20 feet)*	$ 250.00
151.	Tires *(> 6ft)*	$ 250.00
152.	Open Burning	$ 25.00
153.	Mobile Food Truck Inspections	$ 100.00
154.	1st Re-Inspection	$ -
155.	2nd Re-Inspection	$ 50.00
156.	3rd Re-Inspection	$ 75.00
	Alternative Life Safety Systems Plans Examination & Acceptance Testing *(per hour)*	
157.	Hood Suppression Systems *(per hour)*	$ 100.00
158.	Clean Agent Systems *(per hour)*	$ 100.00
159.	Carbon Dioxide Systems *(per hour)*	$ 100.00
160.	Clean Room Systems *(per hour)*	$ 100.00
161.	Supplemental Alarm Systems *(per hour)*	$ 100.00
162.	Re-Inspections *(failure to complete outstanding items from initial inspection)*	
163.	2nd Re-Inspection *(each)*	$ 75.00
164.	3rd Re-Inspection *(each)*	$ 150.00
165.	4th Re-Inspection	$ 200.00
166.	Residential Fire Sprinkler System Inspection *(2 included)*	$ 100.00
167.	Re-Inspection	$ 75.00
168.	2nd Re-Inspection	$ 150.00
	Expedited Fire Plan Review and After-Hours Inspections	
169.	Expedited Fire Plans Review	Double Permit Fee
170.	After Hours Inspection *(per hour, 2hr Min.)*	$ 75.00
	Commercial Fire Sprinkler System Plan Review (New System Install) and Inspections (3 included)	
171.	< 100 Fire Sprinkler heads installed	$ 125.00
172.	100 - 199 Fire Sprinkler heads installed	$ 175.00
173.	200 - 299 Fire Sprinkler heads installed	$ 225.00
Fire Inspections / Permits		
174.	> 300 Fire Sprinkler heads installed	$ 275.00
175.	PLUS per sprinkler head installed	$ 0.50
	Commercial Fire Sprinkler System Re-inspections *(failure to complete outstanding items from initial inspection)*	
176.	2nd Reinspection	$ 75.00
177.	3rd Reinspection	$ 150.00
178.	4th Reinspection	$ 200.00
	Commercial Fire Sprinkler System Plan Review (Remodel or Tenant Finish) and Inspections (3 included)	
179.	< 20 Fire Sprinkler heads installed	$ 100.00
180.	21 - 50 Fire Sprinkler heads installed	$ 125.00
181.	> 50 Fire Sprinkler heads installed	$ 150.00
182.	PLUS per sprinkler head installed	$ 0.50

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Fire Alarm Fees ***(Res 17-68) (Res 18-19)***		
	Commercial False Alarm *(annually)*	
183.	2nd False Alarm	$ 250.00
184.	3rd False Alarm	$ 350.00
185.	Additional False Alarm Requires Fire-watch *(maximum of 30 days)*	***See Standby Pricing***
	Residential False Alarm *(annually)*	
186.	2nd False Alarm	$ 100.00
187.	3rd False Alarm	$ 200.00
	Fire Alarms Systems Plan Review and Inspection	
188.	New System	$ 150.00
189.	Remodel or Tenant Finish	$ 100.00
Other Fire Fees ***(Res 17-68) (Res 18-19)***		
190.	Fire Department Standby Per Unit/Apparatus *(per hour)*	$ 250.00
191.	Per Firefighter / Inspector *(per hour)*	$ 75.00
	Emergency Responder Radio Coverage System (ERRCES) Plan Review and Inspection	
192.	Initial Testing for system need *(per hour, 2 hr min)*	$ 75.00
193.	New System Install Plan Review	$ 100.00
194.	New System Inspection *(per hour, 2 hr min)*	$ 75.00
195.	Fire Investigation Report *(cost of media is not included)*	$ 20.00
196.	Temporary Knox Box Deposit *(each)*	$ 350.00
197.	Knox Pad Lock Deposit *(each)*	$ 125.00
	HAZARDOUS MATERIAL PERMIT FEES	
Hazardous Materials ***(Annually) (Fees assessed separately)***		
198.	Solid Materials *(< 500 lbs.)*	$ 200.00
199.	Solid Materials *(> 500 lbs.)*	$ 250.00
200.	Liquid Materials *(< 55 gal.)*	$ 200.00
201.	Liquid Materials *(> 55 gal.)*	$ 250.00
202.	Gas *(Up to 200 cub. ft.) (Corrosive or Oxidizer)*	$ 200.00
203.	Gas *(> 200 cub. ft.) (Corrosive or Oxidizer)*	$ 250.00
204.	Oxygen *(Up to 500 gallons cub. ft.)*	$ 200.00
205.	Oxygen *(> 500 gallons cub. ft.)*	$ 250.00
	"H" Occupancy	
206.	Liquid *(Up to 500 gal. tank)*	$ 200.00
207.	Liquid *(> 500 gal. tank)*	$ 500.00
208.	Gas *(Up to 500 cub. ft)*	$ 200.00
209.	Gas *(> 500 cub. ft)*	$ 500.00
210.	Backup Generator *(In addition to base fee)*	$ 150.00
	Other Occupancy Hazardous Materials Dispense and Use *(In addition to base fee)*	
211.	Liquid *(Up to 500 gal. tank)*	$ 200.00
212.	Gas *(Up to 500 cub. ft)*	$ 200.00
213.	Aerosol Products Gas *(<500 cub. Ft) (In addition to base fee)*	$ 200.00
214.	Flammable Cryogenic Fluid Liquid *(indoors > 1 gal.) (outdoors > 60 gal.) (In addition to base fee)*	$ 200.00
	Above Ground Storage Tanks - Installation *(Flammable)*	
215.	Gas *(Up to 500 cub. ft)*	$ 200.00
216.	Oversight of Installation *(per hour)*	$ 75.00
217.	Below Ground Storage Tanks - Installation *(Flammable)*	
218.	Gas *(Up to 500 cub. ft)*	$ 200.00
219.	Oversight of Installation *(per hour)*	$ 75.00
	Above Ground Storage Tanks - Installation *(Flammable)*	
220.	Liquid (Up to 500 gal. tank)	$ 400.00
221.	Oversight of Installation *(per hour)*	$ 75.00
222.	Below Ground Storage Tanks - Installation *(Flammable)*	
223.	Liquid (Up to 500 gal. tank)	$ 400.00
224.	Oversight of Installation *(per hour)*	$ 75.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Hazardous Materials		
225.	Pyroxylin Plastics, Cellulose Nitrate (pyroxylin) Plastics - Solid *(> 25 lbs.)*	$ 200.00
226.	Body Shop/Garage *(Up to 5000 sq. ft.) (In addition to base fee)*	$ 200.00
227.	Body Shop/Garage *(> 5000 sq. ft.) (In addition to base fee)*	$ 400.00
228.	Gas Station	$ 200.00
	Open Flame for Proximal Audience/Approved Indoor Fireworks	
229.	Per Event	$ 200.00
230.	Oversight of Installation *(per hour)*	$ 75.00
231.	Open Flame for Assembly Occupancy	
232.	Application of Flammable Finishes, Spray, or Dip *(In addition to base fee)*	$ 200.00
	More than 9 sq. ft. for Flammable Liquid Spray Application or > 55 Gal. for Dip Tank Operations	
233.	Fire Stand-by Special Events *(concerts, sports events, pyrotechnics, etc.) (per hour/per inspector) (In add*	$ 75.00
234.	Carnivals & Fairs/Outdoor Assembly Events	$ 250.00
	Blasting Permit	
Hazardous Materials		
235.	Annual Permit	$ 350.00
236.	Single Event Permit	$ 75.00
	Carbon Dioxide System Over 875 Cubic Feet (100 lb.) *(Annual Permit)*	
237.	Beverage Dispensing *(In addition to base fee)*	$ 150.00
IMPACT FEES		
Fire Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***		
238.	Single Family Residential *(per dwelling unit)*	$ 71.00
239.	Multi Family Residential *(per dwelling unit)*	$ 75.00
240.	Commercial *(per 1,000 sq ft gross lease area)*	$ 97.00
241.	Office *(per 1,000 sq ft)*	$ 47.00
242.	Industrial *(per 1,000 sq ft)*	$ 5.00
Parks & Recreation Impact Fee - New Residential Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***		
243.	One – Single-Family, Detached *(per unit)*	$ 4,162.00
244.	One – Single Family, Attached, Duplex or Two Attached Units (per unit)	$ 3,024.00
245.	Three (3) or Four (4) Units *(per unit)*	$ 2,801.00
246.	Five (5) to Nine (9) Units *(per unit)*	$ 2,513.00
247.	Ten (10) or More Units *(per unit)*	$ 1,872.00
248.	One – Mobile Home *(per unit)*	$ 1,741.00
Police Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit issued) (Ord 442) (Ord 597) (Res 04-52) (Res 05-04) (Res 16-58)***		
249.	Single Family Residential *(per dwelling unit)*	$ 102.00
250.	Multi Family Residential *(per dwelling unit)*	$ 75.00
251.	Commercial *(per 1,000 sq ft gross lease area)*	$ 130.00
252.	Office *(per 1,000 sq ft)*	$ 46.00
253.	Industrial *(per 1,000 sq ft)*	$ 21.00
Transportation Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 442) (Res 05-04) (Ord 1482)***		
254.	Single-family residential *(per dwelling unit)*	$ 1,152.00
255.	Multi-family residential *(per dwelling unit)*	$ 893.00
256.	Hotel *(per room)*	$ 1,020.00
257.	Commercial *(per 1,000 sf gross area lease)*	$ 3,040.00
258.	Office, service, light manufacture *(per 1,000 sq. ft.)*	$ 1,189.00
259.	Industrial/Manufacturing *(per 1,000 sq. ft.)*	$ 605.00
260.	Institutional *(per 1,000 sq. ft.)*	$ 1,852.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Water System Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Res 18-19)***		
	Residential	
261.	Single-family detached *(per unit)*	$ 2,097.00
262.	All other housing types *(per unit)*	$ 1,606.00
	Non-residential	
263.	Water Meter Size:	
264.	0.75 inches	$ 2,097.00
265.	1.00 inches	$ 3,501.00
266.	1.50 inches	$ 6,982.00
267.	2.00 inches	$ 11,175.00
268.	3.00 inches	$ 24,468.00
269.	4.00 inches	$ 41,933.00
270.	6.00 inches	$ 87,368.00
271.	8.00 inches	$ 167,733.00
272.	*Formula for Non-standard Water Impact Fees: ERC Count * $2,097.00 = Impact Fee*	
Storm Water Facilities Impact Fee - New Residential and Commercial Development ***(Paid when building permits are issued) (Res. 18-19) (Res. 21-11)***		
****** Collection Temporarily Suspended *** (Ord 1480)***		
273.	Total Fee Per ERU	$ 1,729.00
274.	Non-Standard Storm Water Impact Fee	$ 1,729.00
275.	Subsurface Drainage Systems Inspection Fee *(per lineal ft.)*	$ 0.25
	MISCELLANEOUS	
Annexation		
276.	Deposit against actual costs	$ 1,000.00
Electric Vehicle Charging Station ***(Res 20-31)***		
277.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, up to four (4) hours) (per hour rate)*	$ 1.00
278.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, after first four (4) hours) (per hour rate)*	$ 2.00
279.	Maximum Fee	$ 20.00
Overhead Utility ***(Ord 340)***		
280.	Fee in Lieu of converting existing overhead utility facilities to unground facilities *(per lineal ft.)*	$ 80.00
Passport Fees ***(Res. 16-05) (Res. 18-19)***		
****** Passport processing fees are regulated by the United States Department of State ******		
281.	Fees as set by the United States Department of State	See https://travel.state.gov/
282.	Passport Photo	$ 10.00
Prosecutor Fees ***(Res 10-26)***		
283.	Discovery provided to indigent defendants and their appointed attorney	No Charge
284.	Discovery produced by electronic means	No Charge
285.	Discovery produced by other than electronic means, up to 35 pages	$ 5.00
286.	Discovery produced by other than electronic means, over 35 pages	$5.00 plus $.015 per page
287.	Audio, video or photographs provided by other than electronic means *(per CD)*	$ 15.00
Records ***(Res 05-20) (Res 14-57)***		
	Planning Commission items	
288.	Development Standards drawing, per sheet *(11" x 17")*	$ 1.00
289.	Title 9 of the Draper City Code *(Res 00-23)*	$ 35.00
290.	Title 17 of the Draper City Code	$ 10.00
	Maps / GIS Digital Data	
	Interactive maps are available on the Draper City website.	
291.	Existing Map	
292.	11" X 17" Digital map download (see website) ***(Draper City does not provide printed copies)***	$ -
293.	Printed Copy (Size A - 24W" x 24L" to 36W" X 36L")	$ 35.00
294.	Digital Copy (Size A)	$ 20.00
295.	Custom Map	
296.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	$ 75.00
297.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	$ 95.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Records		
298.	Digital Copy (Size A or Size B)	$ 70.00
299.	Custom Map with Raster	
300.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	$ 100.00
301.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	$ 120.00
302.	Digital Copy (Size A or Size B)	$ 95.00
	Engineering *(Res 05-20)*	
303.	Culinary Water Design and Construction Standards	$ 35.00
304.	Culinary Water Master Plan	$ 50.00
305.	Development Processing Manual	$ 35.00
306.	Engineering Standards, Specs, and Plans	$ 35.00
307.	Land Disturbance Manual	$ 35.00
308.	Storm Drain Master Plan	$ 50.00
309.	Transportation Master Plan	$ 50.00
310.	Parks and Trails Master Plan	$ 50.00
	GRAMA (Records Requests) *(Res 20-31)*	
311.	Research Fee – in accordance with UCA 63G-2-203	Actual Cost
312.	Copies of documents not listed up to 8.5" x 14"	$ 0.15
313.	Copies of documents not listed over 8.5" x 14"	$ 0.50
314.	Copy of CD's under GRAMA	$ 15.00
315.	County Recorder Fees	Actual Cost
Returned Checks *(Res 14-08)*		
316.	Returned Checks for All Draper City Departments *(per check)*	$ 20.00
Small Wireless Facilities ("Small Cells") in the Right-of-Way *(Res 18-70)*		
	Application Fees for a Site License or Modification to Site License:	
317.	Collocate a small wireless facility on existing or replacement pole *(per pole)*	$ 100.00
318.	Installing, modifying, or replacing a utility pole (permitted use) *(per pole)*	$ 250.00
319.	Installing, modifying, or replacing a utility pole (discretionary use) *(per pole)*	$ 1,000.00
Special Improvement District		
320.	Application Fee *(Deposit against actual costs)*	$ 1,000.00
Surcharges for Additional Area Permits		
321.	Application Fee	As set by City Council
	PARKS & RECREATION FEES	
BUILDING RENTALS / RESERVATIONS		
Andy Ballard Arena Reservations *(Res 16-04)*		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. ****** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ******		
322.	Daily Rental - City Resident or Business *(Cleaning Deposit Required)*	$ 300.00
323.	Daily Rental - Non-Resident or Business *(Cleaning Deposit Required)*	$ 400.00
324.	Arena Lighting per hour *(Additional fee)*	$ 20.00
325.	Daily Kitchen Rental *(Additional fee) (Cleaning Deposit Required)*	$ 100.00
326.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 500.00
Cancellation of Draper City Facility or Rental *(Res 06-68)*		
327.	Cancellation Fee	$ 10.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Pavilion Rentals ***(1/2 Day is defined as 9:00 a.m. - 3:00 p.m. OR 4:00 p.m. - 10:00 p.m.) (Res 05-51) (Res 12-12) (Res 14-08) (Res 18-70) (Res-21-25)***		
	Resident or Draper City Business 1/2 Day Rental	
328.	Large Pavilion *(Draper Park North and Galena Park)*	$ 50.00
329.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*	$ 40.00
	Non-Resident or Non-Draper City Business 1/2 Day Rental	
330.	Large Pavilion *(Draper Park North and Galena Park)*	$ 80.00
331.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*	$ 70.00
332.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 50.00
333.	Cancellation Fee	$ 10.00
334.	If made 60 days prior to reservation	Full refund
335.	If made 30 - 60 days prior to reservation	50% of fee
336.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	$ 70.00
Field Rentals ***(Ball diamonds, soccer fields, etc.) (Res 09-09) (Res 14-08) (Res 20-09)***		
337.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*	$ 20.00
338.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*	$ 25.00
339.	Lighting at fields *(per hour)*	$ 25.00
340.	Additional city staff field prep *(Initial field prep is included in base rental) (per field)*	$ 30.00
	Security Deposit - Field Rental *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	
341.	1 - 4 hours	$ -
342.	> 4 hours	$ 400.00
	City sponsored programs & events in co-operation with Draper Parks and Recreation	
	Director or Manager may waive fees on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate	
343.	Cancellation Fee	$ 10.00
344.	If made 45 days prior to reservation	Full refund
345.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	$ 70.00
Recreation User Fees and Admissions ***(Res 14-08)***		
Fee's charged for Draper City Recreation Department including youth and adult sports programs, events, concerts, shows, camps, etc. are to be set by the Recreation Director or Manager and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist cots, etc.		
346.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*	$ 20.00
347.	If cancellation is made while program registration is still open	$ 10.00
348.	If cancellation is made after registration closing but prior to starting	50% of fee
349.	If cancellation is made after program starts	No refund
	ecreation Director or Manager may approve refunds for "extreme" or "hardship" situations on a case-by-case situatio	
Historic Park - Rental ***(Res. 02-30) (Res. 12-12)***		
350.	Per Event	$ 250.00
351.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 100.00
352.	Cancellation Fee	$ 10.00
353.	If made 45 days prior to reservation	Full refund
354.	If made less than 45 days prior to reservation	50% of fee
	(Deposit is always refunded for cancelled reservations)	
Trail Use Fees for Special Events ***(Outside Agencies) (Res. 12-12)***		
355.	Trail Event use fee *(per event)*	$ 200.00
356.	Trail Event use security deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 200.00
357.	Participant Fee - Corner Canyon and primitive trails *(to be collected after event based on total # of participants)*	
358.	Bike events *(per participant)*	$ 5.00
359.	Running events *(per participant)*	$ 3.00
360.	Equestrian events *(per participant)*	$ 5.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Amphitheater Fees *(Res. 12-12) (Res. 12-36) (Res 18-30)*		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. ****** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ******		
	Amphitheater Rentals NOT charging admission. *Rentals are for a total of 4 hours each.*	
	Tier #1 *(under 200 users, front of stage and seating area only)*	
361.	Resident or Draper City Business	$ 250.00
362.	Non-Resident or Non-Draper City Business	$ 350.00
	Tier #2 >201 users	
363.	Resident or Draper City Business	$ 700.00
364.	Non-Resident or Non-Draper City Business	$ 850.00
Amphitheater Fees		
365.	Security Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 500.00
	Amphitheater Rentals Charging Admission	
366.	Rental Daily Rate (seating, full stage/backstage, houselights/sound)	$ 1,500.00
367.	Amphitheater Technical coordinator – 6 hr. minimum	$ 120.00
368.	Amphitheater Technical coordinator per additional hour	$ 35.00
369.	Cleaning Fee	$ 100.00
370.	Security Deposit	$ 400.00
371.	Per ticket fee (paid to the City for each actual ticket sold by renter)	$ 1.00
	Per ticket fee charged by City when events are cosponsored by outside agency/promoter:	
372.	$ 0.00 - $10.00	$ 2.00
373.	$ 10.01 - $25.00	$ 3.00
374.	$ 25.01 - $40.00	$ 4.00
375.	Over $40.00	$ 5.00
	(To be paid to the City based on actual tickets sold by outside cosponsoring agency)	
	Optional rental items during private rental (Res 18-30)	
376.	Lights cues/light show by staff	$ 40.00
377.	House video projector and screen	$ 50.00
378.	Piano	$ 50.00
379.	Piano tuning prior to rental	$ 150.00
Day Barn Rental Fees *(Res. 12-12) (Res. 13-32) (Res 14-08)*		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. ****** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ******		
Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the Weekday rental days of Monday, Tuesday, Wednesday and Thursday. For Weekend rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. Weekend rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, (12) 66" circular tables, (96) chairs and (2) 8-ft banquet tables.		
380.	Rental rate per each block for Resident/Draper Business on weekdays	$ 225.00
381.	Rental rate per each block for Non-Resident/Non-Draper Business on weekdays	$ 300.00
382.	Rental rate for each weekend day for Resident/Draper Business	$ 500.00
383.	Rental rate for each weekend day for Non-Resident or Non-Draper Business	$ 650.00
384.	Security/Cleaning Deposit per rental (refundable)	$ 200.00
	Cancellation Fees:	
385.	Processing Fee	$ 10.00
386.	If made 60 calendar days prior to reservation	Full refund
387.	If made 30 – 59 calendar days prior to reservation	50% of fee
388.	If made <30 calendar days prior to reservation	No refund
389.	(Deposit is always refunded for canceled reservations)	
River Bottoms Disc Golf Course Rental Fee		
390.	Full Course Rental	$ 200.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Other Fees		
391.	Special Event Application Review and Permit Fee ^(Res 16-04)(Res 16-40)	$ 50.00
392.	Late Notification	$ 175.00
393.	Large Scale Special Event Fee (Over 500 participants and spectators)	$ 250.00
	City Support Services Fee	
394.	Parks Technician (per hour with two hour minimum)	$ 100.00
395.	Parks Manager (per hour with two hour minimum)	$ 150.00
396.	Brookside Trailhead Reservation	$ 100.00
397.	Draper Cycle Park Lot Reservation	$ 50.00
398.	Memorial Bench (Includes cost of bench, engraved plaque and installation)	$ 2,300.00
	*** For All Day Use - Double the Listed Cost ***	
	PLANNING DEPARTMENT FEES	
Accessory Dwelling Units		
399.	Accessory Dwelling Unit Permit - Initial Application	$ 450.00
400.	Accessory Dwelling Unit Permit - Renewal	$ 50.00
Advertising		
401.	Postponed Action of a Public Hearing *(Res 05-51)*	Actual Cost
402.	Land Use Application - Postage *(Res 06-15)*	Actual Cost
403.	Land Use Application - Envelopes *(Res 06-15)*	Actual Cost
404.	Land Use Application - Signage *(Res 06-15)*	Actual Cost
Appeals and Variance Hearing Officer ***(Res 08-36) (Res 14-57)(Res 21-11)***		
405.	Variance, special exception, appeal of administrative decision	$ 500.00
406.	Routine and Uncontested Matters Fee	$ 50.00
407.	Administrative Interpretation Fee	$ 50.00
408.	Nonconforming Use Expansion Fee	$ 200.00
409.	Zoning Verification Letter Fee	$ 50.00
Conditional Use Permits ***(Res 01-28) (Res 07-25)***		
410.	Home occupation conditional use (Res 01-05)	$ 60.00
411.	All other	$ 500.00
412.	Appeal of Planning Commission Action	$ 200.00
General Plan Amendments ***(Res 01-05) (Res 21-11)***		
413.	Text or Map Amendment	$ 2,000.00
414.	Master Area Plan or Master Area Plan Major Amendment	$ 2,000.00
415.	Master Area Plan Minor Amendment	$ 200.00
Planning Fee Retention ***(Res 19-66)***		
	Planning Commission items	
416.	If item is withdrawn prior to completion of a third review Planning Commission meeting	80%
417.	If item is withdrawn prior to completion of a second review Distribution of Agenda	50%
418.	If item is withdrawn prior to completion of a first review within 10 days of application	10%
419.	If item is withdrawn after a public hearing or meeting has been held or action has been taken on the item by the decision making body or official	100%
Short Term Rental		
420.	Short Term Rental Permit - Initial Application	$ 450.00
421.	Short Term Rental Permit - Renewal	$ 50.00
Signs		
422.	Permanent Signs *(Res 01-05)*	$100.00 plus $2.50 per sq. ft. over 32 sq. ft.
	Temporary Signs	
423.	Less than 29 days	$ 25.00
424.	More than 29 days, e.g., development signs	$100.00 plus $2.50 per sq. ft. over 32 sq. ft.
425.	Grand Opening or Going out of Business *(Res 01-05) (per business)*	$ 30.00
426.	Signs requiring permits for which the permit has not been obtained prior to installing the sign, and for which such a violation has not been corrected within 72 hours of the City providing written notice of the violation, shall be subject to an investigation fee equal to and in addition to the sign permit fee.	
427.	Signage Text Change (Res 18-70)	$ 25.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Site Plan Review		
	Commercial or Multi-Family Residential *(Res 01-05)*	
428.	0 - 5 acres	$ 2,000.00
429.	5.1 - 10 acres	$ 4,000.00
430.	> 10 acres	$6,000.00 plus $200.00 per acre
	Building Site Review *(Res 01-05)*	
431.	Single, Multi-Family, Residential and Commercial *(per site)*	$ 100.00
432.	Site Plan (Minor) Amendment *(Res 01-28)*	10% of normal fee
433.	Appeal of Planning Commission action	$ 200.00
434.	Secondary Driveway Permits *(Res 12-36)*	$ 100.00
435.	Permitted Use Review Fee *(Res 15-11)*	$ 50.00
Subdivisions *(Res 01-05) (Res 01-28) (21-18) (R-21-25)*		
	Subdivision larger than five lots	
	Preliminary Plat Review	
436.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
437.	1 - 50 units or lots *(per unit or lot)*	$ 50.00
438.	Greater than 50 units or lots *(per unit or lot)*	$ 20.00
	Preliminary Plat Review - *Located in the Hillside Overlay District*	
439.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
440.	1 - 50 units or lots *(per unit or lot)*	$ 100.00
441.	Greater than 50 units or lots *(per unit or lot)*	$ 400.00
	Final Plat Review *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*	
442.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
443.	1 - 50 units or lots *(per unit or lot)*	$ 100.00
444.	Greater than 50 units or lots *(per unit or lot)*	$ 40.00
	Final Plat Review - *Located in the Hillside Overlay District* *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*	
445.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
446.	1 - 50 units or lots *(per unit or lot)*	$ 200.00
447.	Greater than 50 units or lots *(per unit or lot)*	$ 80.00
	Minor Subdivision - Less than five lots	
448.	Preliminary and Final Plat Review *(per unit or lot)*	$ 400.00
449.	Each Review after Second Review *(per unit or lot)*	$ 3.00
	Subdivision Plat Amendment	
450.	Plat Amendment	$ 2,000.00
451.	Lot Line Adjustment Plat Amendment	$ 500.00
452.	Joining Parcel or Parcel Boundary Adjustment	$ 200.00
Temporary Use Permit *(Res 03-22)*		
453.	Temporary User Permit Fee *(waived for City sponsored functions (Res 15-11))*	$ 50.00
Zone Change Application		
454.	Zoning Code Text Amendment *(Res 01-05)*	$ 2,000.00
	Zoning Map Amendment *(Res 01-05)*	
455.	1st acre or less	$ 2,000.00
456.	each additional acre	$ 25.00
457.	Development Agreement *(Res 14-57)*	$ 500.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	POLICE DEPARTMENT FEES	
False Alarm Fee (Assessed after four false alarms occur in a rolling twelve-month period) ***(Ord 344) (Ord 850) (Res 18-30)***		
458.	Business *(The fourth false alarm and each subsequent false alarm)*	$ 110.00
459.	Residential *(The fourth false alarm and each subsequent false alarm)*	$ 110.00
460.	Late Fees	18% of balance due, plus collection and attorney fees
Police Department ***(Res 03-45) (Res 04-65) (Res 10-47) (Res 13-31)(Res. 21-25)***		
461.	Case Reports *(each)*	$ 10.00
462.	Fingerprint *(per each card)*	$ 10.00
463.	Clearance Letters *(each)*	$ 10.00
464.	Photographs *(per each Digital)*	$ 15.00
465.	Police Body Camera Footage	
	Up to 30 minutes of redaction time	$ 25.00
	Over 30 minutes of redaction time *(per hour, billed in full hours)*	$ 50.00
466.	Sex Offender Registry *(annually)*	$ 25.00
467.	Police Officer Outside Employment Services *(per officer / per hour)*	$ 89.00
	PUBLIC WORKS / ENGINEERING FEES	
Engineering Fees		
468.	Land Disturbance Permit *(Res 01-05)*	$ 50.00
469.	PUE Encroachment License & Permit Fee *(Res. 15-11)*	$ 50.00
470.	Street Light Development Fee (number of lights, type and placement wot be determined by the City Engir	
	The developer shall pay the street lighting fee directly to Utah Power and Light for the actual cost of all street lights including installation.	
Public Improvement Inspections ***(Res 14-08)***		
	Public Improvement Inspections	
	If the centerline of the fronting roadway is 400 feet or greater, then:	
471.	Inspection fee for full width street *(per linear ft.)*	$ 6.00
472.	Inspection fee for fronting road *(per linear ft.)*	$ 4.00
473.	If the centerline of the fronting street is 400 feet or greater, then:	$ 25.00
474.	Inspection Fee *(Lump Sum)* - **PLUS:**	$ 400.00
475.	Storm Drain (0' to 100')	$ 200.00
476.	Each additional 100' increment or part thereof	$ 100.00
477.	Land Drain (0' to 100')	$ 200.00
478.	Each additional 100' increment or part thereof	$ 100.00
479.	Detention Basin	$ 150.00
480.	Culinary Water System (0' - 100')	$ 200.00
481.	Each additional 100' increment or part thereof	$ 100.00
482.	Engineering Inspector Off-Hour Rate *(Res 02-30) (per hour)*	$ 82.00
Street Light Activation Fee ***(Res 06-68) (Res 08-39)***		
483.	Fee for each street light activation as part of development activity	$ 150.00
Street Vacation (Right-of-Way) Requests ***(paid prior to City Council / Planning Commission / Department action (Res 07-58)***		
484.	Public Improvement Inspections	
Water System Hookup Fees ***(Res 18-70)***		
	Hookup Fees	
485.	3/4 inch connection	$ 440.00
486.	1 inch connection	$ 475.00
487.	1 1/2 inch connection	$ 665.00
488.	2 inch connection	$ 810.00
	Hookup fees larger than 2 inches will be paid directly to installation contractor. Hookup fees are in addition to Water System Facilities Impact Fees	
489.	Temporary Water Meter Bypass Devices – AKA Jumpers	$ 120.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	SOLID WASTE AND RECYCLING	
Garbage and Recycling Collection Fee		
	Basic Service:	
490.	96-gallon garbage container and 96-gallon recycling container *(per month)*	$ 19.00
	Additional containers	
491.	96-gallon garbage container *(per month)*	$ 10.50
492.	96-gallon recycling container (*per month*)	$ 10.50
493.	300-gallon garbage container *(per month)*	$ 30.00
	*** Solid Waste Rate Changes are effective 09/01/2026 **	
	Private Street Service:	
494.	96-gallon garbage container and 96-gallon recycling container *(per month)*	$ 37.00
	Additional containers	
495.	96-gallon garbage container *(per month)*	$ 11.00
496.	96-gallon recycling container (*per month*)	$ 11.00
497.	Glass Recycling Set up Fee	Contracted through Momentum Recycling
498.	Glass recycling container *(per month)*	Contracted through Momentum Recycling
499.	Dumpster Rental Fee *(Res 13-05)*	
500.	Dumpster Rental Fee (20 yd)	$ 120.00
501.	Dumpster Rental Fee (30 yd)	$ 150.00
502.	Can recovery fee	$ 20.00
503.	Interest charged on unpaid balances over 30 days (per month)	Greater of $2.00 per month or 1.5% of past due
	STORM WATER	
Storm Water Inspections		
504.	Storm Water Pollution Prevention Plan (SWPPP) Inspections	$ 50.00
505.	Storm Water Fines and Penalties	Per State Code
Storm Water Utility Fee		
506.	Residential or Commercial *(per ERU Per month)*	$ 7.00
507.	Interest charged on unpaid balances over 30 days (per month)	Greater of $2.00 per month or 8.0% on unpaid balance or 1.5% of past due
	WATER RATES *(Res 16-34) (Res 17-02) (Res 24-*	
Residential Water Rates		
508.	Base Water Rate	$ 31.44
	Zone 1 *(Rate based on water consumption)*	
509.	1 - 5,000 gallons	$ 2.31
510.	5,001 - 20,000 gallons	$ 4.04
511.	20,001 - 50,000 gallons	$ 4.34
512.	50,001 - 100,000 gallons	$ 4.62
513.	Over 100,000 gallons	$ 4.94
	Zone 2 *(Rate based on water consumption)*	
514.	1 - 5,000 gallons	$ 2.56
515.	5,001 - 20,000 gallons	$ 4.32
516.	20,001 - 50,000 gallons	$ 4.63
517.	50,001 - 100,000 gallons	$ 4.92
518.	Over 100,000 gallons	$ 5.24
	Zone 3 *(Rate based on water consumption)*	
519.	1 - 5,000 gallons	$ 4.06
520.	5,001 - 20,000 gallons	$ 5.87
521.	20,001 - 50,000 gallons	$ 6.19
522.	50,001 - 100,000 gallons	$ 6.49
523.	Over 100,000 gallons	$ 6.83
	*** Water Rate Changes are effective 07/01/2026 per Ordinance 1723 **	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Commercial Water Rates		
524.	Base Water Rate	$ 31.44
	Zone 1 *(Rate based on water consumption)*	
525.	1 - 50,000 gallons	$ 2.92
526.	50,001 - 250,000 gallons	$ 2.98
527.	Over 250,000 gallons	$ 3.06
	Zone 2 *(Rate based on water consumption)*	
528.	1 - 50,000 gallons	$ 3.18
529.	50,001 - 250,000 gallons	$ 3.24
530.	Over 250,000 gallons	$ 3.33
	Zone 3 *(Rate based on water consumption)*	
531.	1 - 50,000 gallons	$ 4.69
532.	50,001 - 250,000 gallons	$ 4.79
533.	Over 250,000 gallons	$ 4.91
	*** Water Rate Changes are effective 07/01/2026 per Ordinance 1723 **	
Administrative Rates		
534.	Delinquent Administrative Fee	$ 50.00
	Water Service Deposits	
535.	Residential Property Owner	None
536.	Residential Lessor *(refundable when account closed and paid in full)*	$ 50.00
537.	Commercial *(refundable if account remains current for one year)*	$ 60.00
538.	Water Use from Fire Hydrants and/or Temporary Meter Connection Deposit, PLUS:	$ 3,000.00
539.	Daily Rate, PLUS	$ 10.00
540.	Per 1,000 gallons Zone 1 *(minimum charge is $50.00)*	$ 2.95
541.	Per 1,000 gallons Zone 2 *(minimum charge is $50.00)*	$ 3.21
542.	Per 1,000 gallons Zone 3 *(minimum charge is $50.00)*	$ 4.95

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	ANIMAL SERVICES *(Res 18-65)*	
Dog License		
1.	Altered (spayed or neutered)	$ 15.00
2.	Unaltered	$ 40.00
3.	Senior Citizen - Annual Fee *(Over 65)*	$ 5.00
4.	Senior Citizen - Lifetime Fee *(Over 65) (If the pet is spayed or neutered)*	$ 10.00
5.	Replacement	$ 5.00
6.	Transfer Fee	$ 5.00
7.	Late Fee	$ 50.00
Impounded Animals (all fees will also include boarding fee)		
8.	Licensed Dog - 1st Confinement	$ 40.00
9.	Licensed Dog - 2nd Confinement	$ 80.00
10.	Licensed Dog - 3rd Confinement	$ 120.00
11.	Licensed Dog - 4th Confinement *and all subsequent (Plus hearing with Animal Control)*	$ 200.00
12.	Unlicensed Dog - 1st Confinement *(Plus license fee)*	$ 40.00
13.	Unlicensed Dog - 2nd Confinement *(Plus license fee)*	$ 80.00
14.	Unlicensed Dog - 3rd Confinement *(Plus license fee)*	$ 120.00
15.	Unlicensed Dog - 4th Confinement and all subsequent *(Plus license fee and hearing with Animal Control)*	$ 175.00
16.	Cat - 1st Confinement	$ 40.00
17.	Cat - 2nd Confinement	$ 80.00
18.	Cat - 3rd Confinement	$ 120.00
19.	Cat - 4th Confinement and all subsequent *(Plus hearing with Animal Control)*	$ 175.00
20.	Small Livestock - 1st Confinement	$ 40.00
21.	Small Livestock - 2nd Confinement	$ 80.00
22.	Small Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	$ 160.00
23.	Large Livestock - 1st Confinement	$ 50.00
24.	Large Livestock - 2nd Confinement	$ 100.00
25.	Large Livestock - 3rd Confinement and all subsequent *(Plus hearing with Animal Control)*	$ 200.00
Boarding Fees (per day)		
26.	Dogs and Cats	$ 10.00
27.	Small Livestock	$ 15.00
28.	Large Livestock	$ 25.00
Adoption Fees		
29.	Dogs *(Plus neuter/spay, includes license)*	$ 25.00
30.	Cats *(Plus neuter/spay)*	$ 25.00
Neuter/Spay Charges		
31.	Sterilization Deposit *(Deposit is refundable upon proof of sterilization)*	$ 50.00
Traps (Deposit - will be fully refunded upon return)		
32.	Small	$ 40.00
33.	Medium	$ 50.00
34.	Large	$ 100.00
Miscellaneous		
35.	Euthanization - Small Animal	$ 50.00
36.	Euthanization - Large Animal	$ 100.00
37.	Disposal Fee	$ 50.00
38.	Owner Surrender	$ 50.00
39.	Microchip	$ 30.00
40.	Permit Inspection Fee *(Annual) (Required for all Kennels, Catteries or Grooming Businesses)*	$ 25.00
41.	Rabies Fee	Actual Cost
42.	Animal Control Report	$ 10.00
43.	Urban Deer Removal	10% of contracted cost, up to $500.00
	The Urban Deer Program fee shall be 10% of the fee charged to the City for the removal of urban deer, confirmed to be causing safety hazards and property damage. The fees are contracted with the vendor as set forth by the COR issued by the Department of Wildlife Services.	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	BUILDING PERMIT FEES	
Building Permits		
44.	Building Permit	100% of the ICC Schedule
	The building permit fee for each structure shall be equal to the amount set forth by the International Code Council (ICC). Valuation is determined by the "Building Valuation Data" published by the ICC in Building Safety Journal. A deposit in the amount of $500.00 shall be paid at the time application and/or plans are submitted for review. Said deposit will be applied towards the total fees assessed. Refunds for permits canceled or changed shall not exceed 60% of the building permit fee.	
45.	Plan Review	65% of building permit
46.	Additional plan review required by changes, alterations, or revisions to plans *(per hour)*	$ 85.00
47.	Card File Plan Review	$ 1,000.00
48.	Plumbing Permit	$ 150.00
49.	Mechanical Permit	$ 150.00
50.	Electrical Permit	$ 150.00
51.	Clean-up Fee *(per lot)*	$ 75.00
	To be used to pay for general clean-up of surrounding areas where debris has blown off building lot. Builder is still responsible for maintaining dumpster and controlling debris on the lot.	
52.	Retaining Wall / Helical Permit	
53.	Application Fee	$ 500.00
54.	Permit Fee	$ 250.00
Building Permits		
55.	Third Party Inspector Cost *(per hour, 2 hour minimum)*	$ 85.00
56.	Re-inspection *(per inspection)*	$ 85.00
57.	Inspections outside of normal business hours *(per hour, 2 hour minimum)*	$ 85.00
	Solar Panel Review	
58.	Residential	$ 600.00
59.	Commercial - Based on Valuation	Actual Cost
60.	Temporary Noise Permit	$ 75.00
61.	Extension	$ 100.00
	Public Infrastructure Repair and Restoration Bond for projects where public improvements are potentially affected:	
62.	New residential, commercial and/or industrial buildings	$ 5,000.00
63.	Pools and accessory buildings and structures	$ 2,500.00
64.	Demolition Permit	$ 150.00
65.	Grading Plan Review Fees	100% of UBC Schedule
66.	Grading Permit Fee *(UBC Schedule Tables A-33-A & A-33-B 1997 UBC)*	100% of UBC Schedule
Geologic Hazard Reports - Review of geologic /geotechnical reports submitted for development ***(paid prior to City Council / Planning Commission / Department action) (Res 06-47) (Res 16-58) (Res 19-66)***		
	Applicant shall pay the actual direct costs which shall be deducted from Deposit. Remaining funds in excess of the actual direct costs shall be refunded to the applicant	
67.	Commercial Development	
68.	In Geo Hazard Area	$ 10,000.00
69.	In Non-Geo Hazard Area	$ 1,000.00
70.	Residential Development	
71.	Single Lot in Geo Hazard Area	$ 5,000.00
72.	Single Lot in Non-Geo Hazard Area	$ 1,000.00
73.	Subdivision in Geo Hazard Area	$ 5,000.00
74.	Subdivision in Non-Geo Hazard Area	$ 1,000.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	BUSINESS LICENSING FEES	
	In accordance with the provision of Section 6-2-030 of the Ordinance of the City of Draper, each business, vocation, trade, calling or profession shall pay the following annual license fee(s) according to the license(s) desired:	
	Commercial License Fees	
75.	Base Fee (full year)	$ 82.00
76.	Temporary License Fee (180 days or less)	$ 60.00
77.	Each additional employee	$ 7.00
	Alcoholic License Fees	
78.	Special Use Permit	$ 150.00
79.	Single Event Permit	$100.00 per day up to $300.00
80.	All Other Alcohol Licenses	$ 300.00
81.	Firework Sales License Fee	$ 385.00
	Sexually-Oriented Business License Fees	
82.	Adult Businesses	$300.00 plus $2,000.00 Bond
83.	Semi-Nude Dancing Bars	$300.00 plus $2,000.00 Bond
84.	Outcall Businesses	$600.00 plus $2,000.00 Bond
85.	Nude Entertainment	$450.00 plus $2,000.00 Bond
86.	Sexually-Oriented Employee/Dancer License Fees	$2,000.00 Bond
87.	Semi-Nude Dancer	$200.00 plus $15.00 work card
88.	Nude Entertainer	$300.00 plus $15.00 work card
89.	Non-Performing Employee	$100.00 plus $15.00 work card
90.	Outcall Service Employee	$300.00 plus $15.00 work card
91.	If Employee Applies for Two Licenses	The highest fee plus $40.00
	Solicitor License Fees	
92.	Individual Solicitor	$ 25.00
93.	ID Badge	$ 25.00
94.	Special Event License Fee	$ 60.00
	In addition to the above annual fee(s), the business, vocation, trade, calling, or profession shall pay the following license fee(s) as applicable:	
95.	Administrative Processing Refund Fee	$ 35.00
96.	Change of Location of Business	$ 50.00
97.	Change of Business Name/Owner	$ 25.00
98.	Cigarette and Vaping Product Sales	$ 15.00
99.	Mini-Storage Warehousing *(per unit)*	$ 1.00
100.	Mobile Home Park *(per lot)*	$ 1.00
101.	Multi-Family Rental Dwelling Units *(per unit)*	$ 3.00
Business License		
102.	Service Stations	$60.00 plus $2.00 per pump
103.	Unlicensed Subleasing Business Tenant Fee (*per unlicensed tenant*)	$ 82.00
	Vehicle Fee	
104.	Between 21,000 - 24,000 lbs. *(per vehicle)*	$ 22.50
105.	Between 24,001 - 27,000 lbs. *(per vehicle)*	$ 25.00
106.	Between 27,001 - 30,000 lb. *(per vehicle)*	$ 27.50
107.	Vehicles over 30,000 lbs. *(per vehicle)*	$ 30.00

Business license renewal fees shall be due and payable on or before the anniversary date of the business license each year.

Alcohol license type: If the license is not renewed within forty-five (45) days after the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within seventy-five (75) days, a hundred percent (100%) penalty of the amount of the fee shall be added to the original amount due.

Other license types: If the license is not renewed by the anniversary date, a twenty-five percent (25%) penalty of the amount of the fee shall be added to the original amount due. If the license is not renewed within 30 days of the anniversary date, a fifty percent (50%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 60 days, a seventy-five percent (75%) penalty of the amount of the fee shall be added to the original amount due. If the fee is not renewed within 90 days, a one hundred percent (100%) penalty of the amount of the fee shall be added to the original amount. (Res 04-72)

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	CEMETERY FEES	
Cemetery ***(Res 06-75) (Res 14-45)***		
108.	Fee for opening & closing of standard size grave (Weekdays)	$ 475.00
109.	Fee for opening & closing of standard size grave (Weekends & Holidays)	$ 675.00
110.	Fee for opening & closing of less than standard size grave (Weekdays)	$ 300.00
111.	Fee for opening & closing of less than standard size grave (Weekends & Holidays)	$ 500.00
112.	Fee for opening & closing of cremation grave (Weekdays)	$ 200.00
113.	Fee for opening & closing of cremation grave (Weekends & Holidays)	$ 400.00
114.	Fee for marking the location of the head stone	$ 25.00
115.	Fee for disinterment of grave (includes opening & closing of grave)	$ 475.00
116.	Fee for issuance of Right to Burial or internment certificate	$ 25.00
117.	Fee for sale of Right to Burial	$ 500.00
	ENCROACHMENT PERMITS	
Application Fee ***(Res 22-18)***		
118.	Encroachment Permit Application Fee *(up to two reviews per application)*	$ 25.00
119.	Application Re-review Fee or Expired Application Renewal	$ 25.00
Permit Fees ***(Res 22-18)***		
120.	Boring Under Existing Pavement *(No cut in public way) (Up to four)*	$ 260.00
121.	Plus Additional Pot Holes *(In excess of four)*	$ 25.00
122.	Linear Foot Fee *(per linear foot)*	$ 0.10
	Cut In Pavement *(or withing 3 feet)*	
123.	Surfacing less than two years old	$1,500.00 plus $0.40 per sq. ft.
124.	Surfacing over two years old	$300.00 plus $0.20 per sq. ft.
125.	Narrow Trench Excavation	$120.00 plus $0.45 per sq. ft.
126.	Off Pavement *(minimum 3 feet)*	$260.00 plus $0.20 per sq. ft.
127.	All Other Encroachments *(utility maintenance, manhole access, storage, etc.)*	$ 260.00
128.	Penalty in addition to permit fee *(Cut without permit or violation of City standards)*	Double the required permit fee
129.	Winter Fees ***(15 October to 15 April)***	Double the bond amount
Road Closure Authorization ***(Res 22-18)***		
130.	Arterial Roads *(per day)*	$ 500.00
131.	Collector Roads *(per day)*	$ 250.00
132.	All Other Roads *(per day)*	$ 100.00
Bond Requirement *****(Utility Companies with bond are not required to place a bond)** (Res 22-18)***		
133.	Lateral Excavations *(Cash Bond for each Excavation up to 10 per year)*	$ 2,000.00
134.	Improvement Completion Assurance Bond *(unlimited number of excavations greater than 10 per year)*	$ 50,000.00
	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.	
135.	Longitudinal Excavation *(Cash Bond for each 100 Feet of fraction)*	$ 2,000.00
	If the amount of repair exceeds $2,000.00 a cash bond of 110% of the total amount is required.	
136.	Sidewalk *(Cash Bond - per linear foot)*	$ 25.00
137.	Curb and Gutter *(Cash Bond - per linear foot)*	$ 45.00
	FIRE DEPARTMENT FEES	
Ambulance Services		
138.	Ambulance Services	Per State Code
139.	Ambulance Report	$ 5.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Inspections / Permits ***(Res 17-68) (Res 18-19)***		
140.	Daycare/Preschool *(annually) (up to 7 children)*	$ 50.00
141.	Over 7 children	$ 75.00
142.	Assisted Living Facilities *(annually)*	$ 150.00
143.	Retirement Facilities *(annually)*	$ 250.00
144.	Group Home/Residential Treatment Facility *(annually)*	$ 150.00
145.	Aerial Fireworks Display *(Private Show)*	$ 250.00
146.	Temporary Firework Stands/Sales	$ 250.00
147.	Deposit	$ 250.00
148.	Tent, Canopies, & Temporary Membrane Structures *(in excess of 400 sq. ft.)*	$ 100.00
149.	High Pile Combustible Storage *(up to 20 ft.)*	$ 150.00
150.	High Pile Combustible Storage (*In excess of 20 feet)*	$ 250.00
151.	Tires *(> 6ft)*	$ 250.00
152.	Open Burning	$ 25.00
153.	Mobile Food Truck Inspections	$ 100.00
154.	1st Re-Inspection	$ -
155.	2nd Re-Inspection	$ 50.00
156.	3rd Re-Inspection	$ 75.00
	Alternative Life Safety Systems Plans Examination & Acceptance Testing *(per hour)*	
157.	Hood Suppression Systems *(per hour)*	$ 100.00
158.	Clean Agent Systems *(per hour)*	$ 100.00
159.	Carbon Dioxide Systems *(per hour)*	$ 100.00
160.	Clean Room Systems *(per hour)*	$ 100.00
161.	Supplemental Alarm Systems *(per hour)*	$ 100.00
162.	Re-Inspections *(failure to complete outstanding items from initial inspection)*	
163.	2nd Re-Inspection *(each)*	$ 75.00
164.	3rd Re-Inspection *(each)*	$ 150.00
165.	4th Re-Inspection	$ 200.00
166.	Residential Fire Sprinkler System Inspection *(2 included)*	$ 100.00
167.	Re-Inspection	$ 75.00
168.	2nd Re-Inspection	$ 150.00
	Expedited Fire Plan Review and After-Hours Inspections	
169.	Expedited Fire Plans Review	Double Permit Fee
170.	After Hours Inspection *(per hour, 2hr Min.)*	$ 75.00
	Commercial Fire Sprinkler System Plan Review (New System Install) and Inspections (3 included)	
171.	< 100 Fire Sprinkler heads installed	$ 125.00
172.	100 - 199 Fire Sprinkler heads installed	$ 175.00
173.	200 - 299 Fire Sprinkler heads installed	$ 225.00
Fire Inspections / Permits		
174.	> 300 Fire Sprinkler heads installed	$ 275.00
175.	PLUS per sprinkler head installed	$ 0.50
	Commercial Fire Sprinkler System Re-inspections *(failure to complete outstanding items from initial inspection)*	
176.	2nd Reinspection	$ 75.00
177.	3rd Reinspection	$ 150.00
178.	4th Reinspection	$ 200.00
	Commercial Fire Sprinkler System Plan Review (Remodel or Tenant Finish) and Inspections (3 included)	
179.	< 20 Fire Sprinkler heads installed	$ 100.00
180.	21 - 50 Fire Sprinkler heads installed	$ 125.00
181.	> 50 Fire Sprinkler heads installed	$ 150.00
182.	PLUS per sprinkler head installed	$ 0.50

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Fire Alarm Fees ***(Res 17-68) (Res 18-19)***		
	Commercial False Alarm *(annually)*	
183.	2nd False Alarm	$ 250.00
184.	3rd False Alarm	$ 350.00
185.	Additional False Alarm Requires Fire-watch *(maximum of 30 days)*	***See Standby Pricing***
	Residential False Alarm *(annually)*	
186.	2nd False Alarm	$ 100.00
187.	3rd False Alarm	$ 200.00
	Fire Alarms Systems Plan Review and Inspection	
188.	New System	$ 150.00
189.	Remodel or Tenant Finish	$ 100.00
Other Fire Fees ***(Res 17-68) (Res 18-19)***		
190.	Fire Department Standby Per Unit/Apparatus *(per hour)*	$ 250.00
191.	Per Firefighter / Inspector *(per hour)*	$ 75.00
	Emergency Responder Radio Coverage System (ERRCES) Plan Review and Inspection	
192.	Initial Testing for system need *(per hour, 2 hr min)*	$ 75.00
193.	New System Install Plan Review	$ 100.00
194.	New System Inspection *(per hour, 2 hr min)*	$ 75.00
195.	Fire Investigation Report *(cost of media is not included)*	$ 20.00
196.	Temporary Knox Box Deposit *(each)*	$ 350.00
197.	Knox Pad Lock Deposit *(each)*	$ 125.00
	HAZARDOUS MATERIAL PERMIT FEES	
Hazardous Materials ***(Annually) (Fees assessed separately)***		
198.	Solid Materials *(< 500 lbs.)*	$ 200.00
199.	Solid Materials *(> 500 lbs.)*	$ 250.00
200.	Liquid Materials *(< 55 gal.)*	$ 200.00
201.	Liquid Materials *(> 55 gal.)*	$ 250.00
202.	Gas *(Up to 200 cub. ft.) (Corrosive or Oxidizer)*	$ 200.00
203.	Gas *(> 200 cub. ft.) (Corrosive or Oxidizer)*	$ 250.00
204.	Oxygen *(Up to 500 gallons cub. ft.)*	$ 200.00
205.	Oxygen *(> 500 gallons cub. ft.)*	$ 250.00
	"H" Occupancy	
206.	Liquid *(Up to 500 gal. tank)*	$ 200.00
207.	Liquid *(> 500 gal. tank)*	$ 500.00
208.	Gas *(Up to 500 cub. ft)*	$ 200.00
209.	Gas *(> 500 cub. ft)*	$ 500.00
210.	Backup Generator *(In addition to base fee)*	$ 150.00
	Other Occupancy Hazardous Materials Dispense and Use *(In addition to base fee)*	
211.	Liquid *(Up to 500 gal. tank)*	$ 200.00
212.	Gas *(Up to 500 cub. ft)*	$ 200.00
213.	Aerosol Products Gas *(<500 cub. Ft) (In addition to base fee)*	$ 200.00
214.	Flammable Cryogenic Fluid Liquid *(indoors > 1 gal.) (outdoors > 60 gal.) (In addition to base fee)*	$ 200.00
	Above Ground Storage Tanks - Installation *(Flammable)*	
215.	Gas *(Up to 500 cub. ft)*	$ 200.00
216.	Oversight of Installation *(per hour)*	$ 75.00
217.	Below Ground Storage Tanks - Installation *(Flammable)*	
218.	Gas *(Up to 500 cub. ft)*	$ 200.00
219.	Oversight of Installation *(per hour)*	$ 75.00
	Above Ground Storage Tanks - Installation *(Flammable)*	
220.	Liquid (Up to 500 gal. tank)	$ 400.00
221.	Oversight of Installation *(per hour)*	$ 75.00
222.	Below Ground Storage Tanks - Installation *(Flammable)*	
223.	Liquid (Up to 500 gal. tank)	$ 400.00
224.	Oversight of Installation *(per hour)*	$ 75.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Hazardous Materials		
225.	Pyroxylin Plastics, Cellulose Nitrate (pyroxylin) Plastics - Solid *(> 25 lbs.)*	$ 200.00
226.	Body Shop/Garage *(Up to 5000 sq. ft.) (In addition to base fee)*	$ 200.00
227.	Body Shop/Garage *(> 5000 sq. ft.) (In addition to base fee)*	$ 400.00
228.	Gas Station	$ 200.00
	Open Flame for Proximal Audience/Approved Indoor Fireworks	
229.	Per Event	$ 200.00
230.	Oversight of Installation *(per hour)*	$ 75.00
231.	Open Flame for Assembly Occupancy	
232.	Application of Flammable Finishes, Spray, or Dip *(In addition to base fee)*	$ 200.00
	More than 9 sq. ft. for Flammable Liquid Spray Application or > 55 Gal. for Dip Tank Operations	
233.	Fire Stand-by Special Events *(concerts, sports events, pyrotechnics, etc.) (per hour/per inspector) (In add*	$ 75.00
234.	Carnivals & Fairs/Outdoor Assembly Events	$ 250.00
	Blasting Permit	
Hazardous Materials		
235.	Annual Permit	$ 350.00
236.	Single Event Permit	$ 75.00
	Carbon Dioxide System Over 875 Cubic Feet (100 lb.) *(Annual Permit)*	
237.	Beverage Dispensing *(In addition to base fee)*	$ 150.00
IMPACT FEES		
Fire Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***		
238.	Single Family Residential *(per dwelling unit)*	$ 71.00
239.	Multi Family Residential *(per dwelling unit)*	$ 75.00
240.	Commercial *(per 1,000 sq ft gross lease area)*	$ 97.00
241.	Office *(per 1,000 sq ft)*	$ 47.00
242.	Industrial *(per 1,000 sq ft)*	$ 5.00
Parks & Recreation Impact Fee - New Residential Development ***(paid when building permit is issued) (Ord 388) (Ord 597) (Res 04-52) (Res 05-04)(Res 16-58)***		
243.	One – Single-Family, Detached *(per unit)*	$ 4,162.00
244.	One – Single Family, Attached, Duplex or Two Attached Units (per unit)	$ 3,024.00
245.	Three (3) or Four (4) Units *(per unit)*	$ 2,801.00
246.	Five (5) to Nine (9) Units *(per unit)*	$ 2,513.00
247.	Ten (10) or More Units *(per unit)*	$ 1,872.00
248.	One – Mobile Home *(per unit)*	$ 1,741.00
Police Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit issued) (Ord 442) (Ord 597) (Res 04-52) (Res 05-04) (Res 16-58)***		
249.	Single Family Residential *(per dwelling unit)*	$ 102.00
250.	Multi Family Residential *(per dwelling unit)*	$ 75.00
251.	Commercial *(per 1,000 sq ft gross lease area)*	$ 130.00
252.	Office *(per 1,000 sq ft)*	$ 46.00
253.	Industrial *(per 1,000 sq ft)*	$ 21.00
Transportation Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Ord 442) (Res 05-04) (Ord 1482)***		
254.	Single-family residential *(per dwelling unit)*	$ 1,152.00
255.	Multi-family residential *(per dwelling unit)*	$ 893.00
256.	Hotel *(per room)*	$ 1,020.00
257.	Commercial *(per 1,000 sf gross area lease)*	$ 3,040.00
258.	Office, service, light manufacture *(per 1,000 sq. ft.)*	$ 1,189.00
259.	Industrial/Manufacturing *(per 1,000 sq. ft.)*	$ 605.00
260.	Institutional *(per 1,000 sq. ft.)*	$ 1,852.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Water System Facilities Impact Fee - New Residential and Commercial Development ***(paid when building permit is issued) (Res 18-19)***		
	Residential	
261.	Single-family detached *(per unit)*	$ 2,097.00
262.	All other housing types *(per unit)*	$ 1,606.00
	Non-residential	
263.	Water Meter Size:	
264.	0.75 inches	$ 2,097.00
265.	1.00 inches	$ 3,501.00
266.	1.50 inches	$ 6,982.00
267.	2.00 inches	$ 11,175.00
268.	3.00 inches	$ 24,468.00
269.	4.00 inches	$ 41,933.00
270.	6.00 inches	$ 87,368.00
271.	8.00 inches	$ 167,733.00
272.	*Formula for Non-standard Water Impact Fees: ERC Count * $2,097.00 = Impact Fee*	
Storm Water Facilities Impact Fee - New Residential and Commercial Development ***(Paid when building permits are issued) (Res. 18-19) (Res. 21-11)***		
****** Collection Temporarily Suspended *** (Ord 1480)***		
273.	Total Fee Per ERU	$ 1,729.00
274.	Non-Standard Storm Water Impact Fee	$ 1,729.00
275.	Subsurface Drainage Systems Inspection Fee *(per lineal ft.)*	$ 0.25
	MISCELLANEOUS	
Annexation		
276.	Deposit against actual costs	$ 1,000.00
Electric Vehicle Charging Station ***(Res 20-31)***		
277.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, up to four (4) hours) (per hour rate)*	$ 1.00
278.	Charging Station Fee - Level 2 Charger *(per kilowatt hour, after first four (4) hours) (per hour rate)*	$ 2.00
279.	Maximum Fee	$ 20.00
Overhead Utility ***(Ord 340)***		
280.	Fee in Lieu of converting existing overhead utility facilities to unground facilities *(per lineal ft.)*	$ 80.00
Passport Fees ***(Res. 16-05) (Res. 18-19)***		
****** Passport processing fees are regulated by the United States Department of State ******		
281.	Fees as set by the United States Department of State	See https://travel.state.gov/
282.	Passport Photo	$ 10.00
Prosecutor Fees ***(Res 10-26)***		
283.	Discovery provided to indigent defendants and their appointed attorney	No Charge
284.	Discovery produced by electronic means	No Charge
285.	Discovery produced by other than electronic means, up to 35 pages	$ 5.00
286.	Discovery produced by other than electronic means, over 35 pages	$5.00 plus $.015 per page
287.	Audio, video or photographs provided by other than electronic means *(per CD)*	$ 15.00
Records ***(Res 05-20) (Res 14-57)***		
	Planning Commission items	
288.	Development Standards drawing, per sheet *(11" x 17")*	$ 1.00
289.	Title 9 of the Draper City Code *(Res 00-23)*	$ 35.00
290.	Title 17 of the Draper City Code	$ 10.00
	Maps / GIS Digital Data	
	Interactive maps are available on the Draper City website.	
291.	Existing Map	
292.	11" X 17" Digital map download (see website) ***(Draper City does not provide printed copies)***	$ -
293.	Printed Copy (Size A - 24W" x 24L" to 36W" X 36L")	$ 35.00
294.	Digital Copy (Size A)	$ 20.00
295.	Custom Map	
296.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	$ 75.00
297.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	$ 95.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Records		
298.	Digital Copy (Size A or Size B)	$ 70.00
299.	Custom Map with Raster	
300.	Printed Copy (Size A - 24W" X 24L" to 35W" X 35L")	$ 100.00
301.	Printed Copy (Size B - 36W" X 36L" to 36W" x 48L")	$ 120.00
302.	Digital Copy (Size A or Size B)	$ 95.00
	Engineering *(Res 05-20)*	
303.	Culinary Water Design and Construction Standards	$ 35.00
304.	Culinary Water Master Plan	$ 50.00
305.	Development Processing Manual	$ 35.00
306.	Engineering Standards, Specs, and Plans	$ 35.00
307.	Land Disturbance Manual	$ 35.00
308.	Storm Drain Master Plan	$ 50.00
309.	Transportation Master Plan	$ 50.00
310.	Parks and Trails Master Plan	$ 50.00
	GRAMA (Records Requests) *(Res 20-31)*	
311.	Research Fee – in accordance with UCA 63G-2-203	Actual Cost
312.	Copies of documents not listed up to 8.5" x 14"	$ 0.15
313.	Copies of documents not listed over 8.5" x 14"	$ 0.50
314.	Copy of CD's under GRAMA	$ 15.00
315.	County Recorder Fees	Actual Cost
Returned Checks *(Res 14-08)*		
316.	Returned Checks for All Draper City Departments *(per check)*	$ 20.00
Small Wireless Facilities ("Small Cells") in the Right-of-Way *(Res 18-70)*		
	Application Fees for a Site License or Modification to Site License:	
317.	Collocate a small wireless facility on existing or replacement pole *(per pole)*	$ 100.00
318.	Installing, modifying, or replacing a utility pole (permitted use) *(per pole)*	$ 250.00
319.	Installing, modifying, or replacing a utility pole (discretionary use) *(per pole)*	$ 1,000.00
Special Improvement District		
320.	Application Fee *(Deposit against actual costs)*	$ 1,000.00
Surcharges for Additional Area Permits		
321.	Application Fee	As set by City Council
	PARKS & RECREATION FEES	
BUILDING RENTALS / RESERVATIONS		
Andy Ballard Arena Reservations *(Res 16-04)*		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. ****** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ******		
322.	Daily Rental - City Resident or Business *(Cleaning Deposit Required)*	$ 300.00
323.	Daily Rental - Non-Resident or Business *(Cleaning Deposit Required)*	$ 400.00
324.	Arena Lighting per hour *(Additional fee)*	$ 20.00
325.	Daily Kitchen Rental *(Additional fee) (Cleaning Deposit Required)*	$ 100.00
326.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 500.00
Cancellation of Draper City Facility or Rental *(Res 06-68)*		
327.	Cancellation Fee	$ 10.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Pavilion Rentals ***(1/2 Day is defined as 9:00 a.m. - 3:00 p.m. OR 4:00 p.m. - 10:00 p.m.) (Res 05-51) (Res 12-12) (Res 14-08) (Res 18-70) (Res-21-25)***		
	Resident or Draper City Business 1/2 Day Rental	
328.	Large Pavilion *(Draper Park North and Galena Park)*	$ 50.00
329.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*	$ 40.00
	Non-Resident or Non-Draper City Business 1/2 Day Rental	
330.	Large Pavilion *(Draper Park North and Galena Park)*	$ 80.00
331.	Small Pavilion *(Steep Mountain, Smith Fields, Draper South)*	$ 70.00
332.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 50.00
333.	Cancellation Fee	$ 10.00
334.	If made 60 days prior to reservation	Full refund
335.	If made 30 - 60 days prior to reservation	50% of fee
336.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	$ 70.00
Field Rentals ***(Ball diamonds, soccer fields, etc.) (Res 09-09) (Res 14-08) (Res 20-09)***		
337.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*	$ 20.00
338.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*	$ 25.00
339.	Lighting at fields *(per hour)*	$ 25.00
340.	Additional city staff field prep *(Initial field prep is included in base rental) (per field)*	$ 30.00
	Security Deposit - Field Rental *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	
341.	1 - 4 hours	$ -
342.	> 4 hours	$ 400.00
	City sponsored programs & events in co-operation with Draper Parks and Recreation	
	Director or Manager may waive fees on conditions of Draper City and/or its programs being able to use renters' facilities free of charge or comparable rate	
343.	Cancellation Fee	$ 10.00
344.	If made 45 days prior to reservation	Full refund
345.	If made less than 45 days prior to reservation	No refund
	(Deposit is always refunded for cancelled reservations)	$ 70.00
Recreation User Fees and Admissions ***(Res 14-08)***		
Fee's charged for Draper City Recreation Department including youth and adult sports programs, events, concerts, shows, camps, etc. are to be set by the Recreation Director or Manager and may fluctuate or change year-to-year or season-by-season depending on costs, cost recovery, program costs, artist cots, etc.		
346.	Resident or Draper City Business *(per hour, per field) (9:00 a.m. - 9:00 p.m.)*	$ 20.00
347.	If cancellation is made while program registration is still open	$ 10.00
348.	If cancellation is made after registration closing but prior to starting	50% of fee
349.	If cancellation is made after program starts	No refund
	ecreation Director or Manager may approve refunds for "extreme" or "hardship" situations on a case-by-case situatio	
Historic Park - Rental ***(Res. 02-30) (Res. 12-12)***		
350.	Per Event	$ 250.00
351.	Cleaning Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 100.00
352.	Cancellation Fee	$ 10.00
353.	If made 45 days prior to reservation	Full refund
354.	If made less than 45 days prior to reservation	50% of fee
	(Deposit is always refunded for cancelled reservations)	
Trail Use Fees for Special Events ***(Outside Agencies) (Res. 12-12)***		
355.	Trail Event use fee *(per event)*	$ 200.00
356.	Trail Event use security deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 200.00
357.	Participant Fee - Corner Canyon and primitive trails *(to be collected after event based on total # of participants)*	
358.	Bike events *(per participant)*	$ 5.00
359.	Running events *(per participant)*	$ 3.00
360.	Equestrian events *(per participant)*	$ 5.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Amphitheater Fees *(Res. 12-12) (Res. 12-36) (Res 18-30)*		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. ****** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ******		
	Amphitheater Rentals NOT charging admission. *Rentals are for a total of 4 hours each.*	
	Tier #1 *(under 200 users, front of stage and seating area only)*	
361.	Resident or Draper City Business	$ 250.00
362.	Non-Resident or Non-Draper City Business	$ 350.00
	Tier #2 >201 users	
363.	Resident or Draper City Business	$ 700.00
364.	Non-Resident or Non-Draper City Business	$ 850.00
Amphitheater Fees		
365.	Security Deposit *($10.00 non-refundable fee, remaining deposit is refundable upon inspection)*	$ 500.00
	Amphitheater Rentals Charging Admission	
366.	Rental Daily Rate (seating, full stage/backstage, houselights/sound)	$ 1,500.00
367.	Amphitheater Technical coordinator – 6 hr. minimum	$ 120.00
368.	Amphitheater Technical coordinator per additional hour	$ 35.00
369.	Cleaning Fee	$ 100.00
370.	Security Deposit	$ 400.00
371.	Per ticket fee (paid to the City for each actual ticket sold by renter)	$ 1.00
	Per ticket fee charged by City when events are cosponsored by outside agency/promoter:	
372.	$ 0.00 - $10.00	$ 2.00
373.	$ 10.01 - $25.00	$ 3.00
374.	$ 25.01 - $40.00	$ 4.00
375.	Over $40.00	$ 5.00
	(To be paid to the City based on actual tickets sold by outside cosponsoring agency)	
	Optional rental items during private rental (Res 18-30)	
376.	Lights cues/light show by staff	$ 40.00
377.	House video projector and screen	$ 50.00
378.	Piano	$ 50.00
379.	Piano tuning prior to rental	$ 150.00
Day Barn Rental Fees *(Res. 12-12) (Res. 13-32) (Res 14-08)*		
All persons renting Draper City facilities must comply with Draper City policy regarding rentals and sign a "Draper City Facilities Use Agreement" prior to renting the facilities. ****** Existing Draper City recreation basketball will continue to rent space at the same rate as existed prior to implementation of this fee schedule. ******		
Rentals will be available for 2 time blocks: 9 a.m. – 3 p.m. or 4 p.m. – 10 p.m. for the Weekday rental days of Monday, Tuesday, Wednesday and Thursday. For Weekend rentals, only one reservation will be allowed on the day of Friday, Saturday and Sunday. Weekend rental times are 9 a.m. – 10 p.m. Rentals include use of building, restrooms, (12) 66" circular tables, (96) chairs and (2) 8-ft banquet tables.		
380.	Rental rate per each block for Resident/Draper Business on weekdays	$ 225.00
381.	Rental rate per each block for Non-Resident/Non-Draper Business on weekdays	$ 300.00
382.	Rental rate for each weekend day for Resident/Draper Business	$ 500.00
383.	Rental rate for each weekend day for Non-Resident or Non-Draper Business	$ 650.00
384.	Security/Cleaning Deposit per rental (refundable)	$ 200.00
	Cancellation Fees:	
385.	Processing Fee	$ 10.00
386.	If made 60 calendar days prior to reservation	Full refund
387.	If made 30 – 59 calendar days prior to reservation	50% of fee
388.	If made <30 calendar days prior to reservation	No refund
389.	(Deposit is always refunded for canceled reservations)	
River Bottoms Disc Golf Course Rental Fee		
390.	Full Course Rental	$ 200.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Other Fees		
391.	Special Event Application Review and Permit Fee ^(Res 16-04)(Res 16-40)	$ 50.00
392.	Late Notification	$ 175.00
393.	Large Scale Special Event Fee (Over 500 participants and spectators)	$ 250.00
	City Support Services Fee	
394.	Parks Technician (per hour with two hour minimum)	$ 100.00
395.	Parks Manager (per hour with two hour minimum)	$ 150.00
396.	Brookside Trailhead Reservation	$ 100.00
397.	Draper Cycle Park Lot Reservation	$ 50.00
398.	Memorial Bench (Includes cost of bench, engraved plaque and installation)	$ 2,300.00
	*** For All Day Use - Double the Listed Cost ***	
	PLANNING DEPARTMENT FEES	
Accessory Dwelling Units		
399.	Accessory Dwelling Unit Permit - Initial Application	$ 450.00
400.	Accessory Dwelling Unit Permit - Renewal	$ 50.00
Advertising		
401.	Postponed Action of a Public Hearing *(Res 05-51)*	Actual Cost
402.	Land Use Application - Postage *(Res 06-15)*	Actual Cost
403.	Land Use Application - Envelopes *(Res 06-15)*	Actual Cost
404.	Land Use Application - Signage *(Res 06-15)*	Actual Cost
Appeals and Variance Hearing Officer ***(Res 08-36) (Res 14-57)(Res 21-11)***		
405.	Variance, special exception, appeal of administrative decision	$ 500.00
406.	Routine and Uncontested Matters Fee	$ 50.00
407.	Administrative Interpretation Fee	$ 50.00
408.	Nonconforming Use Expansion Fee	$ 200.00
409.	Zoning Verification Letter Fee	$ 50.00
Conditional Use Permits ***(Res 01-28) (Res 07-25)***		
410.	Home occupation conditional use (Res 01-05)	$ 60.00
411.	All other	$ 500.00
412.	Appeal of Planning Commission Action	$ 200.00
General Plan Amendments ***(Res 01-05) (Res 21-11)***		
413.	Text or Map Amendment	$ 2,000.00
414.	Master Area Plan or Master Area Plan Major Amendment	$ 2,000.00
415.	Master Area Plan Minor Amendment	$ 200.00
Planning Fee Retention ***(Res 19-66)***		
	Planning Commission items	
416.	If item is withdrawn prior to completion of a third review Planning Commission meeting	80%
417.	If item is withdrawn prior to completion of a second review Distribution of Agenda	50%
418.	If item is withdrawn prior to completion of a first review within 10 days of application	10%
419.	If item is withdrawn after a public hearing or meeting has been held or action has been taken on the item by the decision making body or official	100%
Short Term Rental		
420.	Short Term Rental Permit - Initial Application	$ 450.00
421.	Short Term Rental Permit - Renewal	$ 50.00
Signs		
422.	Permanent Signs *(Res 01-05)*	$100.00 plus $2.50 per sq. ft. over 32 sq. ft.
	Temporary Signs	
423.	Less than 29 days	$ 25.00
424.	More than 29 days, e.g., development signs	$100.00 plus $2.50 per sq. ft. over 32 sq. ft.
425.	Grand Opening or Going out of Business *(Res 01-05) (per business)*	$ 30.00
426.	Signs requiring permits for which the permit has not been obtained prior to installing the sign, and for which such a violation has not been corrected within 72 hours of the City providing written notice of the violation, shall be subject to an investigation fee equal to and in addition to the sign permit fee.	
427.	Signage Text Change (Res 18-70)	$ 25.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Site Plan Review		
	Commercial or Multi-Family Residential *(Res 01-05)*	
428.	0 - 5 acres	$ 2,000.00
429.	5.1 - 10 acres	$ 4,000.00
430.	> 10 acres	$6,000.00 plus $200.00 per acre
	Building Site Review *(Res 01-05)*	
431.	Single, Multi-Family, Residential and Commercial *(per site)*	$ 100.00
432.	Site Plan (Minor) Amendment *(Res 01-28)*	10% of normal fee
433.	Appeal of Planning Commission action	$ 200.00
434.	Secondary Driveway Permits *(Res 12-36)*	$ 100.00
435.	Permitted Use Review Fee *(Res 15-11)*	$ 50.00
Subdivisions *(Res 01-05) (Res 01-28) (21-18) (R-21-25)*		
	Subdivision larger than five lots	
	Preliminary Plat Review	
436.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
437.	1 - 50 units or lots *(per unit or lot)*	$ 50.00
438.	Greater than 50 units or lots *(per unit or lot)*	$ 20.00
	Preliminary Plat Review - *Located in the Hillside Overlay District*	
439.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
440.	1 - 50 units or lots *(per unit or lot)*	$ 100.00
441.	Greater than 50 units or lots *(per unit or lot)*	$ 400.00
	Final Plat Review *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*	
442.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
443.	1 - 50 units or lots *(per unit or lot)*	$ 100.00
444.	Greater than 50 units or lots *(per unit or lot)*	$ 40.00
	Final Plat Review - *Located in the Hillside Overlay District* *(Includes review of constructions drawings, calculating quantities and costs for improvement guarantee and legal review)*	
445.	Base Fee (up to two reviews) PLUS:	$ 2,000.00
446.	1 - 50 units or lots *(per unit or lot)*	$ 200.00
447.	Greater than 50 units or lots *(per unit or lot)*	$ 80.00
	Minor Subdivision - Less than five lots	
448.	Preliminary and Final Plat Review *(per unit or lot)*	$ 400.00
449.	Each Review after Second Review *(per unit or lot)*	$ 3.00
	Subdivision Plat Amendment	
450.	Plat Amendment	$ 2,000.00
451.	Lot Line Adjustment Plat Amendment	$ 500.00
452.	Joining Parcel or Parcel Boundary Adjustment	$ 200.00
Temporary Use Permit *(Res 03-22)*		
453.	Temporary User Permit Fee *(waived for City sponsored functions (Res 15-11))*	$ 50.00
Zone Change Application		
454.	Zoning Code Text Amendment *(Res 01-05)*	$ 2,000.00
	Zoning Map Amendment *(Res 01-05)*	
455.	1st acre or less	$ 2,000.00
456.	each additional acre	$ 25.00
457.	Development Agreement *(Res 14-57)*	$ 500.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	POLICE DEPARTMENT FEES	
False Alarm Fee (Assessed after four false alarms occur in a rolling twelve-month period) ***(Ord 344) (Ord 850) (Res 18-30)***		
458.	Business *(The fourth false alarm and each subsequent false alarm)*	$ 110.00
459.	Residential *(The fourth false alarm and each subsequent false alarm)*	$ 110.00
460.	Late Fees	18% of balance due, plus collection and attorney fees
Police Department ***(Res 03-45) (Res 04-65) (Res 10-47) (Res 13-31)(Res. 21-25)***		
461.	Case Reports *(each)*	$ 10.00
462.	Fingerprint *(per each card)*	$ 10.00
463.	Clearance Letters *(each)*	$ 10.00
464.	Photographs *(per each Digital)*	$ 15.00
465.	Police Body Camera Footage	
	Up to 30 minutes of redaction time	$ 25.00
	Over 30 minutes of redaction time *(per hour, billed in full hours)*	$ 50.00
466.	Sex Offender Registry *(annually)*	$ 25.00
467.	Police Officer Outside Employment Services *(per officer / per hour)*	$ 89.00
	PUBLIC WORKS / ENGINEERING FEES	
Engineering Fees		
468.	Land Disturbance Permit *(Res 01-05)*	$ 50.00
469.	PUE Encroachment License & Permit Fee *(Res. 15-11)*	$ 50.00
470.	Street Light Development Fee (number of lights, type and placement wot be determined by the City Engir	
	The developer shall pay the street lighting fee directly to Utah Power and Light for the actual cost of all street lights including installation.	
Public Improvement Inspections ***(Res 14-08)***		
	Public Improvement Inspections	
	If the centerline of the fronting roadway is 400 feet or greater, then:	
471.	Inspection fee for full width street *(per linear ft.)*	$ 6.00
472.	Inspection fee for fronting road *(per linear ft.)*	$ 4.00
473.	If the centerline of the fronting street is 400 feet or greater, then:	$ 25.00
474.	Inspection Fee *(Lump Sum)* - **PLUS:**	$ 400.00
475.	Storm Drain (0' to 100')	$ 200.00
476.	Each additional 100' increment or part thereof	$ 100.00
477.	Land Drain (0' to 100')	$ 200.00
478.	Each additional 100' increment or part thereof	$ 100.00
479.	Detention Basin	$ 150.00
480.	Culinary Water System (0' - 100')	$ 200.00
481.	Each additional 100' increment or part thereof	$ 100.00
482.	Engineering Inspector Off-Hour Rate *(Res 02-30) (per hour)*	$ 82.00
Street Light Activation Fee ***(Res 06-68) (Res 08-39)***		
483.	Fee for each street light activation as part of development activity	$ 150.00
Street Vacation (Right-of-Way) Requests ***(paid prior to City Council / Planning Commission / Department action (Res 07-58)***		
484.	Public Improvement Inspections	
Water System Hookup Fees ***(Res 18-70)***		
	Hookup Fees	
485.	3/4 inch connection	$ 440.00
486.	1 inch connection	$ 475.00
487.	1 1/2 inch connection	$ 665.00
488.	2 inch connection	$ 810.00
	Hookup fees larger than 2 inches will be paid directly to installation contractor. Hookup fees are in addition to Water System Facilities Impact Fees	
489.	Temporary Water Meter Bypass Devices – AKA Jumpers	$ 120.00

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
	SOLID WASTE AND RECYCLING	
Garbage and Recycling Collection Fee		
	Basic Service:	
490.	96-gallon garbage container and 96-gallon recycling container *(per month)*	~~$ 15.00~~ $ 19.00
	Additional containers	
491.	96-gallon garbage container *(per month)*	~~$ 10.00~~ $ 10.50
492.	96-gallon recycling container (*per month*)	~~$ 2.50~~ $ 10.50
493.	300-gallon garbage container *(per month)*	$ 30.00
	*** Solid Waste Rate Changes are effective 09/01/2026 ***	
	Private Street Service:	
494.	96-gallon garbage container and 96-gallon recycling container *(per month)*	$ 37.00
	Additional containers	
495.	96-gallon garbage container *(per month)*	$ 11.00
496.	96-gallon recycling container (*per month*)	$ 11.00
497.	Glass Recycling Set up Fee	Contracted through Momentum Recycling
498.	Glass recycling container *(per month)*	Contracted through Momentum Recycling
499.	Dumpster Rental Fee *(Res 13-05)*	
500.	Dumpster Rental Fee (20 yd)	$ 120.00
501.	Dumpster Rental Fee (30 yd)	$ 150.00
502.	Can recovery fee	$ 20.00
503.	Interest charged on unpaid balances over 30 days (per month)	Greater of $2.00 per month or 1.5% of past due
	STORM WATER	
Storm Water Inspections		
504.	Storm Water Pollution Prevention Plan (SWPPP) Inspections	$ 50.00
505.	Storm Water Fines and Penalties	Per State Code
Storm Water Utility Fee		
506.	Residential or Commercial *(per ERU Per month)*	$ 7.00
507.	Interest charged on unpaid balances over 30 days (per month)	Greater of $2.00 per month or 8.0% on unpaid balance or 1.5% of past due
	WATER RATES *(Res 16-34) (Res 17-02) (Res 24-*	
Residential Water Rates		
508.	Base Water Rate	$ 31.44
	Zone 1 *(Rate based on water consumption)*	
509.	1 - 5,000 gallons	$ 2.31
510.	5,001 - 20,000 gallons	$ 4.04
511.	20,001 - 50,000 gallons	$ 4.34
512.	50,001 - 100,000 gallons	$ 4.62
513.	Over 100,000 gallons	$ 4.94
	Zone 2 *(Rate based on water consumption)*	
514.	1 - 5,000 gallons	$ 2.56
515.	5,001 - 20,000 gallons	$ 4.32
516.	20,001 - 50,000 gallons	$ 4.63
517.	50,001 - 100,000 gallons	$ 4.92
518.	Over 100,000 gallons	$ 5.24
	Zone 3 *(Rate based on water consumption)*	
519.	1 - 5,000 gallons	$ 4.06
520.	5,001 - 20,000 gallons	$ 5.87
521.	20,001 - 50,000 gallons	$ 6.19
522.	50,001 - 100,000 gallons	$ 6.49
523.	Over 100,000 gallons	$ 6.83
	*** Water Rate Changes are effective 07/01/2026 per Ordinance 1723 ***	

DRAPER CITY
CONSOLIDATED FEE SCHEDULE
(Resolution 26-37)

ITEM	DESCRIPTION	FEE
Commercial Water Rates		
524.	Base Water Rate	$ 31.44
	Zone 1 *(Rate based on water consumption)*	
525.	1 - 50,000 gallons	$ 2.92
526.	50,001 - 250,000 gallons	$ 2.98
527.	Over 250,000 gallons	$ 3.06
	Zone 2 *(Rate based on water consumption)*	
528.	1 - 50,000 gallons	$ 3.18
529.	50,001 - 250,000 gallons	$ 3.24
530.	Over 250,000 gallons	$ 3.33
	Zone 3 *(Rate based on water consumption)*	
531.	1 - 50,000 gallons	$ 4.69
532.	50,001 - 250,000 gallons	$ 4.79
533.	Over 250,000 gallons	$ 4.91
	*** Water Rate Changes are effective 07/01/2026 per Ordinance 1723 **	
Administrative Rates		
534.	Delinquent Administrative Fee	$ 50.00
	Water Service Deposits	
535.	Residential Property Owner	None
536.	Residential Lessor *(refundable when account closed and paid in full)*	$ 50.00
537.	Commercial *(refundable if account remains current for one year)*	$ 60.00
538.	Water Use from Fire Hydrants and/or Temporary Meter Connection Deposit, PLUS:	$ 3,000.00
539.	Daily Rate, PLUS	$ 10.00
540.	Per 1,000 gallons Zone 1 *(minimum charge is $50.00)*	$ 2.95
541.	Per 1,000 gallons Zone 2 *(minimum charge is $50.00)*	$ 3.21
542.	Per 1,000 gallons Zone 3 *(minimum charge is $50.00)*	$ 4.95

MEMO

To: City Council
From:
Date: 2026-07-21
Re: Action Item: Ordinance #1734

Comments:

ATTACHMENTS:

Ordinance 1734.pdf

ORDINANCE NO. 1734

AN ORDINANCE AMENDING TITLE 3 OF THE DRAPER CITY MUNICIPAL CODE GOVERNING THE STRUCTURE AND PROCEDURES OF THE PLANNING COMMISSION AS REQUIRED BY STATE LAW

WHEREAS, Title 3 establishes rules for subordinate bodies created by the city, including the planning commission; and

WHEREAS, SB 284 from the 2026 General Legislative Session of the State of Utah requires specific structure and procedures for a municipal planning commission; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code; and

WHEREAS, the city council has reviewed the proposed text amendment and finds good cause to revise the terms and provisions of Title 3.

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

Section 1. Findings. The city council of Draper City has made the following findings to amend Title 3 of the Draper City Municipal Code: 1) The proposed amendment is in compliance with the Utah Code Annotated. 2) The proposed amendment is in the best interest of the health, safety, and welfare of the citizens of Draper.

Section 2. Revision. Section 3-5-030 of the Draper City Municipal Code is hereby amended in part to read as shown in Exhibit "A" attached hereto and incorporated herein by reference.

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

Section 4. Severability. If any section, part, or provision of this ordinance is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this ordinance, and all sections, parts, and provisions of this ordinance shall be severable.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 21st DAY OF JULY, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Dahlin	____	____	____
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

3-5-030: PLANNING COMMISSION:

There is hereby created and established a Planning Commission of Draper City to recommend and monitor the planning and development of the city.

A. Composition and Appointment: The planning commission shall be comprised of six (6) regular members appointed by the mayor with the advice and consent of the city council.

B. Terms: Members shall be appointed to staggered four (4)-year terms but may be appointed to shorter terms when necessary to provide for staggered terms. Members may be reappointed for successive terms.

C. Alternates: In addition to the six (6) members of the planning commission, the mayor shall appoint alternates to the planning commission with the advice and consent of the city council. Alternates shall serve one-year terms or until appointed to fill a vacancy on the planning commission. Alternates may be reappointed for successive terms.

D. Removal: Planning commission members deliberating about a specific pending land use application in a planning commission meeting with municipal staff, an elected official, or the land use applicant is not cause for removing a planning commission member. The ~~mayor~~ city council may remove any member or alternate of the planning commission for any of the following reasons: ~~with the advice and consent of the city council.~~

1. Using public funds for a political purpose under as described by the Utah Political Activities of Public Entities Act;

2. Violating a provision of the Utah Municipal Officers' and Employees' Ethics Act; or

2. Acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or an unacceptable risk of impermissible bias in the planning commission member's administrative or quasi-judicial duties.

E. Recusal: For purposes of this subsection a relative is any person related to a planning commissioner by blood or marriage in a degree closer than the fourth degree of consanguinity or affinity, determined by the civil law method and a divorce or separation between spouses shall not be deemed to terminate any such relationship. Planning commission members shall recuse themselves from deliberating or voting on land use application if:

1. The planning commissioner or planning commissioner's relative owns, either legally or equitably, at least 5% of the outstanding shares of a corporation or 5% interest in a business entity that has a land use application; or

2. The planning commissioner is employed by, serves as an officer or director for, or has a contractual relationship with the person or business that has a land use application.

E. Vacancy: A vacancy occurring on the planning commission by reason of death, resignation, removal or disqualification, shall be promptly filled by a replacement appointed by the mayor with the advice and consent of the city council for the unexpired term of the replaced member.

F. Per Diem: Regular and alternate members of the planning commission shall be paid per diem compensation for reasonable and necessary expenses for meetings actually attended, in an amount of one hundred dollars ($100.00).

G. Powers: The planning commission shall be organized and exercise its powers and duties as follows:

1. The planning commission shall elect one of its members as chairperson to oversee all proceedings and activities. The chairperson shall vote only in the event of a tie or when needed to establish a quorum. The chairperson shall serve for a term of one year. The planning commission shall elect one of its members as vice-chairperson to act as chairperson in the absence of the chairperson or because of the chair's inability or refusal to act. The vice-chairperson, acting as the chairperson, shall have the power to vote on all matters.

2. The planning commission may adopt bylaws that govern the conduct of its meetings. Such bylaws shall be approved by the city council before taking effect.

3. The planning commission shall meet according to the schedule adopted each year by the city council, and/or such other times as deemed necessary by the chairperson or city council. All meetings shall be properly noticed and held in accordance with the Utah Open and Public Meetings Act of the Utah Code Annotated, as amended. Written minutes of all business meetings of the planning commission shall be prepared and filed in the office of the city recorder for review and access by the public in accordance with the Utah Government Records Access and Management Act. Public participation in meetings shall be limited to properly-noticed public hearings.

4. No official business shall be conducted by the planning commission unless a quorum of its members or alternate members is present. Alternates shall be allowed to vote on official business of the planning commission when not all regular members of the planning commission are present. At no time shall more than five regular members or alternates and one chairperson participate in any official business of the commission. Unless otherwise prescribed by law, the planning commission may not

take action or forward any recommendation to city council on an agenda item unless without three votes in favor of the action or recommendation.

5. Alternates may fill vacancies occurring on the Commission or may be appointed to the Commission as regular members' terms expire.

6. Alternates should attend planning retreats and educational meetings related to the obligations and duties of the planning commission as offered by the city, and attend joint meetings of the planning commission and city council.

7. Neither the planning commission nor its members have authority to represent, act, negotiate or speak on behalf of the city, or to commit city funds for any purpose unless expressly authorized by the city council, this code, or state or federal law.

H. Duties: It shall be the function of the planning commission to oversee the proper development of the city in accordance with pertinent city ordinances and provisions of Utah Municipal Land Use and Management Act as amended. The duties of the planning commission shall include:

1. Preparing and recommending a general plan and amendments thereto to the city council;

2. Recommending zoning ordinances and maps, and amendments to zoning ordinances and maps, to the city council;

3. Administering applicable provisions of Titles 9 and 17;

4. Recommending subdivision ordinances and regulations and amendments thereto to the city council;

5. Recommending approval or denial of subdivision applications;

6. Advising the city council on matters when requested;

7. Hearing or deciding any matter that the city council designates;

8. Preparing and recommending programs for public improvements and the financing thereof to the city council; and

9. Exercising any other powers delegated by the city council that are necessary to enable the planning commission to perform its function.

I. Examinations and Surveys: The planning commission and its authorized agents may enter upon any land at reasonable times to make examinations and surveys as necessary to enable it to perform its function to promote city planning and development.

J. Appeals:

1. Definition. For purposes of an appeal of a planning commission decision, "affected person" means:

a. Any applicant before the planning commission; or

b. Any person other than an applicant who:

(1) Owns real property adjoining the property that is the subject of a land use application or land use decision; or

(2) Will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.

2. Any affected person may appeal a planning commission decision by filing a written appeal to the appeals and variance officer stating the grounds for appeal within fourteen (14) days from the date of the decision or action.

K. Training: The planning commission shall receive training from time to time as required by state law. (Ord. 1493, 6-15-2021; amd. Ord. 1523, 1-11-2022; Ord. 1592, 11-7-2023; Ord. 1702, 2-17-2026)