



PLANNING COMMISSION AGENDA

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

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a **Action Item: Approve Planning Commission Meeting Minutes for June 25, 2026 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for June 25, 2026

1.b **Public Meeting: Hidden Canyon Estates Phase 5 Amended Subdivision Plat Request (Administrative Action)**

On the request of Brandon Watson of Edge Homes Utah, LLC, representing Edge Homes Utah, LLC and Birgit Reeves, a request for approval of an Amended Subdivision Plat to expand the boundaries of the private slope easement and amend the boundaries of two (2) lots on approximately 0.813 acres located at approximately 2463, 2477, and 2483 E Springtime Road. Known as Application No. 2026-0061-SUB. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

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

On the request of Thomas Thomas, representing Bakehouse Cottage, a Home Occupation Conditional Use Permit request on approximately 0.31 acres, located at 478 W. Sandberg Ln., Known as application 2026-0142-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

1.d **Public Hearing: City Initiated Town Center Residential Zoning Text Amendment Request (Legislative Item)**

On the request of Draper City seeking approval of Zoning Text Amendments to Chapter 9-11 of the Draper City Municipal Code (DCMC) in order to permit a residential unit on smaller properties in the Town Center zone. Known as application 2026-0175-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

2. Other Business

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

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **July 30, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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

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

MEMO



To: Planning Commission

From:

Date: 2026-07-30

Re: Action Item: Approve Planning Commission Meeting Minutes for June 25, 2026
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC Mtg DRAFT 062526.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JUNE 25, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Commission Member Susan Nixon
Alternate Commission Member Laura Fidler
Alternate Commission Member Christine Green

EXCUSED: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Mary Squire
Commission Member Gary Ogden
Commission Member Kendra Shirey
Alternate Commission Member Josh Best
Spencer DuShane, Assistant City Attorney

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

6:30 PM Business Meeting

Community Development Director Jennifer Jastremsky reported that both the Chair and Vice-Chair were absent and asked the Planning Commission to vote for an Acting Chair.

Motion: Commissioner Green moved to NOMINATE Susan Nixon as Acting Planning Commission Chair.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Acting Chair Susan Nixon called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for May 14, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for May 14, 2026
- B. Action Item: Approve Planning Commission Meeting Minutes for May 28, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for May 28, 2026.

Motion: Commissioner Fidler moved to APPROVE the May 14, 2026, and May 28, 2026, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Acting Chair Nixon reported that a request had been made to move Item 1D to accommodate applicants for later items.

Motion: Commissioner Fidler moved to hear Item 1D after Item 1G.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Ogden					X
Fidler, Alternate	X				
Green, Alternate	X				X
Best, Alternate					X

**C. Public Hearing: Rivian-Draper Site Plan and Deviation Requests.
(Administrative Items)**

On the request of Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, LLC, a Site Plan and Deviation Request on approximately 6.16 acres, at approximately 11601 South Lone Peak Parkway. Known as Applications 2026-0011-SP and 2026-0151-VAR, Staff Contact: Paul Geilman, (801) 576-6551, paul.geilman@draperutah.gov.

Planning Coordinator Paul Geilman presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property is designated as a Commercial Special District and is in the Karl Malone Auto Center Commercial Special District (“CSD-KMAC”). The site and architectural plans, as well as site photographs, were reviewed, and Mr. Geilman reported that all parking requirements had been met.

Conditions of Approval were as follows:

1. Meeting all Engineering, Public Works, Building, Planning, and Fire requirements during development and permitting.
2. Comply with the geotechnical report throughout construction.
3. Consolidate the property before building permit issuance.
4. Record a cross-access easement for the property to the north before permit issuance.
5. Submit proof of access easements and power company sign-off before permit issuance.
6. Submit revised Landscaping Plans meeting tree diversity and street tree requirements.
7. Include a floor plan meeting Draper City Municipal Code (“DCMC”) submittal standard with the building permit application.
8. Submit revised lighting plans compliant with DCMC Chapter 9-20.
9. Submit zoning-compliant fencing plans matching the existing decorative concrete wall by the Karl Malone Property.

Mr. Geilman provided details on the cross-access deviation request. The property south of the subject property is an electric substation, an incompatible use. There is also a grade change between the property to the east and the subject property. These issues met two required standards for granting a cross-access deviation.

The applicant, Logan Johnson of Wright Development, stated that they were excited to bring the first Rivian dealership to Utah. They had spoken at length with staff about the recommended conditions of approval and had no objections to all but one condition. He asked for clarification on the condition requiring parcel consolidation. The site consists of two parcels, one of which was recently acquired by Wright Development. The front parcel would be leased from Rocky Mountain Power, so it was not possible to consolidate them. He requested that the condition be removed.

Karolina Kaczmarczyk was present on behalf of Rivian. She thanked the Planning Commission and staff for their collaboration during the process. They were excited to expand into Draper, provide more job opportunities, and better serve their growing customer base.

In response to a question from Acting Chair Nixon, Planning Manager Todd Draper clarified that the consolidation condition applied only to the two parcels owned by the applicant and did not include the Rocky Mountain Power property. Mr. Johnson confirmed that they would comply with the condition.

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

Deviation Request

Motion: Commissioner Fidler moved to **APPROVE** the Deviation from cross access, as requested by Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, Application 2026-0151-VAR, based on the following Findings for Approval listed in the Staff Report dated June 17, 2026.

Findings for Approval:

1. Requiring cross access to properties to the east would result in the slope of the cross-access drive exceeding twelve percent (12%).
2. Requiring cross access to property located the south would create a hazard to health, safety, or welfare by linking two incompatible uses.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Site Plan

Motion: Commissioner Fidler moved to APPROVE the Site Plan, as requested by Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, Application 2026-0011-SP, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated June 17, 2026.

Findings for Approval:

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

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

**E. Public Hearing: Adamo Zoning Map Amendment Request.
(Legislative Item)**

On the request of Michael and Tori Adamo, a Zoning Map Amendment for approximately 1.08 acres located at approximately 265 East 13275 South. Known as Application 2026-0097-MA. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

City Planner Nick Whittaker presented the staff report. The request was to rezone the subject property from RA1 Residential Agricultural, which requires a minimum lot size of 40,000 square feet, to RA2 Single-Family Residential, which requires a minimum lot size of 20,000 square feet.

The vicinity, aerial, land use, and zoning maps were displayed. Mr. Whittaker reported that the current RA1 zone was not compatible with the property's Residential Medium Density land use designation, but the proposed RA2 Zone was a compatible use.

Acting Chair Nixon asked whether the two parcels should be combined before proceeding with the Zoning Map Amendment, as it appeared that a structure crossed the parcel boundary. Mr. Whittaker stated that if the applicant were to subdivide the property, the second lot and structure would have to be brought into compliance. Ms. Jastremsky added that she was currently working on an administrative interpretation for the subject property to determine if the parcels are legal and what steps must be taken to correct the issue. The existing home is historic, and she was researching construction dates for all the structures on the property to verify applicable law. The property owner would either need to apply for a Boundary Line Adjustment to create two conforming parcels or subdivide the property.

The applicant, Mike Adamo, thanked the staff for their efforts on the application. The house is historic, which complicated the process. Most properties in the area had been rezoned from RA1 to RA2.

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

Motion: Commissioner Green moved to 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 property's 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.**

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

**F. Public Hearing: Solid Construction Land Use Map and Zoning Map Amendment Requests.
(Legislative Items)**

On the request of Morgan Lovato representing JLF Ventures, LLC, a Land Use Map Amendment and a Zoning Map Amendment for approximately 0.31 acres located at 273 East 13800 South. Known as Applications 2026-0016-MA and 2026-0044-MA, Staff Contact: Todd Draper, (801) 567-6335, todd.draper@draperutah.gov.

Mr. Draper presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. There are residential properties on either side of the subject property, and a development agreement and rezoning application were recently approved for the property to the north. The current land use designation was Office/Service, and the zoning was RA1. The request was to change the designation and zoning to Regional Commercial ("CR"), similar to the parcel to the rear.

The current and proposed zoning were compared, and site photographs were reviewed. The RA1 Zone requires a minimum lot size of 40,000 square feet, which the parcel did not meet. The CR Zone does not set a minimum lot size and allows various commercial uses.

In response to a question raised by Acting Chair Nixon, Mr. Draper reported that no public comments were received on the item. Acting Chair Nixon asked about the business currently operating on the property. Mr. Draper stated that they were unable to locate a permit for the construction of the garage,

but it had been in place for many years. Business operations on the property were not compliant with the current zone. The intent was to rezone the property to bring it into compliance and allow the applicant to operate a construction sales and service yard at the location. Licensing and permitting requirements must be met but are separate from the current application.

Gavin Wenzel was present on behalf of the applicant. Their initial goal was to bring the property into compliance as a construction sales and storage yard. However, the property owner, JLF Ventures, LLC, is in discussions with the developer of the rezoned property to the north. The area is commercial, and they ultimately hoped to incorporate it into that development.

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

Commissioner Fidler stated that she was not surprised to see the application after the property behind it had been rezoned, and that it would be interesting to see how it develops in the future.

Land Use Map Amendment

Motion: Commissioner Fidler moved to 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.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Zoning Map Amendment

Motion: Commissioner Fidler moved to 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 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.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

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

**G. Public Hearing: Kuwahara Nursery and Land Use Map Amendment, Zoning Map Amendment, and Development Agreement Requests.
(Legislative Items)**

On the request of Cameron Smith, Representing Alpine Homes, LLC and Kuwahara Produce, LLC, a Land Use Map Amendment, Zoning Map Amendment, and Development Agreement to allow for the construction of 21 detached single-family dwellings on approximately 1.95 acres, at approximately 762 West 12300 South. Known as Applications 2026-0019-MA, 2026-0020-MA, and 2026-0021-DA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Draper presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property was currently the site of the Kuwahara Nursery. It was designated Office/Service and zoned CO1 Professional Office. The requested land use designation was High-Density Residential, with a zoning designation of RM2 Multiple-Family Residential.

The Conceptual Site Plan and elevations were reviewed. The development will have a single private access drive and two interior private roads. There will be a total of 21 homes in a building-pad-lot style subdivision; property owners will own the underlying footprint of each home, and the remaining area will be owned in common. There will be 11 guest parking stalls.

A deviation requested through the Development Agreement would reduce the interior garage width from 20 feet to 18.5 feet but would still count as two parking spaces in addition to the two driveway spaces. Each driveway will be at least 20 feet from the curb and the private road. The site plan indicates that the street-facing garages will be the front of the home, and the entry doors will be located at the rear.

Mr. Draper reported that the existing CO1 Zone had no minimum lot size requirements. The proposed RM2 Zone has a minimum lot size of 4,000 square feet for single-family dwellings, and a deviation was requested to reduce the overall unit lot size due to the planned pad-lot layout.

The Development Agreement would benefit the City by dedicating right-of-way and requiring 70% owner occupancy through the private Covenants, Conditions, and Restrictions (“CC&Rs”). Benefits to the developer include:

- Land use and zoning changes.
- Gross density of 10.7 dwelling units per acre.
- Building-pad-lot style site layout.

- Reduced lot size from 4,000 square feet to 800 square feet.
- Reduction in net lot area per single-family dwelling unit to 2,950 square feet per unit.
- Reduced rear setbacks on some units.
- Modified private roadway cross-section.
- Reduced parking stall width within garages.
- Development of one additional single-family dwelling unit above the 20 allowed on a private right-of-way.

Staff expressed the following concerns about the Development Agreement as proposed:

- Dedication of property for right-of-way is a standard condition for development with or without a Development Agreement.
- The number of single-family units proposed exceeds what is allowed in the RM2 Zone without a Development Agreement.
- The agreement may not have adequate consideration, which could render it void.

Mr. Draper reviewed photographs of the current site conditions and indicated that no public comments were received on the item.

Acting Chair Nixon referred to page 224 of the agenda packet, where the applicant indicated a minimum lot size of 2,000 square feet and a width of 32 feet. She asked if the item needed to be addressed. She also asked about the density of the development to the east. Ms. Jastremsky reported that Draper Mill has 31 units at a density of 11.7 units per acre and covers 2.64 acres. As for the reference in the staff report she will need to review it and get back to the Commission.

The applicant, Austin Richards of Alpine Homes, stated that the subject property is surrounded by residential properties to the north, east, and west, and the Utah Department of Transportation ("UDOT") had indicated that commercial development was pending across the street. They believed the property was suitable for residential development. Alpine Homes is primarily a builder of single-family homes and prioritizes building for-sale developments. They hope to offer entry-level homes on the property, which are uncommon to find in Draper. They chose building pads rather than traditional lots to allow more flexibility. All landscaped areas will be maintained by the HOA to ensure they remain in good condition.

In response to a question raised by Commissioner Fidler, Mr. Richards reported that the garages will be 24 feet deep, which is deeper than most. They recently built Rasmussen Farms, and the proposed garages would be at least as large as those in that community.

Ms. Jastremsky reported that the reference to 32-foot-wide lots was in the applicant's questionnaire but was not part of the Development Agreement and may have been an earlier iteration. The final plan indicated 20 feet.

Mr. Draper corrected his earlier statement and reported that one public comment was received, addressed to Mayor Walker and the City Council.

Acting Chair Nixon opened the public hearing.

Chris Hughes stated that he lives next door to the subject property and had safety concerns about vehicles exiting onto 12300 South. Traffic on the road increases every year, and in winter, it often comes to a stop at that location. There had been two fatalities at the bottom of the hill. The development next door exits onto 700 West, which has less traffic. He was also concerned about drainage, but the detention pond may make that a non-issue. The subject property is approximately six feet higher than neighboring properties, so there were also privacy concerns because residents would look directly into the yard. He asked that a tall masonry fence be installed to lessen impacts on neighbors whose properties have a density of 3 units per acre, compared with the 11 per acre proposed. He would prefer that office space be built on the property so people don't have to go to South Jordan or Riverton.

Elaine Barras stated that she lives nearby and was concerned about 12300 South. Because it is a divided highway and there is no light at 700 West, residents of the new Ivory Homes development cut through her neighborhood to get home. She asked if there was a way to redirect traffic from 12300 South away from the neighborhood, perhaps onto 700 West.

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

Acting Chair Nixon stated that the homes will be three stories tall, approximately 33 feet. The maximum height for a single-family home is 35 feet.

City Engineer Brien Maxfield reported that 12300 South is a UDOT street and is outside the City's control, but staff regularly provides input on suggested modifications. When a site plan is reviewed, staff ensures that the access has adequate visibility. The Traffic Access Management Plan requires that if a parcel has access to a lower classification street, that street must be used as the access point rather than an arterial roadway. That is why the development to the east is only accessible from 700 West. The subject property only has frontage on 12300 South.

Mr. Maxfield clarified that all drainage will be collected into the detention basin and discharged into the stormwater system. Roads must remain within the lot's natural slope. There will be some grading, but the exact amount was unknown at that time. Final grading will affect where the homes are placed. Any fencing would be reviewed with the subdivision plat, but there is no standard requirement for subdivisions to install fencing.

In response to a question raised by Commissioner Fidler, Mr. Draper reported that left turns out of the development were currently possible, but that was subject to change. Mr. Maxfield added that UDOT would review the plans and determine whether the access will be right-in/right-out only. The business under construction to the southeast was required to extend the island westward to prevent left turns.

Acting Chair Nixon stated that there is a residential neighborhood to the north and the subject property is on a busy street, and she believes medium-high density provides a good buffer between them. She was in favor of the proposal.

Development Agreement

Motion: Commissioner Green moved to forward a POSITIVE recommendation to the City Council for the Kuwahara Nursery Development Agreement, as requested by Cameron Smith, representing Alpine Homes LLC and Kuwahara Produce, LLC, Application 2026-0021-DA, based on the Findings for Approval as listed in the Staff Report dated June 17, 2026.

Findings for Approval:

1. The proposed development agreement complies DCMC Section 9-5-200(C) and (D).

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Land Use Map Amendment

Motion: Commissioner Fidler moved to forward a POSITIVE recommendation to the City Council for the Land Use Map Amendment to Residential High Density, as requested by Cameron Smith, representing Alpine Homes LLC and Kuwahara Produce, LLC, Application 2026-0019-NA, based on the Findings for Approval as listed in the Staff Report dated June 17, 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 Land Use Map Amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Land Use Map Amendment is consistent with the standards of any applicable overlay zone.

4. The proposed Land Use Map Amendment will not adversely affect adjacent property.
5. Adequate facilities and services exist 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.
6. The proposed Land Use Map Amendment complies with DCMC Section 9-2-020(F).
7. The legislative body may adopt any amendment to the General Plan land use map that the legislative body considers appropriate.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

Zoning Map Amendment

Motion: Commissioner Fidler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment to the RM2 Zone, as requested by Cameron Smith, representing Alpine Homes LLC and Kuwahara Produce, LLC, Application 2026-0020-MA, based on the Findings for Approval as listed in the Staff Report dated June 17, 2026.

Findings for Approval:

1. The proposed Zoning Map Amendment is consistent with goals, objectives and policies of the City's General Plan.
2. The proposed Zoning Map Amendment is harmonious with the overall character of existing development in the vicinity of the subject property.

3. **The Zoning Map Amendment is consistent with the standards of any applicable overlay zone.**
4. **The Zoning Map Amendment will not adversely affect adjacent property.**
5. **Adequate facilities and services exist to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

**D. Public Hearing: City-Initiated Corner Lots Text Amendment Request.
(Legislative Item)**

On the request of Draper City seeking approval of Text Amendments to Titles 9 and 17 of the Draper City Municipal Code (DCMC) in order to clarify the definition of corner lot and how it is applied to certain properties. Known as Application 2026-0145-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

City Planner Todd Taylor reported that the proposed text amendment would clarify language regarding parcels or lots abutting a private road that lack access to it. These properties were historically designated as interior lots for setback purposes. However, staff determined that the text was unclear and had to begin treating them as corner lots. The text amendment would correct the issue. Aerial maps of an example property were displayed. A subdivision was constructed to the south of the property, and a private lane was constructed adjacent to it, but it had no access to the private lane.

The proposed Text Amendment would add the following to the definition of Lot, Corner:

Where a lot or parcel is expressly prohibited either by plat or other recorded instrument from access to or across an abutting private street, the private street shall not be considered as abutting for the purpose of this definition and the application of setbacks.

Additional changes included:

- Section 9-3-040 added definitions for:
 - Public Right-of-Way
 - Street, Public
 - Street, Private
 - Acting Chair Nixon has proposed replacing “lot owners” with “property owners” in this definition, and Staff agreed with the change.
- Definitions were removed from Section 17-1-040 and replaced with instructions to reference the above.
- The unclear language under Section 9-27-150(I) had also been replaced with instructions to reference Section 9-27-140(G)(5).
- An error in Section 9-27-140(G)(4) that removed the word “shall” would be corrected prior to presentation to the City Council.

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

Motion: Commissioner Fidler moved to forward a POSITIVE recommendation to the City Council for the City-Initiated Corner Lots Text Amendment, as requested by Draper City, Application 2026-0145-TA, based on the following Findings and the Criteria for Approval as listed in the Staff Report dated June 11, 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 represent an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Second: Commissioner Green seconded the motion.

Vote on Motion: 3-to-0 in favor.

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

2. Other Business.

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

None.

3. Adjournment.

Motion: Commissioner Fidler moved to ADJOURN.

The meeting adjourned at 7:34 PM.

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2026-07-30

Re: Public Meeting: Hidden Canyon Estates Phase 5 Amended Subdivision Plat Request
(Administrative Action)

Comments:

This application is a request for approval of an Amended Subdivision Plat and Full Boundary Line Adjustment for approximately 0.813 acres located near the Suncrest area, at approximately 2463, 2477, and 2483 E Springtime Road (Exhibits B and C). The property is currently zoned RM and OSL and is subject to the Hidden Canyon Estates Development Agreement. The applicant is requesting to amend the Hidden Canyon Estates Phase 5 plat to expand the boundaries of the private slope easement and amend the boundaries of two (2) lots.

Findings for approval:

1. That there is good cause for the amendment; and no public street, right-of-way, or municipal utility easement has been vacated or amended.

ATTACHMENTS:

[2026-0061-SUB PC Staff Report_Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

July 16, 2026

To: Draper City Planning Commission
Business Date: July 30, 2026

From: Development Review Committee

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

Re: Hidden Canyon Estates Phase 5 – Amended Subdivision Plat Request

Application No.: 2026-0061-SUB

Applicant: Brandon Watson of Edge Homes Utah, LLC, representing Edge Homes Utah, LLC and Birgit Reeves

Project Location: 2463, 2477, and 2483 E Springtime Road

Current Zoning: RM (Residential, multiple-family) Zone, OSL (Hillside Sensitive Lands Overlay Zone), Hidden Canyon Estates Development Agreement and Amendments

Acreage: Approximately 0.813 acres (approximately 35,414 sq. ft.)

Request: Request for approval of an Amended Subdivision Plat to expand the boundaries of the private slope easement and amend the boundaries of two (2) lots.

SUMMARY AND BACKGROUND

This application is a request for approval of an Amended Subdivision Plat and Full Boundary Line Adjustment for approximately 0.813 acres located near the Suncrest area, at approximately 2463, 2477, and 2483 E Springtime Road (Exhibits B and C). The property is currently zoned RM and OSL and is subject to the Hidden Canyon Estates Development Agreement. The applicant is requesting to amend the Hidden Canyon Estates Phase 5 plat to expand the boundaries of the private slope easement and amend the boundaries of two (2) lots.

The Hidden Canyon Estates Phase 5 plat was recorded in 2020. This is the first amendment to the plat. On April 23, 2023 the homes on two (2) of the lots collapsed down the hillside.



Edge Homes demolished what remained of the two homes that collapsed and shored up the slide zone to stabilize the area. Since then, Edge Homes has constructed a series of walls as a long-term measure to rebuild the failed slope.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RM, OSL	Exhibit E
Proposed Use	Single-family residential	
Adjacent Zoning		
East	RM, OSL	
West	RM, OSL	
North	OS (Open space), OSL	
South	RM, OSL	

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 the 1999 DCMC Section 9-4-030 the purpose of the RM zone was to *“provide areas for low-to-medium residential density’ with the opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City.”* According the DCMC Section 9-8-020 the purpose of the OSL zone is to *“provide regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.”* However, the property is subject to the development standards established by the Hidden Canyon Estates Development Agreement and subsequent amendments.

Full Boundary Adjustment.

The applicant is requesting to expand the boundaries of the private slope easement and adjust the lot lines between Lots 514 and 515 in the Hidden Canyon Estate Phase 5 plat. The proposed boundary adjustment would affect an existing easement and an internal lot restriction. Therefore, pursuant to DCMC Section 17-9-060(A)(2), this request is considered to be a full boundary adjustment and requires an Amended Subdivision Plat be approved by the Planning Commission. The applicant has submitted the appropriate conveyance documents (Exhibit F) per Utah Code Annotated Section 57-1-45.5. and a record of survey (Exhibit G). The Zoning Administrator will sign a notice of consent for the full boundary adjustment to be recorded along with the conveyance documents prior to recording the Amended Subdivision Plat.

Subdivision Layout.

The request is to amend Lots 514, 515, and 516 of the existing Hidden Canyon Estate Phase 5 plat (Exhibit H). The applicant is requesting to adjust the lot lines between Lots 514 and 515 (Exhibit I). Pursuant to DCMC Section 17-4-030(J), the lots will be renumbered to Lots 521, 522, and 523. Only one single-family home is present; on Lot 521. The new lot lines increase the size of Lot 521 and the home complies with all applicable setbacks of the Hidden Canyon Estates Development Agreement (Exhibit J). The applicant is also requesting to expand the boundaries of the private slope easement on each of the lots to match the reconstructed slope. The existing home is located outside of the expanded private slope easement (Exhibit J). Additionally, the public utility easements (PUE’s) for Lots 521 and 522 will be relocated to follow the adjusted lot lines per a note on the Amended Subdivision Plat.

Table 2 Amended Subdivision Design Requirements

Standard	Development Agreement	Proposal	Notes
Lot/Parcel Size	7,500 ft ² min.	Lot 521: 10,623 ft ² Lot 522: 11,793 ft ² Lot 523: 13,018 ft ²	

Lot Width	70 ft. min.	Lot 521: 87 ft. approx. Lot 522: 71 ft. approx. Lot 523: 78 ft. approx.	
Setbacks			
Front	15 ft. min, (20 ft. min. to garage)	Lot 521: 15.75 ft. approx. Lot 522: N/A Lot 523: N/A	
Side	6 ft. min.	Lot 521: 6.38 ft. approx. Lot 522: N/A Lot 523: N/A	
Rear	20 ft. min.	Lot 521: 37 ft. approx. Lot 522: N/A Lot 523: N/A	

Criteria For Approval.

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

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

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the Amended Subdivision Plat and Full Boundary Adjustment submissions. Comments from this division, if any, can be found in Exhibit A.

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

GIS Division Review. The GIS Division has completed their review of the Amended Subdivision Plat and Full Boundary Adjustment 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

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That the required notice of consent for the boundary adjustment from the City be recorded together with the conveyance documents, and the Amended Subdivision Plat.
3. That per DCMC Section 17-9-070, if the Amended Subdivision Plat is not recorded within one (1) year from the date of approval, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.
4. That per DCMC Section 17-4-030(O), a current title report dated within 60 days must be submitted to the City when submitting the mylar for final signatures from City personnel.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Amended Subdivision Plat, as requested by Brandon Watson of Edge Homes Utah, LLC, for the Hidden Canyon Estates Phase 5 Amended Subdivision Plat, Application No. 2026-0061-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated July 16, 2026.

Findings for approval:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2026.07.22 18:39:24-06'00'

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: 2026.07.22 10:35:51-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draperutah.gov,
O=Draper City Fire Department,
OU=Fire Marshal, CN=Don Buckley
Date: 2026.07.22 12:36:32-06'00'

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: 2026.07.22 15:29:39-06'00'

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. If approved, the required notice of consent for the boundary adjustment from the City must be recorded together with the conveyance documents before recording the Amended Subdivision Plat.
2. If approved, per DCMC Section 17-4-030(C), the month and year will need to be updated when the mylar is submitted to reflect the month and year of proposed recordation.
3. If approved, per DCMC Sections 17-4-030(D) and 17-4-030(N)(3), please note that all outside signatures should be obtained prior to submitting the mylar to the City. We recommend that notaries use gel ink on the mylar to prevent smears.
4. If approved, per DCMC Section 17-4-030(O), please note that a title report must be submitted to the City when submitting the mylar. The title report cannot be dated more than 60 days before the proposed recordation with the Utah County Recorder.

Engineering and Public Works Divisions Review.

1. No additional comments.

Building Division Review.

1. As a note: We're still waiting on the final letter approval for the rebuilding of the failed slope.

Fire Division Review.

1. No additional comments.

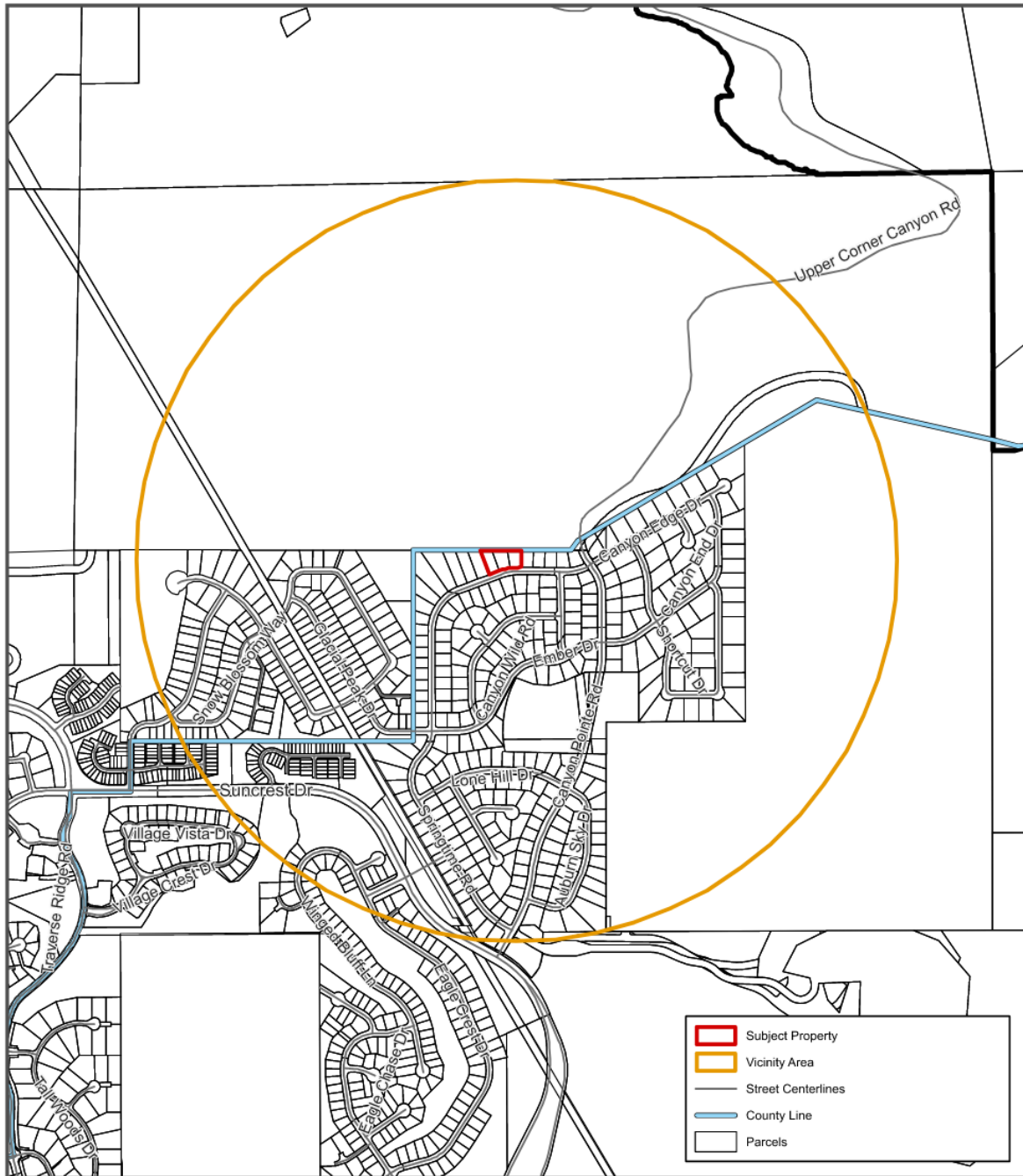
GIS Division Review.

1. No additional comments.

Legal Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP





Hidden Canyon Estates Phase 5 Amended Plat

2463, 2477, and 2483 E Springtime Road



Date Printed: 7/14/2026



EXHIBIT C
AERIAL MAP



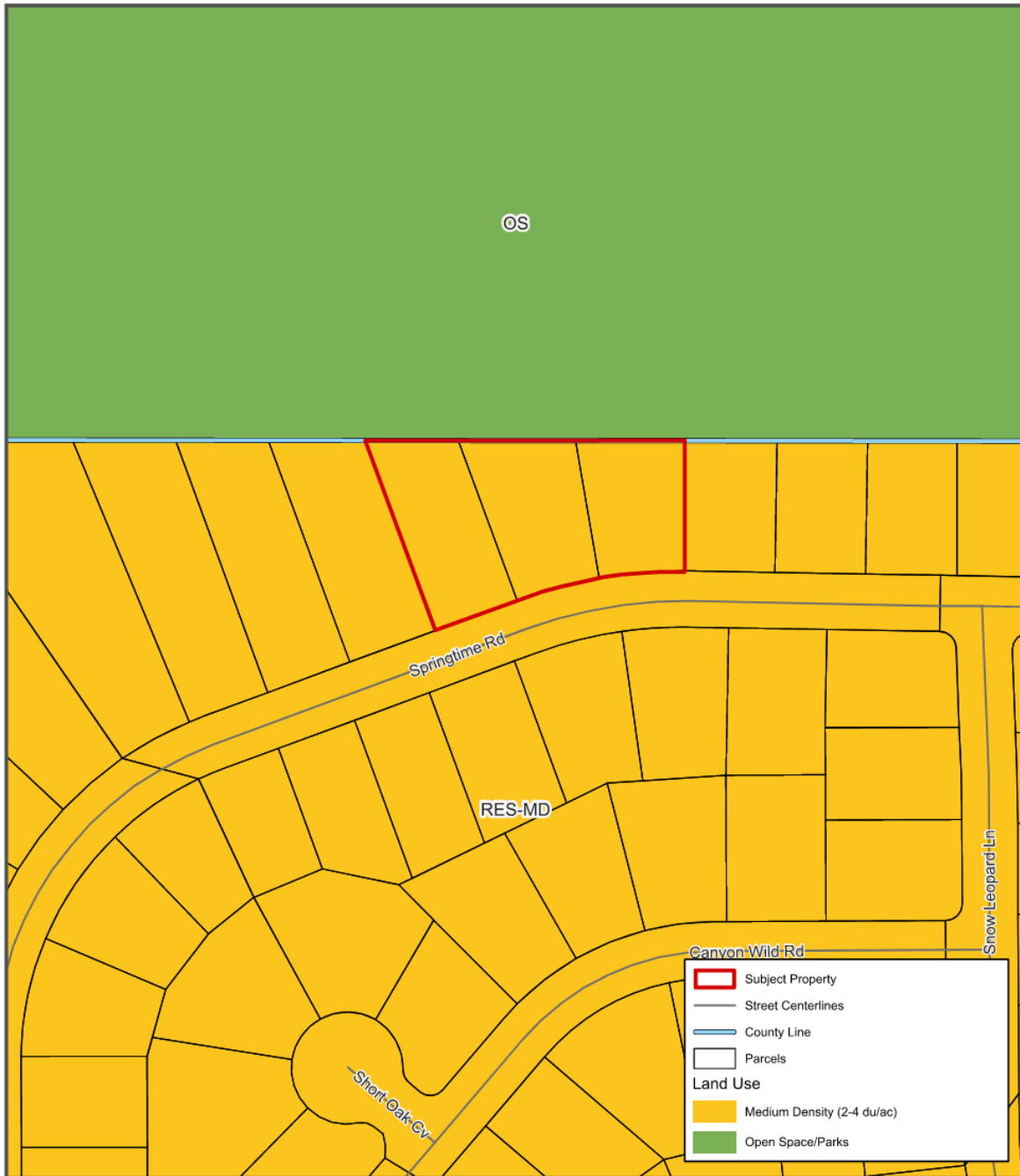
Date Printed: 7/14/2026

Hidden Canyon Estates Phase 5 Amended Plat

2463, 2477, and 2483 E Springtime Road



EXHIBIT D
LAND USE MAP



Date Printed: 7/14/2026

Hidden Canyon Estates Phase 5 Amended Plat

2463, 2477, and 2483 E Springtime Road

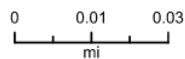
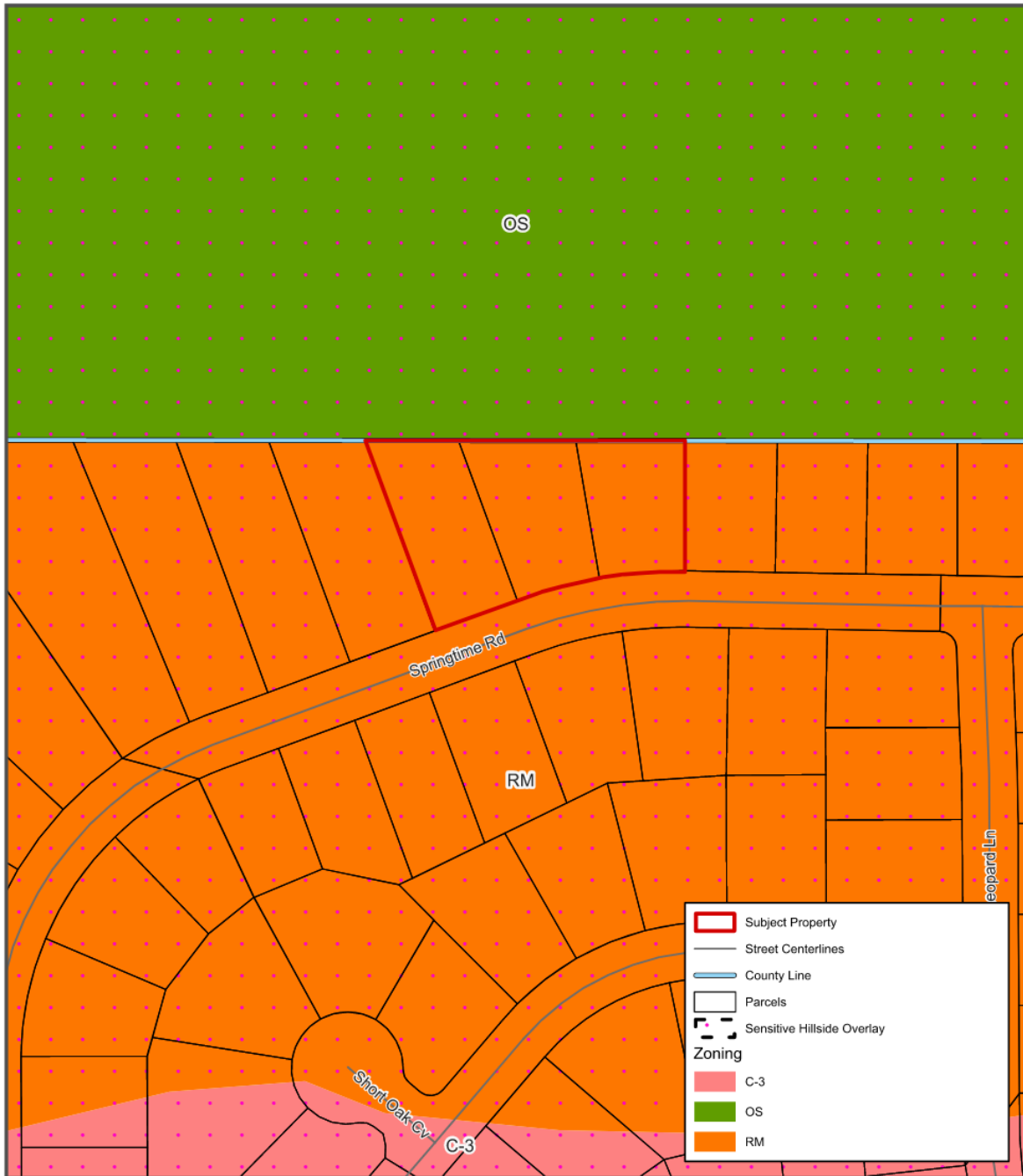


EXHIBIT E ZONING MAP



Date Printed: 7/14/2026

Hidden Canyon Estates Phase 5 Amended Plat

2463, 2477, and 2483 E Springtime Road

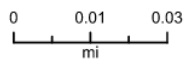


EXHIBIT F
BOUNDARY ADJUSTMENT CONVEYANCE DOCUMENT

When recorded, send to:
Brandon Watson
Edge Homes Utah, LLC
13702 South 200 West, B12
Draper, UT 84020

BOUNDARY ADJUSTMENT AGREEMENT

The Boundary Establishment Agreement set forth hereinafter is made and entered into by and between **Edge Homes Utah, LLC, a Utah Limited Liability Company**, of **13702 S 200 W, B12, Draper, UT**, (hereinafter known as "Party 1"), and **Birgit Reeves**, of **2483 E Springtime Road, Draper, UT**, (hereinafter known as "Party 2"). All of the Property described herein is in Utah County, State of Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code §57-1-45.5 between adjoining property owners adjusting their existing common boundary.

RECITALS

WHEREAS:

- A. Party 1 is the owner of the following parcel of real property as reflected in the current instrument(s) recorded as Entry Number 3248:2023 of the Utah County records.

Tax ID Number(s):41-973-0515

Lot 515, HIDDEN CANYON ESTATES PHASE 5, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

(hereinafter referred to as the "Party 1 Property")

- B. Party 2 is the owner of the following parcel of real property as reflected in the current instrument(s) recorded as Entry Number 97301:2025 of the Utah County records.

Tax ID Number(s):41-973-0514

Lot 514, HIDDEN CANYON ESTATES PHASE 5, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

(hereinafter referred to as the "Party 2 Property")

- C. Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable location.

AGREEMENT AND CONVEYANCE

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the **Party 1 Property** and **Party 2 Property**, Party 1 and Party 2 hereby agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the "**Party 1 Adjusted Property**" and shall, based upon the adjusted boundary, be more particularly described as follows:

Party 1 Adjusted Property

ALL OF LOT 522, HIDDEN CANYON ESTATES PHASE 5 AMENDED SUBDIVISION (NOT YET RECORDED), SAID TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING A PORTION OF LOT 515, HIDDEN CANYON ESTATES PHASE 5 SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2,619.87 FEET AND NORTH 89°44'35" WEST 681.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 09°41'51" EAST 71.66 FEET; THENCE SOUTH 02°06'45" WEST 53.90 FEET TO THE POINT OF A 425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SPRINGTIME ROAD; THENCE ALONG SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 65.37 FEET THROUGH A CENTRAL ANGLE OF 08°48'46" (CHORD BEARS SOUTH 74°24'31" WEST 65.31 FEET); THENCE NORTH 19°59'53" WEST 151.67 FEET; THENCE SOUTH 89°44'35" EAST 104.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,793 SQUARE FEET OR 0.271 ACRES, MORE OR LESS.

2. The **Party 2 Property** shall henceforth be referred to as the "**Party 2 Adjusted Property**" and shall, based upon the adjusted boundary, be more particularly described as follows:

Party 2 Adjusted Property

ALL OF LOT 521, HIDDEN CANYON ESTATES PHASE 5 AMENDED SUBDIVISION (NOT YET RECORDED), SAID TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING ALL OF LOT 514 AND A PORTION OF LOT 515, HIDDEN CANYON ESTATES PHASE 5 SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2,619.87 FEET AND NORTH 89°44'35" WEST 582.78 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 00°36'10" WEST 116.02 FEET TO THE POINT OF A 425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SPRINGTIME ROAD; THENCE ALONG SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 87.44 FEET THROUGH A CENTRAL ANGLE OF 11°47'16" (CHORD BEARS SOUTH 84°42'32" WEST 87.28 FEET); THENCE NORTH 02°06'45" EAST 53.90 FEET; THENCE NORTH 09°41'51" WEST 71.66 FEET; THENCE SOUTH 89°44'35" EAST 98.22 FEET TO THE POINT OF BEGINNING.

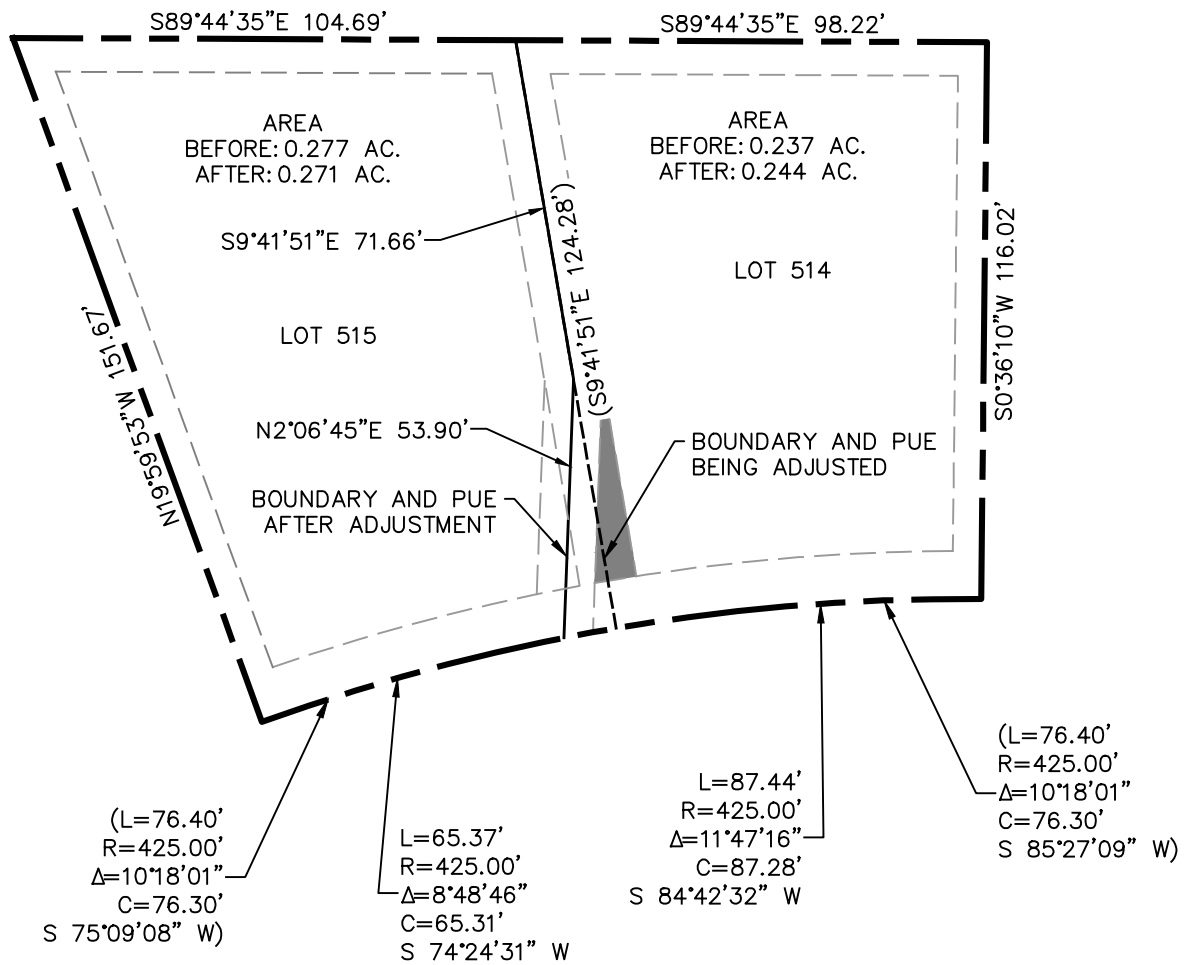
CONTAINS 10,623 SQUARE FEET OR 0.244 ACRES, MORE OR LESS.

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit "A".
4. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1 may have in the property described in Paragraph 2 above which lies within the adjusted boundary of the Party 2 Adjusted.

EXHIBIT 'A'



1"=40'



G:\DATA\22259 HCE Lots 515-517\25 Lot 514-516 Amended Plat\dwg\22259 Boundary Adjustment.dwg
PLOT DATE: Jun 17, 2026



EXHIBIT “B”
NOTICE OF CONSENT
FULL BOUNDARY ADJUSTMENT

I, _____, the designated Land Use Authority for Draper City, in accordance with §10-9a-523 (3) or §17-27a-522 (3), hereby provide consent to a Full Boundary Adjustment proposed by Party 1 and Party 2 that:

- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) If required by local ordinance, includes a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with 17-27a-608; and
- (c) Does not:
 - (i) Affect a public right-of-way, county utility easement, or other public property;
 - (ii) Affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
 - (iii) Result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county’s land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this ____ day of _____, 2026.

Signature

Printed Name
Designated Land Use Authority
Of Draper City

EXHIBIT G
RECORD OF SURVEY

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

WARRANTY DEED (ENTRY NO. 97301:2025):
LOT 514, HIDDEN CANYON ESTATES PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF,
ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

WARRANTY DEED (ENTRY NO. 3248:2023):
LOT 515, HIDDEN CANYON ESTATES PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF,
ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

THE BASIS OF BEARINGS IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND. THE SURVEYED PROPERTY AS SHOWN HEREON IN PREPARATION FOR AN AMENDED SUBDIVISION PLAT. RECORD INFORMATION WAS HELD TO DETERMINE THE BOUNDARY AND NO SUBSTANTIVE MATTERS WERE DISCOVERED.

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

1. HIDDEN CANVAS ESTATES PHASE 3 SUPERVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, MAP FILING NO. 17246
2. WARRANTY DEED, ENTRY NO. 3248:2023, AS RECORDED AND ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE.
3. WARRANTY DEED, ENTRY NO. 97301:2025, AS RECORDED AND ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE.
4. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.

SECTION LINE

FOUND SECTION CORNER

SET 5/8 REBAR AND CAP (WILDLING ENGINEERING)

(BOUNDARY LINE)

ADJACENT PROPERTY / ROW LINE

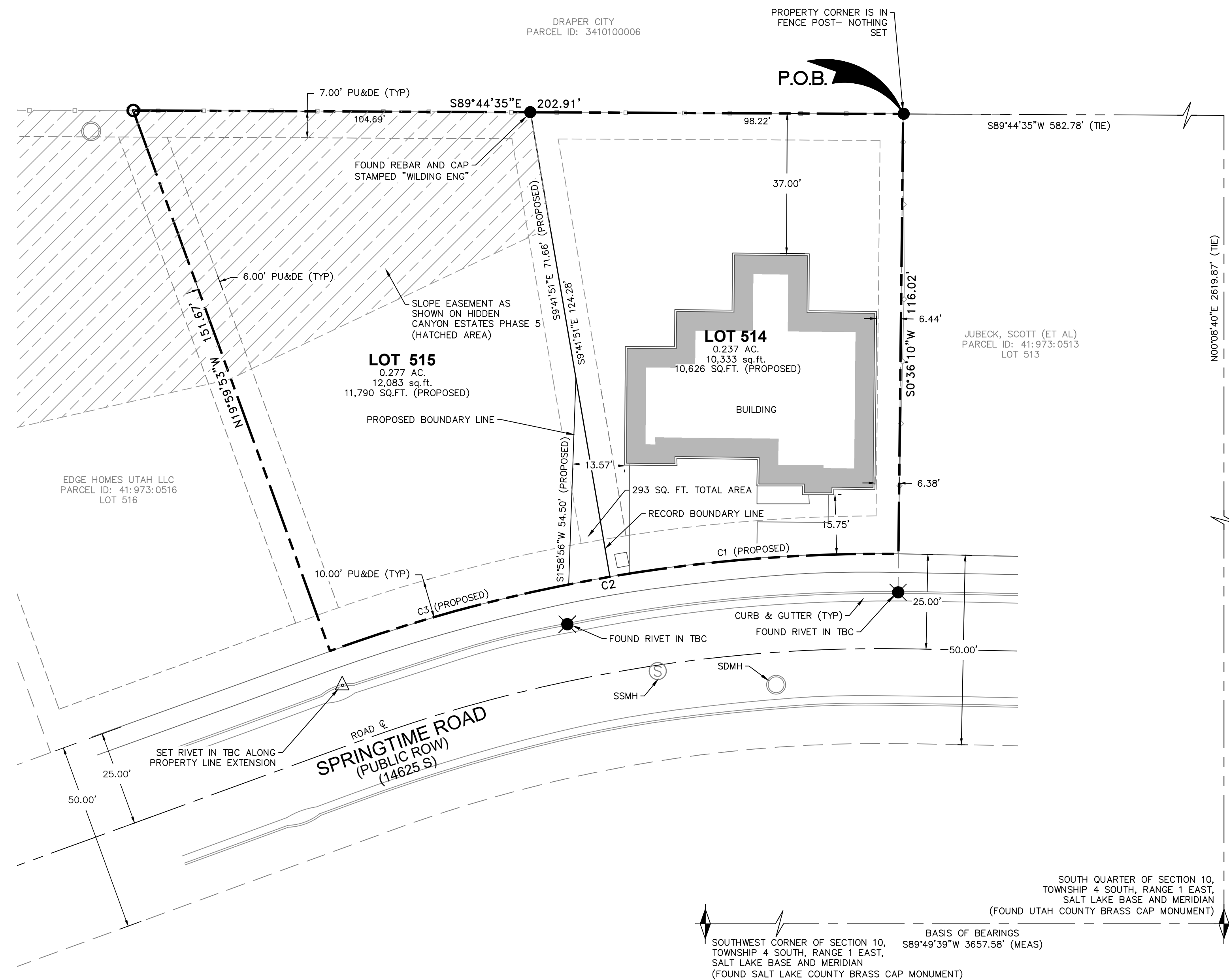
PU & DE PUBLIC UTILITY AND DRAINAGE EASEMENT

EXISTING ROW CENTERLINE

FOUND PLUG

FOUND REBAR AND CAP

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	76.40'	425.00'	10°18'01"	S85°27'09"W	76.30'
C2	152.81'	425.00'	20°36'03"	S80°18'09"W	151.99'
C3	76.40'	425.00'	10°18'01"	S75°09'08"W	76.30'



G:\DATA\22259 HCE Lots 515-517\25 Lot 514-516 Amended Plat\dwg\22259 Lots 514-516 ROS.dwg
PLOT DATE: Jul 14, 2026

			DRAWING TITLE	PROJECT NAME		
			RECORD OF SURVEY	HIDDEN CANYON LOTS 514-515		
			LOCATION	DRAWN	CHECKED	PROJECT ID:
			2483 EAST SPRINGTIME RD	DCC	KMD	22259
NO.	REVISION	DATE	DRAPER, UTAH	COUNTY	UTAH COUNTY	

DATE	07/08/2026
SCALE	1" = 20'
SHEET	1 OF 1

EXHIBIT H
EXISTING HIDDEN CANYON PHASE 5 SUBDIVISION PLAT

HIDDEN CANYON
ESTATES PHASE 5

FINAL PLAT
SHEET 2 OF 2

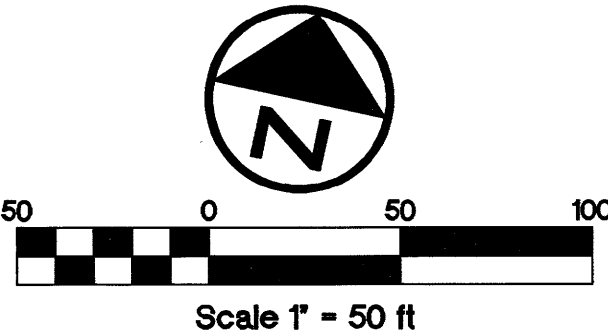
APRIL 2020

20' WIDE SEWER EASEMENT

BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST 2483.76 FEET AND WEST 329.65 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°32'23" EAST 20.03 FEET; THENCE NORTH 88°34'27" WEST 267.32 FEET; THENCE SOUTH 85°06'58" WEST 49.55 FEET; THENCE SOUTH 75°43'47" WEST 78.32 FEET; THENCE SOUTH 70°00'09" WEST 299.18 FEET; THENCE SOUTH 64°13'53" WEST 66.93 FEET; THENCE NORTH 25°48'07" WEST 20.00 FEET; THENCE NORTH 64°13'53" EAST 67.93 FEET; THENCE NORTH 70°00'09" EAST 301.19 FEET; THENCE NORTH 75°43'47" EAST 80.96 FEET; THENCE NORTH 85°06'58" EAST 52.30 FEET; THENCE SOUTH 88°34'27" EAST 267.38 FEET TO THE POINT OF BEGINNING.

PRIVATE SLOPE EASEMENT AND PRIVATE DRAINAGE EASEMENT NOTE:

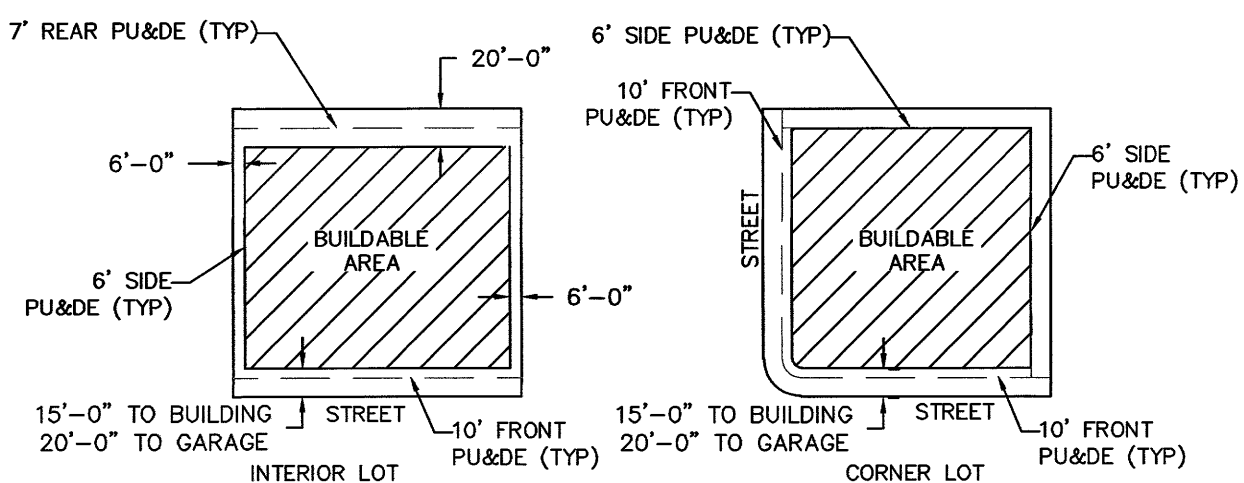
WITHIN A PRIVATE SLOPE EASEMENT OR PRIVATE DRAINAGE EASEMENT DESIGNATED ON THIS PLAT, ANY DISTURBANCE, MODIFICATION OR IMPROVEMENT, EXCEPT FOR THOSE SPECIFIED BELOW, IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF DRAPER CITY. THE PROHIBITION SHALL NOT APPLY TO THE PLANTING OF GRASS, FLOWERS, SMALL SHRUBS, TREES THAT ARE INDIGENOUS TO THE AREA, PLACEMENT OF DECORATIVE ROCK AND SIMILAR NONINVASIVE LANDSCAPING. THIS EXCEPTION FOR PLANTING DOES NOT PERMIT THE INSTALLATION OF IRRIGATION SYSTEMS WITHIN THE "SLOPE EASEMENT" WHICH WILL REQUIRE THE EXPRESS PRIOR WRITTEN APPROVAL OF DRAPER CITY. SLOPE EASEMENTS ARE ACROSS LOTS AS SHOWN ON SHEETS 2. THE CONSTRUCTION OF ENGINEERED DRIVEWAYS, RETAINING WALLS, INSTALLATION OF PIPES, CONSTRUCTION OF HOUSE FOUNDATIONS OR OTHER STRUCTURES, MUST BE APPROVED WITHIN THE "PRIVATE SLOPE EASEMENT" AND "PRIVATE DRAINAGE EASEMENT" BY THE DRAPER CITY ENGINEER. THE "PRIVATE SLOPE EASEMENT" AND "PRIVATE DRAINAGE EASEMENT" IS DEFINED AS SHOWN ON THE PLAT GRAPHICALLY.



- NOTES:
1. SETBACKS FOR LOTS ARE:
 1. MINIMUM FRONT SETBACK= 15' (20' TO GARAGE)
 2. MINIMUM SIDE SETBACK= 6'
 3. MINIMUM REAR SETBACK= 20'
 4. MINIMUM CORNER LOT= 15' (20' TO GARAGE)
 2. MINIMUM LOT SIZE= 7500 SF
 3. PUBLIC UTILITY EASEMENTS (PU&DE) FOR ALL LOTS ARE 10' FRONT, 7' REAR AND 6' ON SIDE YARDS.
 4. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
 5. THE PROPERTY IS PART OF THE HILLSIDE SENSITIVE OVERLAY ZONE, KNOWN AS THE SENSITIVE LANDS OVERLAY ZONE, AS PER DCMC CHAPTER 9-16.
 6. SLOPE EASEMENTS AND DRAINAGE EASEMENTS ARE PRIVATE. RETAINING WALLS AND DRAINAGE SYSTEMS ARE PRIVATELY OWNED AND MAINTAINED BY EACH LOT OWNER.
 7. WROUGHT IRON FENCING IS REQUIRED ALONG ALL PROPERTY BOUNDARIES ADJACENT TO CITY OWNED PROPERTY.
 8. ALL FIRE PROTECTION PLANS REQUIRE 3RD PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
 9. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 10. SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES PERTAINING TO THIS SUBDIVISION.
 11. GEOHAZARD AREA! PLEASE SEE THE REPORT ON FILE AT DRAPER CITY.
 12. SEWER EASEMENTS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAYS ON THIS PLAT ARE TO BE VACATED BY SEPARATE INSTRUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	84.35'	306.00'	15°47'40"	S24°50'02"E	84.09'
C2	26.57'	15.00'	101°29'16"	S18°00'47"W	23.23'
C3	88.22'	325.00'	15°33'09"	S76°31'59"W	87.95'
C4	22.73'	15.00'	86°48'27"	S45°24'31"E	20.61'
C5	68.34'	325.00'	12°02'51"	N61°34'16"E	68.21'
C6	13.65'	325.00'	2°24'26"	N68°47'55"E	13.65'
C7	81.99'	325.00'	14°27'17"	N62°46'29"E	81.77'
C8	53.71'	300.00'	10°15'31"	N64°52'22"E	53.64'
C9	23.36'	275.00'	4°52'01"	N67°34'07"E	23.35'
C10	78.94'	375.00'	12°03'40"	S76°01'57"W	78.79'
C11	59.72'	375.00'	9°07'29"	S86°37'32"W	59.66'
C12	138.66'	375.00'	21°11'09"	S80°35'42"W	137.87'
C13	147.90'	400.00'	21°11'09"	N80°35'42"E	147.06'
C14	157.15'	425.00'	21°11'09"	S80°35'42"W	156.25'
C15	76.40'	425.00'	10°18'01"	S75°09'08"W	76.30'
C16	76.40'	425.00'	10°18'01"	S85°27'09"W	76.30'
C17	4.34'	425.00'	0°35'06"	N89°06'17"W	4.34'
C18	39.02'	325.00'	6°52'42"	N87°44'55"E	38.99'
C19	88.22'	325.00'	15°33'09"	N76°31'59"E	87.95'

TYPICAL BUILDING SETBACKS AND PU&DE'S



- LEGEND
- FOUND SECTION CORNER
 - SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
 - STREET CENTERLINE
 - STREET MONUMENT TO BE SET
 - ADJACENT PROPERTY / ROW LINE
 - POB POINT OF BEGINNING
 - PU & DE PUBLIC UTILITY AND DRAINAGE EASEMENT
 - XXXX W. LOT ADDRESS
 - SEWER EASEMENT
 - SETBACK LINE

SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND SALT LAKE COUNTY BRASS CAP MONUMENT)

SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY BRASS CAP MONUMENT)

BASIS OF BEARINGS
S89°49'39"W 3657.58' (MEAS)

EW 131422:2020 Map & 1724
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 APR 21 10:56 AM FEE 140.00 BY \$5
RECORDED FOR DRAPER CITY

17240 2020

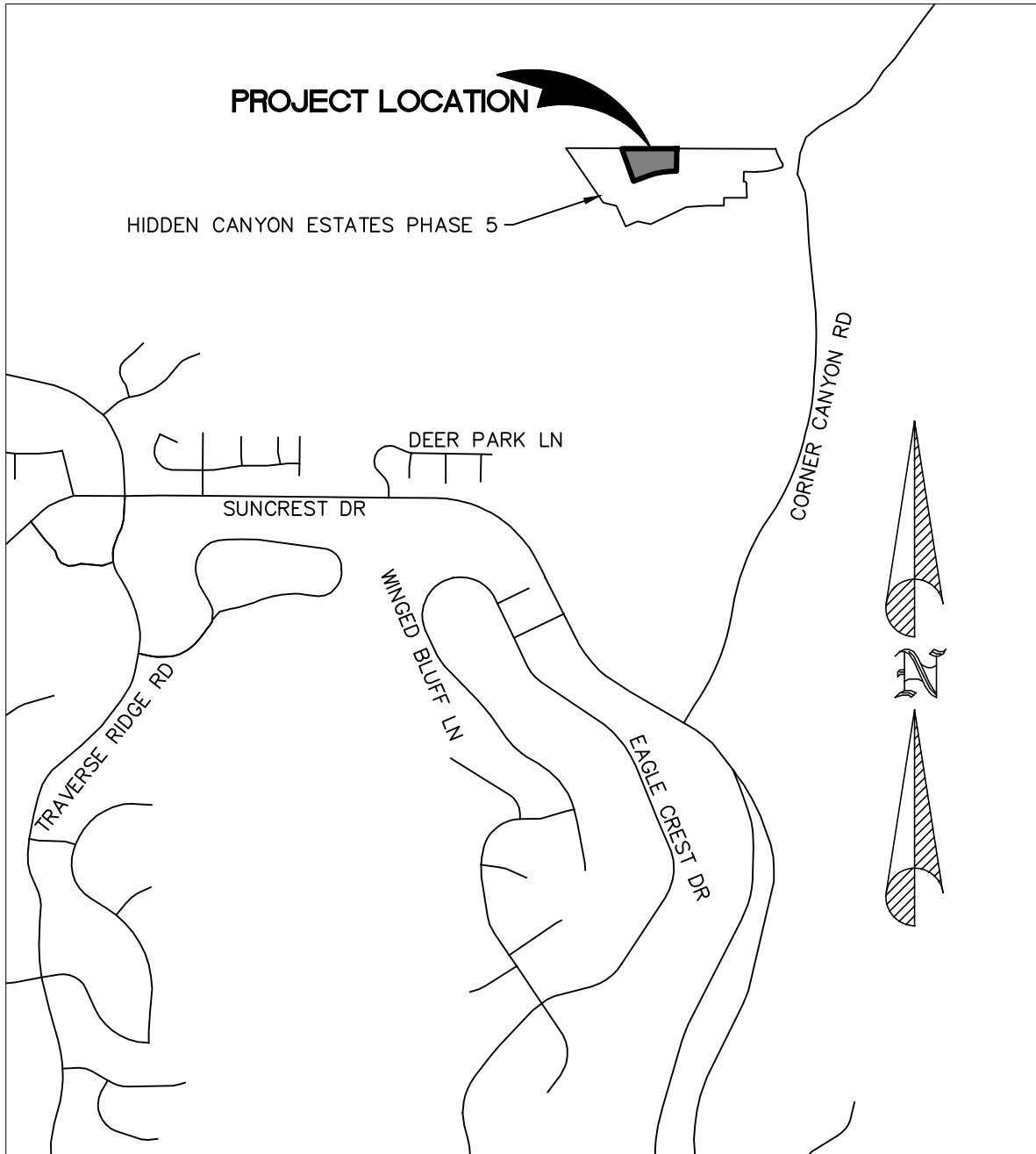
EXHIBIT I
PROPOSED HIDDEN CANYON PHASE 5 AMENDED SUBDIVISION PLAT

HIDDEN CANYON ESTATES PHASE 5 AMENDED

AMENDING LOTS 514-516 OF HIDDEN CANYON ESTATES PHASE 5

FINAL PLAT

MAY 2026



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY RELOCATED TO RUN PARALLEL WITH LOT LINES WITH THE RECORDATION OF THIS PLAT.

GEOTECHNICAL NOTES:

- FOOTINGS SHALL BE ESTABLISHED ENTIRELY ON BEDROCK, ENTIRELY ON COMPETENT NATIVE SOILS, OR ENTIRELY ON A MINIMUM OF 24 INCHES OF STRUCTURAL FILL FOUNDED ON UNDISTURBED NATIVE SOILS. BEDROCK/SOIL TRANSITIONS ZONES ARE NOT ALLOWED.
- SHALLOW SPREAD OR CONTINUOUS WALL FOOTINGS CONSTRUCTED ENTIRELY ON COMPETENT BEDROCK MAY BE PROPORTIONED UTILIZING A MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 3000 POUNDS PER SQUARE FOOT. SHALLOW SPREAD OR CONTINUOUS WALL FOOTINGS CONSTRUCTED ENTIRELY ON COMPETENT NATIVE SOILS OR A MINIMUM OF 24 INCHES OF STRUCTURAL FILL MAY BE PROPORTIONED UTILIZING A MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT.
- FILLS GREATER THAN 5 FEET THICK, PLACED IN THE AREAS WHERE GROUNDWATER WAS IDENTIFIED, MUST BE ALLOWED TO SIT FOR 30 DAYS PRIOR TO CONSTRUCTING FOUNDATIONS OR PAVEMENTS. DUE TO THE HIGH WATER TABLE IDENTIFIED AT SEVERAL LOCATIONS, ALL FINISH FLOOR ELEVATIONS SHOULD BE ESTABLISHED A MINIMUM OF 3 FEET ABOVE THE HIGH GROUNDWATER ELEVATIONS OR AT CURRENT SITE GRADE WHERE GROUNDWATER IS LESS THAN 3 FEET FROM EXISTING GRADE. SUBSURFACE DRAINAGE AND OTHER PRECAUTIONS SHOULD BE IMPLEMENTED AS SPECIFIED.
-

① PRIVATE SLOPE EASEMENT AND PRIVATE DRAINAGE EASEMENT NOTE:

WITHIN A PRIVATE SLOPE EASEMENT OR PRIVATE DRAINAGE EASEMENT DESIGNATED ON THIS PLAT, ANY DISTURBANCE, MODIFICATION OR IMPROVEMENT, EXCEPT FOR THOSE SPECIFIED BELOW, IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF DRAPER CITY. THE PROHIBITION SHALL NOT APPLY TO THE PLANTING OF GRASS, FLOWERS, SMALL SHRUBS, TREES THAT ARE INDIGENOUS TO THE AREA, PLACEMENT OF DECORATIVE ROCK AND SIMILAR NONINVASIVE LANDSCAPING. THIS EXCEPTION FOR PLANTING DOES NOT PERMIT THE INSTALLATION OF IRRIGATION SYSTEMS WITHIN THE "SLOPE EASEMENT" WHICH WILL REQUIRE THE EXPRESS PRIOR WRITTEN APPROVAL OF DRAPER CITY. SLOPE EASEMENTS ARE ACROSS LOTS AS SHOWN HEREON. THE CONSTRUCTION OF ENGINEERED DRIVEWAYS, RETAINING WALLS, INSTALLATION OF PIPES, CONSTRUCTION OF HOUSE FOUNDATIONS OR OTHER STRUCTURES, MUST BE APPROVED WITHIN THE "PRIVATE SLOPE EASEMENT" AND "PRIVATE DRAINAGE EASEMENT" BY THE DRAPER CITY ENGINEER. THE "PRIVATE SLOPE EASEMENT" AND "PRIVATE DRAINAGE EASEMENT" IS DEFINED AS SHOWN ON THE PLAT GRAPHICALLY.

ENBRIDGE GAS UTAH — NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO APPROXIMATE THE LOCATION OF ENBRIDGE'S RIGHT-OF-WAY(EASEMENT(S)) AND EXISTING UNDERGROUND FACILITIES BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____
A.D., 20____ BY THE DRAPER PLANNING COMMISSION.

CHAIRMAN DRAPER CITY PLANNING COMMISSION

CITY ENGINEER

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

CITY ENGINEER

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____
A.D., 20____ BY SOUTH VALLEY SEWER

JORDAN BASIN IMPROVEMENT DISTRICT

LUMEN

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

LUMEN

ROCKY MOUNTAIN POWER

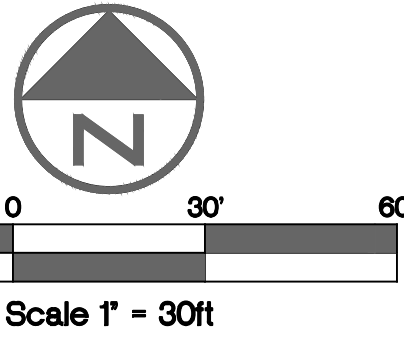
APPROVED THIS _____ DAY OF _____
A.D., 20____.

ROCKY MOUNTAIN POWER

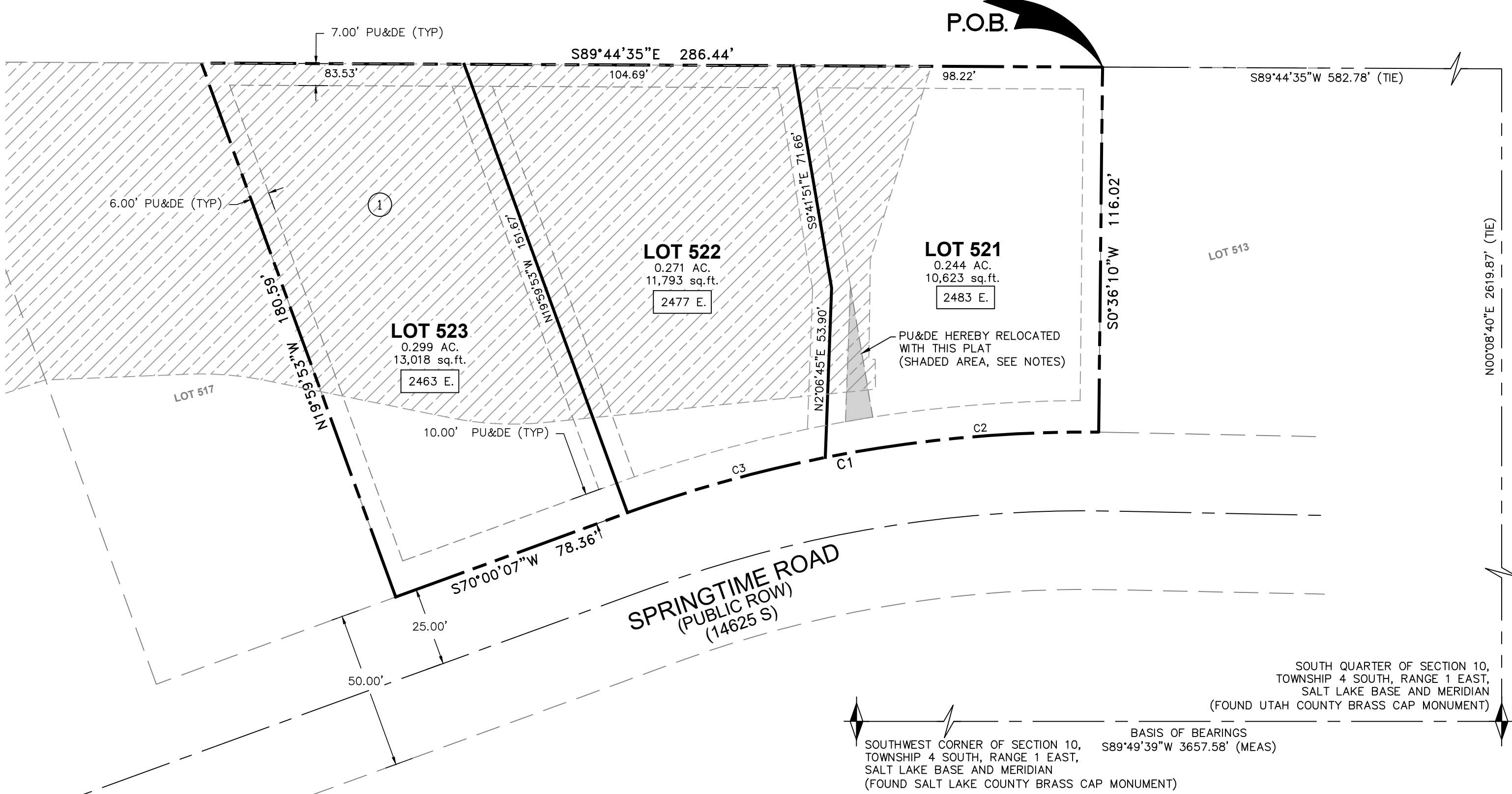
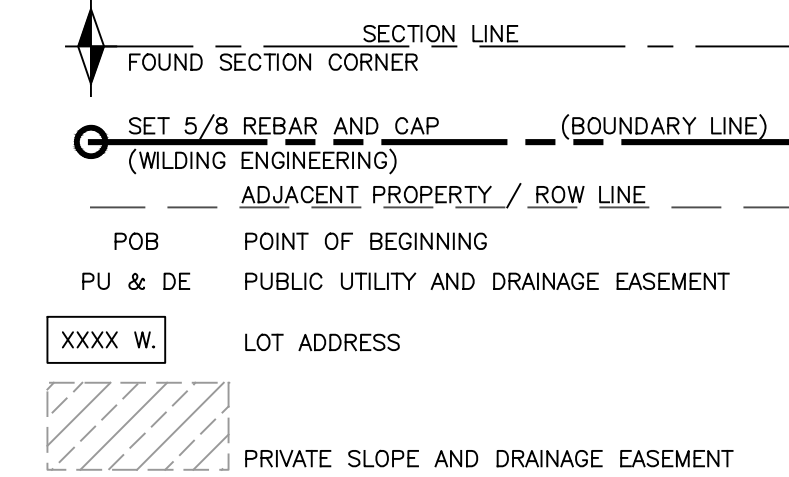
APPROVAL AS TO FORM

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

DRAPER CITY ATTORNEY



LEGEND



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	152.81'	425.00'	20°36'03"	S80°18'09"W	151.99'
C2	87.44'	425.00'	11°47'16"	S84°42'32"W	87.28'
C3	65.37'	425.00'	8°48'46"	S74°24'31"W	65.31'



PLOT DATE: Jun 17, 2026

COMCAST

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

COMCAST

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HIDDEN CANYON ESTATES PHASE 5 AMENDED
AMENDING LOTS 514-516 OF HIDDEN CANYON ESTATES PHASE 5

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

BOUNDARY DESCRIPTION:

ALL OF LOTS 514–516, HIDDEN CANYON ESTATES PHASE 5 SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 17240, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF LOT 514 OF HIDDEN CANYON ESTATES PHASE 5 SAID POINT BEING NORTH 0°08'40" EAST, ALONG THE SECTION LINE, 2,619.87 FEET AND NORTH 89°44'35" WEST 582.78 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°36'10" WEST, ALONG THE EAST LOT LINE OF SAID LOT 514, 116.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 514 AND THE POINT OF A 425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE RUNNING ALONG THE SOUTH LINE OF LOTS 514–516 OF SAID HIDDEN CANYON ESTATES PHASE 5 AND ALONG SAID CURVE A DISTANCE OF 152.81 FEET THROUGH A CENTRAL ANGLE OF 20°36'03" (CHORD BEARS SOUTH 80°18'09" WEST 151.99 FEET); THENCE SOUTH 70°00'07" WEST, ALONG THE SOUTH LINE OF LOT 516, 78.36 FEET; THENCE NORTH 19°59'53" WEST, ALONG THE WEST LINE OF SAID LOT 516, 180.59 FEET TO THE NORTH LINE OF SAID HIDDEN CANYON ESTATES PHASE 5; THENCE SOUTH 89°44'35" EAST, ALONG SAID NORTH LINE, 286.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 35,434 SQUARE FEET OR 0.813 ACRES, MORE OR LESS.

CONTAINS THREE (3) LOTS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

GENERAL NOTES:

(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE UTAH COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

OWNER'S DEDICATION

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

HIDDEN CANYON ESTATES PHASE 5 AMENDED
AMENDING LOTS 514-516 OF HIDDEN CANYON ESTATES PHASE 5

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

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

BIRGIT REEVES

EDGE HOMES UTAH, LLC,
A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME, BIRGIT REEVES, A MARRIED PERSON, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF EDGE HOMES UTAH, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

HIDDEN CANYON ESTATES PHASE 5 AMENDED
AMENDING LOTS 514-516 OF HIDDEN CANYON ESTATES PHASE 5
LOCATED IN SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN



NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

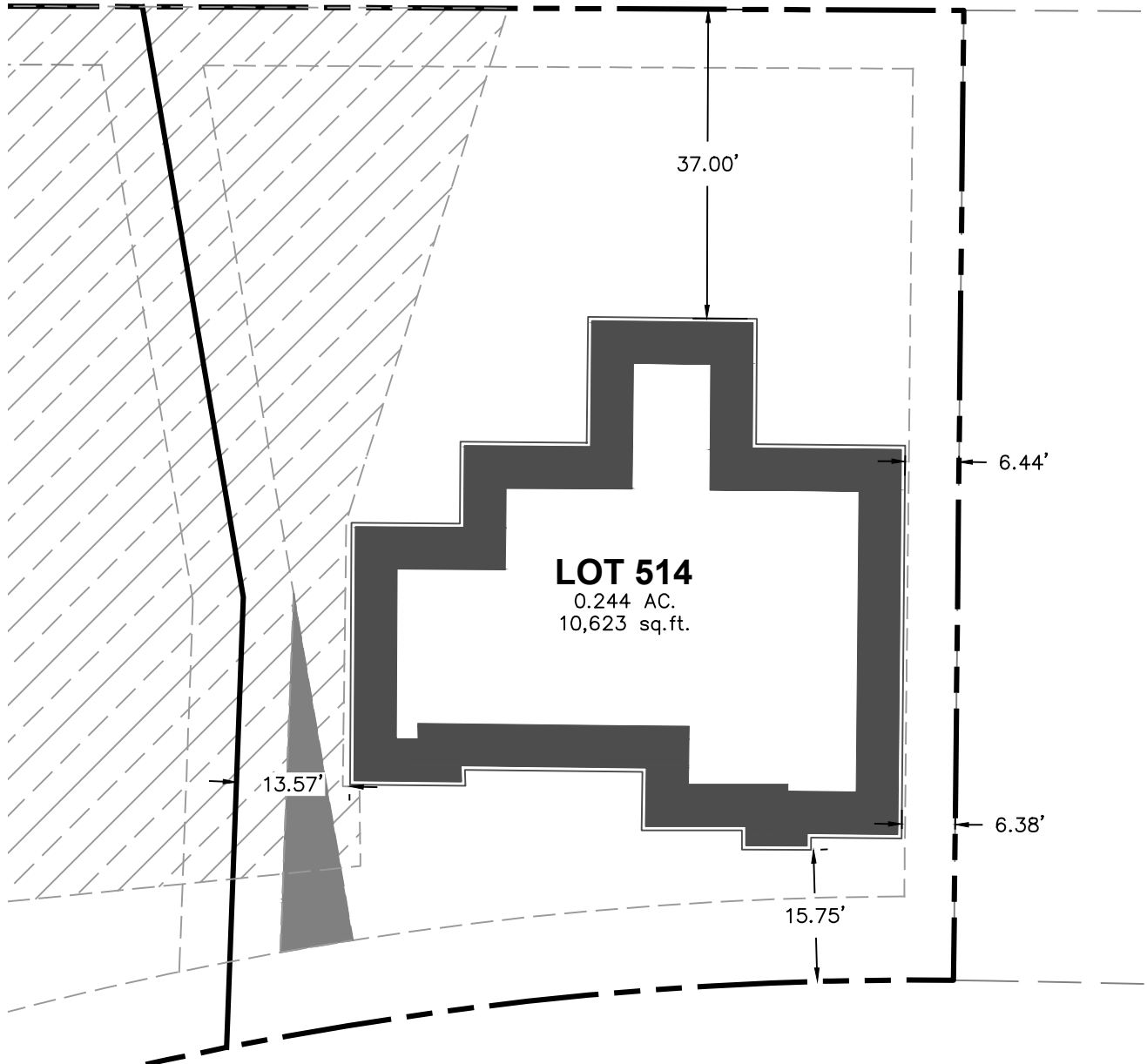
CLERK-RECORDER SEAL

EXHIBIT J
LOT 514 (PROPOSED LOT 521) BUILDING EXHIBIT

LOT 514 BUILDING EXHIBIT



SCALE: 1"=20'



G:\DATA\22259 HCE Lots 515-517\25 Lot 514-516 Amended Plat\dwg\22259 Plat Amendment-Exhibit.dwg
PLOT DATE: Jun 17, 2026



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREEK WAY
SALT LAKE CITY, UTAH 84115
801.553.5112
WWW.WILDINGENGINEERING.COM

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-07-30

Re: Public Hearing: Bakehouse Cottage Home Occupation Conditional Use Permit Request
(Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.31 acres located on the north side of Sandberg Ln. at approximately 478 W. Sandberg Ln. The property is currently zoned R4 (Residential). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home Cottage Business that produces and sells baked goods.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

[Bakehouse Cottage HOCUP report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

July 11, 2026

To: Draper City Planning Commission
Business Date: July 30, 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: Bakehouse Cottage – Home Occupation Conditional Use Permit Request

Application No.: 2026-0142-USE

Applicant: Thomas Thomas, representing Bakehouse Cottage

Project Location: 478 W. Sandberg Ln.

Current Zoning: R4 (Single Family Residential 10,000 ft² minimum lot size) Zone

Acreage: 0.31 Acres (Approximately 13,504 ft²)

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

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.47 acres located on the north side of Sandberg Ln. at approximately 478 W. Sandberg Ln. (Exhibits B & C). The property is currently zoned R4. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home Cottage Business that produces and sells baked goods.

The property is Lot 215 of the Big Willow Creek Phase 2 subdivision. The single-family dwelling on the property was built in 2023. The proposed cottage business is operated from the kitchen of the home.

ANALYSIS



General Plan and Zoning.

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

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

Residential Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R4 zone is to, *"permit medium to medium-high density residential developments with single-family homes. These zones are intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle."*

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

A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*

- The applicant owns the business and resides at the dwelling (Exhibit H).

B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*

- The applicant indicates that they will obtain and maintain a business license with Draper City.

C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*

- The applicant indicates that there is only one other employee, who is the applicant's spouse, who also resides at the subject property.

D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*

- The applicant has agreed to comply with necessary inspections (Exhibit H).

E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*

- The applicant indicates that less than 250 ft² of inventory is kept on the premises and is located in both the kitchen and in a refrigerator located in the garage (Exhibits G and H).

- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.*
- All business is conducted within the home.
- G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*
- According to the applicant, the business does not create nuisances (Exhibit H).
- H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.*
- The designated area of the dwelling used for the business is approximately 144 ft². The home is approximately 5,094 ft² in size. The business use occupies approximately 2.8% of the dwelling (Exhibit G).
- I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.*
- The home occupation will not have any signage on the property (Exhibit H).
- J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.*
- Customers come to the home at scheduled times to pick up orders on Thursday, Friday and Saturday only.
 - An off street parking stall is provided for the customer at the time of their scheduled pick up.
 - The applicant is seeking a deviation to this criterion.

- K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*
- Other than the applicant's personal vehicle used to transport orders there are no business-related vehicles.
- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- There will not be any storage or business activities in the surrounding yards (Exhibits F and H).
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- There will be some customers coming to the home at scheduled times to pick up orders. All other Sales are conducted online and delivered directly to the customer at the customer's address or at off-site Farmers Markets.
 - The applicant is seeking a deviation to this criterion.
- N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*
- The applicant indicates that the business will comply with this criterion (Exhibit H).
- O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*
- All business activity at the property will be conducted entirely within the home (Exhibit H).
- P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*

- The business is located within a single-family dwelling. Approval from an HOA or management company is not required.

Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations.*

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

The business is located in the kitchen where baked goods are produced. The applicant sells their products online and schedules a specific time for the customer to come to the home to pick up their order. The applicant also delivers orders to customers as well as sells their baked products at off-site event shows and markets. The hours of operation are Tuesday through Saturday from 11 a.m to 9 p.m. Customer pick up is only scheduled for one customer at a time and on Thursday, Friday and Saturday only. An off street parking stall located on at the west side of the driveway is provided for the customer at the time of their scheduled pick up. The applicant and their spouse are the only employees.

Staff recognizes that the potential for negative impacts to the neighborhood from this business are related to excessive traffic and vehicles parked on the street. However, Staff finds that the applicant has implemented a customer pick up schedule and parking plan that sufficiently mitigates these potential impacts.

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

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

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

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

The applicant has provided statements regarding how they comply with conditional use criteria (Exhibit H). Staff has reviewed the applicant's statements and application materials and has addressed in this report how compliance with the conditional use criteria is achieved.

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Home Occupation Conditional Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

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

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

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

STAFF RECOMMENDATION

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

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

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

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

business owner for as long as the business remains in operation.

3. That all other required licensing and regulatory agency approvals shall be obtained and shall be kept current and in good standing.
4. That customer pick ups shall only take place on Thursday, Friday and Saturday between the hours of 11 a.m. and 9 p.m.
5. That customer pick-up times shall be scheduled so that only one customer at a time shall come to the home to pick up their order.
6. That an off-street parking stall shall be provided to the customer at the time of their pick up.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Thomas Thomas, representing Bakehouse Cottage, Application 2026-0142-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated July 11, 2026.

Findings for approval:

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

I move that we approve the Home Occupation Conditional Use Permit, as requested by Thomas Thomas, representing Bakehouse Cottage, Application 2026-0142-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated July 11, 2026 and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Thomas Thomas, representing Bakehouse Cottage, Application 2026-0142-USE, based on the following findings for denial listed in the Staff Report dated July 11, 2026.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.07.21 08:08:09-06'00'

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: 2026.07.22 10:34:48-06'00'

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: 2026.07.21 06:59:37-06'00'

Draper City Fire Department



Draper City Legal Counsel

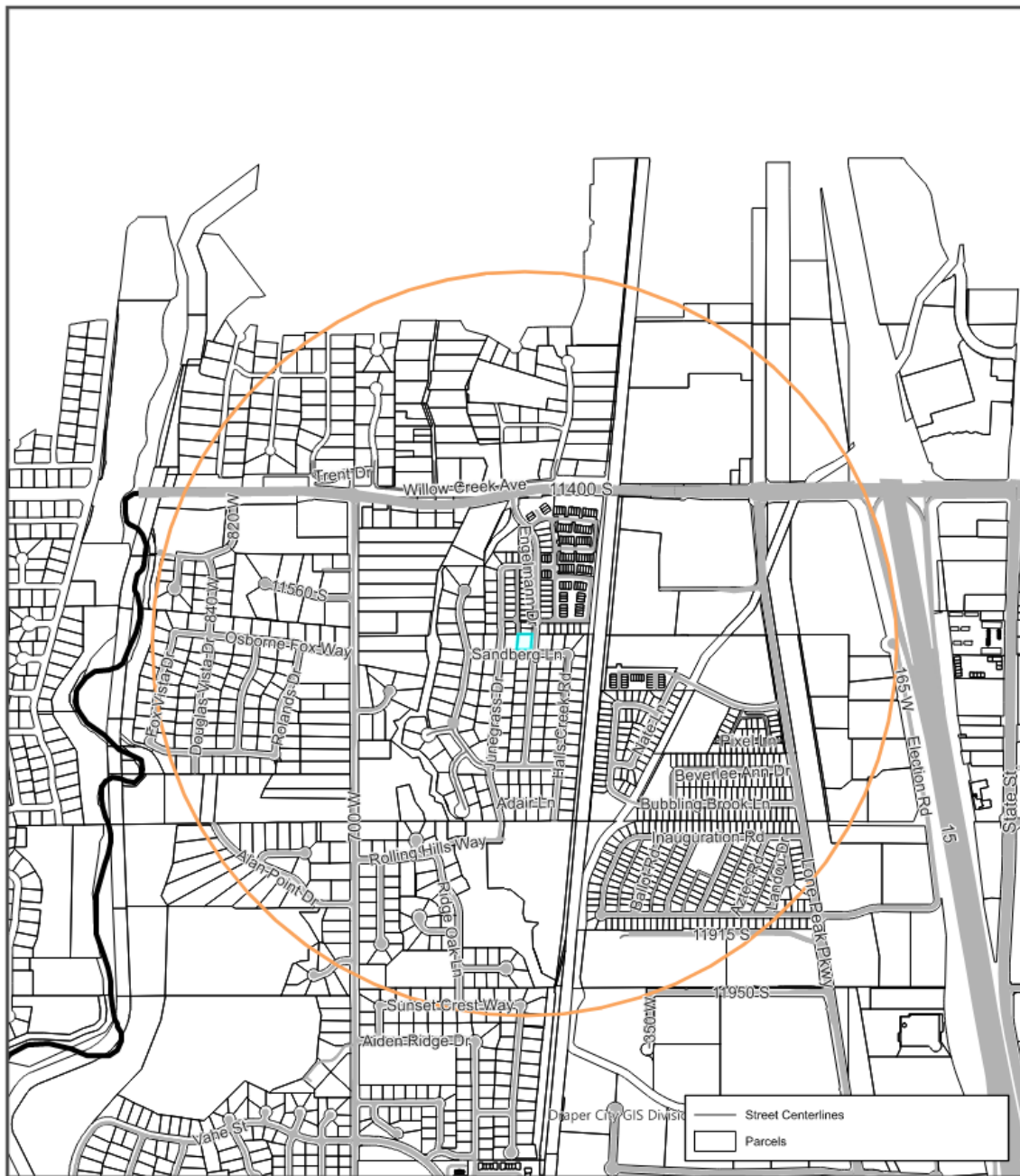
Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.07.21 06:50:21-06'00'

Draper City Building Division

EXHIBIT B

VICINITY MAP





Draper
UTAH

Date Printed: 7/10/2026

Bakehouse Cottage

478 W SANDBERG LN

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EXHIBIT C
AERIAL MAP





Date Printed: 7/10/2026

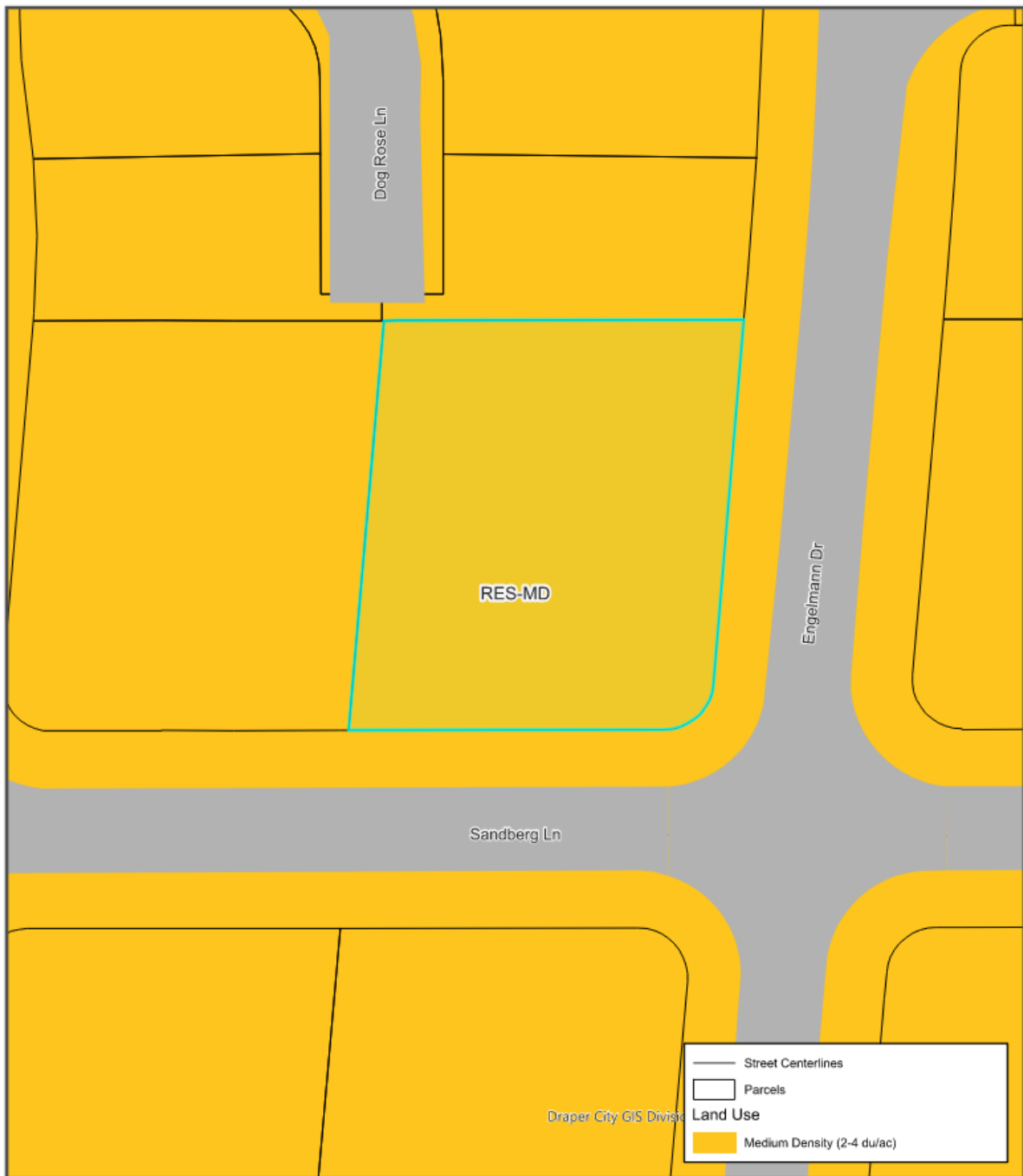
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EXHIBIT D
LAND USE MAP



Date Printed: 7/10/2026

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478 W SANDBERG LN

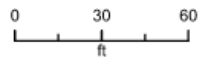
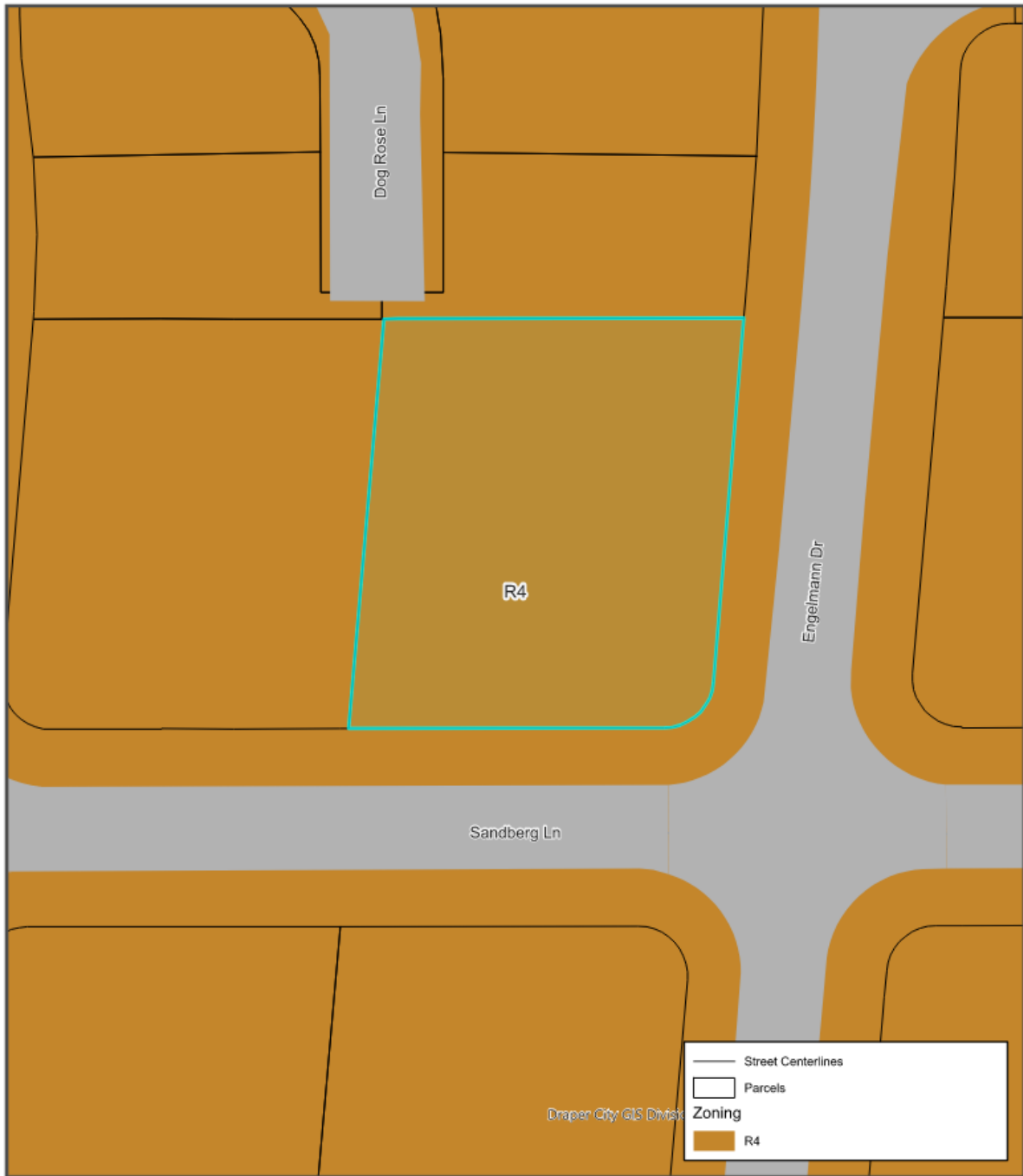
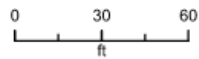


EXHIBIT E ZONING MAP



Date Printed: 7/10/2026

Bakehouse Cottage
478 W SANDBERG LN



**EXHIBIT F
SITE PLAN**

OFF STREET PARKING STALL
LOCATION FOR SCHEDULED
CUSTOMER ORDER PICK UP



478 W SANDBERG LN

**EXHIBIT G
FLOOR PLANS**

^a The mean of the three measurements was used as the final value.

Bearing Wall Table
BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS



KEYNOTES	
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Alexandria
'Winning'
(215 Big Willow Creek)

[illegible]

EXHIBIT H
APPLICANT STATEMENTS

OVERVIEW OF PROPOSED USE

1. Nature of the Business

BAKEHOUSE is a small-scale cottage food operation specializing in cinnamon rolls. As a registered cottage food business under the Utah Department of Agriculture and Food (UDAF), all products are prepared safely in my home kitchen in full compliance with state regulations.

2. Scope of Operations

- **Business Hours:** Monday through Saturday from 11am to 9 pm. Customer orders are scheduled for pick up on Thursday, Friday and Saturday
- **Product Distribution:** Orders are made online. Distribution is done by delivery or at farmers markets or scheduled for pick up at the home (one customer at a time)
- **Equipment:** The business utilizes only standard, residential-grade kitchen appliances already existing in the home. No industrial-grade baking equipment, commercial ventilation, or exterior storage units are utilized.

3. Impact Mitigation

- **Parking & Traffic:** Customers are provided an off street parking stall at their scheduled pick up time
- **Neighborhood Impact:** The operation is conducted entirely indoors. There is no exterior signage, outdoor storage of materials, or visible evidence of the business from the public street. The business generates no noise, odors, or debris that would impact neighboring properties. Customer pick ups are scheduled so only one customer comes to the home at a time
- **Waste Management:** All waste associated with the business is disposed of through standard residential waste collection services.

4. Conclusion The proposed use of the property for BAKEHOUSE remains clearly incidental and secondary to the primary residential use of the home. I am committed to operating in a manner that maintains the quiet, residential character of our neighborhood while adhering to all Draper City municipal ordinances.

Please explain how you will meet the standards listed below. If it does not apply explain why (N/A is not a valid response). If you do not meet the standard, identify that and explain how you intend to mitigate the impact.

9-34-040: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any home occupation allowed as a permitted use:

A. Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.

- My husband Thomas Thomas is named as owner of the home and we both reside here.

B. Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.

- Agreed. We are pursuing a business license but can't get approved until our home occupation permit gets approved to then apply for a business license. We have all other licensing and permitting approved and ready to go.

C. Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.

- We will not be having any other people doing any work for the business except us the owners who reside in the dwelling.

D. Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.

- We agree and are in compliance with all codes.

E. Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed. (Ord. 909, 7-21-2009)

- We do not have stock in trade, inventory, or other merchandise that exceeds 250 square feet. No outside storage will be used.

F. Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)

- We have no evidence from the exterior of the dwelling nor shall any activities be carried on outside of the dwelling in connection with the home occupation. No alterations will be made to the exterior for the home occupation business.

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

- No offensive or noxious equipment of any kind is conducted within the dwelling.

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

- The home occupation is incidental and secondary to the primary use of the dwelling. It does not disrupt normal residential character for the neighborhood and no more than 25% of the dwelling will be used for the home occupation.

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

- There will be no signs for the home occupation

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

- Customers are given a specific time to pick up their individual orders between 11am and 9pm on Thursday, Friday and Saturday. Off street parking provided

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

- Customers are provided an off street parking stall at their scheduled pick up time

L. Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.

- We will not be using any yards surrounding the dwelling for activities or storage for the home occupation.

M. Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.

- Customers come to the home to pick up orders at a pre-scheduled pick up time on thursday, friday and saturday. pick ups take no more than 5 minutes. an off street parking stall is provided.

N. Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- The home occupation does not cause demand for public utilities in that excess of that necessarily and customarily provided for residential uses.

O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)

- The home occupation is conducted, located, and contained within the primary structure on the property.

P. Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section [9-34-060](#) of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles. (Ord. 1132, 2-17-2015)

- We are a single family dwelling.

Q. Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations. (Ord. 909, 7-21-2009)

- The home occupation does not include childcare and have had our operations regulated and inspected by the Department of Agriculture and have been marked as compliant.

Helpful resources and relevant information can be found in the following links

- **the general plan can be accessed by following this link:** <https://www.draperutah.gov/media/x1wekkss/draper-city-general-plan-v2024.pdf>)
- **Title 9 (Land Use And Development Regulations) of The Draper City Code can be accessed by following this link:** https://codelibrary.amlegal.com/codes/draperut/latest/draper_ut/0-0-0-29634

MEMO



To: Planning Commission

From: Todd Taylor

Date: 2026-07-30

Re: Public Hearing: City Initiated Town Center Residential Zoning Text Amendment Request (Legislative Item)

Comments:

This application is a request for approval of Text Amendments for the purpose of amending portions of DCMC Chapter 9-11, Commercial Zones, to permit a residential unit on smaller properties in the Town Center zone.

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 consistent with the purpose of the Town Center zone which is intended to support the preservation and adaptive reuse of existing structures.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
4. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
5. 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
6. 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:

[City Initiated TC Zoning TA Staff Report_Finalized.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

July 16, 2026

To: Draper City Planning Commission
Business Date: July 30, 2026

From: Development Review Committee

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

Re: City Initiated Town Center Residential – Zoning Text Amendment Request

Application No.: 2026-0175-TA

Applicant: Draper City

Project Location: City Wide

Current Zoning: City Wide

Acreage: City Wide

Request: Request for approval of Zoning Text Amendments to Chapter 9-11 of the Draper City Municipal Code (DCMC) in order to permit a residential unit on smaller properties in the Town Center zone.

BACKGROUND AND SUMMARY

This application is a request for approval of Text Amendments for the purpose of amending portions of DCMC Chapter 9-11, Commercial Zones, to permit a residential unit on smaller properties in the Town Center zone.

City staff was recently made aware that text in certain parts of the DCMC, Title 9, Chapter 11 prohibits residential uses on properties that are smaller than one-half (0.5) acre in size in the Town Center. The text amendments proposed by this request will permit these smaller properties in the Town Center to have a residential unit.



ANALYSIS

It is the interaction of the following sections in the DCMC that causes the prohibition for smaller properties:

- DCMC Section 9-11-090(C)(6) specifies that residential densities in the Town Center range from six (6) to twenty five (25) dwelling units per acre.
- DCMC Table 9-11-1 allows *dwelling, multiple-family* with a conditional use permit and prohibits *dwelling, single-family* in the Town Center zone.
- DCMC Section 9-3-040 defines *dwelling, multiple-family* as a dwelling having three (3) or more units.

Taken together, these sections will allow a one-half (0.5) acre property to have a maximum of three (3) multiple-family dwelling units with approval of a conditional use permit. However, a property smaller than one-half (0.5) acre in size would be allowed one to two (1-2) units based on its size per the density calculation. But residential development of only one to two (1-2) units on properties less than one-half (0.5) acre in size would not meet the definition for *dwelling, multiple-family* which requires a minimum of three (3) units. Staff believes that the prohibition is unintentional and contrary to the purpose and intent of the TC zone.

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 9-11-090(E): Redevelopment Provisions: This section indicates how the City should proceed when dealing with nonconforming uses and the reuse of existing buildings in the Town Center. The proposed text adds a new subsection for conditional uses and would allow a property which has an existing building, and which is less than one-half (0.5) acre in size to apply for a conditional use permit for a single-family dwelling. Consistent with the Town Center, the ground floor of the existing building would have to be commercial in use.

DCMC Section 9-11-110, Table 9-11-1: Permitted and Conditional Uses Allowed in Commercial Zones: As its name implies, this table lists all of the permitted and conditional uses allowed in commercial zones, including the Town Center. The proposed text changes *dwelling, single family* from "not permitted" to "conditional".

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 Zoning Text 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 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 Zoning Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

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

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

STAFF RECOMMENDATION

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

approval listed below.

MODEL MOTIONS AND FINDINGS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Town Center Residential Zoning Text Amendment, as requested by Draper City, Application No. 2026-0175-TA, based on the following findings and the criteria for approval as listed in the Staff Report dated July 16, 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 consistent with the purpose of the Town Center zone which is intended to support the preservation and adaptive reuse of existing structures.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
4. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
5. 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
6. 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 Town Center Residential Zoning Text Amendment, as requested by Draper City, Application No. 2026-0175-TA, based on the findings and criteria for approval listed in the Staff Report dated July 16, 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 Town Center Residential Zoning Text Amendment, as requested by Draper City, Application No. 2026-0175-TA, based on the following findings and the criteria for denial as listed in the Staff Report dated July 16, 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: 2026.07.22 18:39:24-06'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
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E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.07.22 10:35:51-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draperutah.gov,
O=Draper City Fire Department,
OU=Fire Marshal, CN=Don Buckley
Date: 2026.07.22 12:36:32-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

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E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.07.22 15:29:39-06'00'

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.

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.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

9-11-090: (TC) TOWN CENTER ZONE:

...

E. Redevelopment Provisions:

1. Nonconforming Uses: Uses existing at the time of adoption and application of the TC Zone which do not conform to the permitted and conditional uses allowed within the zone shall be allowed to continue without penalty, including the allowance of permits for the expansion of said use until the time when that use changes in accordance with chapter 6 of this title. Upon the change of any nonconforming use, the new use and the property on which it is located shall be required to fully conform to the provisions of this section, subject to the provisions of subsection E2 of this section.
2. Reuse Of Buildings: In an effort to maintain and enhance the feel of the Town Center area, development is strongly encouraged to utilize existing buildings through renovation, structural conversion, and/or physical upgrading to accomplish the goals and objectives of their development project. In the event that the existing constraints of the site prevent the reasonable compliance of the site and/or structure, the Planning Commission may approve the site and redevelopment thereof as being compliant to the greatest extent possible. Such sites shall not be considered nonconforming following completion of the redevelopment work as an exception to chapter 6 of this title when establishing the following findings:
 - a. The constraints of the site do not lend themselves to achieving full compliance with the terms of this section and have complied to the greatest extent possible;
 - b. The development meets the intent of the general plan and the terms of this section;
 - c. The development is harmonious with surrounding development; and
 - d. Adequate provisions have been made to improve the site beyond the minimum requirements of the TC zoning classification.
3. Residential Uses: In order to encourage redevelopment consistent with the purpose of this chapter:
 - a. A multiple-family dwelling may be added to an existing building on properties one-half (0.5) acre or greater in size subject to the allowable residential density for the property as designated in subsection 9-11-090(C)(6) of this title.
 - b. A single-family dwelling unit may be added to an existing building on properties less than one-half (0.5) acre in size.

- c. The ground floor of the existing building shall be only those uses listed as commercial, public or civic, or municipal uses as designated in subsection 9-11-090(C)(3) of this title.
- d. The Planning Commission finds that all other provisions of this chapter can be met.

...

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

<i>Uses</i>	<i>Zones</i>													
Residential uses:	CN	CC	CR	CG	CI	CBP	CO1	CO2	O-R	TC	DC	CS	MARF	CBU
...														
Dwelling, single-family	NP	NP	NP	NP	NP	NP	NP	NP	P	NP ^{C1}	NP	NP	NP	NP
...														

Notes:

1. Subject to the provisions of section 9-11-090 of this chapter.
- ...