



PLANNING COMMISSION AGENDA

Thursday, August 27, 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 July 30, 2026. (Administrative Action)

Approval of Planning Commission Meeting Minutes for July 30, 2026.

1.b Action Item: Approve Planning Commission Meeting Minutes for August 13, 2026. (Administrative Action)

Approval of Planning Commission Meeting Minutes for August 13, 2026.

1.c Public Meeting: Camden Park Subdivision Phase 1 Amended Plat Request (Administrative Item)

On the request of Philip & Shelli Rosbach & The Weaver Family Trust, a Subdivision Plat Amendment Request for approximately 0.62 acres, located at 11446 S Camden Rd. & 11464 S. Camden Rd. Known as application 2026-0162-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

1.d Public Hearing: Rusty's Pitmasters Barbecue, LLC. Home Occupation Conditional Use Permit Request (Administrative Action)

On the request of Russell Stephenson, representing Rusty's Pitmasters Barbecue, LLC. A Home Occupation Conditional Use Permit Request on approximately 0.64 acres, located at 1645 E. Richins Rd. Known as application 2026-0162-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

1.e Public Hearing: Wise Flooring Site Plan and Parking Deviation Requests (Administrative Action)

On the request of Mitch Cordner, representing Savio Rentals, a site plan to construct a retail building, with a deviation from strict compliance for required parking on approximately 1.08 acres, located at 41 W. Ikea Way. Known as applications 2026-0033-SP and 2026-0190-VAR. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@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 **August 27, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in dark ink, appearing to read "Nicole Smedley". The signature is fluid and cursive, written over a light blue horizontal line.

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: 2026-08-27

Re: Action Item: Approve Planning Commission Meeting Minutes for July 30, 2026.
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 073026.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JULY 30, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Commission Member Susan Nixon
Commission Member Kendra Shirey
Alternate Commission Member Laura Fidler
Commission Member Mary Squire
Alternate Commission Member Joshua Best

EXCUSED: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Gary Ogden
Alternate Commission Member Christine Green

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Todd Taylor, City Planner
Nick Whittaker, City Planner
Reed Reimschuessel, City Engineer
Lori Stout, Executive Assistant
Kennady Smith, Administrative Assistant
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Community Development Director Jennifer Jastremsky reported that neither the Chair nor the Vice-Chair was in attendance and asked for a motion to appoint an Acting Chair.

Motion: Commissioner Squire moved to **APPOINT Commissioner Susan Nixon as Acting Chair.**

Second: Commissioner Fidler seconded the motion.

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

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

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

1. Items for Commission Consideration.

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

Approval of Planning Commission Meeting Minutes for June 25, 2026

Motion: Commissioner Shirey moved to APPROVE the June 25, 2026, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Squire seconded the motion.

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

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

B. Public Meeting: Hidden Canyon Estates Phase 5 Amended Subdivision Plat Request. (Administrative Item)

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.

City Planner Todd Taylor presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property carries a land use designation of Residential Medium Density, is zoned Residential Multi-Family, and is part of the Hidden Canyon Estates Development Agreement.

The current Subdivision Plat was reviewed, showing the three existing lots and private slope easement. The Amended Subdivision Plat expanded the private slope easement and adjusted the

lot line between Lots 514-516. These lots will be renumbered to 521-523 with the amended plat. The associated public utility easement was also shifted to follow the new property boundary.

The requirements of the Amended Subdivision Plat were as follows:

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.

The applicant, Brandon Watson, stated that Edge Homes had invested significant time and effort in repairing the hillside and were now finalizing the process.

Motion: Commissioner Shirey moved to 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 Findings for Approval and subject to the requirements listed in the Staff Report dated July 16, 2026.

Finding for Approval:

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

Second: Commissioner Squire seconded the motion.

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

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

C. Public Hearing: Bakehouse Cottage Home Occupation Conditional Use Permit.

(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.

City Planner Nick Whittaker reported that there was an error in the staff report: the business was named Bakehouse, not Bakehouse Cottage. Vicinity, aerial, land use, and zoning maps were displayed. The property is designated Residential Medium Density and zoned R4.

The applicant requested permission to operate a cottage business producing baked goods in their home. They and their spouse own and operate the business, and there are no additional employees. Hours of operation are Tuesday through Saturday from 11:00 a.m. to 9:00 p.m., and the baked goods are sold at farmers markets and other events. Customers may also order online for pickup at the subject property Thursday through Saturday during regular business hours. Only one pickup is allowed at a time, and off-street parking is provided. Baked goods are prepared in the kitchen, and some supplies are stored in the garage. The site plan, floor plan, and photographs were reviewed.

Potential impacts included:

- Customers coming to the home and associated traffic.
- Customer vehicles parked on the street.

Proposed mitigation:

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

- That all other required licensing and regulatory agency approvals shall be obtained and shall be kept current and in good standing.
- That customer pickups shall only take place on Thursday, Friday and Saturday between the hours of 11:00 a.m. and 9:00 p.m.
- 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.
- That an off-street parking stall shall be provided to the customer at the time of their pickup.

Staff recommended approval, as the proposal would not negatively impact the neighborhood or the City, would contribute tax revenue to the City, and would support the Economic Vitality Goals found in the Draper City General Plan.

Tyler Thomas was present on behalf of the applicant. In response to a question from Acting Chair Nixon, Mr. Thomas stated that he had previously owned a beignet business and that he loves baking. He began working on the new business in January and sells cinnamon rolls at farmers markets.

Acting Chair Nixon opened the public hearing.

Sheila Smith reported that she also lives in Big Willow Creek, which has 250 homes and is accessed from 11400 South. The streets are very narrow, and it is difficult to get by vehicles parked on the street. The Thomas home is on the main thoroughfare. She was concerned that the business may create a lot of traffic. There is also a bus stop nearby.

Jim Smith stated that he lives two houses down from the subject property. When the Thomas family has a gathering at their home, visitors park along the street, and you can barely get by them. The school bus stop is on the opposite corner. He was concerned due to how narrow the roads are.

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

Acting Chair Nixon stated that traffic concerns were addressed in the proposed conditions. At least one parking stall must be provided for customers, as shown in the Site Plan. Only one customer was allowed at a time, and pickups were only allowed during the specified times.

Mr. Thomas reported that there would be no truck deliveries or pickups at the home. In response to a question from Commissioner Squire, he indicated that he expected between 15 and 25 pickups per week. There would be no outside employees, and pickups would be scheduled one at a time.

Commissioner Squire stated that Draper City Municipal Code allows residents to operate businesses out of their homes as long as the request is reasonable and any potential negative impacts can be mitigated. She did not anticipate any issues as off-street parking was provided, and narrow streets were beyond the Planning Commission's scope.

Motion: Commissioner Squire moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Thomas Thomas, representing Bakehouse, Application 2026-0142-

USE, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated July 11, 2026.

Finding for Approval:

- The proposal complies with the standards for approval found in DCMC Section 9-5080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.**

Second: Commissioner Fidler seconded the motion.

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

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

**D. Public Hearing: City Initiated Town Center Residential Zoning Text Amendment Request.
(Legislative Action)**

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.

Mr. Taylor reported that the proposed Text Amendments were in response to text that prohibited residential uses on properties smaller than 0.50 acres.

- DCMC Section 9-11-090(C)(6) specified that residential densities in the Town Center range from six (6) to twenty-five (25) dwelling units per acre.
- DCMC Table 9-11-1 allowed *dwelling, multiple-family* with a Conditional Use Permit and prohibited *dwelling, single-family* in the Town Center zone.
- DCMC Section 9-3-040 defined *dwelling, multiple-family* as a dwelling having three (3) or more units.

The existing density would allow two or fewer units on properties smaller than 0.50 acres, but fewer than three units were prohibited by the definition and Use Table. The proposal would correct

this issue by amending the Use Table to allow single-family dwellings by Conditional Use Permit, subject to the provisions of Section 9-11-090. A new subsection for conditional uses would also be added to Section 9-11-090(E). Staff believed the amendments would allow for some residential uses in smaller historic properties in the Town Center.

Acting Chair Nixon asked if the proposal would allow live-work units. Mr. Taylor clarified that the Town Center does not allow live-work units, so any residential units would have to be separate from the commercial space. A single-family residential unit would be allowed on the second floor above a commercial use but must have a separate entrance. No requirements for owner occupancy were proposed. Ms. Jastremsky added that Town Center does not allow residential units on the ground floor, so only mixed-use buildings would be permitted, and both the commercial and residential spaces could be sold or rented.

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

Motion: Commissioner Shirey moved to 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.

Findings for Approval:

1. The proposed amendment is consistent with the goals, objectives, and policies of the City's General Plan;
2. The proposed amendment is 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 represent an overall community benefit; and
6. The proposed Text Amendment implements best current, professional practices of urban planning, design, and engineering.

Second: Commissioner Squire seconded the motion.

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

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

2. Other Business.

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

Ms. Jastremsky provided the following updates from the July 21, 2026 City Council Meeting:

- The Adamo rezoning request from RA1 to RA2 was approved.
- The Solid Construction rezoning request was continued at the Applicant's request.
- The short-term rentals Text Amendment was continued to the August 4, 2026 meeting due to a minor error in the ordinance document. The Council also requested clarification on enforcement mechanisms.
- An item regarding changes to the Planning Commission governance structure was also continued.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

Acting Chair Nixon adjourned the meeting at 7:00 PM.

MEMO



To: Planning Commission

From:

Date: 2026-08-27

Re: Action Item: Approve Planning Commission Meeting Minutes for August 13, 2026.
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC DRAFT Mtg 081326.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, AUGUST 13, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Mary Squire
Commission Member Gary Ogden
Alternate Commission Member Laura Fidler
Alternate Commission Member Joshua Best

EXCUSED: Commissioner Member Kendra Shirey
Commission Member Susan Nixon
Alternate Commission Member Christine Green

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

6:30 PM Business Meeting

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

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for July 9, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for July 9, 2026

Motion: Commissioner Fowler moved to **APPROVE** the July 9, 2026 Planning Commission Meeting Minutes, as presented.

Second: Commissioner Squire seconded the motion.

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

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

Best, Alternate	X				
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B. Public Hearing: Lamb Hair Salon Home Occupation Conditional Use Permit Request. (Administrative Item)

On the request of Greg & Sabrina Lamb, representing Lamb Hair Salon, a Home Occupation Conditional Use Permit request on approximately 0.50 acres, located at 249 E. 13560 S., known as application 2026-0154-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

City Planner Nick Whittaker presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property carries a land use designation of Residential Medium Density and is zoned RA2.

The request was for a Home Occupation Conditional Use Permit (“CUP”). The proposed business provides haircuts and coloring in a detached structure located in the rear yard. Customers come to the home by appointment only, with no more than two customers at a time. Two off-street parking stalls are provided for customer appointments. One non-resident employee comes to the home as needed, and a third parking stall is available for the employee. Hours of operation are 9:00 a.m. to 7:00 p.m. Monday through Saturday. Appointments are required and last between 30 minutes and three hours. A typical day will have three to six appointments, but some days may have up to 12.

The site plan, parking plan, and floor plan were reviewed. The business will use an office in the primary structure in addition to the accessory structure.

Identified potential impacts included customers and an employee coming to the home and associated traffic, and customer and employee vehicles parked on the street.

Proposed mitigations were as follows:

- That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
- That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
- That the hours of operation be limited to Monday through Saturday between 9:00 a.m. to 7:00 p.m.
- That there shall only be one (1) nonresident employee working at the home.
- That customer appointments shall be scheduled so that no more than two customers shall be at the subject property at a time.
- That two off-street parking stalls shall be provided to the customer(s) at the time of their scheduled appointment.
- That one off-street parking stall shall be provided for the nonresident employee.

Staff recommended approval as the proposal did not negatively impact the neighborhood, would contribute tax revenue to the City, and supported the economic vitality goals found in the City goals and policies chapter of the Draper City General Plan.

The applicant, Greg Lamb, stated that the application process was a learning experience and that Mr. Whittaker was great to work with.

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

Motion: Commissioner Squire moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Greg & Sabrina Lamb, representing Lamb Hair Salon, application 2026-0154-USE, based on the findings and conditions for approval listed in the staff report dated July 31, 2026.

Finding 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.

Second: Commissioner Fidler seconded the motion.

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

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

C. Public Hearing: Kimballs Station Site Plan and Preliminary Subdivision Plat Requests. (Administrative Actions)

On the request of Spencer Llewelyn, representing Edge Homes, a Site Plan Amendment and Preliminary Subdivision Plat for 7.126 acres of property located approximately at 600 E Kimballs Ln. The property is zoned RM2 (Multi-family Residential). Known as applications 2025-0263-SP and 2025-0262-SUB. Staff contact: Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

Community Development Director Jennifer Jastremsky presented the staff report and noted that the subject property is across from the Kimballs Lane TRAX Station at 700 East and Kimballs Lane. The staff displayed vicinity, aerial, land use, and zoning maps. The application was for Phase 1 of the development, as the parcel to the rear of the subject property would be developed in Phase 2. The property is designated High-Density Residential and zoned RM2.

Ms. Jastremsky reviewed the project history.

- June 17, 2025: The City Council approved a Development Agreement allowing between 25 and 27 dwelling units per acre. The City Council also approved Zoning and Land Use Map Amendments at this time.
- September 2, 2025: The City Council approved a Station Area Plan for the Kimballs Lane TRAX Station that called for multi-family housing on the property.
- March 24, 2026: The City Council approved an amendment to the Development Agreement approving standards and a Concept Site Plan.

The site plan was reviewed. The site will have one access point to Kimball Lane and a stub to Phase 2. The development will include 166 dwelling units, comprising three-story townhomes and three- and four-story condominium buildings. The proposal includes 407 parking stalls, including covered, uncovered, and garage parking. Each garage will also have driveway space.

Temporary improvements will include a temporary second access to Kimballs Lane and a hammerhead at the stub road location, which will be removed when a bridge is constructed across the canal in Phase 2.

The clubhouse, swimming pool, playground, and seating areas will be located in the center of the development. Additional amenities to the south include a second playground.

Landscaping will consist of plantings around buildings and driveways, as well as substantial landscaping near the clubhouse. Phase 1 will have 1.2 acres of common space. The project will construct eight-foot walls along the property lines adjacent to single-family developments.

The team reviewed elevations and conceptual renderings, and Ms. Jastremsky reported that the proposal complied with the approved Development Agreement. The preliminary subdivision plat included the main layout and typical for the condominiums and townhomes, and the final site plan would create individual lots for each condominium building and townhome unit. A Plat Amendment would then be requested for individual condominium units.

In response to a question raised by Commissioner Fowler, Ms. Jastremsky reported that the amended Development Agreement included the following changes:

- Required landscaping was reduced from 30% to 25%.
- Driveway depth was reduced from 20 feet to 18 feet.
- Maximum building height was amended to allow four-story buildings.
- Required amount of brick on each elevation was reduced.
- Other minor changes.

Commissioner Fowler stated that some public comments addressed elements of the development already approved through the Development Agreement. However, the Planning Commission must comply with the approved agreement and State law. Ms. Jastremsky confirmed that the State required

the Station Area Plan, and the City Council approved the Development Agreement with the specified density.

The applicant, Paxton Guymon from Edge Homes, stated that the use and density were already approved. The purpose of this stage was to ensure compliance with the Draper City Municipal Code and any code amendments approved through the Development Agreement. It took about four-and-a-half months to review all engineering details with staff, and the staff report included a list of final changes needed to bring the project into full compliance. Edge Homes had carefully reviewed the list and would comply with each item. They were excited to break ground and had already received significant interest from potential buyers. Edge Homes would submit the land disturbance permit application the following week.

In response to a question from Commissioner Squire, Mr. Guymon confirmed that the homes would be for sale only. The Development Agreement prohibited sales to institutional investors and included owner-occupancy requirements and workforce housing subsidies. Steve Waldrip, Governor's Senior Advisor for Housing Strategy and Innovation, highlighted the project as a way cities and developers can work together to modify requirements, increase housing supply, and encourage homeownership. It was initially slated as a 40- to 50-unit-per-acre apartment project, but because the City's willing to negotiate, they would now deliver a homeowner-occupied project.

In response to a question raised by Commissioner Fowler, Mr. Guymon identified Buildings 101 and 102 on the site plan and said the space between them was about two-and-a-half feet too narrow. They analyzed the site and determined that Building 102 could be shifted three feet north, and their engineering team was updating the final construction plans to reflect the change. A metal awning was initially proposed for Building 102 but would be removed to comply with the 10-foot setback requirement.

Mr. Guymon reported that staff conducted and approved a full traffic impact study. Residents exiting onto Kimballs Lane will be able to turn either right or left. The development would create traffic, but the impact would be less than the originally planned 50-unit-per-acre apartment project and was inevitable due to the Station Area Plan.

Mr. Guymon said he was very excited about the project and believed the market would receive it very well. Each condominium will have at least three bedrooms and two bathrooms. They are designed for families to grow in.

Chair Adams opened the public hearing.

Denise Smith stated that she lives across the street from the subject property. In a Draper Journal article about the development agreement approval, the Draper City Council noted concerns about the number of deviations proposed for the new high-density development, including shorter driveways, smaller parking spaces, and narrower alleyways. The Council ultimately approved the deviations, even though it denied another development that night for similar issues. The article stated that the deviations were needed to comply with the newly approved RM2 Zone, which allows 25 to 27 units per acre. However, 25 units per acre across 25 acres is 525 units, but the proposed plan included 560 units. If the goal was to comply with current code while creating a livable development, the City

should consider whether reducing the number of units or removing one to two buildings would better meet the standard. Once the units were built and sold, the long-term impact would no longer rest with the builder. It would fall on homeowners who may not realize that the approved deviations could create daily frustration, as well as existing residents who live nearby. Most buyers would reasonably assume that the City had protected them by ensuring that the development complied with City code and basic livability standards.

She was also concerned about the traffic study and asked when it would be concluded and reported. She urged the City to require completion of the traffic study before approving the item. At minimum, it should be conducted during normal school hours while school is in session so it can accurately reflect traffic conditions residents will experience. For those reasons, she asked the Council to reconsider the approved deviations, evaluate whether the proposed density was appropriate, and ensure the traffic study was reviewed before final approval.

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

City Engineer, Brien Maxfield, clarified that the traffic study was completed and updated with traffic counts during school hours. It determined that the peak impact would be in the morning when residents are traveling to work, and students are being dropped off at school. An independent consulting firm reviewed the traffic study and provided comments. The developer was not required to address any City deficiencies, including current impacts from the school, and the traffic analysis did not identify any necessary upgrades due to the development. In response to a question from Commissioner Fowler, he reported that the study could be requested through the Government Records Access and Management Act ("GRAMA") process.

Mr. Maxfield reported that if traffic from the development created the need for an additional turn lane, signal, etc. on surrounding roads, the developer would be responsible for installing that improvement. The development would add traffic volume to the existing stacking along 700 East, 11800 South, and the TRAX crossing, but the additional traffic did not warrant any infrastructure improvements.

Commissioner Squire asked about the City's plans to address the stacking issue. Mr. Maxfield reported that the Utah Department of Transportation ("UDOT") had plans to widen 700 East but no timeline was provided. It had been widened in Sandy north of 11400 South, and they were preparing to resurface sections of the roadway within Draper. In response to a follow-up question from Commissioner Squire, Mr. Maxfield said staff works with UDOT, but project timing depends on available funding and priorities, and the project was not a top priority for them. The City has no mechanism to enforce its desires on UDOT. They were aware of the project and the impacts of station area plans. He believed UDOT likely considered those factors when prioritizing projects but did not know how the City could influence that prioritization.

Chair Adams stated that it was a question for the legislature. They required cities to comply with density requirements but did not expedite infrastructure improvements around the Station Area Plan. In response to his question, Mr. Maxfield confirmed that improvements were on UDOT's future plans, but there was no definitive timeline.

Commissioner Fowler stated that the Planning Commission only makes recommendations to the City Council and asked that the public comment regarding deviations be addressed. Ms. Jastremsky reported that several deviations were approved in the Development Agreement, a binding legal agreement. Without both parties being open to a change, the City could not reconsider the deviations. Chair Adams added that everything included in the proposals had already been agreed upon.

Chair Adams asked if other Edge Homes developments had 18-foot driveways. Mr. Guymon stated that some developments have an apron, which is a four- to five-foot driveway that does not allow for parking. That was not their preference. Other projects had 18-, 20-, and 22-foot driveways. The length depends on the approved density. Not every vehicle will fit in an 18-foot driveway, but large vehicle owners were not their target buyers for the project. When they proposed the deviations, they offered the tradeoff of pedestrian trails, open spaces, and a clubhouse. They perform a complex analysis to determine what makes the most sense for a site, and for this project they worked within the guardrails of the guaranteed density. The project would have adequate parking, and 18-foot driveways do work.

Regarding the issue with 700 East, Mr. Guymon said Edge Homes had asked UDOT to move the project higher on the priority list. They were told it may be prioritized after Phase 1 is completed.

In response to a question from Commissioner Fowler, Mr. Guymon said Phase 1 would have 166 units. Ms. Jastremsky reported that Phase 2 would have 394 units. Mr. Guymon added that Phase 2 may be divided, as it is a very large project. They typically plat and develop one building at a time. The 560 total units are under the maximum density of 27 units per acre. Ms. Jastremsky reported that the discrepancy was likely because the developer purchased additional acreage, which increased the project size.

Chair Adams stated that driveways could be used as parking stalls, whereas some developments have only a short apron for garage access. In response to his question, Ms. Jastremsky reported that some developers were required to install improvements based on traffic studies, but Mr. Maxfield's team identifies those issues before Planning Commission consideration.

Commissioner Squire stated that the Planning Commission reviews Site Plans for compliance, and Staff had determined that the application was compliant. The item would not go before the City Council.

Site Plan

Motion: Commissioner Fowler moved to **APPROVE** the Site Plan, as requested by Spencer Llewelyn, representing Edge Homes for the Kimballs Station Site Plan, Application 2025-0263-SP, based on the Findings and Conditions for Approval listed in the Staff Report dated August 3, 2026.

Findings for Approval:

1. The entire site is being developed under a phased Development Plan.

2. The Site Plan conforms to applicable standards set forth in Title 9, as modified by the Development Agreement and Development Agreement Amendment, 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, including its Station Area Plan section, and the purpose of the zone district in which the site is located.
4. That public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed Development Plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns, as modified by the Development Agreement Amendment.

Second: Commissioner Ogden seconded the motion.

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

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

Subdivision Plat

Motion: Commissioner Squire moved to APPROVE the Preliminary Subdivision Plat, as requested by Spencer Llewelyn, representing Edge Homes for the Kimballs Station Preliminary Subdivision Plat, application 2025-0262-SUB, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated August 3, 2026.

Finding for Approval:

1. The Preliminary Subdivision Plat complies with DCMC Section 17-3-040(A) and Chapter 17-5, as amended by the Development Agreement Amendment.

Second: Commissioner Fidler seconded the motion.

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

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

2. Other Business.

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

Ms. Jastremsky provided an update on Council actions. The Council approved the short-term rental regulations with changes that reduced the minimum stay requirement to two nights and clarified penalties. The Ivory Homes rezoning request was continued pending additional information.

Planning Manager Todd Draper reported that the American Planning Association Utah Chapter will hold its fall conference September 9-10, 2026, at the Davis Conference Center in Layton. Any Commissioners interested in attending should speak with him or Ms. Jastremsky.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The meeting adjourned at 7:21 PM.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-08-27

Re: Public Meeting: Camden Park Subdivision Phase 1 Amended Plat Request
(Administrative Item)

Comments:

This application is a request for approval of a Subdivision Plat Amendment for approximately 0.62 acres located on the west side of Camden Rd. at approximately 11446 S. Camden Rd. and 11464 S Camden Rd. The property is currently zoned R3 (Residential). The applicant is requesting an amendment of the Camden Park Subdivision Phase 1 Plat to adjust the lot line that runs between Lot 120 and Lot 121 and the location of the adjacent Public Utility Easements.

Findings for approval:

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

Findings for denial:

1. Good cause does not exist for the amendment.

ATTACHMENTS:

[Camden Park Phase 1 Subdivision Plat Amendment.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

August 17, 2026

To: Draper City Planning Commission

Business Date: August 27, 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: Camden Park Subdivision Phase 1 - Subdivision Plat Amendment Request

Application No.: 2026-0037-SUB

Applicants: Philip & Shelli Rosbach & The Weaver Family Trust

Project Location: 11446 S Camden Rd. & 11464 S. Camden Rd.

Current Zoning: R3 (Single-Family Residential 13,000 ft² min. lot size)

Acreage: Approximately 0.62 acres (approximately 27,007 ft²)

Request: An amendment to the Camden Park Subdivision Phase 1 Plat.

SUMMARY AND BACKGROUND

This application is a request for approval of a Subdivision Plat Amendment for approximately 0.62 acres located on the west side of Camden Rd. at approximately 11464 S. Camden Rd. and 11464 S Camden Rd. (Exhibits B and C). The properties are currently zoned R3. The applicant is requesting an amendment of the Camden Park Subdivision Phase 1 Plat to adjust the lot line that runs between Lot 120 and Lot 121 and the location of the adjacent Public Utility Easements (PUE's).

The Camden Park Subdivision Phase 1 Plat was recorded on November 14, 1994 and contains 25 residential lots which are approximately one quarter of an acre to approximately one half of an acre in size. Lot 120 is 0.30 acres in size and contains a residential dwelling which was constructed in 1995. Lot 121 is 0.32 acres in size and



contains a residential dwelling which was constructed in 1995. This is the first proposed amendment to the Subdivision Plat.

ANALYSIS

General Plan and Zoning.

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

The Residential Medium Density land use designations are characterized as follows:

Residential Medium Density

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

According to DCMC Section 9-8-020(B) the purpose of the R3 zone is to *“permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan.”*

Subdivision Plat. A copy of the current Subdivision Plat can be found in Exhibit F. A copy of the proposed Subdivision Plat Amendment can be found in Exhibit G. The applicant is requesting to adjust the lot line which runs between Lot 120 and Lot 121 of the Camden Park Subdivision Phase 1 Plat by moving the property line approximately seven feet (7') to the north. The proposed amendment will also relocate the PUE's which run along both sides of the shared property line and reduce their width from ten feet (10') to seven feet (7').

Lot 120 is currently 13,187 ft² in size and Lot 121 is 14,088 ft² in size. The proposed amendment would increase the lot size of Lot 120 to 13,943 ft² and Lot 121 would decrease to 13,332 ft². Lot 120 would be renumbered to Lot 126 and Lot 121 would become Lot 127.

The applicants request to adjust the property line will not create any nonconformities regarding the proximity of existing structures and the setbacks requirements within the R3 zone. Also, the applicant's request to reduce the ten-foot (10') PUE's to seven feet (7') conforms with DCMC 17-5-050(G) which requires that PUE's have a minimum width of seven feet (7'). Staff notes that the applicant needs to provide a conveyance document for review that will be recorded with the amended plat and this has been added as a condition in this report.

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

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

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

After reviewing the application, staff finds that the application complies with the minimum criteria of the DCMC for approval of the application and recommends that the Planning Commission review the request, hear from the applicant, and receive public comment as applicable to the application. 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 proposed amendment is in conformity with the lot size and set back requirements of the R3 zone.
2. The proposed changes to the PUE's comply with DCMC 17-5-050(G).
3. Good cause has been shown for approval of the plat amendment and boundary adjustment.

If the Planning Commission decides to approve the request, staff notes the applicant is required to comply with the following requirements pertaining to the plat and lot line adjustment:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That a conveyance document in compliance with Utah Code 10-20-906(5) be submitted for review and approval of planning staff and that it be recorded together with a notice of consent signed by the Zoning Administrator and the signed Mylar plat for the amended subdivision.
3. If the subdivision plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be

extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.

4. The proposed plat shall be updated to reflect the current month and year and reflect the lot address prior to being printed to Mylar and obtaining the necessary signatures prior to recordation of the Amended Subdivision Plat.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Subdivision Plat Amendment, as requested by Philip & Shelli Rosbach & The Weaver Family Trust for the Camden Park Subdivision Phase 1 Amended Plat, application 2026-0037-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated August 17, 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.

Sample Motion for Denial – I move that we deny the Subdivision Plat Amendment, as requested Philip & Shelli Rosbach & The Weaver Family Trust for the Camden Park Subdivision Phase 1 Amended Plat, application 2026-0037-SUB, based on the following findings for denial as listed in the Staff Report dated August 17, 2026.

Findings for denial:

1. Good cause does not exist for the amendment.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.08.21 15:36:19-06'00'

Draper City Public Works Department



Draper City Fire Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.08.21 17:22:05-06'00'

Draper City Planning Division



Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.08.24 07:49:39-06'00'

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

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

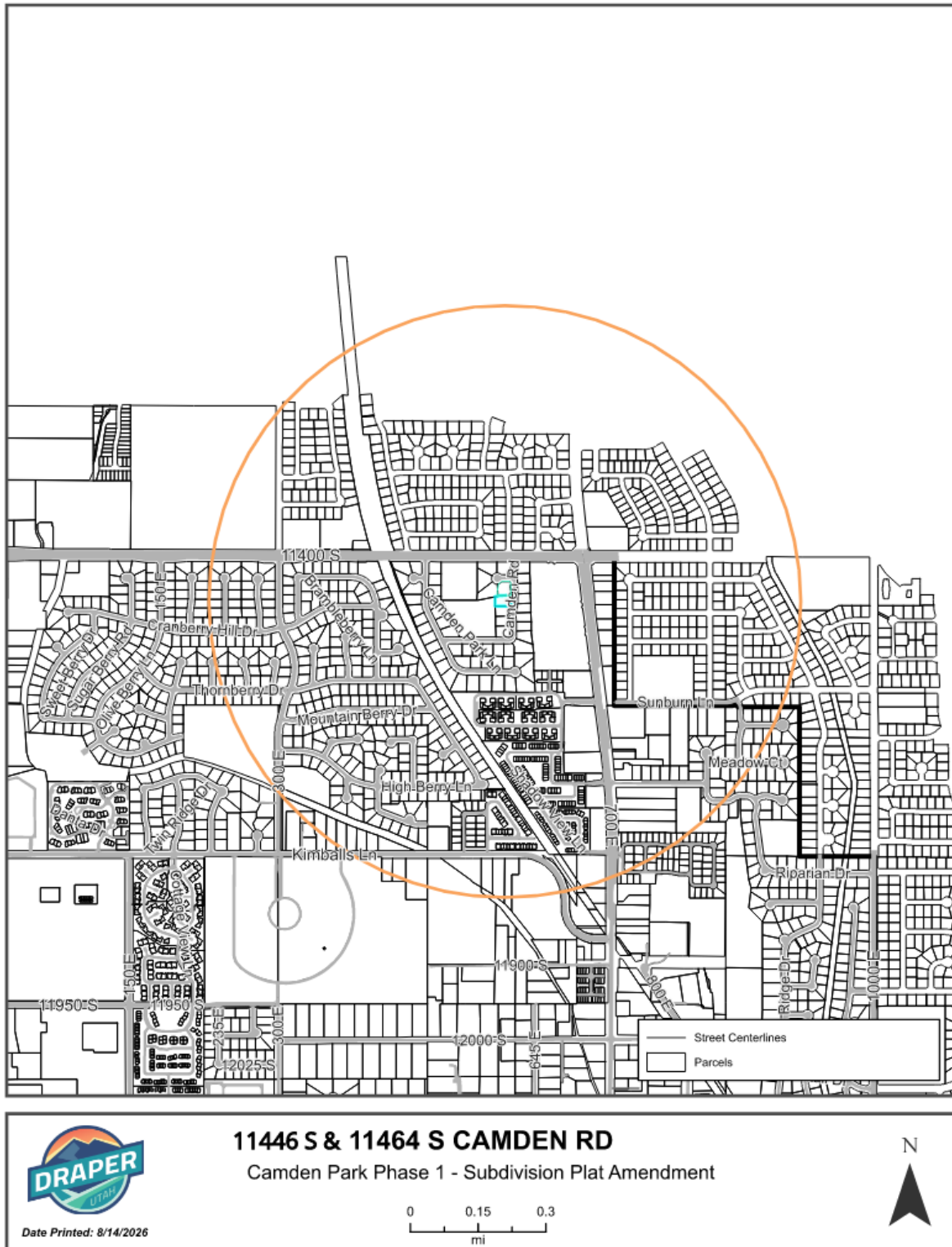


EXHIBIT C
AERIAL MAP





Date Printed: 8/14/2026

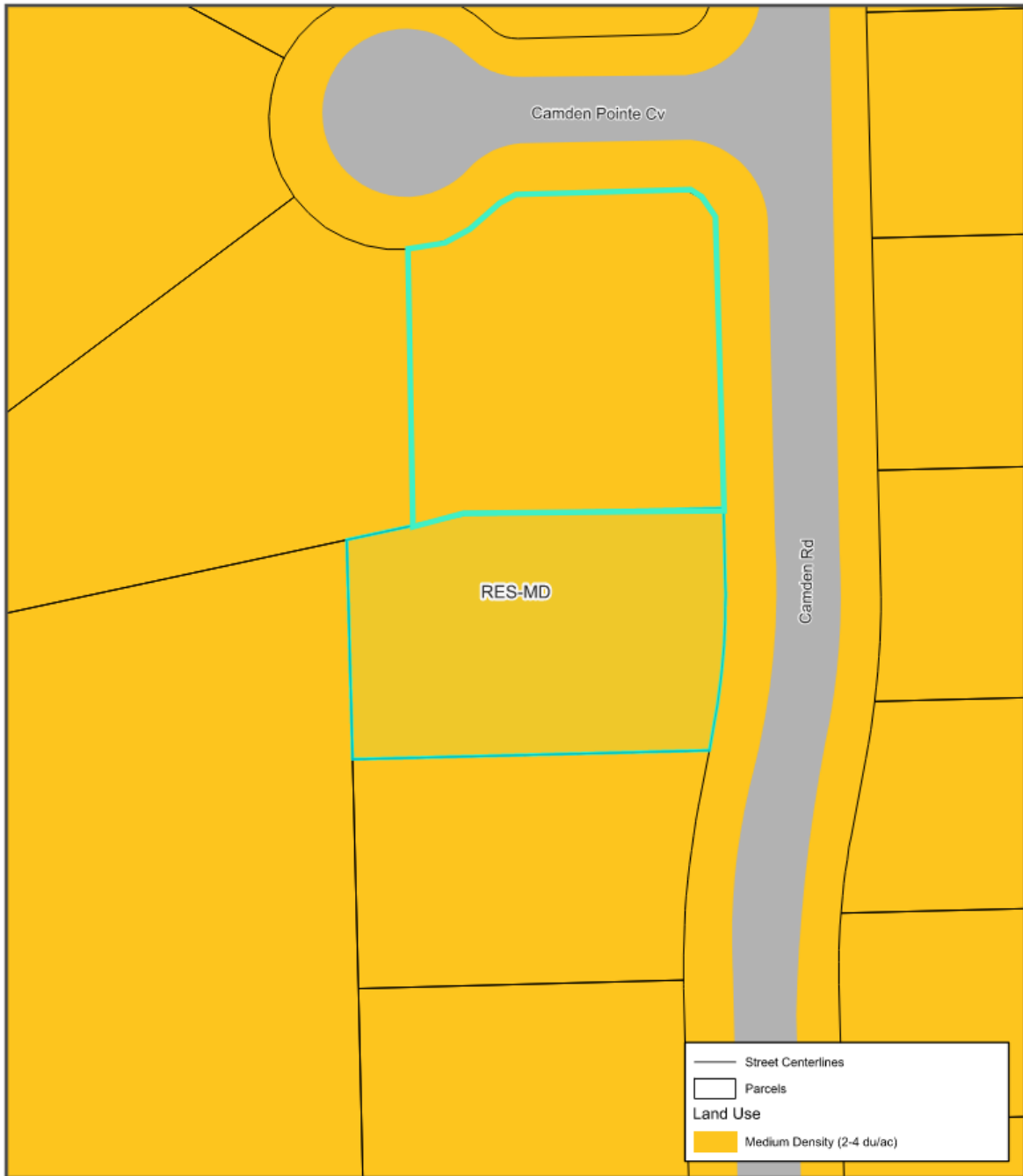
11446 S & 11464 S CAMDEN RD
Camden Park Phase 1 - Subdivision Plat Amendment

0 40 80
ft

N



EXHIBIT D
LAND USE MAP



Date Printed: 8/14/2026

11446 S & 11464 S CAMDEN RD

Camden Park Phase 1 - Subdivision Plat Amendment

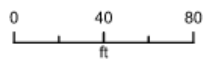
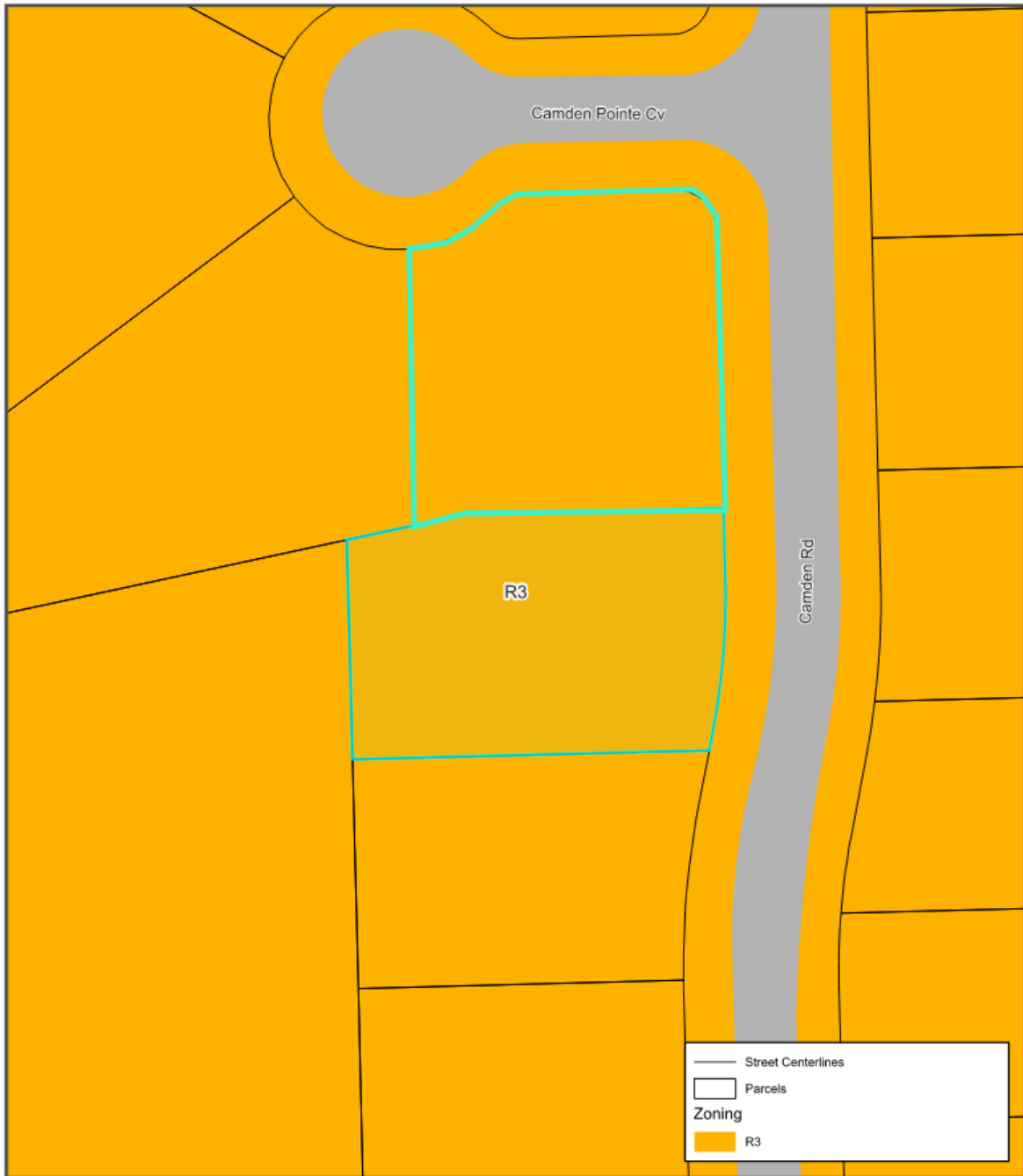


EXHIBIT E
ZONING MAP



Date Printed: 8/14/2026

11446 S & 11464 S CAMDEN RD

Camden Park Phase 1 - Subdivision Plat Amendment

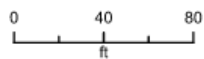
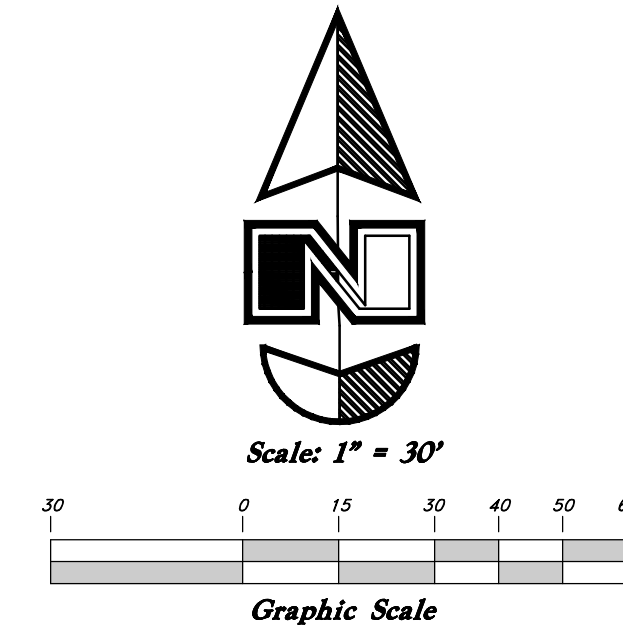


EXHIBIT F
EXISTING SUBDIVISION PLAT



Vicinity Map
(Not to Scale)



This survey was requested by Phil Rosbach prerequisite to a lot line adjustment.

Street Monuments found in Camden Pointe Cove were assigned the record subdivision bearing of N 88°33'23" E as the Basis of Bearings.

Recovered plugs in the back of curb verified the subdivision control.

No property corners were place with this survey.

Boundary calculated per (R1).

Reference Documents Include:
(R1) Camden Park Subdivision Phase 1 (Recorded #5965148)

RECORD DESCRIPTION

All of Lots 120 and 121, Camden Park Subdivision, Phase 1 (Entry No. 5965148) according to the official records in the Salt Lake County Recorder's Office.

SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-73-504 and that the above plat correctly shows the true dimensions of the property surveyed.



Ken B. Hawkes

<i>Property line Curve Data</i>					
<i>Curve #</i>	<i>Delta</i>	<i>Radius</i>	<i>Length</i>	<i>Chord Direction</i>	<i>Chord Length</i>
<i>C1</i>	<i>42°48'01"</i>	<i>50.00'</i>	<i>37.35'</i>	<i>N 63°46'10" E</i>	<i>36.49'</i>
<i>C2</i>	<i>46°11'13"</i>	<i>15.00'</i>	<i>12.09'</i>	<i>N 65°27'44" E</i>	<i>11.77'</i>
<i>C3</i>	<i>90°00'00"</i>	<i>15.00'</i>	<i>23.56'</i>	<i>S 46°26'37" E</i>	<i>21.21'</i>
<i>C4</i>	<i>12°14'20"</i>	<i>270.00'</i>	<i>57.62'</i>	<i>S 4°40'33" W</i>	<i>57.56'</i>

Phil Rosbach

11418. South Camden Road
Draper City, Salt Lake County, Utah
A part of the SE 1/4 of Section 19, T3S. R1E, SLB&M, U.S. Survey

January 2026

SHEET NO.

ROS

25-823-V-ROS

EXHIBIT G
PROPOSED SUBDIVISION PLAT AMENDMENT

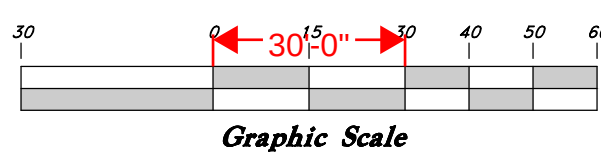
Camden Park Subdivision, Phase 1, Amended

Amending Lots 120 and 121, Camden Park Subdivision, Phase 1
A part of the Southeast Quarter of Section 19 T3S, R1E, SLB&M, U.S. Survey,
May 2026

Section 19, T3S, R1E,
SLB&M, U.S. Survey
(found Brass Cap)
887.30'



Scale: 1" = 30'

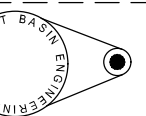
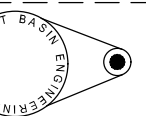
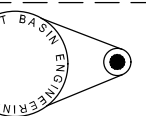
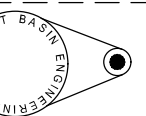
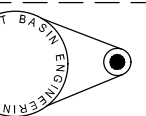
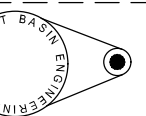
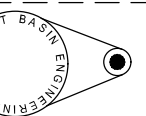
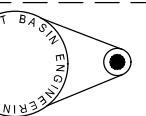
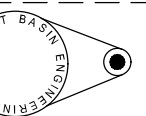
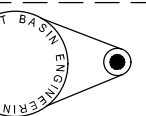
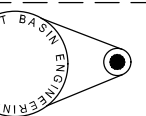
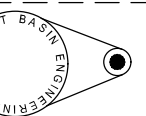
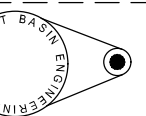
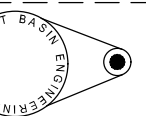
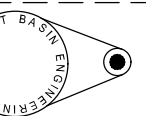


Vicinity Map
(Not to Scale)

LEGEND

(Note that not all Legend items may appear on survey)

- Found Section Corner
- Calculated Section Position
- Exist. Monument
- Nail & Washer
- Record Measured
- Calculated
- Exist. Typ.
- Exist. Asphalt Paving
- Exist. Gravel
- Exist. Concrete
- Exist. Building
- Centerline Road
- Exist. Fence Line
- Exist. Concrete
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe



Property line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	42°48'01"	50.00'	37.35'	N 63°46'10" E	36.49'
C2	46°11'13"	15.00'	12.09'	N 65°27'47" E	11.77'
C3	90°00'00"	15.00'	23.56'	S 46°26'37" E	21.21'
C4	12°14'20"	270.00'	57.67'	S 4°40'33" W	57.56'

ENBRIDGE ENERGY UTAH

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532

Approved on this ____ day of ____, 2026.

Enbridge Energy Questar Corp.

By: _____ Title: _____

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann. 54-3-27 This Plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code 10-9A-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, chapter 8A, damage to underground utility facilities or
 - Any other provision of law.

Rocky Mountain Power _____ Date _____

Southeast Corner of
Section 19, T3S, R1E,
SLB&M, U.S. Survey
(nothing found)

Developer:
Phil Rosbach
11418 S. Camden Rd.
Draper, UT
801-828-7479

Surveyor:
Ken B. Hawkes, PLS
Great Basin Engineering, Inc.
5746 S. 1475 E, Suite 200
Ogden, UT
801-397-0316

OWNERS DEDICATION

Know all men by these presents that we, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Camden Park Subdivision, Phase 1, Amended, 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 ____, 2026.

Jay Weaver or Sheila Weaver, or their
Successor, as Trustee Under Agreement with
The Weaver Family Trust dated the 26th day of July, 2017

Philip J. Rosbach and Shelli Rosbach, husband and wife as joint Tenants

ACKNOWLEDGMENT

State of Utah
County of _____

} ss

The foregoing instrument was acknowledged before me this ____ day of 2026 by Philip J. Rosbach and Shelli Rosbach, husband and wife as joint tenants

Residing at: _____, Salt Lake County.

A Notary Public in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

ACKNOWLEDGMENT

State of Utah
County of _____

} ss

The foregoing instrument was acknowledged before me this ____ day of 2026 by Jay Weaver or Sheila Weaver, or their Successor, as Trustee Under Agreement The The Weaver Family Trust dated the 26th day of July, 2017

Residing at: _____, Salt Lake County.

A Notary Public in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

SURVEYOR'S NARRATIVE

This Survey and subdivision was requested by Phil Robach prerequisite to a lot line adjustment.

Street Monuments found in Camden Pointe Cove were assigned the record subdivision bearing of N 88°33'23" E as the Basis of Bearings.

Recovered plugs in the back of curb verified the subdivision control. Complete boundary retracement and exterior boundary details can be found on Record of Survey for Phil Robach filed with Salt Lake County Surveying department S# 2026-02-0077.

Property corners were monumented as depicted on this plat.

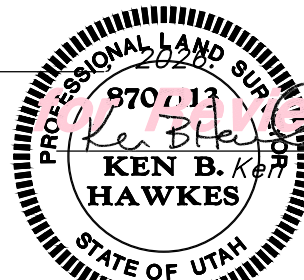
SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-73-504 and that I have verified all measurements shown hereon. This plat of Camden Park Subdivision, Phase 1 Amended in Salt Lake County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Salt Lake County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 1st day of May

8707113

License No.



DESCRIPTION

All of Lots 120 and 121, Camden Park Subdivision, Phase 1 (Entry No. 5965148) within the Southeast Quarter of Section 19, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah:

Beginning at a point of curvature on the South line of Camden Point Cove (11430 South) as it exists at 30.00 foot half-width, located 45.00 feet South 88°33'23" West and 50.00 feet South 1°26'37" East 30.00 feet from a Brass Cap monument at the intersection of said Camden Point Cove and Camden Road (610 East); said monument is located 564.77 feet North 89°48'45" West along the Quarter Section Line; and 194.18 feet South 1°26'37" East from the East Quarter Corner of said Section 19; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Central Angle equals 90°00'00" and Long Chord bears South 46°26'37" East 21.21 feet) to a point of tangency on the West line of Camden Road (610 East) as it exists at 30.00 foot half-width; thence along said West line the following three (3) courses: (1) South 1°26'37" East 135.28 feet to a point of curvature; (2) Southwesterly along the arc of a 270.00 foot radius curve to the right a distance of 57.67 feet (Central Angle equals 12°14'20" and Long Chord bears South 4°40'33" West 57.56 feet) to a point of tangency; (3) and South 10°47'43" West 8.27 feet to the Northeast Corner of Lot 119, said Camden Park Subdivision, Phase 1; thence South 88°33'23" West 137.82 feet along the North Line of said Lot 119 to the Northwest corner thereof; thence North 1°26'37" West 84.41 feet along the West line of said subdivision to the South line of Lot 122; thence North 77°54'42" East 26.46 feet along said South line to the Southeast Corner of said Lot 122; thence North 0°59'17" West 106.39 feet along the East line of said Lot 122 to the Northeast Corner thereof at a point on a curve on the South line of said Camden Pointe Cove; thence along said Cove the following three (3) courses: (1) Northeasterly along the arc of a 50.00 foot radius curve to the left a distance of 37.35 feet (Center bears North 4°49'49" West; Central Angle equal 42°48'01" and Long Chord bears North 63°46'10" East 36.49 feet) to a point of reverse curvature; (2) Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 12.09 feet (Central Angle equals 46°11'13" and Long Chord bears North 65°27'47" East 11.77 feet) to a point of tangency; (3) and North 88°33'23" East 59.90 feet to the point of beginning.

Contains: 27,275 sq. ft.
Or 0.626 acre

Sheet 1 of 1

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

SALT LAKE COUNTY HEALTH DEPARTMENT Approved this ____ day of ____, 2026. Board of Health	WATER PRO Approved this ____ day of ____, 2026. Water Pro	JORDAN BASIN IMPROVEMENT DISTRICT Approved this ____ day of ____, 2026. Jordan Basin Improvement District	APPROVAL AS TO FORM Approved as to form this ____ day of ____, 2026. Date _____ Draper City Attorney	DRAPER CITY ZONING Approved this ____ day of ____, 2026. Draper City Zoning Administrator	Camden Park Subdivision, Phase 1, Amended Amending Lots 120 and 121 Camden Park Subdivision, Phase 1 A part of the Southeast Quarter of Section 19 T3S, R1E, SLB&M, U.S. Survey, in Draper City, Salt Lake County, Utah
COMCAST Approved this ____ day of ____, 2026. Comcast	LUMEN Approved this ____ day of ____, 2026. Lumen	DRAPER CITY COUNCIL I hereby certify that this plat complies with the minimum conditions of the Draper City ordinances and is accepted and approved. Signed this ____ day of ____, 2026. Draper City Mayor _____ Attest: Draper City Recorder _____	DRAPER CITY ENGINEER I hereby certify that this plat complies with the minimum conditions of the Draper City ordinances this office is required to review and approve. Signed this ____ day of ____, 2026. Draper City Engineer _____	DRAPER CITY PLANNING COMMISSION I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Draper City, and conforms with the approved preliminary plat, as reviewed and approved by the Draper City Planning Commission and the Mayor of Draper City, prerequisite to final plat approval by the Mayor of Draper City. This ____ day of ____, 2026. Chairman, Draper City Planning Commission	
RECORDED # State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____ Date: _____ Time: _____ Book: _____ Page: _____ Fee \$ _____ Salt Lake County Deputy Recorder					

E:\PRJ\25-823 ROSBACH DRAPER LLA\DWG\25-823-V-AMENDED PLAT.DWG

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-08-27

Re: Public Hearing: Rusty's Pitmasters Barbecue, LLC. Home Occupation Conditional Use Permit Request (Administrative Action)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.64 acres located on the north side of Richins Rd. at approximately 1645 E. Richins Rd. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home-based Cottage Business that produces and sells barbecued food.

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:

[Rusty's Pitmasters BBQ LLC HOCUP report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

August 17, 2026

To: Draper City Planning Commission
Business Date: August 27, 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: **Rusty's Pitmasters Barbecue, LLC. – Home Occupation Conditional Use Permit Request**

Application No.: 2026-0162-USE

Applicant: Russell Stephenson, representing Rusty's Pitmasters Barbecue, LLC.

Project Location: 1645 E. Richins Rd.

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

Acreage: 0.64 Acres (Approximately 27,878 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 0.64 acres located on the north side of Richins Rd. at approximately 1645 E. Richins Rd. (Exhibits B & C). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home-based Cottage Business that produces and sells barbecued food.

The subject property contains a single-family dwelling that was built in 2005. The proposed cottage business is operated from the basement kitchen of the home as well as the rear yard where food items are smoked.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA2	
West	RA2	
North	RA2	
South	RA2	

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to, *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to*

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

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

- A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*
 - The applicant owns the business and resides at the dwelling (Exhibit H).
- B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.*
 - The applicant indicates that they will obtain and maintain a business license with Draper City.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The applicant indicates that they are the only employee.
 - The applicant resides at the 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 is seeking a deviation to this criterion.

- The applicant indicates that smoking equipment is kept in the rear yard. (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.*
- The applicant is seeking a deviation to this criterion.
 - Business is conducted within the home and within the rear yard area (Exhibits F; G & H).
- 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).
 - The smoking equipment is situated over 100 feet from neighboring homes.
- 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 located in the basement kitchen area and is approximately 200 ft². The gross floor space of the dwelling is 5,609 ft². The percentage of the dwelling unit being used for the home occupation is approximately 3.5% (Exhibits G & H).
- 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.

- The applicant is seeking a deviation to this criterion.
- Customers come to the home at scheduled times to pick up orders on Wednesday, Friday and Saturday only from 4 p.m. to 8 p.m.
- Up to 2 customers at a time during a scheduled 15-minute block.
- Two off street parking stalls located on the driveway are provided for customers at the time of their scheduled pick up (Exhibits F & H)

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

- There are no business-related vehicles.

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

- The applicant is seeking a deviation to this criterion.
- A 250-gallon barbecue smoker is stored and operated in the rear yard (Exhibits F and H).
- Customers park their cars on the driveway in the front yard and their orders are brought out to them (Exhibits F and H).

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

- The applicant is seeking a deviation to this criterion.
- Customers come to the home on Wednesday, Friday and Saturday between 4 p.m. and 8 p.m. only (Exhibit H).
- There will be up to two (2) customers at a time coming to the home to pick up orders within each 15-minute scheduled appointment time (Exhibit H).

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.*

- The applicant is seeking a deviation to this criterion.
- The business is operated within the basement of the dwelling as well as in the rear yard where the barbecued food items are smoked in a single 250 gallon smoker. (Exhibits F & 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 RA230-50-1 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 all required state and local food service regulations.

The applicant is the only employee and the business is located in the rear yard where food items are smoked and within the basement kitchen where the food is prepped and stored after it is smoked until scheduled pick-up times. Order pick-up times are scheduled on Wednesday, Friday and Saturday, from 4 p.m. to 8 p.m. only. Scheduling allows for no more than two (2) customers to pick up their order within a 15-minute block. As indicated in the applicant's statements and site plan, two (2) off street parking stalls are provided and located on the residential driveway for customer pick up. The proposed parking stalls do not impact or prohibit the required resident parking. At the time of pick up, the customer remains in their car and the applicant brings the orders out to the customer. Payment is

made at the time of order so no money or charges are made at the time of pick up.

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 intend to mitigate issues related to traffic, parking and the emission of smoke to comply with conditional use criteria (Exhibit H). Staff has reviewed the applicant's statements, application materials and had several phone call discussions with the applicant regarding their business, how it operates, and how potential impacts are mitigated to determine if the applicant's proposal is in compliance with the conditional use criteria.

After analysis of the data provided by the applicant, staff believes that the proposed use is suitable, harmonious and compatible with the aesthetic and residential nature of the area. The use of barbecues, smokers and the emissions produced by them are not uncommon in a residential neighborhood and produce far less amounts of smoke and fire than other smoke emitting yard accessories commonly found on residential properties such as woodburning firepits, chimeneas, and outdoor fireplaces. The applicant will only be using one (1) smoker and it is located in the rear yard and screened from public view by the backyard fence.

Staff recognizes the potential for hazards related to the use of fire and the unmitigated emission of smoke that is present while operating a smoker. Such hazards could be impactful to the health, safety and welfare of persons and property in the area. However, a minimal amount of fire is used in a smoker and the heat source is completely contained within the smoker. Smoke emissions will be minimal as they will only be using a single 250-gallon smoker, which is a larger sized smoker, but is still small enough to operate safely at a residential property – a photo of the smoker is included in exhibit H. The applicant indicates that the level and intensity of smoke generated from the smoker is minimal and largely mitigated by the design of the smoker's barrel, the type of wood being used and the minimal amount of wood burning required. Much of the smoke remains in the barrel and any smoke that is emitted outside of it is also very minimal as the wood is not being burned by flames, rather, it smolders at lower heat levels which creates thin, white, and almost transparent smoke rather than the thick, dark, smoke generated by logs that are on fire. In addition, the applicant has taken extra steps to mitigate the dispersion of smoke emissions by situating the smoker so that it is at least 100 feet from any residence and by locating it along the west property line where the abutting property is a large parking lot and a church.

Staff recognizes that there is also potential for negative impacts related to excessive traffic and vehicles parked on the street due to customers coming to the home to pick up their orders. However, staff finds that the applicant has sufficiently mitigated these potential

impacts by implementing a customer pick up schedule that limits the total number of vehicles coming to the home to a maximum of eight (8) in a single hour, a maximum of thirty-two (32) in a single day and having only three (3) days per week when customer pick-ups are scheduled. The potential impacts of vehicles parking on the street are also mitigated by the applicants scheduled pick-up times and their parking plan (Exhibits G & H) which provides two parking stalls on the driveway and enough time between order pick-ups to ensure that additional customers aren't waiting in the street for a driveway parking stall.

It should be noted that the proposed home occupation aligns with the Economic Vitality Goals found in the City Goals and Policies chapter of the City's General Plan. Also the proposed home occupation will generate tax revenue to the City.

Staff concludes that the applicant complies with the criteria of approval for a conditional use permit by providing adequate measures to mitigate the identified potential impacts of their home occupation. In addition, Staff recommends the conditions of approval found in the staff recommendations section of this report.

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 identified impacts of the applicant's proposal can be mitigated through the imposition of recommended conditions and mitigations.
2. The applicant's 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 Wednesday, Friday and Saturday between the hours of 4 p.m. and 8 p.m.
5. That customer pick-up times shall be scheduled so that no more than two (2) customers at a time shall come to the home to pick up their order and no more than eight (8) customers shall be scheduled per hour.
6. That three (3) off-street parking stalls shall be available during pick-up times and shall be provided to the customer at the time of their scheduled pick up.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Russell Stephenson, representing Rusty's Pitmasters Barbecue, LLC., Application 2026-0162-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated August 17, 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 Russell Stephenson, representing Rusty's Pitmasters Barbecue, LLC., Application 2026-0162-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 17, 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 Russell Stephenson, representing Rusty's Pitmasters Barbecue, LLC., Application 2026-0162-USE, based on the following findings for denial listed in the Staff Report dated August 17, 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: 2026.08.20 16:51:45-06'00'

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: 2026.08.21 12:10:06-06'00'

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: 2026.08.21 11:37:37-06'00'

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: 2026.08.24 05:42:11-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No Additional Comments

Engineering and Public Works Divisions Review.

1. No Additional Comments

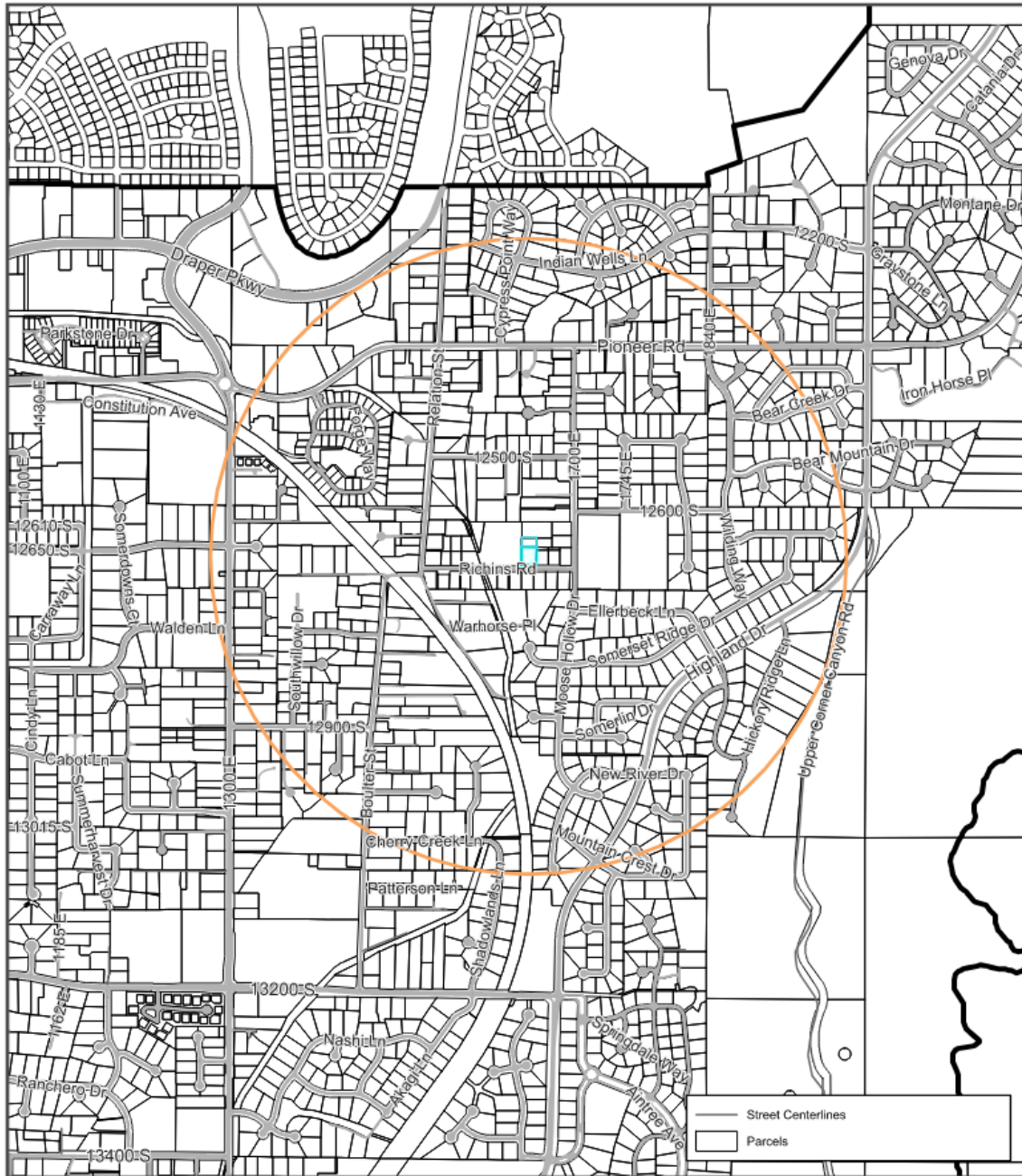
Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B VICINITY MAP



Date Printed: 8/14/2026

1645 E RICHINS RD
Rusty's Pitmaster Barbecue, LLC.

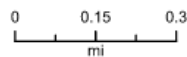
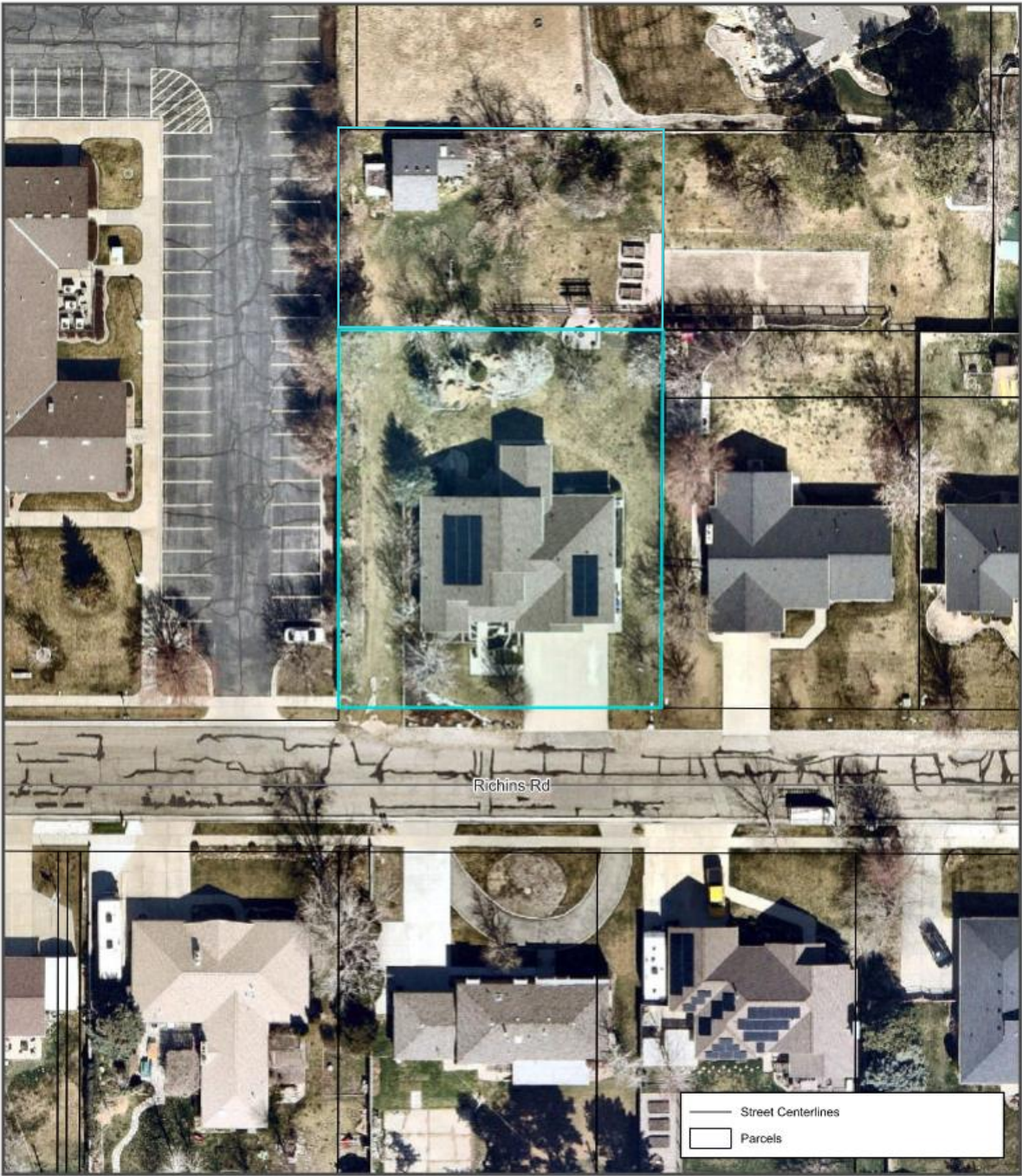


EXHIBIT C
AERIAL MAP



Date Printed: 8/14/2026

1645 E RICHINS RD
Rusty's Pitmaster Barbecue, LLC.

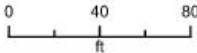


EXHIBIT D
LAND USE MAP



Date Printed: 8/14/2026

1645 E RICHINS RD
Rusty's Pitmaster Barbecue, LLC.

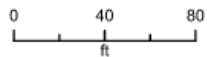
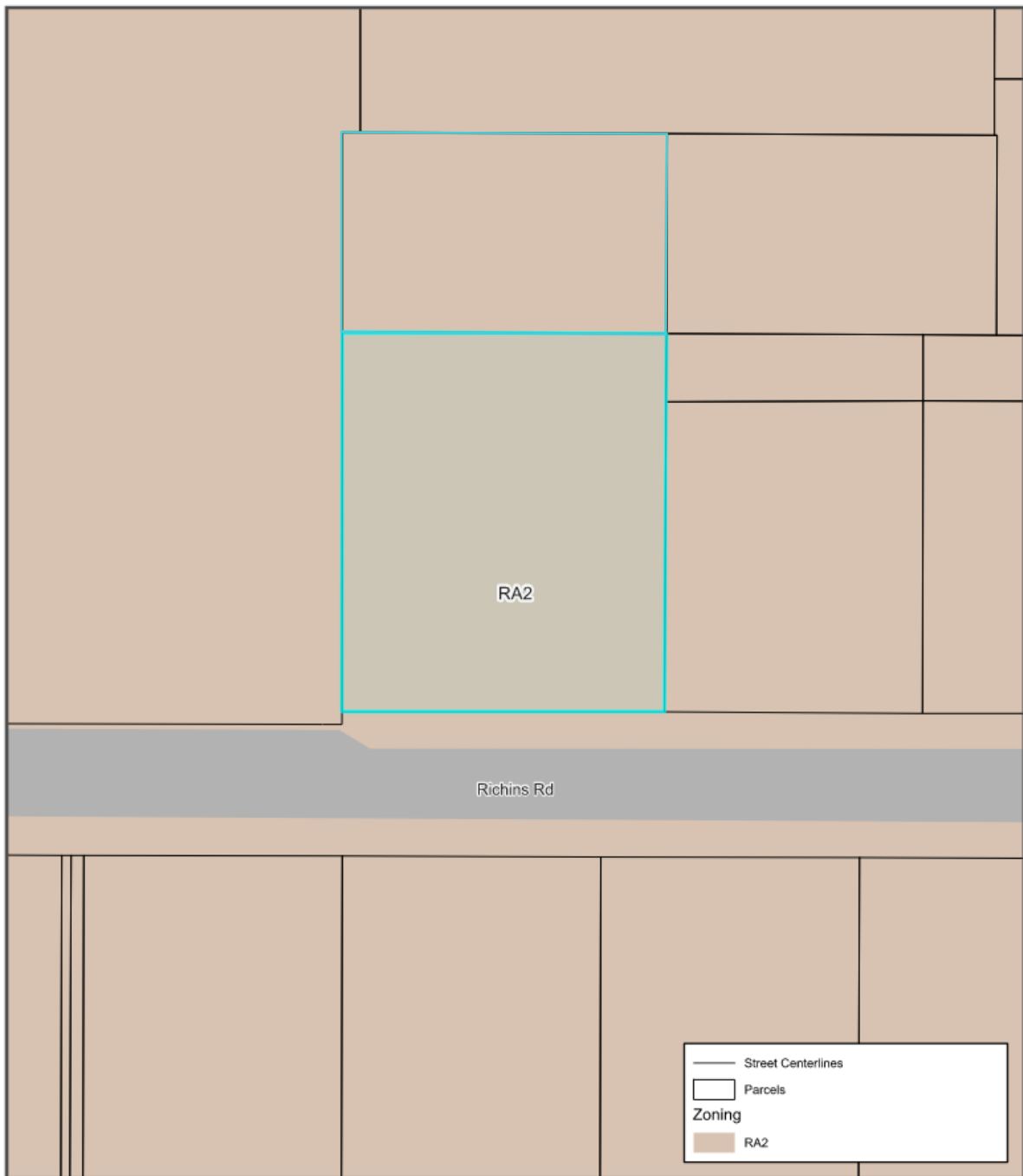
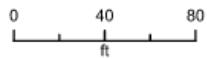


EXHIBIT E ZONING MAP



Date Printed: 8/14/2026

1645 E RICHINS RD
Rusty's Pitmaster Barbecue, LLC.

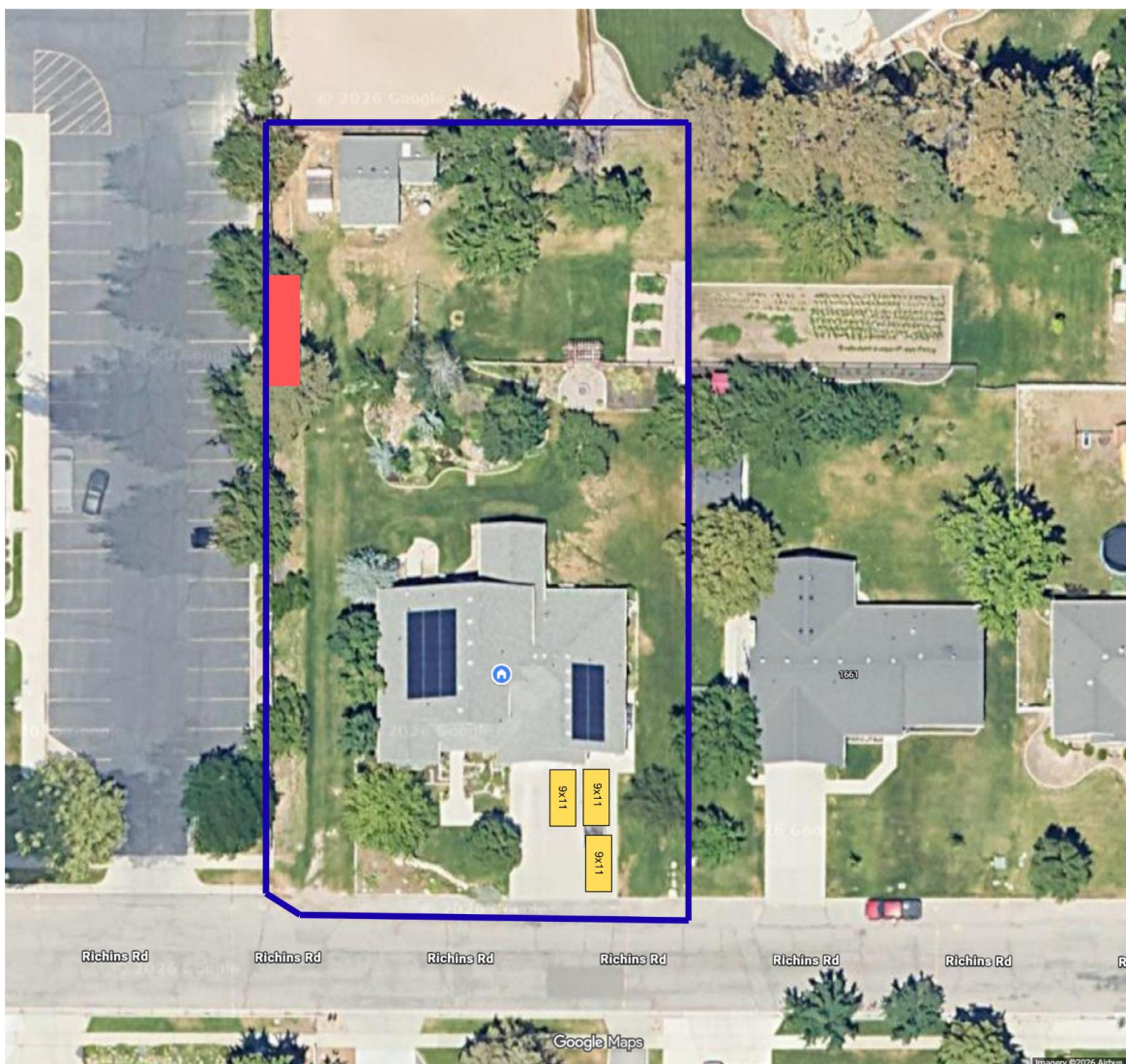


**EXHIBIT F
SITE PLAN**

Property outline of 1645 Richins Rd

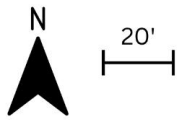


The purpose of this schematic is to show the general location of where the cooking will occur outside and where customers will be able to park.

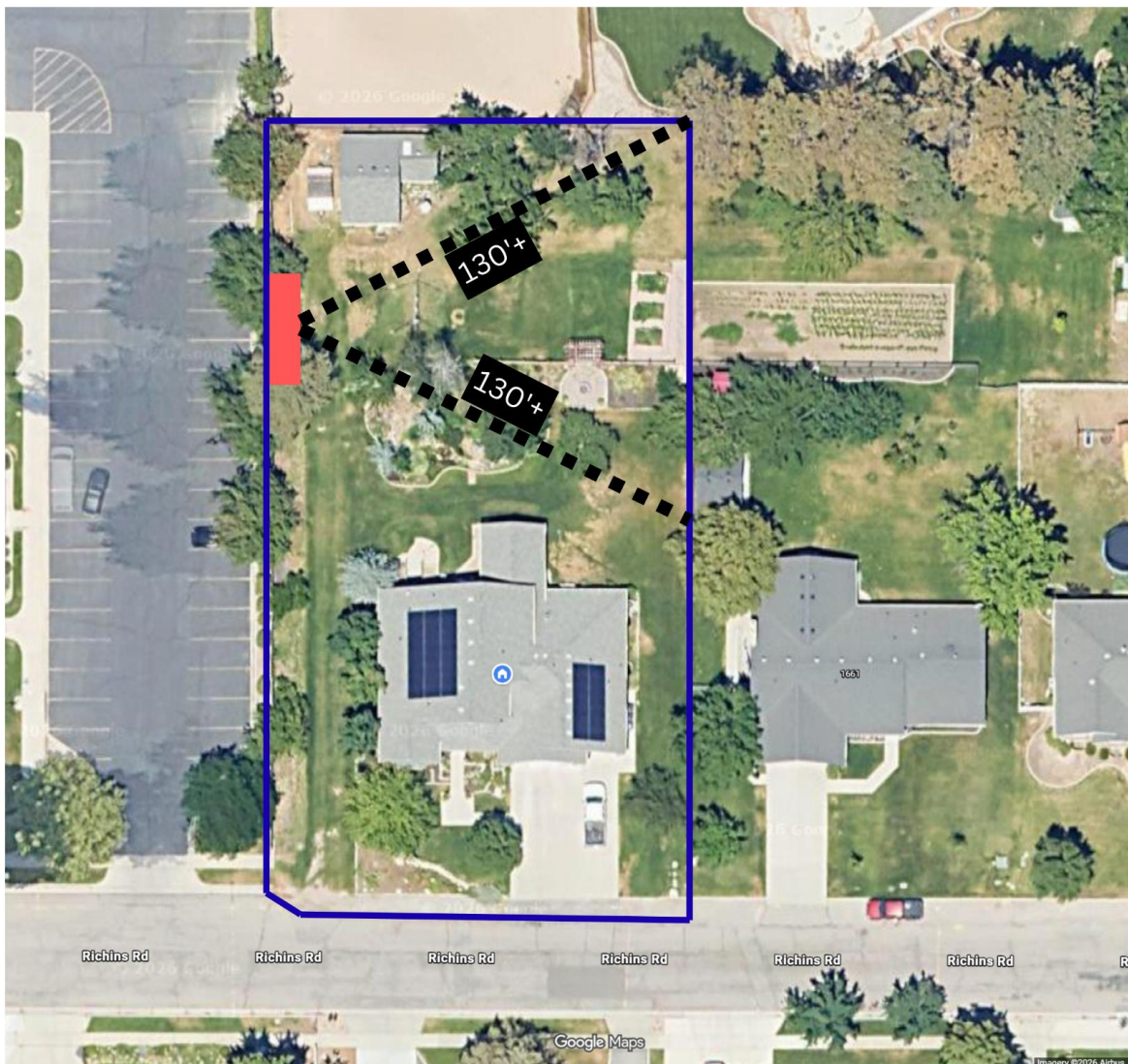


- Property Line
- BBQ Cooking Area
- Customer Parking Area

Property outline of 1645 Richins Rd



The purpose of this schematic is to show the distance to the property line along from where the cooking will be taking place to show the low impact any cooking odors will have on near by residence.



- Property Line
- BBQ Cooking Area
- Measure Line



(Richins Road)

**EXHIBIT G
FLOOR PLANS**

EXHIBIT H
APPLICANT STATEMENTS

Nick Whittaker

From: russell stephenson <russ.stephenson90@gmail.com>
Sent: Friday, August 21, 2026 3:52 AM
To: Nick Whittaker
Subject: [EXT] Rusty's Pitmasters BBQ

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Hello Nick! Hope this email finds you well. I had a thought that I do not know why I didn't think to tell you this before (good new I feel) that I feel really helps with the concern regarding the number of potential customers.

As it stands right now the it appears that I could have up to 48 customers showing up on a cook day. However, something I realized is that the 48 number or 3 per 15 minutes aren't actually customers, they are TIME SLOTS.

My cooker (though beautiful) has a capacity limit that then limits the number of customers served on any given business day. For example here are what the actual numbers would look like and this would be if my business really takes of and I sell out every cook day, again this is just the amount my cooker can make, not counting for if a customers orders multiple.

Rib cook : 20 RIBS
Chicken Thigh cook : 12-14 dozen
Tri - Tip cook : 32 Roasts

So on even the largest cooks, assuming I have an awesome day and sell out and customers only buy 1 item, the number is actually at most 32 customers which just so happens to put me at the recommended 2 per 15 minutes.

I felt this was a huge appifany I regret I did not clarify in my initial proposal but felt I would clarify here.

Also on the seperate concern of smoke mitigation. I uploaded a few more pictures to my applicaiton that show the distance from the neighboring property lines to my closest neighbor to show that it is a rather considerable distance. In one photo (the one where the garden boxes are visible) the picture was literally taken right at the property line and past that point, there is only more field and open space before the next homeowner's property.

Regarding smoke mitigation, and without getting too deep into BBQ lingo, if my business is operated by true pitmasters like myself, our goal is actually to burn what is called a "clean fire." The smoke should ideally be very thin and almost transparent, not thick white billowy smoke (which is called "dirty smoke" and imparts a terrible taste). Also fire making the smoke and heat is also no bigger (and is in factly likely much smaller and uses way less wood and makes way less smoke) than what might be used in someone's backyard campfire pit, like in a Solo Stove for example. I uploaded a picture of one of the fires from a past cook as

an example. The reason for the relatively small fire and very small wood burn rate (about two 3-4 n logs every hour) is that the smoker has a very well insulated firebox, which makes the cooker very efficient.

Please if there is anything else I can help clarify, please just keep in contact and let me know!

Nature of the Proposed Use

General Overview

Rusty's Pitmasters Barbecue specializes in high-quality, slow-smoked meats. The business operates as a "Microenterprise Home Kitchen" as defined by Utah state law and Salt Lake County Health Department regulations.

The occupation is entirely incidental and secondary to the primary use of the property as a residence. All food preparation occurs within the existing kitchen facilities of the home, and no structural alterations to the dwelling are required.

- Hours of Operation: Food preparation and cooking will occur on days that the business will be selling food. Days that food is sold will vary based on my time to dedicate to the business but right now customer interaction is limited to pickup windows 3 days a week (Wednesday, Friday, Saturday) between the hours of 4:00 PM and 8:00 PM
- Employees: There are no outside employees; the business is operated solely by the residents of the home.
- Patrons: I anticipate an average of 15–20 patrons per day during scheduled pickup windows.
- Site Improvements: No permanent site improvements or exterior modifications are proposed. The property will maintain its existing residential appearance.

Required Parking

To ensure that the home occupation does not impact street parking or neighborhood traffic flow:

- All customer pickups are scheduled via a pre-order system to stagger arrivals.
- The property features a private driveway capable of accommodating 3 vehicles simultaneously.
- All patrons are instructed to park on-site in the driveway; no street parking

Anticipated Detrimental Effects & Mitigation Measures

In accordance with DCMC 9-5-080(E), the following measures have been established to alleviate potential impacts on adjacent properties:

- Traffic Flow:
 - Effect: Potential for increased vehicle trips during pickup windows.
 - Mitigation: Use of a "Time-Slot" pickup system to ensure no more than 3 customers arrive within the same 15-minute window. This prevents any queuing on public streets.
- Noise and Odor:
 - Effect: Typical aromas and sounds associated with outdoor smoking/barbecue.
 - Mitigation: All smoking equipment is professional-grade and maintained to ensure clean combustion. The cooking equipment being used is also totally silent. Cooking equipment is positioned to maximize dispersion and minimize direct impact on immediate neighbors, also the property itself is generously sized so that all neighbors are more than 100' from the cooking equipment and most are several 100' or more away.

Compliance and Requests for Deviation from Development Standards (DCMC §9-34-040)

Compliant	Deviation Requested
A-D, F-I, K, N, P, Q	E, J, L, M, O

- 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.
- Compliant
 - I reside in the dwelling where the home occupation is located and am the owner and operator of the company. I am the primary provider of the labor, work and service being provided.
- 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.
- Compliant
 - Will maintain and have as required.
- 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.
- Compliant
 - I am the company's sole employee.
- 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.
- Compliant
 - Facilities will comply with all fire, building, and safety 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)
- Deviation Requested
 - Detailed proposal:
I am requesting that I be able to use and store my smokers outside of my house. My business relies on the use of smoking and bbq equipment that for both matters of safety and size, have to be stored and used outside. No food will be stored outside, but the cooking equipment is stored outside. This equipment is stored in the backyard already and does not add or change the feel of the community.
- 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)

- Compliant
- The business model and current property layout requires no alteration to make the business operational.

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.

- Compliant
- Operations produce minimal smoke and odor and are comparable to typical residential grilling and barbequing. As this is an extension of an existing hobby, neighbors are already accustomed to the activity. The property layout allows equipment to be situated over 100 feet from neighboring homes, and the smokers operate silently, ensuring negligible impact.

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.

- Compliant
- The occupation only occupies a downstairs kitchen, a refrigerator/freezer in the garage, and the smokers outside. This constitutes well less than 25% of the residence.

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

- Compliant
- All signage will comply with the specified codes and laws for "Signs" of Draper City.

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.

- Deviation Requested
- Detailed Proposal

I am requesting a deviation from DCMC §9-34-040(H)(1), which limits home occupation vehicle traffic to no more than twelve (12) customer vehicle trips per day.

As a Microenterprise Home Kitchen (MHK), Rusty's Pitmasters Barbecue operates on a high-volume, low-frequency model. To remain financially viable while meeting community demand for fresh, slow-smoked barbecue, the business proposes to exceed the 12-trip daily limit on specific "Service Days."

Instead of the standard 12-trip limit, the business proposes the following:

- Trip Allowance: A maximum of 12 customer vehicles per hour with a max of 60 per week to be in compliance with the Microenterprise permit.
- Staggered Arrival: To prevent the impact of these additional trips, the business will utilize a digital "Reservation/Pickup Slot" system. Customers will be assigned 5 minute windows for pickup, ensuring that no more than 3 customer vehicles are present at the property at any given time.

Reasoning for Deviation:

The nature of barbecue requires long preparation times followed by a condensed window for food quality and safety (TCS food standards). Restricting traffic to 12 trips would prevent the business from serving the volume necessary to cover the overhead of specialized smoked foods while still having a viable business operation. By using a scheduled pickup model, the business can accommodate more neighbors in a shorter window without ever exceeding the physical parking capacity of the driveway or causing traffic backups on the residential street. The residence will still have at all times 2 spots for the residence.

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.

- Complaint
- I do not own and do not plan on having any vehicle for the business that is not my personal vehicle, nor will I have any equipment on the property that would not normally be on the property. There will be no signage for the home occupation on any of the 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.

- Deviation Requested
- Detailed proposal

I am requesting a deviation that allows me to cook my food outside of my residence because out in my yard is where I will have to cook my food. My smokers are already there and do not impact the community beyond how anyone else's barbeque grills or smokers already impact the community. No other part of the business (aside from pick up) will occur outside of the home. All preparation and storage of food and supplies that are not the smokers, will be kept inside.

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

- Deviation Requested
- Detailed proposal

I am requesting that customers be able to temporarily park on my property and come to my door, or walk onto my driveway to get their food. While the standard says "No customers allowed," the business model requires customers to pick up the food. Mitigation involves appointment-based scheduling. Customers will not ever go inside the house, but will temporarily park while they pick up their order, and then quickly return to their vehicle after they receive their order and drive away.

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.

- Complaint
- The smokers that will be used do not run on any electricity so cooking will not put any extra strain on the electrical grid or home. The Refrigerators and freezers that will be used are ones that are already in use at the house and that are just being repurposed for the business. The waste generated by the business is also not a significant increase or strain on current trash and waste capacity due to the home paying for 3 dumpsters.

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

- Deviation Requested
- Detailed Proposal

I am requesting a deviation that allows my smokers to be kept outside. It is a requirement of the business that the smokers for the business be used and kept outside. These smokers are also far from other properties. All other parts of the business aside from pickup of orders, will be done inside the home.

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)

- [Complaint](#)
- [The business is in a building that is a single family home.](#)

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)

- [Compliant](#)
- [The business does not involve anything to do with child care, however, the business will still adhere to all relevant food service and health department regulations.](#)



MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-08-27

Re: Public Hearing: Wise Flooring Site Plan and Parking Deviation Requests
(Administrative Action)

Comments:

This application is a request for approval of a Site Plan for approximately 1.08 acres located on the west side of Pony Express Rd. and on the South side of Ikea Way, at approximately 41 W. Ikea Way. The property is currently zoned CSD-DRC (Dahle Retail Center Commercial Special District). The applicant is requesting that a Site Plan and Parking Deviation be approved to allow for the development of the currently vacant site as a retail building.

Parking Deviation

Findings for Approval:

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

Findings for Denial:

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

Site Plan

Findings for Approval:

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

Findings for Denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access

points, parking, landscaping, or building materials.

2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

ATTACHMENTS:

[Wise Flooring Site Plan and Deviation report.pdf](#)



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

August 17, 2026

To: Draper City Planning Commission
Business Date: August 27, 2026

From: Development Review Committee

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

Re: Wise Flooring – Site Plan and Parking Deviation Requests

Application Nos.: 2026-0033-SP and 2026-0190-VAR

Applicant: Mitch Cordner representing, Savio Rentals, LLC.

Project Location: Approximately 41 W. Ikea Way

Current Zoning: CSD-DRC (Dahle Retail Center Commercial Special District) Zone

Acreage: Approximately 1.08 acres (approximately 47,045 sq. ft.)

Request: Approval of a site plan to construct a retail building, with a deviation from strict compliance for required parking.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan for approximately 1.08 acres located on the west side of Pony Express Rd. and on the South side of Ikea Way, at approximately 41 W. Ikea Way (Exhibits B and C). The property is currently zoned CSD-DRC. The applicant is requesting that a Site Plan and Parking Deviation be approved to allow for the development of the currently vacant site as a retail building.

ANALYSIS

General Plan and Zoning.



Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District	Exhibit D
Current Zoning	CSD-DRC	Exhibit E
Proposed Use	Retail Building	
Adjacent Zoning		
East	CSD-DRC	
West	CSD-DRC	
North	DC (Destination Commercial)	
South	CSD-DRC	

The Commercial Special District land use designation is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	• Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	• Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

According to DCMC Section 9-8-020(F)(5) *"the purpose of each CSD zone is to permit a*

compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses."

According to DCMC Section 9-18B-010 the purpose of the CSD-DRC is to, *"facilitate commercial development in the West Bangerter area. The area is characterized by large vacant parcels with freeway frontage and visibility and ample access to frontage roads. It is approximately thirty nine (39) acres in size. Given the site's prominence, the city anticipates a substantial retail presence within the Dahle CSD that forwards the community's economic development goals."*

Site Plan Layout. The applicant is proposing to develop the site with a two-story commercial building with a building footprint of 14,304 ft² and 17,296 ft² of gross floor space (Exhibit F). Access will come from a shared internal access road with connections to Lone Peak Parkway and Ikea Way. The building is proposed to be located on the northeastern portion of the lot. Parking is proposed to be located on the west side. The CSD-DRC zone requires development to be in substantial compliance with a schematic development plan per DCMC Section 9-18B-030, included in ordinance as Exhibit A in DCMC Section 9-18B-110

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	No requirement	1.08	
Street Frontage	No requirement	190 ft existing	
Setbacks			
Front	20 ft	20 ft	Complies
Rear	20 ft	20 ft	Complies
Sides	20 ft	20 ft	Complies

Landscaping and Lot Coverage. The schematic development plan in ordinance, requires a landscape buffer along Ikea Way. Based on the existing conditions, the required landscape buffer for this site has been in place for some time. Additional landscaping has been provided as part of the development and has been reviewed and found to be in conformance with the required standards. The proposed landscaping plan can be found in Exhibit H.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage			
Overall Landscaping	15% per phase	25%	Complies

Coverage			
Buffer/Berm Landscaping	2 ft of shrubs or berm	Provided	Complies
Water Wise Landscaping	Required	Provided	Complies
Street Trees	From approved tree list	Street trees are existing	Complies

Parking. According to the CSD-DRC zone, required parking for all uses less than 75,000 square feet is 5 spaces per 1,000 square feet of commercial use. Based on the plans provided, 85 total parking stalls are required. Per DCMC 9-18B-060(A), *“modifications to the [parking calculation] standards may be authorized, if justified by a parking study and approved by the planning commission, in accordance with section 9-25-090 of this title. Such study must present data on the proposed uses, square footages and floor plans, hours of operation, and shared parking areas within the sites.”* The applicant has provided a parking study (Exhibit I) in support of their request to reduce the number of parking stalls down to 53.

Table 4 **Parking Lot Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Parking Required			
Commercial Use	85	53	Parking deviation requested
Pedestrian Connections	Public sidewalk to entrance	Provided	Complies
Cross Walks	Different material from parking lot required	Provided	Complies

Parking Modification. Subsections DCMC 9-18B-060(A) and 9-25-090(C) of the DCMC make provisions for the Planning Commission to authorize a deviation to the strict compliance with the terms of the Code regarding the calculation of the number of required parking spaces or the parking calculation requirements. The applicant has provided a parking study outlining their justifications for the reduction (Exhibit I). City Staff has reviewed the attached parking study and finds that the study is valid. Their request to reduce the number of parking stalls from 85 to 53 is appropriate based on the data and current recommendations from the Institute of Transportation Engineers (ITE) contained within the parking study. The study identifies three different ways that the parking could be calculated.

The first method broke down the square footage into separate use areas within Wise Flooring as retail, office and warehouse and calculated each space individually . The rate

for the potential future tenant was left unchanged at 5 spaces per every 1,000 ft². Staff notes that warehousing is not permitted as a stand alone use in the zoning district, that the Wise Flooring operates as a single retail user. Utilizing this method, the calculated number of parking spaces needed is 54. The study recommended further reducing that calculation by an additional 10% down to 49 spaces. Use of the first method would not be appropriate for use as it blurs the lines between permitted and unpermitted uses in the zone, and between different parking formulas in the DCMC.

The second method for calculating parking that was included in the parking study was to apply the regular rate of 2.5 stalls per 1,000 ft² of retail space as listed within the parking chapter of the DCMC to the entire building. Utilizing this method, the recommended number of parking spaces needed is 44 spaces.

The final method for calculating the parking in the parking study was to calculate parking using the ITE recommended rates for a furniture store on weekdays and Saturdays for Wise Flooring, and the ITE rates for a strip retail center for the other tenant space during the same times, and then adding them together. Utilizing this method, the peak parking demand would be at total of 53 parking stalls on Saturdays. Either of the last two methods in the parking study for calculating the parking are appropriate for consideration by the Planning Commission. In order to approve a deviation to strict compliance with the parking requirements of the DCMC, the Planning Commission must make findings as outlined in DCMC Section 9-25-090(C)(4):

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

Architecture. The architectural elevations show the proposed construction of a two-story

building with a building footprint of 14,304 ft² and a gross square footage of 17,296 ft² (Exhibit J). Materials being used are Stacked Stone, Stucco and metal wood siding. Outside of the maximum height, there are no building design standards in the CSD-DRC zone for this building.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	45 ft max.	25 ft.	Complies
Materials			
Exterior	No restrictions	Stacked Stone, Stucco and metal wood siding	
Dumpsters	Enclosed and decorative masonry	Enclosed and decorative masonry	Complies

Lighting. The applicant has provided a photometric plan (Exhibit K) that complies with lighting requirements of the CSD-DRC zone from DCMC 9-18B-070 (Exhibit J). Proposed light poles are 20 feet tall, which meets the height requirements in City Ordinance. Minimum lighting will be placed on the building, and light will not spill into adjacent residential areas as there are no residential areas nearby.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Light Pole Height	35 ft max.	20 ft	
Illumination			
Adjacent Residential	No spillage into residential	No residential nearby	Complies

Criteria For Approval.

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

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

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

REVIEWS

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

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan and Parking Deviation submissions. Comments from these divisions, if any, can be found in Exhibit A.

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

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

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

Legal Division Review. The Draper City Attorney has completed their review of the Site Plan and Parking Deviation 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:

1. The applicant's proposal will create more commercial space within the city.
2. The applicant's proposal is compatible with the purpose of the CSD-DRC zone and complies with its development standards.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the applicant shall provide the engineering department with documentation of fire line sizing to provide adequate fire flow to building plus fire hydrants prior to a building permit being issued.

MODEL MOTIONS

Parking Deviation

Sample Motion for Approval – I move that we approve the Parking Deviation, as requested by Mitch Cordner representing, Savio Rentals, LLC. Application 2026-0190-VAR, based on the findings for approval listed in the Staff Report dated August 17, 2026.

Findings for Approval:

1. Adequate parking will be provided;
2. The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site specific factors of the application;
3. Estimated trade offs between businesses which are open when others are closed will not overburden the parking provided;
4. There is an adequate availability of approved on street or shared parking for all associated uses;

5. Site or use specific conditions or factors do not provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;
6. Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking;
7. Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition; and
8. ADA compliant parking requirements are not proposed for adjustment.

Sample Motion for Modified Approval – I move that we approve the Parking Deviation, as requested by Mitch Cordner representing, Savio Rentals, LLC. Application 2026-0190-VAR, based on the findings for approval listed in the Staff Report dated August 17, 2026, and as modified by the following additional findings:

1. (List any additional findings...)

Sample Motion for Denial – I move that we deny the Parking Deviation, as requested by Mitch Cordner representing, Savio Rentals, LLC. Application 2026-0190-VAR, based on the findings for denial listed in the Staff Report dated August 17, 2026.

Findings for Denial:

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

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Mitch Cordner representing, Savio Rentals, LLC. Application 2026-0033-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 17, 2026.

Findings for Approval:

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

Sample Motion for Modified Approval – I move that we approve the Site Plan, as requested by Mitch Cordner representing, Savio Rentals, LLC. Application 2026-0033-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 17, 2026, and as modified by the following additional findings or conditions:

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

Sample Motion for Denial – I move that we deny the Site Plan, as requested by Mitch Cordner representing, Savio Rentals, LLC. Application 2026-0033-SP, based on the findings for denial listed in the Staff Report dated August 17, 2026.

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2026.08.21 18:19:42-06'00'

Draper City Public Works Department



Draper City Fire Department

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew
Symes
Date: 2026.08.24 07:50:23-06'00'

Draper City Building Division

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.08.24 12:39:23-06'00'

Draper City Planning Division



Draper City Legal-Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. Provide documentation of fire line sizing to provide adequate fire flow to building plus fire hydrants.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. Fire Hydrants are required for this project. They shall be protected with bollards if susceptible to vehicle damage. Based on the square footage of this building the code states that it will need 3 hydrants with fire sprinklers that can be reduced to two. The required fire flow for the building is 3250gpm and with a 50% reduction for fire sprinklers the fire flow would then be 1625gpm.
3. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. All utilities including Fire hydrants within the required width of fire apparatus access roads shall be installed prior to introducing combustible materials to a site or commencing vertical construction. Any excavation in the required fire department access roadway after combustible materials are on site shall be performed in a manner to maintain access to the site and shall be coordinated with the Fire Marshal. Combustible material shall not be placed in any way that will impede fire apparatus access to any site.
5. Site Access Required During Construction. Prior to and throughout construction a form of acceptable temporary Fire Department Access to the site shall be installed

this includes turn arounds. The required access for fire apparatus access shall have a base material capable of supporting a 75,000lbs vehicle, during most-weather conditions, installed and compacted to 95% relative compaction at a minimum of 26 feet wide. There shall be no parking of construction vehicles, sub-contractor vehicles within the required fire access they shall be parked on the non-hydrant side of the road to allow for emergency vehicles to still access the project. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

6. Access and Fire Protection During Construction All buildings under construction shall meet the requirements of IFC Chapter 33, Fire Safety During Construction and Demolition as well as all of the sections detailed in this document.
7. Chapter 33 Fire Safety During Construction and Demolition Requirements. The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written Site Safety Plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition work. The Plan addresses the requirements of Chapter 33 IFC and other applicable portions of the IFC, the duties of staff and staff training requirements. The plan shall be submitted and approved before a building permit is issued. Any changes to the plan shall be submitted for approval. IFC SECTION 3310 ACCESS FOR FIREFIGHTING DURING CONSTRUCTION
8. Site Safety Director Required. - The owner shall designate a person to be the Site Safety Director. The Site Safety Director shall be responsible for ensuring compliance with the Site Safety Plan. The Site Safety Director shall be responsible for completion of a daily fire safety inspection at the project site.
Note: While not more than one is required, it may benefit your project to assign more than one Site Safety Director to accommodate scheduling, absences, or project needs.

Responsibility

- The Site Safety Director shall be responsible for ensuring compliance with the Site Safety Plan.
- The Site Safety Director shall be responsible for training fire watch and other responsible personnel in the use of fire protection equipment.
- The Site Safety Director shall be responsible for completion of a daily fire safety inspection at the project site.
- The Site Safety Director shall be responsible for the guard service, if applicable.
- The Site Safety Director shall ensure that all fire protection equipment is inspected, maintained and serviced in accordance with the IFC

GIS Review.

1. No additional comments.

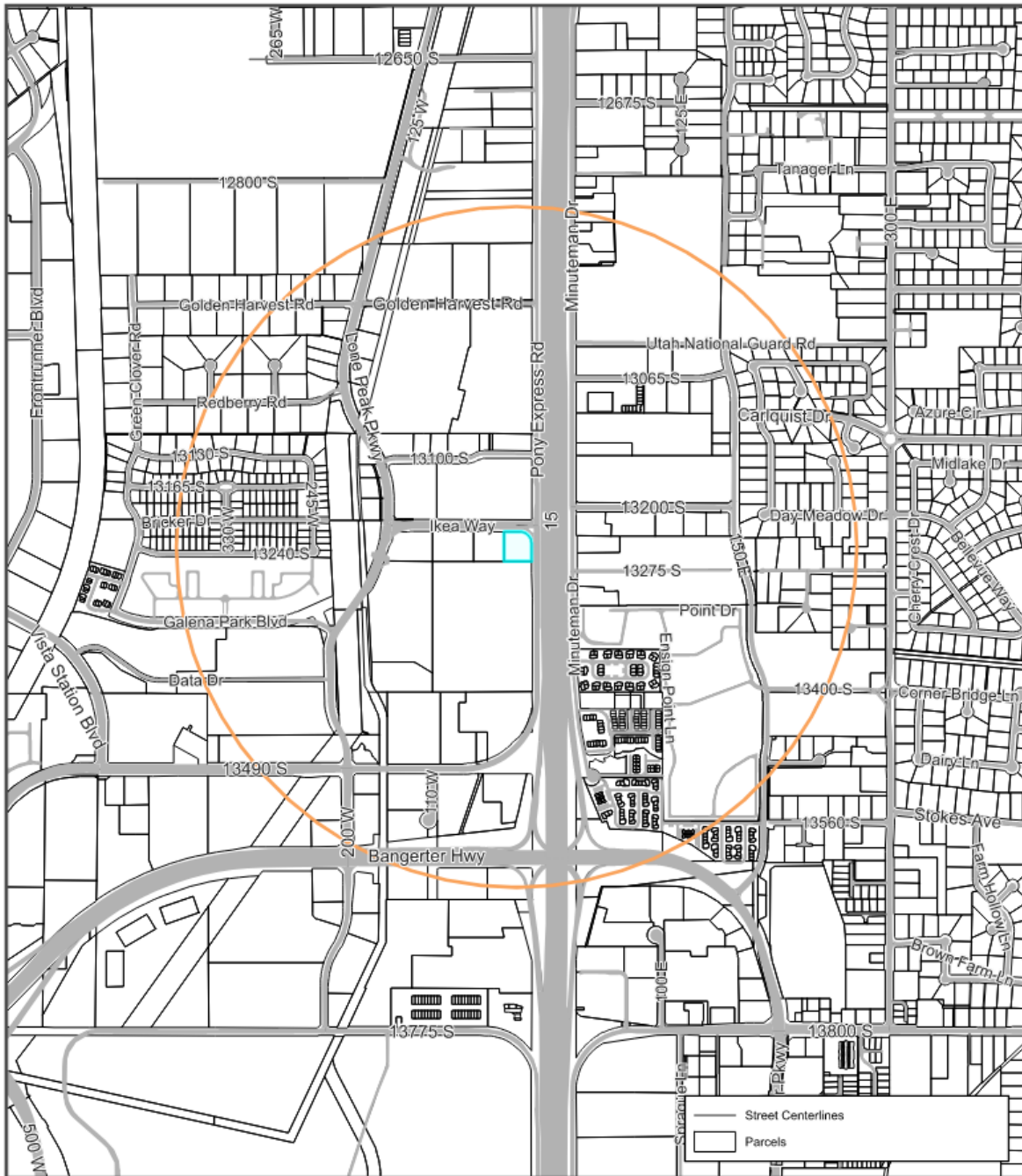
Legal Review.

1. No additional comments.

Geotechnical and Geologic Hazards Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



Date Printed: 8/14/2026

41 W IKEA WAY Wise Floring Site Plan And Parking Deviation

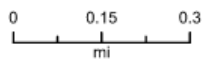


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

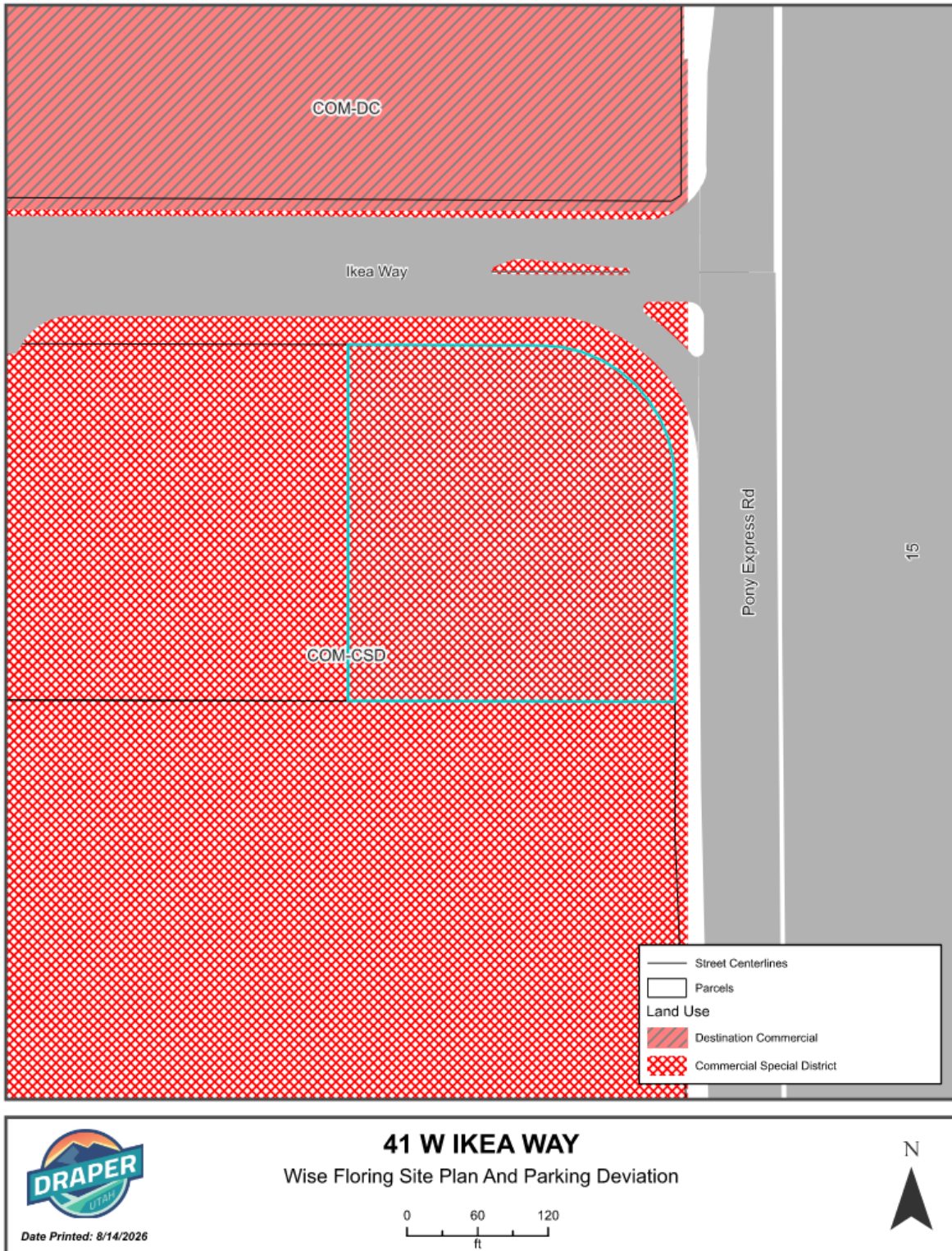
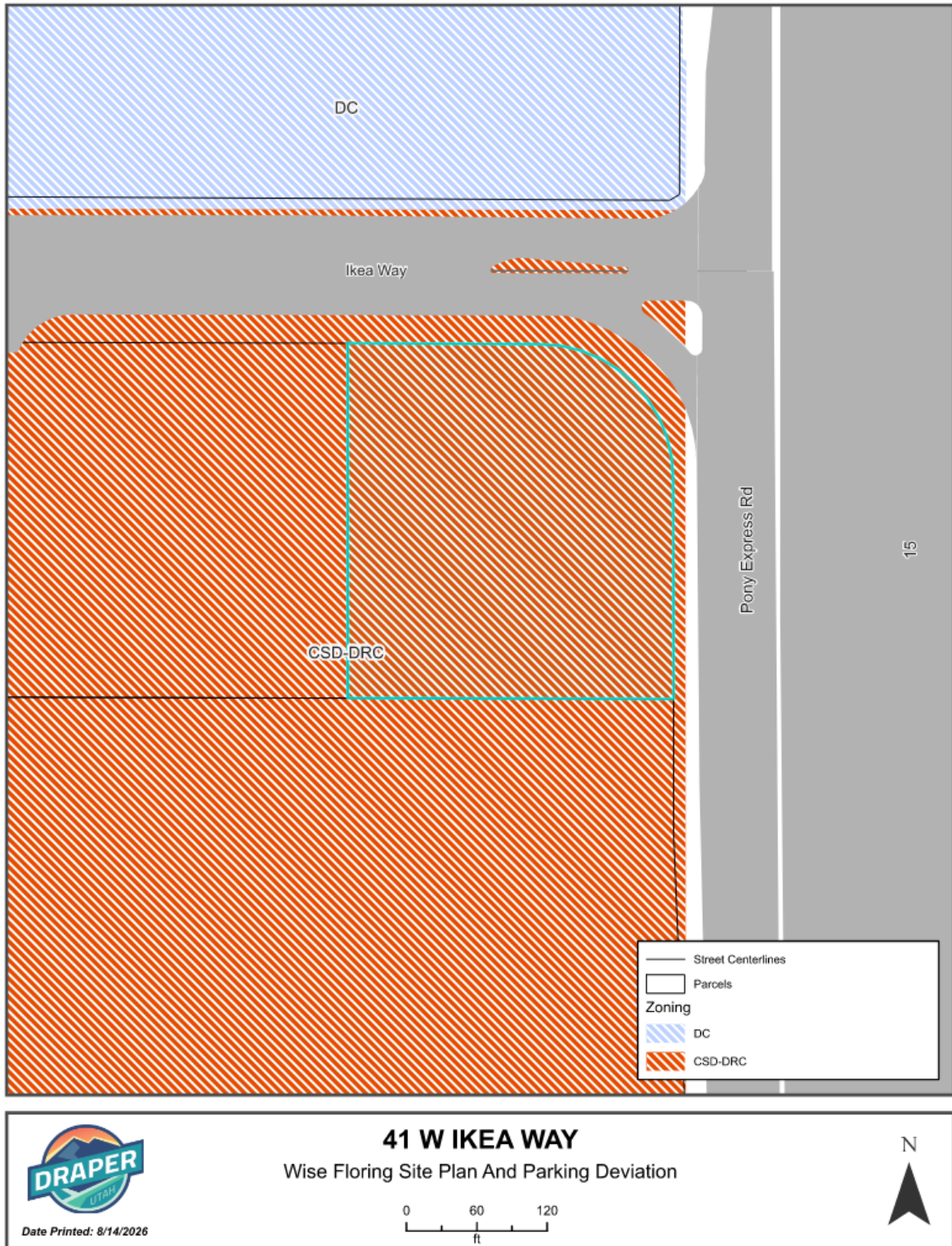
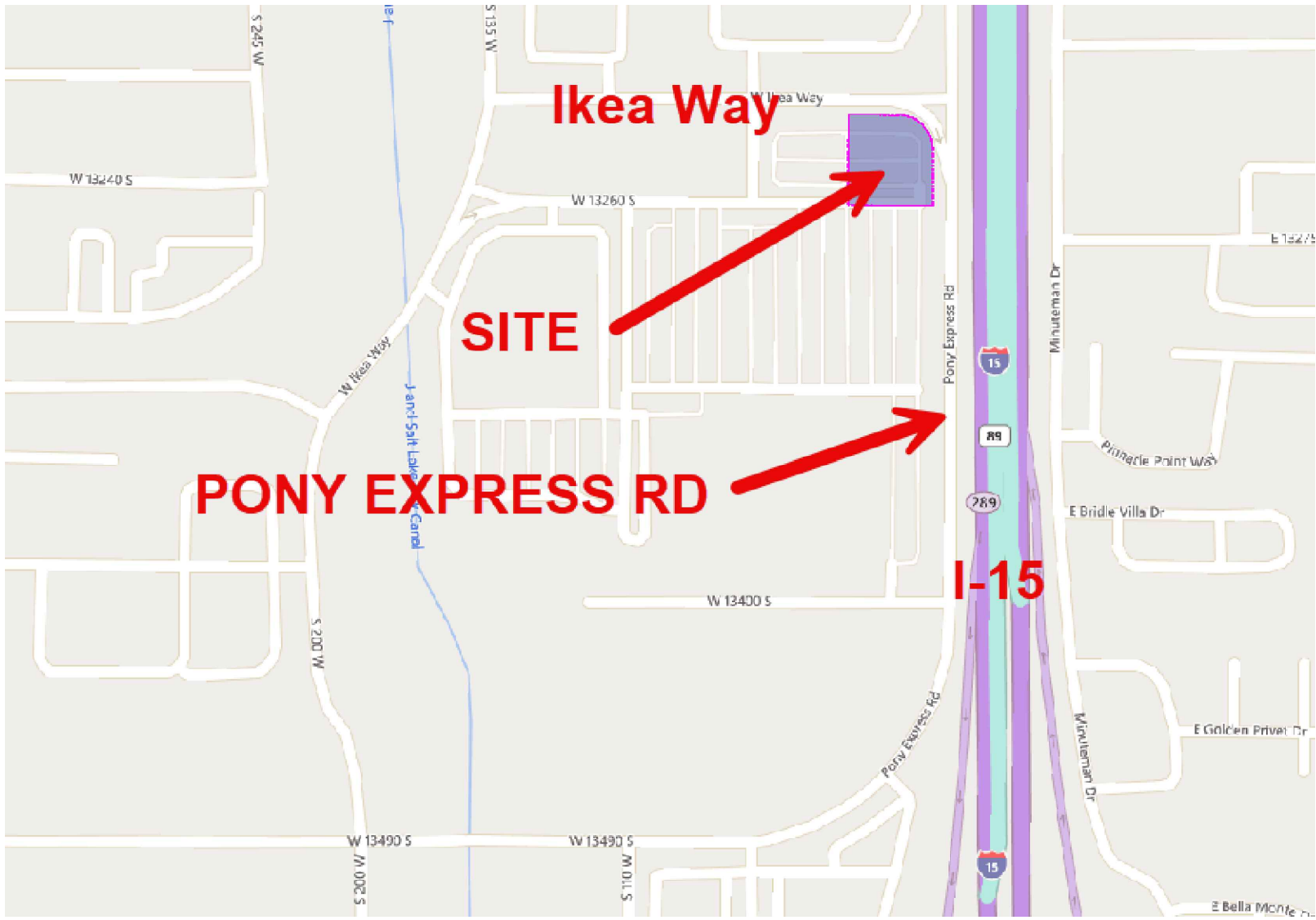
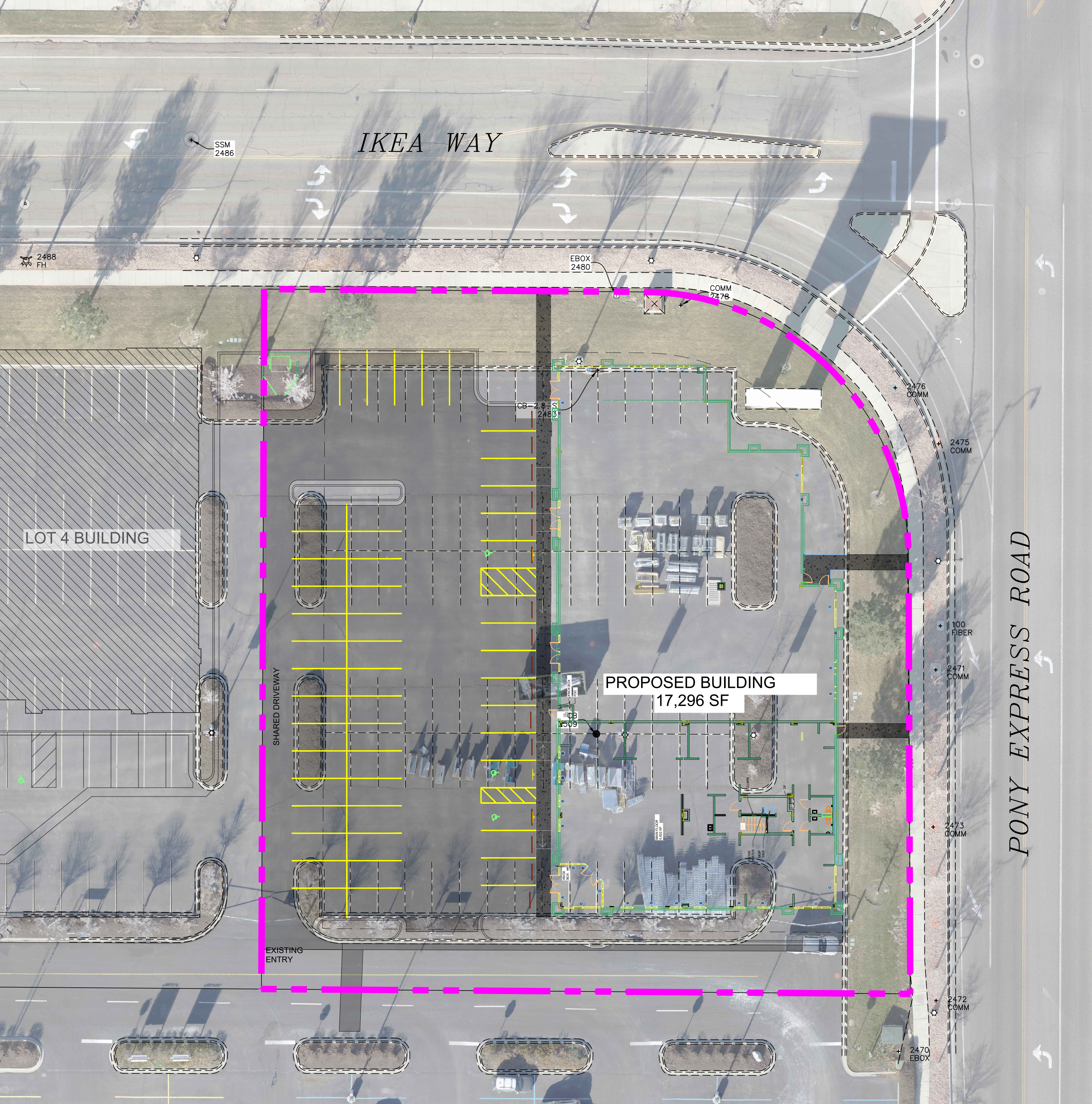


EXHIBIT E ZONING MAP



**EXHIBIT F
SITE PLAN**

WISE FLOORING
SHOWROOM & OFFICE PROJECT
41 WEST IKEA WAY
DRAPER, UT



PROJECT DEVELOPER
Ken Cordner
Owner at Design-Build Contractors, Inc.
Phone: 801.756.7965
Email: ken@design-build.biz

**PROJECT ENGINEER
& SURVEYOR**
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01 thru CS-02	COVER SHEET
EX-01	EXISTING SITE PLAN
UP-01 thru UP-02	UTILITY PLANS
GR-01 thru GR-02	GRADING PLAN
DT-01 thru DT-05	TYPICAL DETAILS
EC-01 thru EC-03	EROSION CONTROL PLAN & DETAILS

- NOTES:
- SEE LATEST EDITION OF THE APWA AND DRAPER CITY ENGINEERING STANDARDS FOR ADDITIONAL DETAILS
- All signage shall comply with the requirements of the Draper City Code.
 - All roof drainage shall be routed through on-site storm water management facilities.
 - At the time of construction, Draper City may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
 - All construction shall conform to the City of Draper construction standards and specifications unless otherwise shown.

JORDAN BASIN IMPROVEMENT DISTRICT NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH JORDAN BASIN IMPROVEMENT DISTRICT STANDARD'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES
- THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY JORDAN BASIN IMPROVEMENT DISTRICT (JBID) PERSONNEL. CONTACT JBID AS AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.

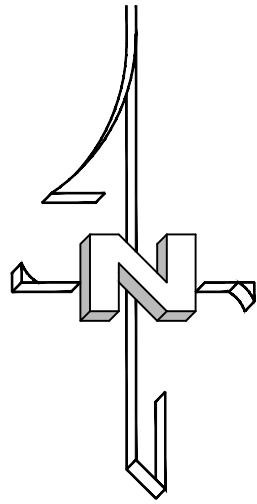
Land Use: Commercial Special District
Zoning: CSD-DRC (**DAHLE RETAIL CENTER COMMERCIAL SPECIAL DISTRICT**)

LOT 3
1.08 ACRES (46,955 SF)

PARKING CALCULATIONS					
USE	AREA	PARKING STANDARDS (SEE PARKING STUDY)	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.2
WISE FLOORING - OFFICE	2,990SF	4 STALLS/1000 GROSS SF	12	53	3 REQUIRED 3 PROVIDED
WISE FLOORING - WAREHOUSE	5,430 SF	0.5 STALLS/1000 GROSS SF	3		
FUTURE TENANT - RETAIL	7,544 SF	5 STALLS/1000 GROSS SF	38		
FUTURE TENANT - WAREHOUSE	1,332 SF	0.5 STALLS/1000 GROSS SF	1		

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	14,304	31
LANDSCAPE	12,015	25
HARDSCAPE	20,676	44
TOTAL SITE	46,995	100

NOTE: MAIN FLOOR = 14,304 SF
MEZZANINE = 2,992 SF
TOTAL: 17,296 SF



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



region Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

REVISIONS
DATE
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▲
▲
▲

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 Ph: 801-491-0275

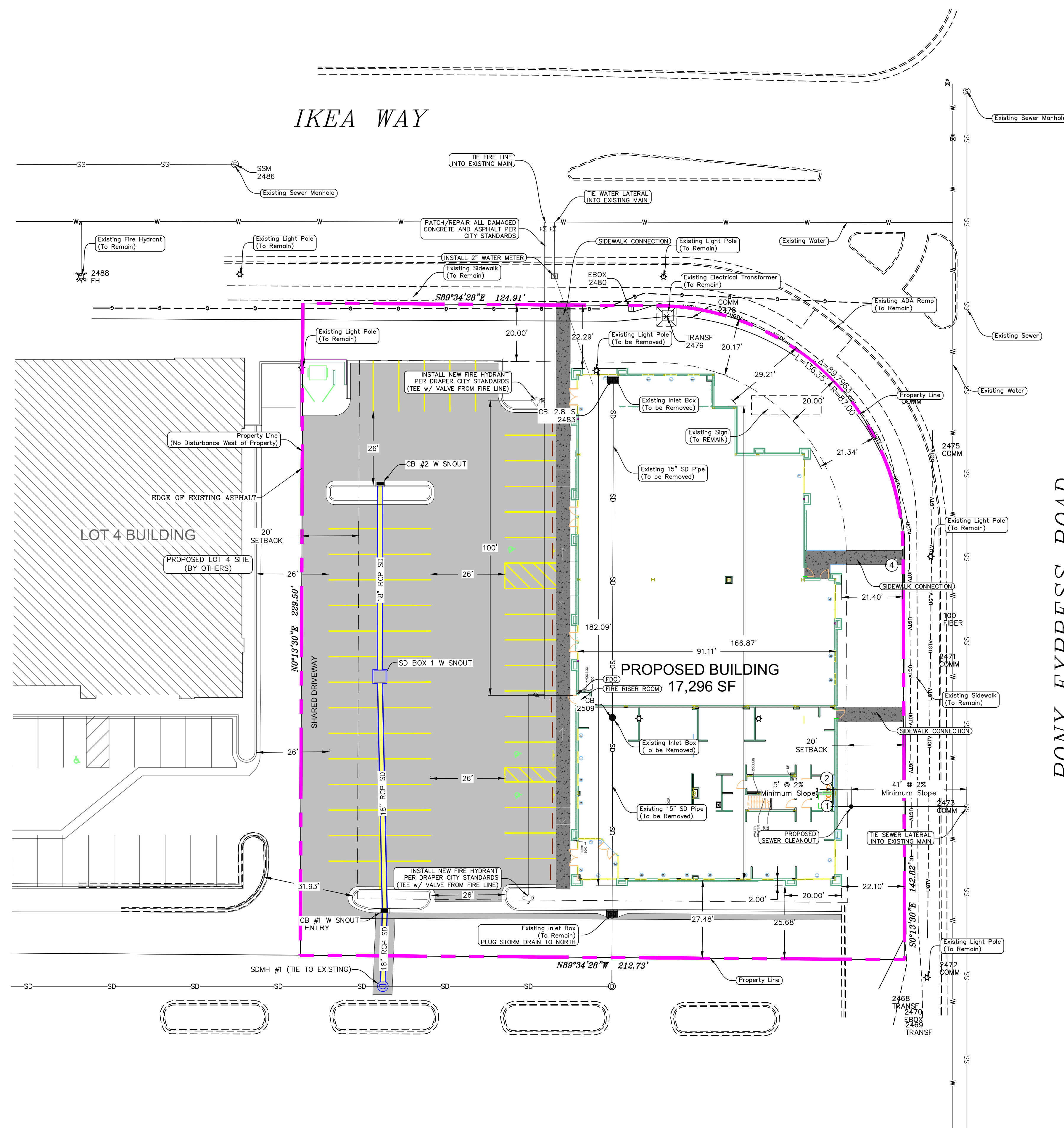
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ARCHITECTURAL COALITION

SHOWROOM AND OFFICE PROJECT
FOR WISE FLOORING
Draper, Utah
41 WEST IKEA WAY

SHEET NO.
CS-01
COVER SHEET
& NOTES
DATE
August 19, 2016

JORDAN BASIN IMPROVEMENT DISTRICT STANDARD NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH JORDAN BASIN IMPROVEMENT DISTRICT STANDARD'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES
4. THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY JORDAN BASIN IMPROVEMENT DISTRICT (JBID) PERSONNEL. CONTACT JBID AS LEAST 24 HOURS PRIOR TO CONSTRUCTION.



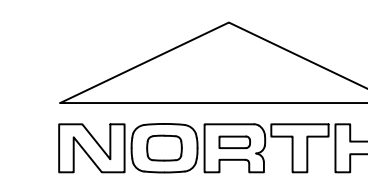
PROJECT BENCHMARK

S1/4 CORNER, SEC 29
T3S, R1E, SLB&M
FOUND BRASS CAP
ELEV: 4495.39

LEGEND

- ① 4" SANITARY SEWER SERVICE LATERAL
(PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARDS)
- ② CULINARY WATER SERVICE LATERAL
(PER DRAPER CITY SPEC - WT-09)
- ③ IRRIGATION SERVICE LATERAL
(SEE LANDSCAPE/IRRIGATION PLANS)
- ④ 6" FIRE LINE (C900 DR14 CLASS 305)

-
- EXISTING POWER POLE
 PROPOSED STREET LIGHT
 PROPOSED FIRE HYDRANT
 PROPOSED STOP/STREET SIGN
 PROPOSED WATER METER
 PROPERTY BOUNDARY
 CENTERLINE
 RIGHT-OF-WAY LINE
 LOT LINE
 EDGE OF PAVEMENT
 EXISTING OVER HEAD POWER
 EXISTING FENCE LINE
 PROPOSED STORM DRAIN W/MH
 PROPOSED SEWER W/MH
 PROPOSED CULINARY WATERLINE
 PROPOSED SECONDARY WATERLINE
 PROPOSED CULINARY LATERAL
 PROPOSED SANITARY SEWER LATERAL
 PROPOSED SECONDARY LATERAL
 PROPOSED ASPHALT
 PROPOSED SIDEWALK
 (ALL PUBLIC SIDEWALKS TO
 BE 6" CONCRETE)





 (24"x36")

 SCALE 1" = 20'



 (11"x17")

 SCALE 1" = 40'

region Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



REVISIONS
DATE

ARCHITECTURAL COALITION

001 South State Blvd	Sarasville	FL	34463	DJL	801401	0375
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WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION

SHOWROOM AND OFFICE PROJECT

FOR WISE FLOORING

1141

41 WEST HZP A WAY

SHEET NO.

UP-01

UTILITY PLAN

DATE
August 19, 2026

EXHIBIT G CSD-DRC APPROVED SCHEMATIC PLAN

9-18B-110: EXHIBITS:

EXHIBIT A

SITE PLAN

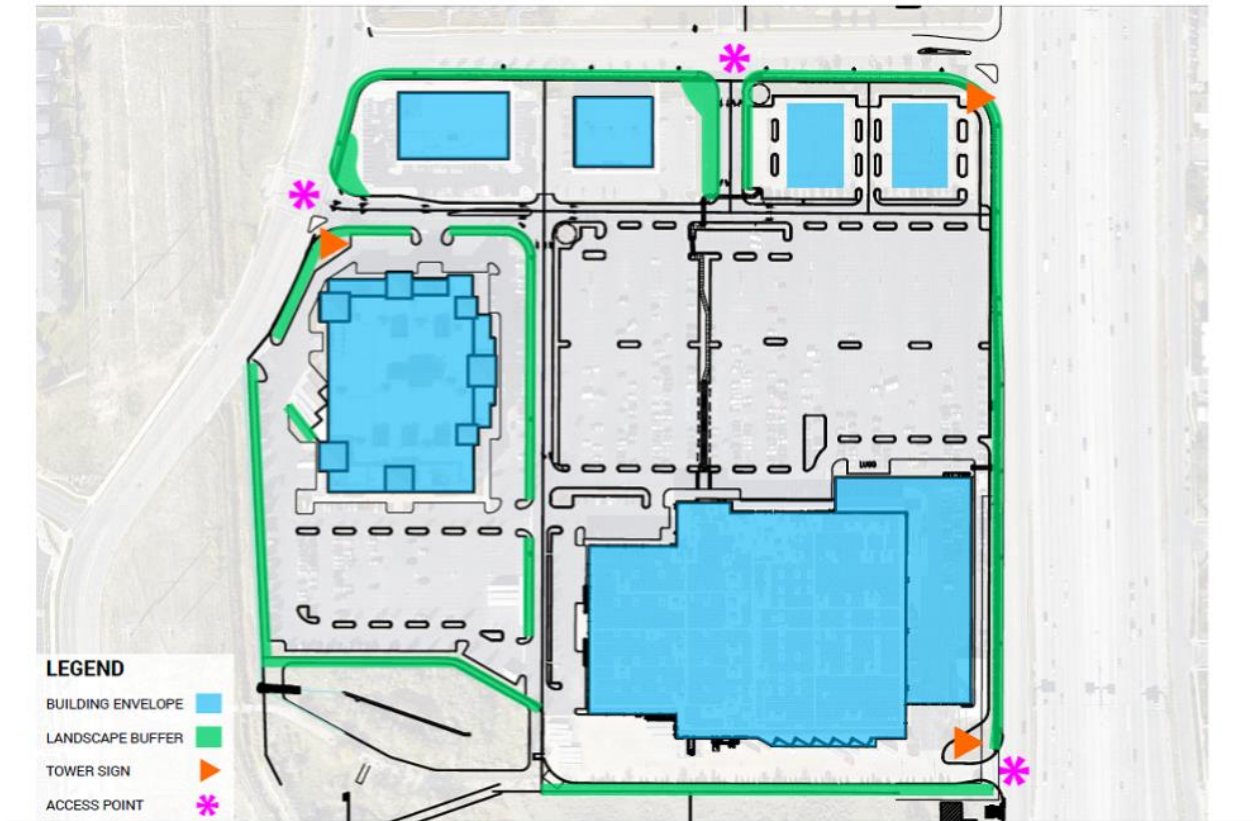
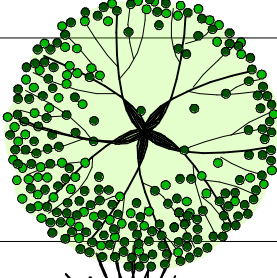
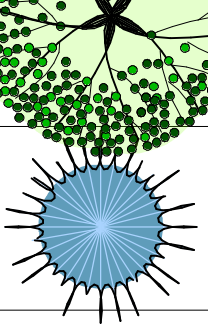


EXHIBIT H
LANDSCAPING

EXISTING PLANT MATERIAL (NOT TO BE DISTURBED)

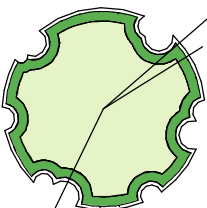
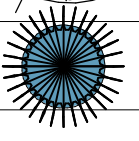
	BOTANICAL NAME:	COMMON NAME	SIZE	CONTAINER	QUANTITY
	ACER RUBRUM AUTUMN BLAZE (EXISTING)	CALLERY PEAR BRARDFORD CALLERYANA 'CHANTACLEAR'	2" CALIPER	BALL & BURLAP	11
	PINUS NIGRA (EXISTING)	AUSTRIAN PINE TREE EUROPEAN BLACK PINE	2" CALIPER	BALL & BURLAP	3

PARKING CALCULATIONS					
USE	AREA	PARKING STANDARDS (SEE PARKING STUDY)	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES PER ICB TABLE 1106.2
WISE FLOORING - OFFICE	2,990 SQ'	4 STALLS/1000 GROSS SQ'	12	49	3 REQUIRED 3 PROVIDED
WISE FLOORING - WAREHOUSE	5,430 SQ'	0.5 STALLS/1000 GROSS SQ'	3		
FUTURE TENANT - RETAIL	7,544 SQ'	5 STALLS/1000 GROSS SQ'	38		
FUTURE TENANT - WAREHOUSE	1,332 SQ'	0.5 STALLS/1000 GROSS SQ'	1		

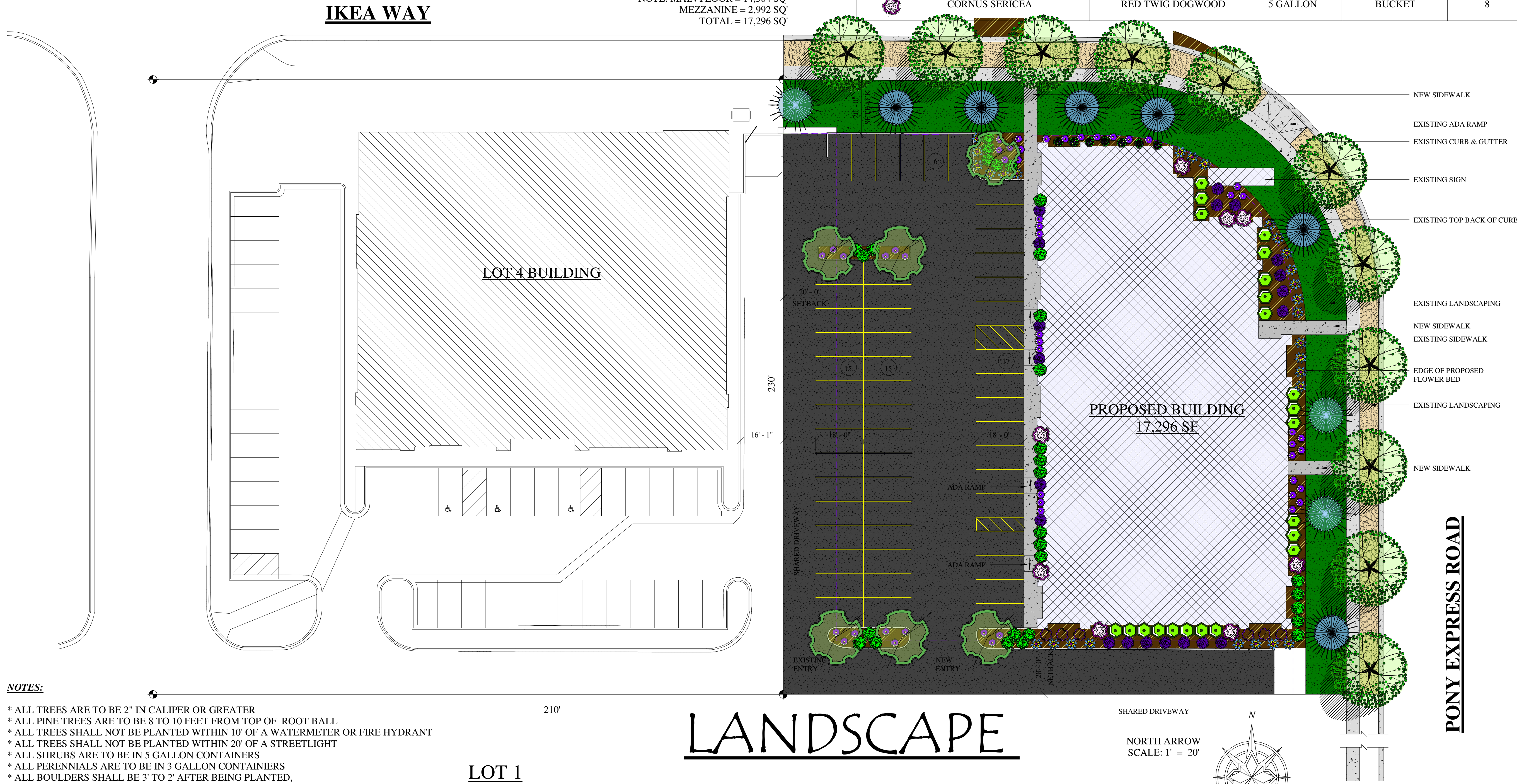
SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	14,304 SQ'	31
LANDSCAPE	12,015 SQ'	25
HARDSCAPE	20,676 SQ'	44
TOTAL SITE	46,995 SQ'	100

NOTE: MAIN FLOOR = 14,304 SQ'
MEZZANINE = 2,992 SQ'
TOTAL = 17,296 SQ'

PLANT SCHEDULE

	BOTANICAL NAME:	COMMON NAME	SIZE	CONTAINER	QUANTITY
	PYRUS CALLERYANA 'CHANTICLEER'	BRADFORD PEAR	2" CALIPER	BALL & BURLAP	6
	PINUS NIGRA	AUSTRIAN PINE	8' - 10'	BALL & BURLAP	5
SHRUBS					
	COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	3 GALLON	BUCKET	51
	PRUNUS LAUROCERASUS	ENGLISH LAUREL	5 GALLON	BUCKET	22
	PRUNUS CISTENA	PURPLE LEAF SAND CHERRY	5 GALLON	BUCKET	13
	RHAMNUS FRANGULA	'TALL HEDGE' BUCKTHORN	5 GALLON	BUCKET	6
	SPIRAEA JAPONICA 'GOLD MOUND'	SPIRAEA JAPONICA 'GOLD MOUND'	5 GALLON	BUCKET	30
	HEMEROCALLIS	DAY LILY	3 GALLON	BUCKET	28
	PINUS MUGO VAR. PUMILIO	DWARF MUGO PINE	5 GALLON	BUCKET	7
	CORNUS SERICEA	RED TWIG DOGWOOD	5 GALLON	BUCKET	8

PROPOSED PLANT MATERIAL



NOTES:

- * ALL TREES ARE TO BE 2" IN CALIPER OR GREATER
- * ALL PINE TREES ARE TO BE 8 TO 10 FEET FROM TOP OF ROOT BALL
- * ALL TREES SHALL NOT BE PLANTED WITHIN 10' OF A WATERMETER OR FIRE HYDRANT
- * ALL TREES SHALL NOT BE PLANTED WITHIN 20' OF A STREETLIGHT
- * ALL SHRUBS ARE TO BE IN 5 GALLON CONTAINERS
- * ALL PERENNIALS ARE TO BE IN 3 GALLON CONTAINERS
- * ALL BOULDERS SHALL BE 3' TO 2' AFTER BEING PLANTED, BOTTOM 1/3 OF ROCK SHALL BE BURIED
- * AREAS WITH DECORATIVE ROCK / MULCH SHALL BE @ A DEPTH OF 4' TO 6'
- * HIGH GRADE WEED BARRIER / WEED FABRIC UNDER ALL AREAS TO BE MULCHED
- * SEE DETAIL SHEET FOR MORE INSTRUCTIONS
- * FOLLOW ALL MUNICIPAL CODE

LANDSCAPE
PLANTING PLAN

REVISIONS
DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

NO. 123134
GUILFORD A. BANTA
8/19/2026
STATE OF UTAH

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Showroom & Office Project
For Wise Flooring
41 W IKEA WY, Draper, Utah

SHEET NO.
L-1.0
DATE
8/19/2026

LEGEND:

P.O.C. — POINT OF CONNECTION (P.O.C.)

Ⓜ — 1" WATER METER

Ⓢ — 1" STOP WASTE VALVE

DCV — DOUBLE CHECK VALVE BACK FLOW PREVENTION DEVISE

AM — ACTION MANIFOLD

ICV — 1" INLINE COMMERCIAL GRADE IRRIGATION VALVE WITH FLOW CONTROL

PRF — 1" PRESURE-REGULATING FILTER

HC — HUNTER PRO-HC600 SMART WIFI IRRIGATION CONTROLLER

6Z — 6 ZONE OUTDOOR INDOOR SPRINKLER TIMER, WEATHER BASED SCHEDULING, FLOW SENSOR READY, TOUCHSCREEN

1" — 1" PVC SCHEDULE 40 PVC

3/4" — 3/4" POLY DISTRIBUTION LINE

3" — 3" PVC SCHEDULE 40 CONDUIT SLEEVE

SS — SCHEDULE 40 1" PVC COMPONENT TEE SSS

90° — SCHEDULE 40 1" PVC COMPONENT 90° ELBOW SS

22.5° — SCHEDULE 40 1" PVC COMPONENT 22.5° ELLBOW SS

LF — LATERAL LINE 3/4" POLY COMPRESSION FITTING

LF — LATERAL LINE 3/4" POLY COMPRESSION FITTING

PT — PVC TO POLY TRANSITION FITTING

1/2" — 1/2" POLY DISTRIBUTION LINE TUBING CLOSURE @ END OF ZONE

R-VAN ROTARY NOZZLES 45° - 270° ADJUSTABLE ARC

- PRESSURE RANGE: 30 TO 55 PSI
- RECOMMENDED OPERATING PRESSURE 45PSI
- SPACING 8" TO 18"
- ADJUSTMENTS: ARC AND RADIUS SHOULD BE ADJUSTED WHILE WATER IS RUNNING

(VAN) = VARIABLE ANGLE NOZZLE

ZONE #1 10 HEADS @ .75GPM, 4 HEADS @ .5GPM = 9.5GPM

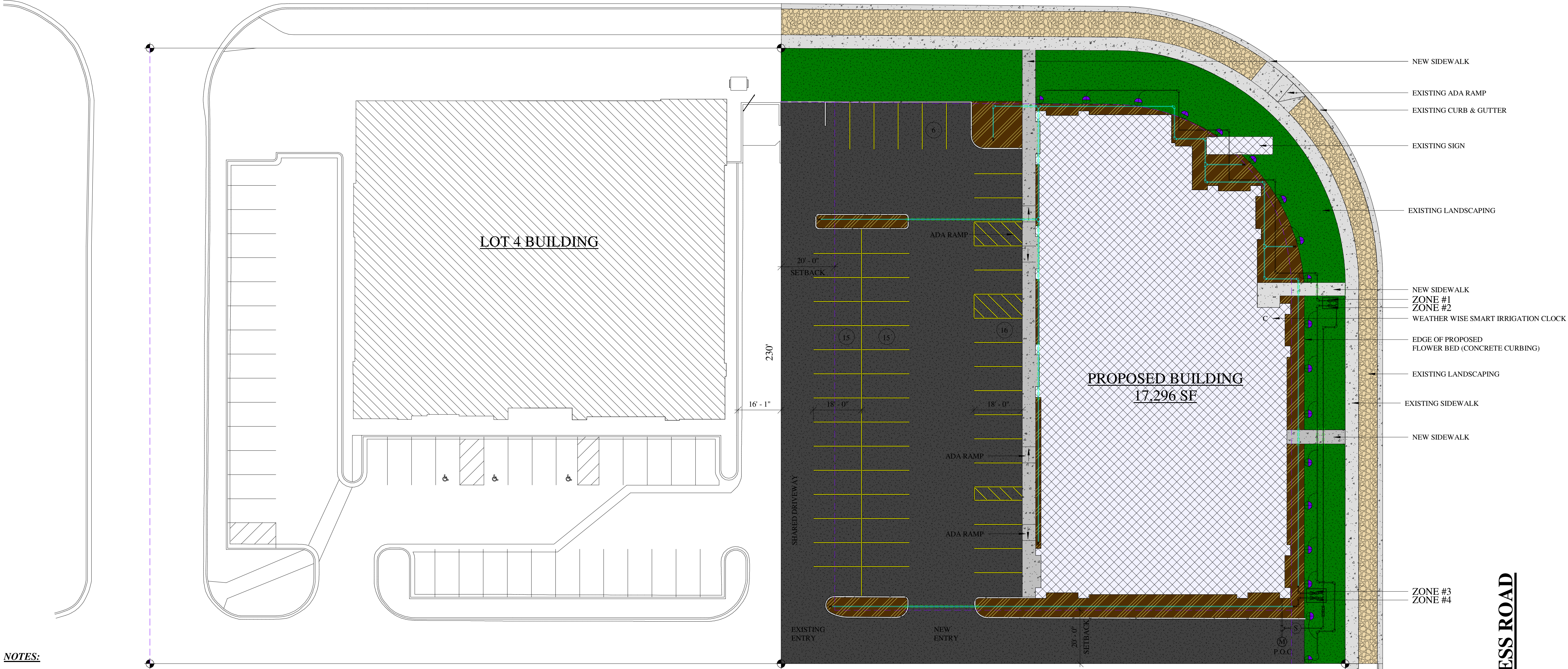
ZONE #2 8 HEADS @ .75GPM, 1 HEAD @ .5GPM = 6.5GPM

PARKING CALCULATIONS					
USE	AREA	PARKING STANDARDS (SEE PARKING STUDY)	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES PER ICB TABLE 1106.2
WISE FLOORING - OFFICE	2,990 SQ'	4 STALLS/1000 GROSS SQ'	12	49	3 REQUIRED 3 PROVIDED
WISE FLOORING - WAREHOUSE	5,430 SQ'	0.5 STALLS/1000 GROSS SQ'	3		
FUTURE TENANT - RETAIL	7,544 SQ'	5 STALLS/1000 GROSS SQ'	38		
FUTURE TENANT - WAREHOUSE	1,332 SQ'	0.5 STALLS/1000 GROSS SQ'	1		

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	14,304 SQ'	31
LANDSCAPE	12,015 SQ'	25
HARDSCAPE	20,676 SQ'	44
TOTAL SITE	46,995 SQ'	100

NOTE: MAIN FLOOR = 14,304 SQ'
MEZZANINE = 2,992 SQ'
TOTAL = 17,296 SQ'

IKEA WAY



NOTES:

- * ALL TREES ARE TO BE 2" IN CALIPER OR GREATER
- * ALL PINE TREES ARE TO BE 8 TO 10 FEET FROM TOP OF ROOT BALL
- * ALL TREES SHALL NOT BE PLANTED WITHIN 10' OF A WATERMETER OR FIRE HYDRANT
- * ALL TREES SHALL NOT BE PLANTED WITHIN 20' OF A STREETLIGHT
- * ALL SHRUBS ARE TO BE IN 5 GALLON CONTAINERS
- * ALL PERENNIALS ARE TO BE IN 3 GALLON CONTAINERS
- * ALL BOULDERS SHALL BE 3' TO 2' AFTER BEING PLANTED, BOTTOM 1/3 OF ROCK SHALL BE BURIED
- * AREAS MULCHED TO BE 4' TO 6' OF ORGANIC BLACK MULCH WITH
- * HIGH GRADE WEED BARRIER / WEED FABRIC UNDER ALL ARE TO TO BE MULCHED
- * SEE DETAIL SHEET FOR MORE INSTRUCTIONS
- * FOLLOW ALL MUNICIPAL CODE

LOT 1

LANDSCAPE IRRIGATION PLAN

PONY EXPRESS ROAD

REVISIONS
DATE

ARCHITECTURAL COALITION

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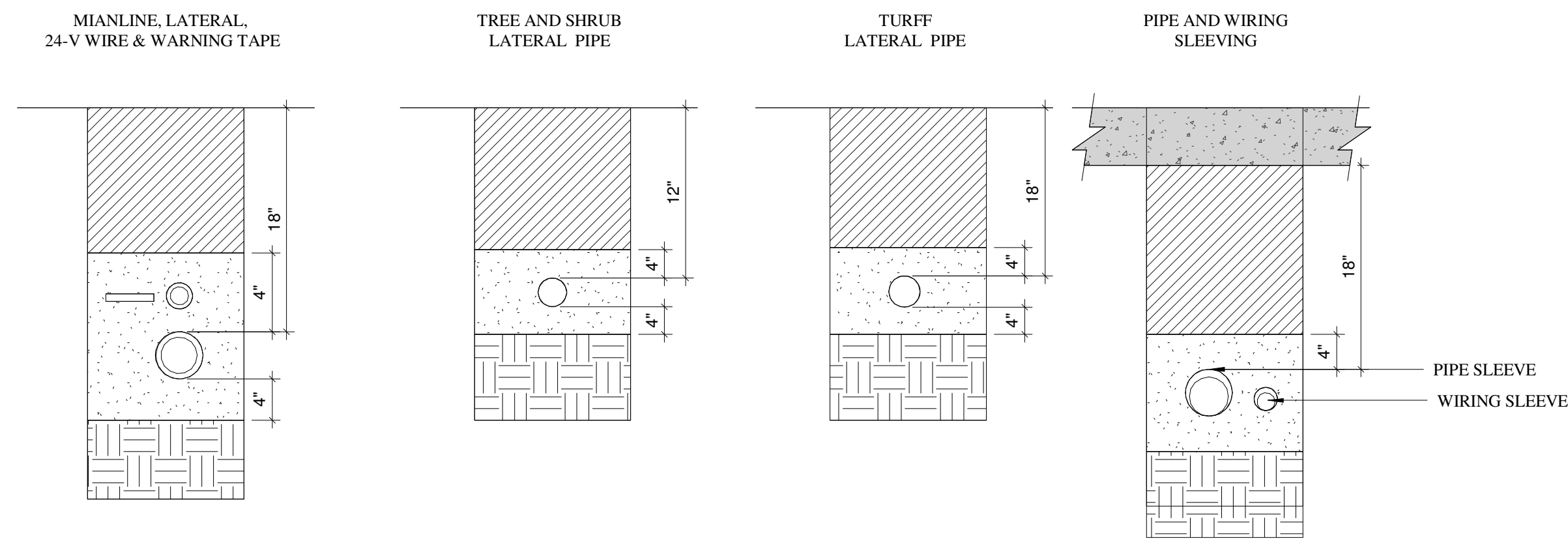
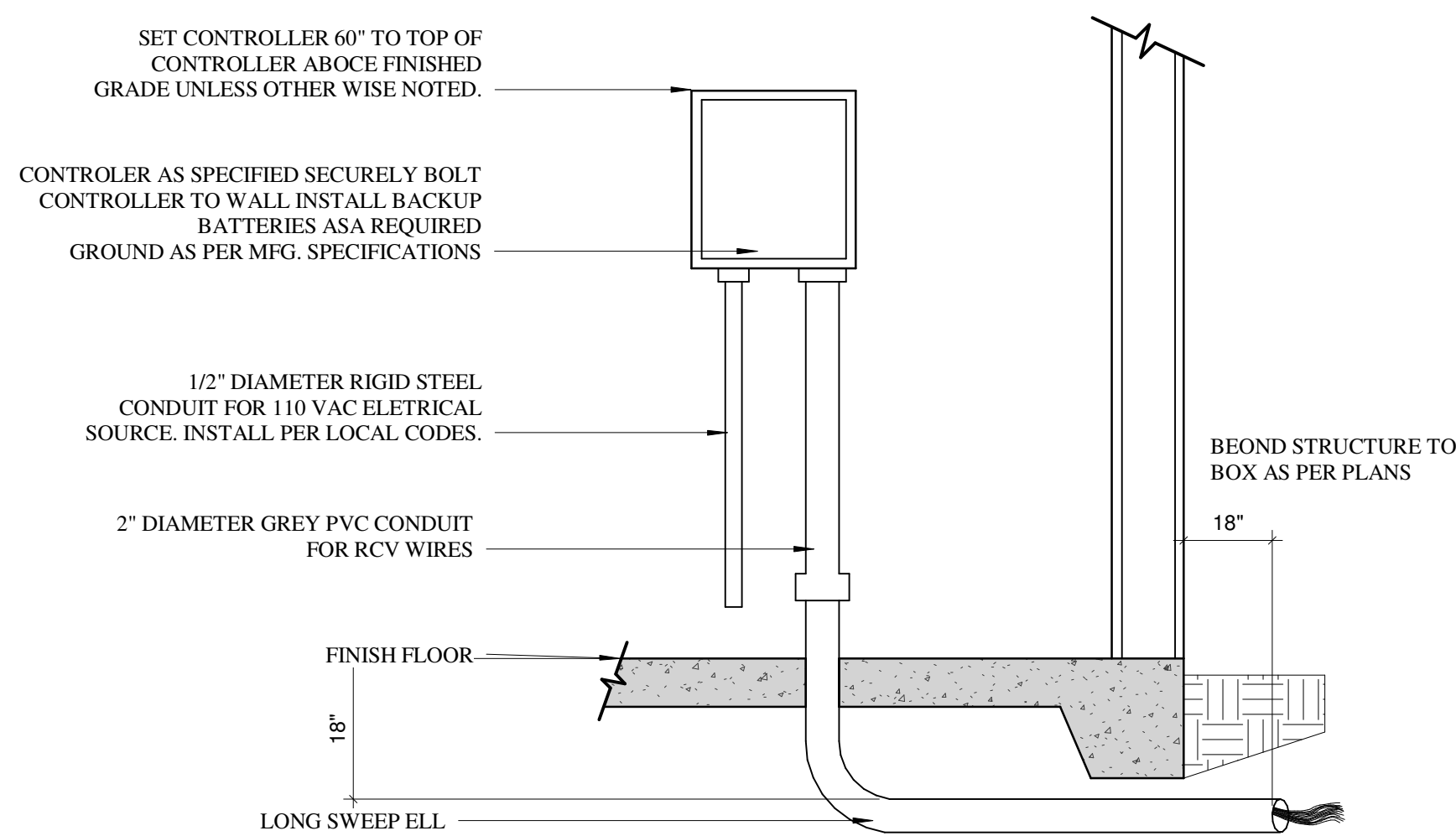
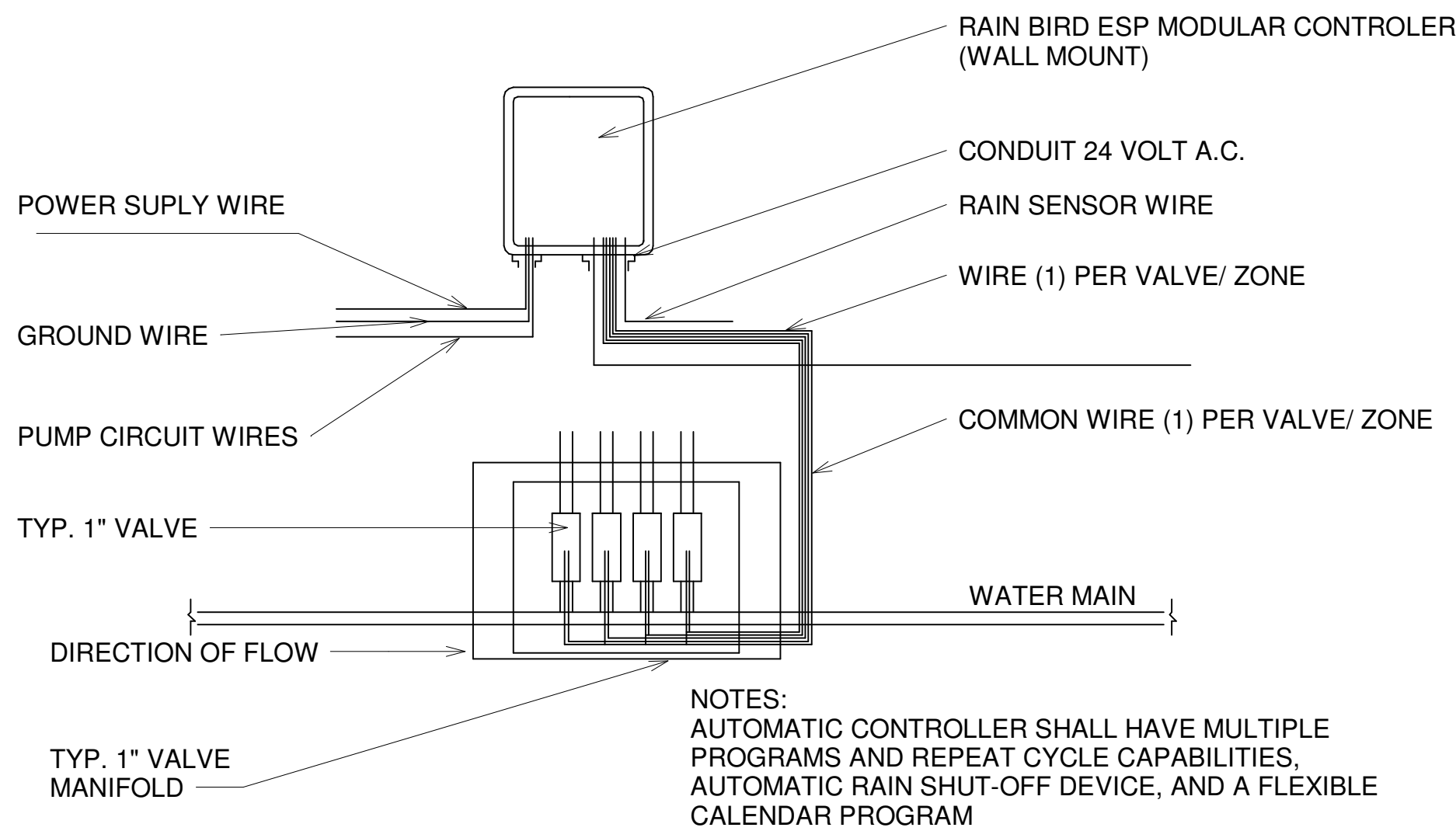
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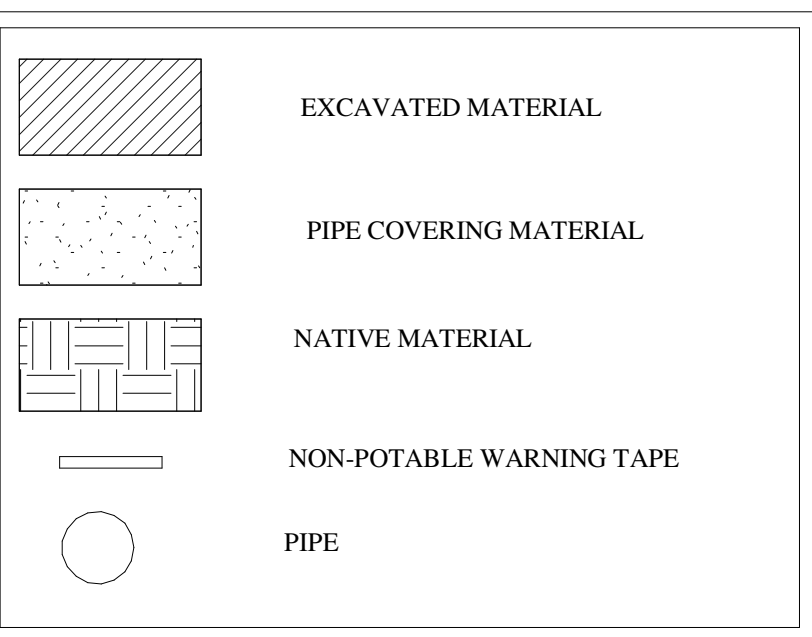
Showroom & Office Project
For Wise Flooring
41 W IKEA WY, Draper, Utah

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L-2.0

DATE
8/19/2026



LEGEND:



NOTES:

SLEEVE ALL PIPE AND WIRE SEPARATELY.

ALL PIPE TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.

ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS, TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

ALL IRRIGATION MAINLINE WITHIN 5' FROM BACK OF CURB SHALL BE INSTALLED WITH A MINIMUM OF 36" DEPTH OF COVER (MCDOT RIGHT-OF-WAY).

LAY NON-POTABLE WARNING TAPE 6" ABOVE MAINLINE.

XCZ100PRBE - WIDE FLOW COMMERCIAL CONTROLZONE KIT WITH 1" PESB-R VALVE AND 1" PRESSUREREGULATING (40 PSI) BASKET FILTER HOUSED INSIDE A JUMBO VALVE BOX SEE IRRIGATION PLAN FOR QUANTITIES AND LOCATIONS

BACKFLOW PREVENTER W/ DOUBLE CHECK VALVE

5 GALLON PER HOUR EMMITER OR CONTRACTOR CAN PLACE ONE EMMITER ON EITHER SIDE OF THE PLANT STOCK

1/4" BLACK DISTRIBUTION TUBING

1/4" COUPLING BARB

XF DRIPLINE BLANK (3/4")

DRIIP IRRIGATION FEED LINE

PVC 3/4" X 3/4"

THREADED MALE ELLBOW X

THREAD MALE ELLBOW

1" X 3/4" PVC ELLBOW SLIP

THREAD FEMALE

1" SCHEDULE 40 PVC PIPE

TYPICAL SHRUB

AMENDED SOIL (USE 1/3 LOAM, 1/6 SAND, 1/6 CLAY / IRON AND 1/3 ORGANIC COMPOSED OF (SPHAGNUM PEAT MOSS, STEAR MANUER, PERILIGHT, VERMICULITE). EACH PLANT HOLE SHALL BE DUG TWICE THE WIDTH OF THE ROOT BALL AND A 4" TO 6" BARRIER AROUND THE PERIMETER OF ROOT BALL SHALL BE FILLED WITH THESE AMENDMENTS.

TLF-MPT8 750 SERIES 3/4" TWIST LOCK MPT THREAD ADAPTER

CONTROLLER WIRE W. 24" LINEAR LENGTH OF COIL W. PLASTIC I.D. TAG AND WATERPROOF CONNECTORS

JUMBO VALVE BOX CONTAIN VALVES SHALL BE PLACED ON STONE OR BRICK SO THE BOXES LID WILL BE AT FINISH GRADE

VALVE BOX TO BE SET AT FINISH GRADE HEIGHT OF TURF, DECORATIVE ROCK OR MULCH

COMMERCIAL RAINBIRD VALVE W/ FLOW CONTROL

FILTER AS SPECIFIED

REASSURE REGULATOR AS SPECIFIED

ACTION PVC FITTING

NATIVE GROUND

ALL PIPING (LATERAL & MAIN LINES) SHALL BE SET A MIN DEPTH OF 18" BELOW FINISH GRADE

24" MIN. LENGTH TO FIRST FITTING AFTER THE VALVE ASSEMBLY

MAINLINE

3" OF PEA GRAVEL COMPACTED AND LEVLED PARALLEL WITH THE FINISH GRADE

VALVE BOX DETAIL WITH INLINE FILTER AND PRESSURE REDUCER

SMT (3/4" MHT X SPIN LOC

3/4" BALL VALVE / QUICK CONNECT

HOSE SPICKET / OUTLET

POLYETHYLENE TUBING

CARSON INDUSTRIES 10" ROUND IRRIGATION BOX

FINISH GRADE TOP OF MULCH / DECORITIVE ROCK / TURF

3/4" ST 90° ELLBOW

EARTH

AMENDED SOIL (ROCKLESS)

3" - 4" OF PEA GRAVEL

REVISIONS
DATE

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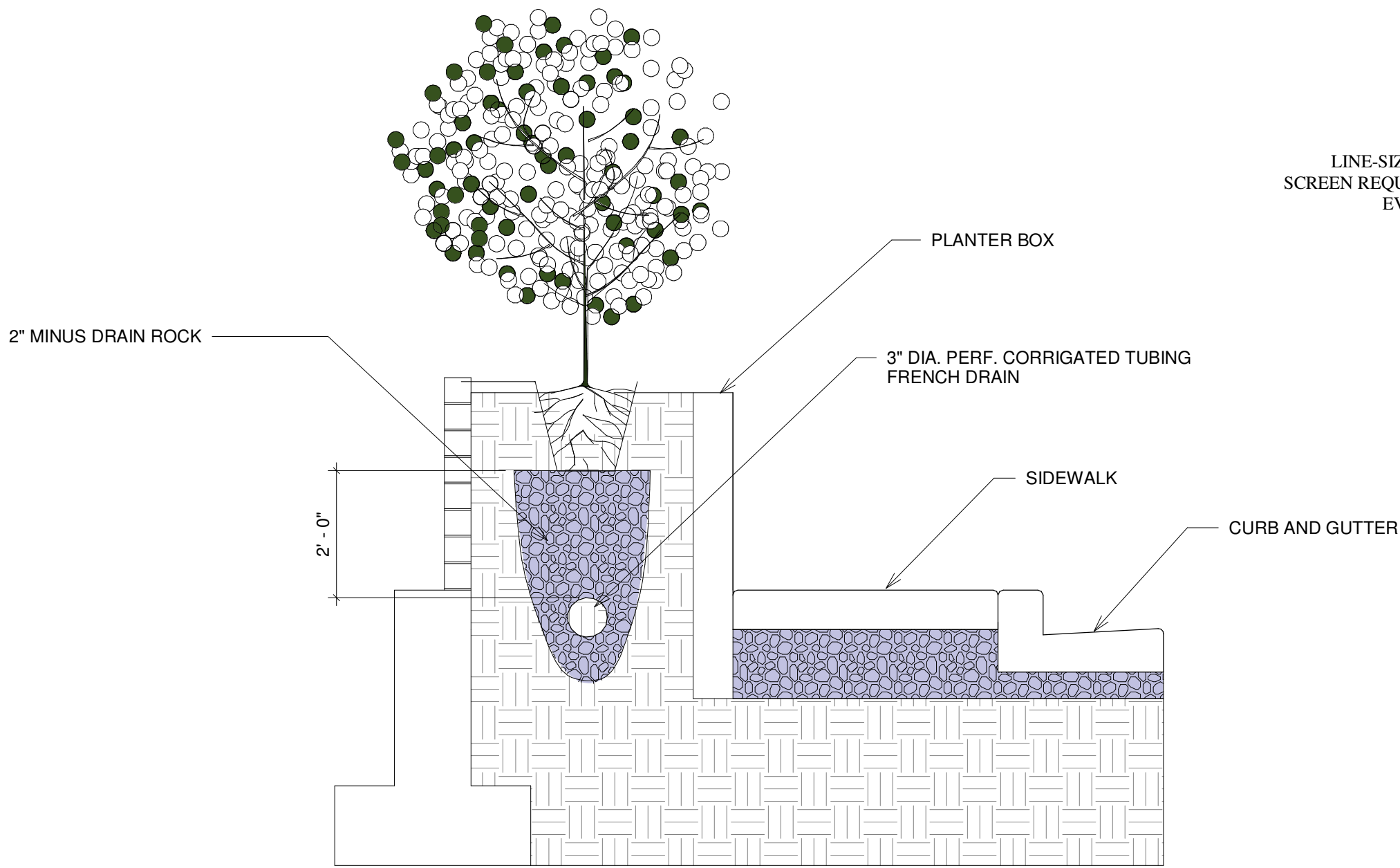
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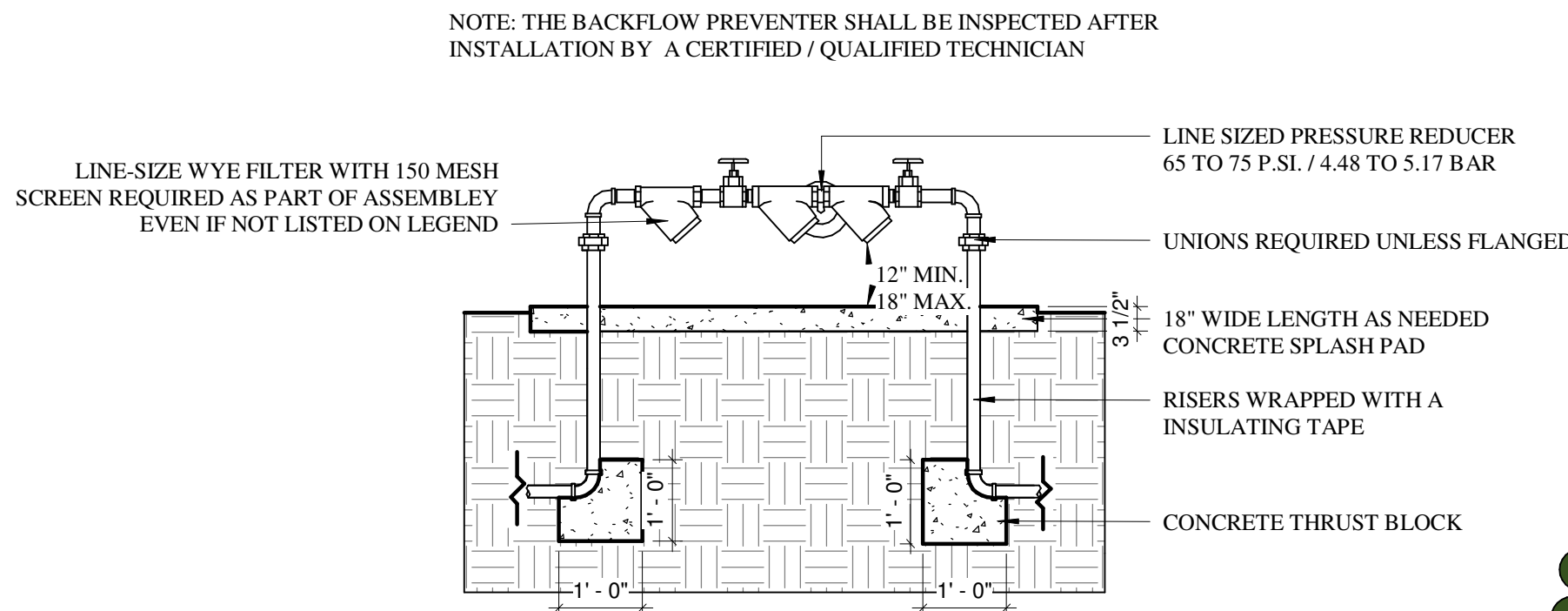
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L-3.0
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8/19/2026



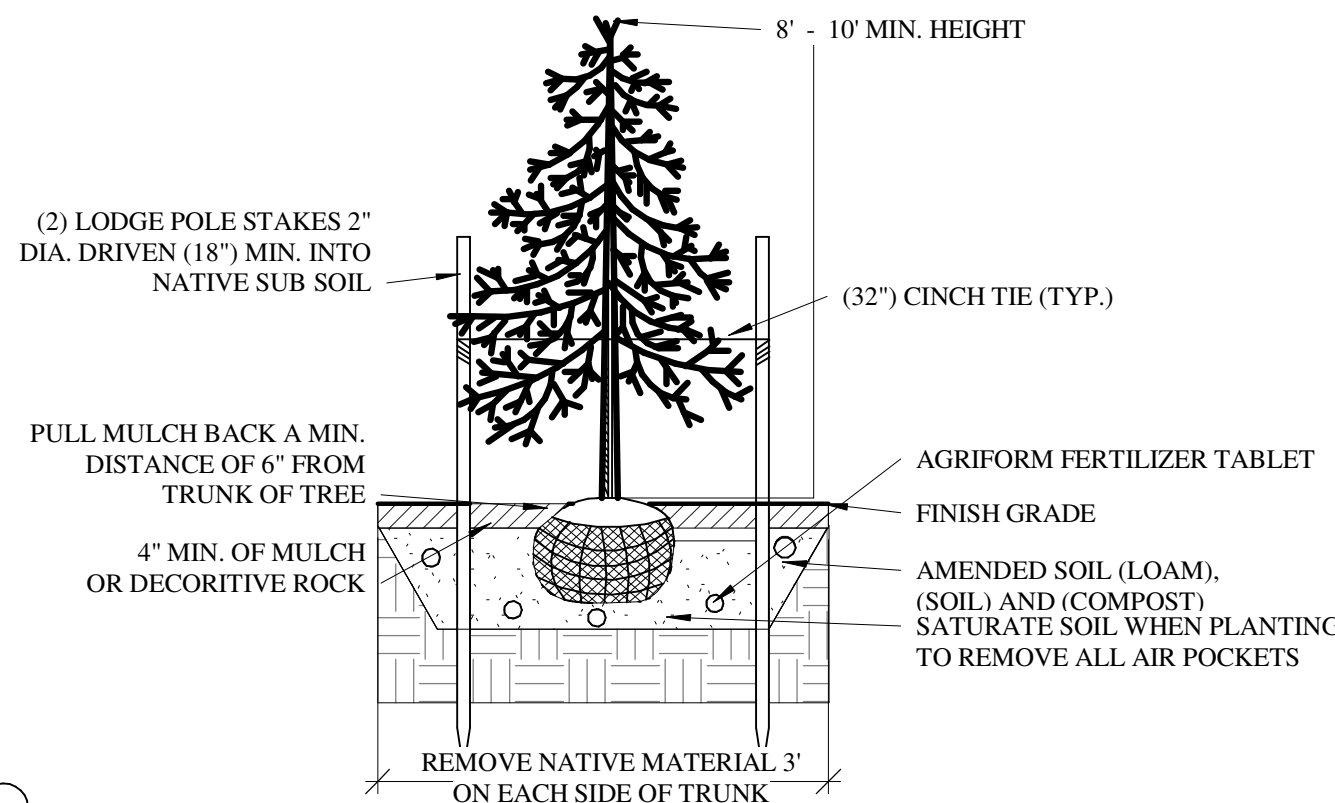
NOTE: ABOVE DETAIL SHOWING FRENCH DRAIN AND PLANTER LOCATED ON THE EAST SIDE OF THE BUILDING.

RAISED PLANTER DETAIL

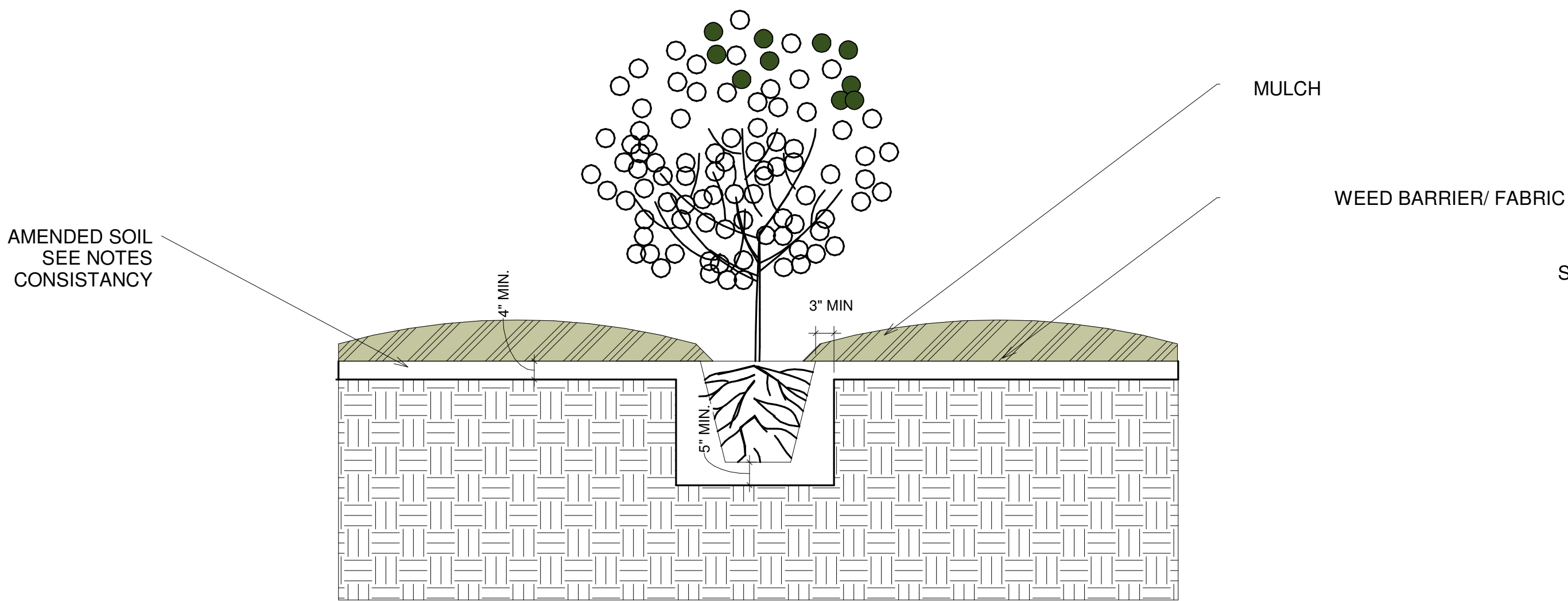


BACKFLOW PREVENTER DETAIL

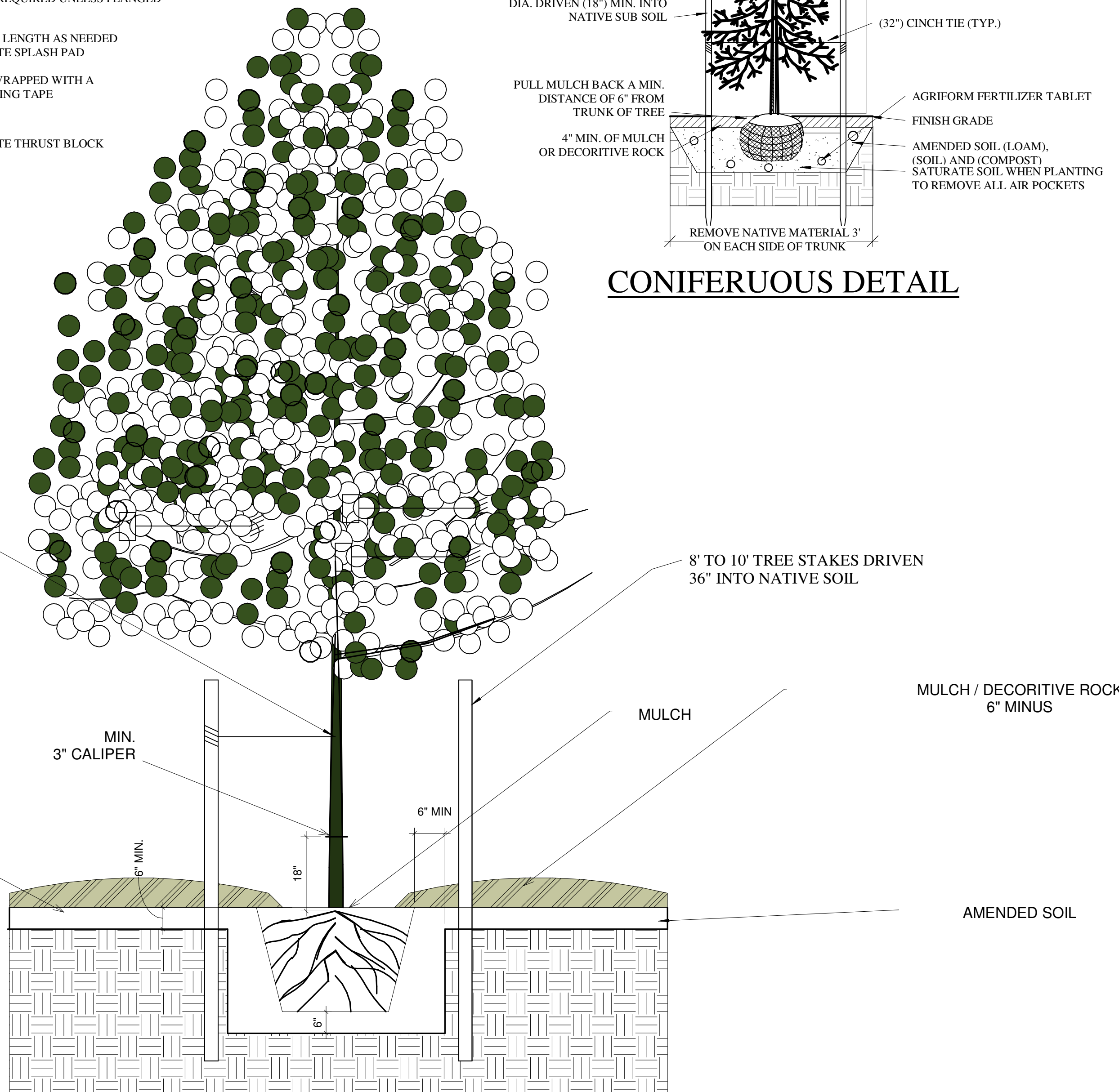
NOT DRAWN TO SCALE:



CONIFERUOUS DETAIL



TYPICAL SHRUB PLANTING DETAIL 3 GALLON CONTAINER



TYPICAL TREE PLANTING DETAIL 2" CALIPER

SPECIFICATIONS:

1. THIS IRRIGATION DESIGNS DIAGRAMMATIC. IT IS DESIGNED USING AN ASSUMED MINIMUM PRESSURE AT THE POINT OF CONNECTION OF 75 PSI. THE CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION AND INFORM OWNER IF PRESSURE IS LOWER THAN DESIGN PRESSURE.
2. DRIP LATERAL LINES ARE NOT SHOWN GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY. THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS. LOCATE VALVES AND BPPS WITHING SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTUSIVE.
3. ALL PVC PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I. ALL POLYETHLENE PIPE TO BE MANUFACTURED BY RAINBIRD.
4. ALL CONDUIT/SLEEVES SHALL BE A MIMIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE. REFER TO LONG SWEEP NOTE.
5. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE BUNDLED AND TIED OR WRAPPED EVERY TEN FEET DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
6. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LANDSCAPE LATERALS.
7. ALL VALVES, PRESSURE REFULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF 3" OF PEA GRAVEL.
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPLEMNT TO THE WRITTEN SPECIFICATIONS, APPROVEDD ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
9. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
10. BEFORE WORK BEGINS ON THE PROJECT THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
11. IRRIGATION CONTRACTORS SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR OWNER. ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND OR REPLACE AT THEIR EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS ARE AS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR OWNER.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL IRRIGATION LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 811.
13. ALL HARDSCAPE, WALLS AND SIGNAGE MUST BE STAKED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
14. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
15. IRRIGATION CONTRACTOR SHALL PROCIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

SPECIFICATIONS

SCALE 1/2" = 1'-0"

REVISIONS
DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057
Ph: 801-491-0275

LICENSED ARCHITECT
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GUILFORD A. RAND
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Showroom & Office Project
For Wise Flooring
41 W IKEA WY, Draper, Utah

SHEET NO.
L-3.1

DATE
8/19/2026

**EXHIBIT I
PARKING STUDY**

To: Draper City

From: Jason Watson, PE, PTOE
FOCUS Consulting

File: Wise Flooring Parking Study

Date: August 14, 2026

Reference: Wise Flooring Parking Study

INTRODUCTION

FOCUS Consulting (FOCUS) has been retained to complete a Parking Generation Study for the new 17,296 SF Wise Flooring building located on the southwest corner of the Pony Express Road and Ikea Road intersection in Draper, Utah. Wise Flooring will consist of 2,990 SF of office space, 5,430 SF of warehouse space, 7,544 SF of future retail space, and 1,332 SF of future warehouse space. This parking generation memo presents the number of parking stalls needed with the full buildout of the Wise Flooring building based on *Table 9-25-1 Parking Requirement Formulas, Section 9-18B-060: Parking Design* in the *UT Code of Draper*, and the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 6th Edition*. Exhibit 1 illustrates the vicinity map of the proposed project site.

Exhibit 1 – Project Vicinity Map



EXISTING CONDITIONS

Existing Land Uses and Roadways

The Wise Flooring development is bordered to the south by 13260 South, to the east by Pony Express Road, to the north by Ikea Way, and west by an existing parking lot. Currently, the Wise Flooring site consists of an existing parking lot with two accesses located to the south providing connection onto 13260 South.

Roadways

Ikea Way: Ikea Way is a roadway that is owned and maintained by Draper City. Within the study area, Ikea Way consists of two lanes in the westbound direction and two lanes in the eastbound direction with a center two-way left turn lane. Ikea Way provides connection onto Pony Express Road to the east and Lone Peak Pkwy to the west. Ikea Way has a posted speed limit of 30 MPH.

Pony Express Road: Pony Express Road is a minor collector roadway that is owned and maintained by Draper City. South of Ikea Way, Pony Express Road consists of a single lane in the northbound direction and a single lane in the southbound direction with a center two-way left turn lane. North of Ikea Way, Pony Express Road consists of a single lane in the northbound direction and a single lane in the southbound direction. Pony Express Road provides connection onto 200 West to the south and 12650 South to the north. Pony Express Road has a posted speed limit of 40 MPH.

13260 South: 13260 South is a roadway that is owned and maintained by Draper City. 13260 South consists of two lanes in the eastbound direction and a single lane in the westbound direction. 13260 South provides connectivity onto Ikea Way. 13260 South does not have a posted speed limit; it is assumed to be 30 MPH.

PROPOSED SITE CONDITIONS

The proposed 17,296 SF Wise Flooring building will consist of 2,990 SF of office space, 5,430 SF of warehouse space, 7,544 SF of future retail space, and 1,332 SF of future warehouse space. The proposed parking surrounding the building consists of 53 parking stalls. The proposed site is planned with two accesses, located south of the development, providing connection onto 13260 South.

The proposed site plan of the Wise Flooring development is illustrated in Exhibit 2.

Exhibit 2 – Wise Flooring Development Site Plan



PARKING GENERATION

This parking analysis uses three methods to calculate the number of parking stalls needed for the Wise Flooring development. First method, we applied the formulas outlined in *Table 9-25-1 Parking Requirement Formulas* and *Section 9-18B-060: Parking Design* in the *UT Code of Draper*. Second method, we analyzed the entire building as retail applying the formulas outlined in *Table 9-25-1 Parking Requirement Formulas*. Third method, we applied the formulas outlined in the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 6th Edition*.

Method One: UT Code of Draper, Section 9-18B-060

Using *UT Code of Draper Section 9-18B-060: Parking Design* this analysis presents parking requirements for a commercial development within the Dahle Retail Center Commercial Special District, which this development is planned within. Based on the parking requirements of this section, commercial uses less than 75,000 SF, require 5 parking stalls for every 1,000 SF of commercial use. Using this method, the following table illustrates the calculated number of parking stalls needed for the addition of the Wise Flooring building during the peak parking demand of a typical day.

Refer to the appendix of this statement for the full description and parking generation formulas from the *UT Code of Draper 9-25-100 and Section 9-18B-060: Parking Design*.

Table 1 – Parking Generation for Wise Flooring Development

Tenant	Land Use Description	Size	Parking Standards (Stalls/1,000 gross SF)	Parking Stalls
Wise Flooring	Office	2,990 SF	4	12
Wise Flooring	Wholesale & Warehousing	5,430 SF	0.5	3
Future Tenant	Retail	7,544 SF	5	38
Future Tenant	Wholesale & Warehousing	1,332 SF	0.5	1
TOTAL				54
Natural Parking Adjustment (±10%)				49

As seen in Table 1, the total number of calculated parking stalls, with no adjustments, for the full build-out of the proposed Wise Flooring building, is 54 parking stalls on a typical weekday.

UT Code of Draper 9-25-090 permits an increase or decrease in parking calculation requirements by a maximum of ten percent without requesting a formal modification. With the full build-out of the proposed Wise Flooring building, applying the ten percent natural parking reduction, the number of required parking stalls for this overall development is 49 parking stalls. This is 4 less parking stalls than the proposed site is designed for.

Method Two: Table 9-25-1 Parking Requirements Formulas

With the planned business model of Wise Flooring, the parking demand differs from that of a typical high-turnover commercial/retail use. Therefore, we analyzed the Wise Flooring building by applying the parking calculation for the retail land use outlined in *Table 9-25-1 Parking Requirement Formulas*. This table presents Draper's general parking requirement formulas based on the retail land use parking calculation requiring 2.5 parking stalls for every 1,000 SF of retail space.

The following table illustrates the calculated number of parking stalls, assuming the full Wise Flooring building is classified as retail space per *Table 9-25-1*.

Table 2 – Parking Generation for Wise Flooring Development – All Retail

Tenant	Land Use Description	Size	Parking Standards (Stalls/1,000 gross SF)	Parking Stalls
Wise Flooring	Retail	17,296 SF	2.5	44
TOTAL				44

As seen in Table 2, the total number of calculated parking stalls, using Table 9-25-1, is 44 parking stalls on a typical weekday.

Method Three: ITE Parking Generation

This report also uses the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 6th Edition* to generate the number of parking stalls needed for the Wise Flooring building. ITE Land Use Code 890 Furniture Store is used for the 8,420 SF that will be occupied by the Wise Flooring business. At this time the future tenant that will occupy the remaining 8,876 SF of this building is unknown, therefore to generate a worst-case scenario, the ITE Land Use Code 822 Strip Retail Plaza is used to include a general retail tenant.

Within the Land Uses in the *Parking Generation Manual*, there are also different settings/locations depending on where the development is located. There are urban/suburban settings to dense multi-use urban settings. Depending if the development is located near rail transit or not, there are also different calculations. For purposes of the Wise Flooring development, the General Urban/Suburban settings and not near rail transit were used. The *ITE Manual* uses an average rate over all the parking studies that were analyzed and also generates an 85th percentile rate for some land uses. For purposes of this study, the parking numbers were generated using this 85th percentile rate for land uses where it was available. Refer to the appendix of this statement for the full description and parking generation research from the *ITE Parking Generation Manual*. Table 3 illustrates the number of parking stalls needed for this development using the 85th percentile rates available from the ITE manual.

Table 3 – Parking Generation for Wise Flooring Development – ITE Parking Generation

Tenant	ITE Land Use Code	Land Use Description	Size	Weekday Parking (Stalls/1,000 SF)	Parking Stalls	Saturday Parking (Stalls/1,000 SF)	Parking Stalls
Wise Flooring	890	Furniture Store	8,420 SF	0.87	8	1.64	14
Future Tenant	822	Strip Retail Plaza (<40k)	8,876 SF	4.44	40	4.36	39
TOTAL					48		53

As seen from Table 3, the total number of calculated parking stalls using the ITE Parking Generation Manual 6th Edition, is 48 parking stalls on a typical weekday and 53 parking stalls on a typical Saturday.

CONCLUSION

Using these three methods to calculate the number parking stalls needed for the Wise Flooring development, the required number of parking stalls ranges from 44 to 53 stalls based on the method analyzed.

First, using the parking requirements in *Table 9-25-1 Parking Requirement Formulas and Section 9-18B-060: Parking Design* in the *UT Code of Draper*, which applies to the Dahle Retail Center Commercial Special District, with the application of the allowable 10% reduction per city code, the total number of parking stalls required with each land use fully occupied at the same time is 49 stalls.

Second, when the entire Wise Flooring building is analyzed as a retail use, using *Table 9-25-1 Parking Requirement Formulas*, the total number of parking stalls needed on a typical weekday is 44 stalls.

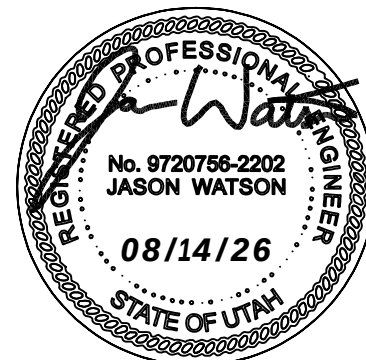
Third, applying the ITE Parking Generation Manuals land use 85th percentile rates to the Wise Flooring development results in a parking demand of 48 stalls on a typical weekday and 53 stalls on a typical Saturday.

With the 53 parking stalls planned on site, the Wise Flooring development provides sufficient parking to accommodate the projected parking demand under each of the three methodologies.

Please feel free to contact me with any questions or comments.

FOCUS CONSULTING

Jason Watson, PE, PTOE
jwatson@focus-es.com



APPENDIX

UT CODE OF DRAPER 9-25-090 & 9-25-100

9-25-090: DEVIATIONS FROM STRICT COMPLIANCE FOR PARKING:

A. Natural Adjustment Range: In recognition that many factors can be unique to various potential uses of land in the city, parking requirements established in section 9-25-100, table 9-25-1 of this chapter, may be modified to increase or decrease the parking calculation requirements by a maximum ten percent (10%) without necessity of requesting a formal modification as outlined in this section. Parking requirements for residential uses listed in section 9-25-100, table 9-25-1 may not be modified under the provisions of the natural adjustment range.

B. Deviations From Strict Compliance: The number of parking spaces required under section 9-25-060 of this chapter, or the parking calculation requirements shown in section 9-25-100, table 9-25-1 of this chapter, may be deviated in accordance with the provisions in this section. The purpose of such a deviation is to provide flexibility beyond natural adjustments to this chapter in order to adapt to specific circumstances, reduce potential environmental impacts, and conserve resources. In cases where parking in amounts other than required herein may be appropriate, the planning commission may approve a request for a modification, by way of a parking study, to increase or reduce parking requirements based on findings found in subsection C of this section. When a deviation from strict compliance is approved by the planning commission, parking shall be provided according to the standard approved under that deviation with a natural adjustment that only provides for parking closer to the requirement being deviated. A deviation from strict compliance as outlined in this section is not necessary for a proposed increase in parking for residential uses.

C. Parking Study: When a parking study is required for a request to deviate from the parking requirements calculated according to section 9-25-100, table 9-25-1 of this chapter, or when an applicant requests a deviation in the number of parking spaces required under section 9-25-060 of this chapter, a parking study shall be prepared and submitted by the applicant for review. Parking studies shall be prepared by a professional engineer licensed to work in the state of Utah and reviewed as a part of a site plan application.

1. Requirements: The study shall provide:

- a. Planning and traffic engineering data, including estimates of parking demand based on the most current recommendations from the Institute Of Transportation Engineers;
- b. Data collected from uses or combinations of uses that are the same or highly comparable to the proposed application as indicated and justified by density, scale, bulk, area, type of activity, and location;
- c. The source of data used to develop the study's recommendations;
- d. A recommendation for parking requirements or calculations applicable to the site for which the study is being prepared based on site specific factors, data, circumstances, and conditions compared against study collected data; and
- e. The name and qualifications of the persons preparing the study.

2. Review And Recommendation: City staff shall review the study and make a recommendation to the planning commission concerning the validity of the parking study, the appropriateness of the conclusions reached, and the appropriate number of parking spaces that should be required.

3. Number Of Parking Spaces: The planning commission shall determine the required number of parking spaces after:

- a. Considering the recommendations of the parking study and city staff; and

b. Making the findings required under subsection C(4) of this section, according to the type of application.

4. Findings Required: The planning commission may approve a deviation from strict compliance for the number of parking spaces required or the calculation used only after making the findings of this subsection:

a. For commercial, retail, office, and mixed use developments, the planning commission must find that:

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

b. For multi-family or planned residential developments, the planning commission must find that:

- (1) Adequate parking will be provided;
- (2) The size of housing units, considered by the number of bedrooms and required visitor parking, does not support the calculated parking requirements of this chapter;
- (3) The size of project does not warrant the calculated parking requirements of this chapter;
- (4) The specific parking dedicated for use by visitors and recreational vehicles is appropriate;
- (5) Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition;
- (6) Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking;
- (7) ADA compliant parking requirements are not proposed for adjustment; and
- (8) Restrictive covenants specific to the development make provisions to control parking such that parking for the development will not impact neighboring properties or public rights of way.

(Ord. 986, 3-20-2012; amd. Ord. 1132, 2-17-2015; Ord. 1408, 10-15-2019; Ord. 1498, 8-3-2021)

9-25-100: TABLES AND FIGURES:**TABLE 9-25-1****PARKING REQUIREMENT FORMULAS**

Land Uses	Parking Calculation Standards
Land Uses	Parking Calculation Standards
Agricultural uses:	
Agricultural business	1 space for each person employed on highest employment shift
Agricultural industry	1 space for each person employed on highest employment shift
Agricultural processing	1 space for each person employed on highest employment shift
Agricultural sales and service	2 spaces per 10,000 square feet gross building floor area
Animal specialties	1 space for each person employed on highest employment shift
Residential uses:	
Boarding house	1 space per 3 boarding tenants
Dwelling, multi-family:	
Studio and 1 bedroom units	2 spaces per unit
2 bedroom units	2 spaces per unit
3 or more bedroom units	2 spaces per unit
Visitor parking	1 space for every 4 units
Dwelling, single-family:	
No accessory dwelling	2 spaces
With accessory dwelling	3 spaces
Guesthouse	1 space per guesthouse
Residential facilities for elderly persons or persons with a disability, convalescent care facility	1 space per 2 residential units
Public and civic uses:	
Auditorium or stadium	1 space per 4 people based on maximum occupancy
Bus terminal and transit stops	15 spaces per 100 daily boardings
Cemetery	4 spaces per acre
Church or place of worship	6 spaces per 1,000 square feet gross building floor area
Club or service organization	
College, university, or higher education facility	1 space per 3 students based on maximum occupancy
Cultural service	2.5 spaces per 1,000 square feet gross building floor area
Funeral home	4 spaces per 1,000 square feet gross building floor area
Golf course	5 spaces per hole plus restaurant parking
Government service and Municipal use	4 spaces per 1,000 square feet gross building floor area
Hospital	4 spaces per 1,000 square feet gross building floor area
Park	12 spaces per acre
Riding academy or stable	1 space per stable stall or unit
School:	
Elementary school	1 space per 4 students based on maximum student population
Middle school	1 space per 4 students based on maximum student population
High school	1 space per 1.25 students based on maximum student population
Trade or vocational school	1 space per 1.25 students based on maximum occupancy
Commercial uses:	
Auto, truck, RV and equipment:	

Storage	
Rental or sale	2.5 spaces per 1,000 square feet gross building floor area in addition to stock parking
Repair	4 spaces per service bay
Bank or financial institution, bail bond service, cashing service, pawnbroker, pawnshop	2.5 spaces per 1,000 square feet gross building floor area
Bar establishment	5 spaces per 1,000 square feet gross building floor area
Car wash:	
Full service	5 spaces plus queuing spaces per lane per subsection 9-25-060D of this chapter
Self-service	Queuing spaces per lane per subsection 9-25-060D of this chapter
Construction sales and service	2.5 spaces per 1,000 square feet gross building floor area
Convenience store:	
With gasoline sales	4 spaces per 1,000 square feet gross building floor area plus queuing spaces per gasoline pump
Without gasoline sales	4 spaces per 1,000 square feet gross building floor area
Daycare, preschool:	
General	1 space per 4 students based on maximum occupancy
Limited	Per chapter 34 of this title
Farmers' market, produce stand	Per title 6, chapter 16 of this Code
Gas and fuel, storage and sales	1 space per 1,000 square feet gross building floor area
Grooming service, kennel	1 space per 4 animals based on maximum occupancy
Hotel, motel, motor lodge, bed and breakfast inn	1 space per room
Laundry or dry cleaning	2 spaces per 1,000 square feet gross building floor area
Media service	2 spaces per 1,000 square feet gross building floor area
Medical or dental laboratory, medical service, research service	3 spaces per 1,000 square feet gross building floor area
Nursery, garden center	10 spaces per acre
Office:	
Call center	6 spaces per 1,000 square feet gross building floor area
General	4 spaces per 1,000 square feet gross building floor area
Limited	Per chapter 34 of this title
Medical, dental, veterinary	4 spaces per 1,000 square feet gross building floor area
Personal care or instruction service, tattoo establishment:	
General	5 spaces per 1,000 square feet gross building floor area
Limited	Per chapter 34 of this title
Printing and copying:	
General	2 spaces per 1,000 square feet gross building floor area
Limited	3 spaces per 1,000 square feet gross building floor area
Reception center	4 spaces per 1,000 square feet gross building floor area
Recreation and entertainment, indoor/outdoor	3 spaces per 1,000 square feet gross building floor area
Recycling collection station	3 spaces
Repair service	2 spaces per 1,000 square feet gross building floor area
Restaurant:	

Fast food	10 spaces per 1,000 square feet gross building floor area
General	8 spaces per 1,000 square feet gross building floor area
Retail	2.5 spaces per 1,000 square feet gross building floor area
Secondhand or thrift store:	
Large, no outside storage or drop off	2.5 spaces per 1,000 square feet gross building floor area
Large, with outside storage or drop off	2.5 spaces per 1,000 square feet gross building floor area
Small	2.5 spaces per 1,000 square feet gross building floor area
Transportation service	1 space per employee plus company vehicle stock parking
Warehouse, self-service storage	2 spaces per 100 units, but not less than 2 spaces total
Industrial uses:	
Automobile wrecking yard, junk or salvage yard	4 spaces per acre, but not less than 4 spaces total
Freight terminal	6 spaces per acre, but not less than 6 spaces total
Manufacturing	1 space per 1,000 square feet gross building floor area
Mineral extraction	1 space per acre, but not less than 10 spaces total
Wholesale and warehousing	0.5 space per 1,000 square feet gross building floor area

TABLE 9-25-2

PARKING SPACE AND AISLE DIMENSIONS

Parking Angle A	Stall Width B	Stall Depth C	Aisle Width D	Curb Length E	Wall Module Width F	Interlock Module Width G	Stall Depth T Interloc H
Parking Angle A	Stall Width B	Stall Depth C	Aisle Width D	Curb Length E	Wall Module Width F	Interlock Module Width G	Stall Depth T Interloc H
Two-way aisle:							
90°	9.0'	18.0'	24.0'	9.00'	60.0'	60.0'	18.0'
75°	9.0'	20.3'	24.0'	9.5'	64.0'	55.0'	18.7'
60°	9.0'	20.1'	24.0'	10.4'	64.2'	59.8'	17.9'
45°	9.0'	19.1'	24.0'	12.7'	62.2'	55.8'	15.9'
One-way aisle:							
75°	9.0'	20.3'	17.0'	9.5'	57.6'	54.4'	18.7'
60°	9.0'	20.1'	15.0'	10.4'	55.2'	50.8'	17.9'
45°	9.0'	19.1'	13.0'	12.7'	51.2'	44.8'	15.9'

FIGURE 9-25-4

UT CODE OF DRAPER 9-18B-060

9-18B-060: PARKING DESIGN:

A. Required Parking: For uses greater than one hundred eighty thousand (180,000) square feet, required parking shall be 2.5 stalls for every one thousand (1,000) square feet of commercial use; for uses equal to or greater than one hundred forty thousand (140,000) square feet but less than one hundred eighty thousand (180,000) square feet, required parking shall be 2.83 stalls for every one thousand (1,000) square feet of commercial use; for uses equal to or greater than seventy five thousand (75,000) square feet but less than one hundred forty thousand (140,000) square feet, required parking shall be 4.5 stalls for every one thousand (1,000) square feet of commercial use; for uses less than seventy five thousand (75,000) square feet, required parking shall be five (5) parking stalls for every one thousand (1,000) square feet of commercial use, except that for sit down restaurants, the ratio shall be modified to ten (10) stalls for every one thousand (1,000) square feet of commercial use. However, for any anticipated use, or combination of uses, modifications to the standards may be authorized, if justified by a parking study and approved by the planning commission, in accordance with section 9-25-090 of this title. Such study must present data on the proposed uses, square footages and floor plans, hours of operation, and shared parking areas within the sites.

B. Pedestrian Corridors: Pedestrian corridors shall be identified by a change in color or scoring of pavement material, or striping with an emphasis on pedestrian safety. (Ord. 1020A, 8-7-2012; amd. Ord. 1575, 1-10-2023; Ord. 1581, 5-16-2023)

ITE PARKING GENERATION REPORTS

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

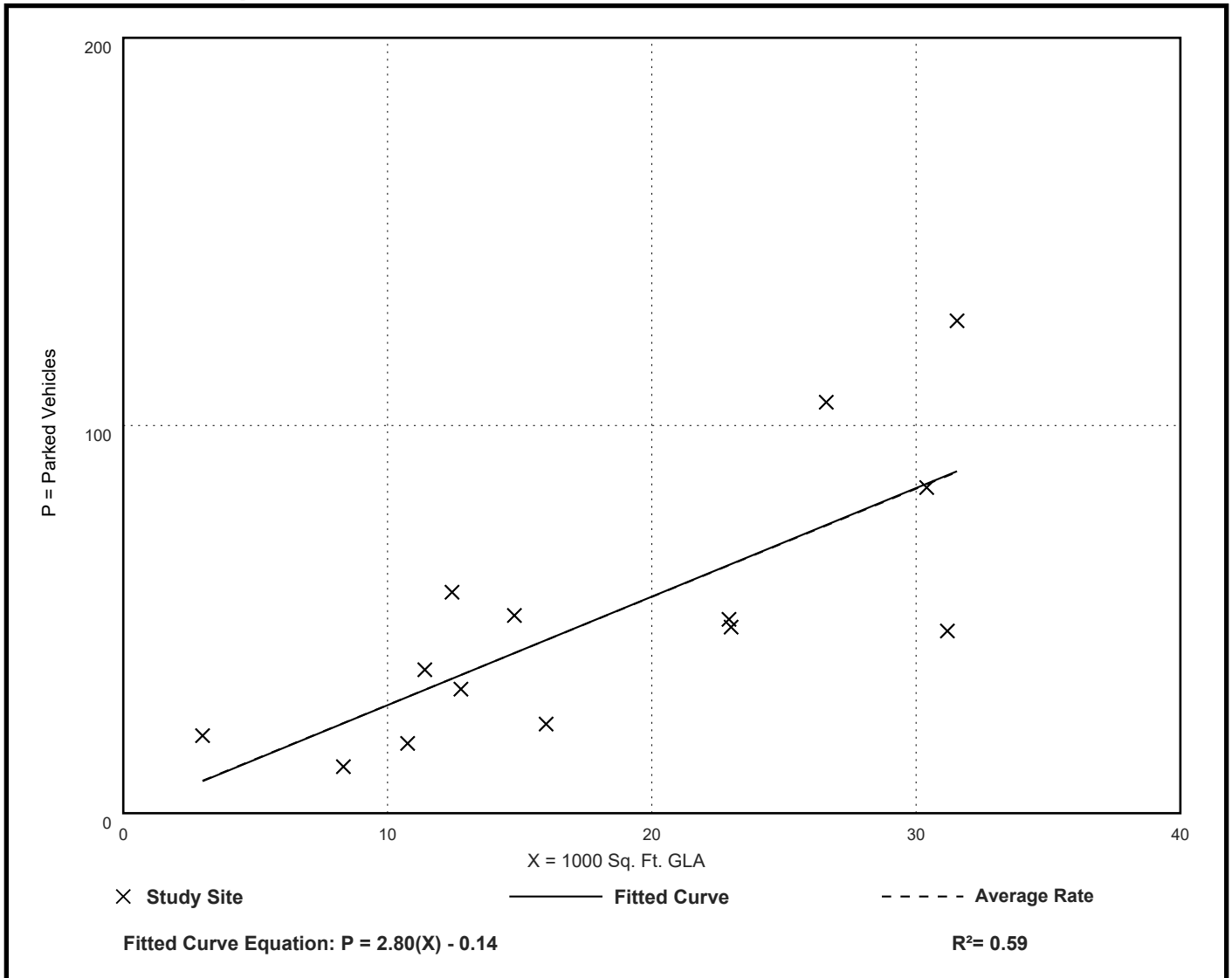
Number of Studies: 14

Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Friday

Setting/Location: General Urban/Suburban

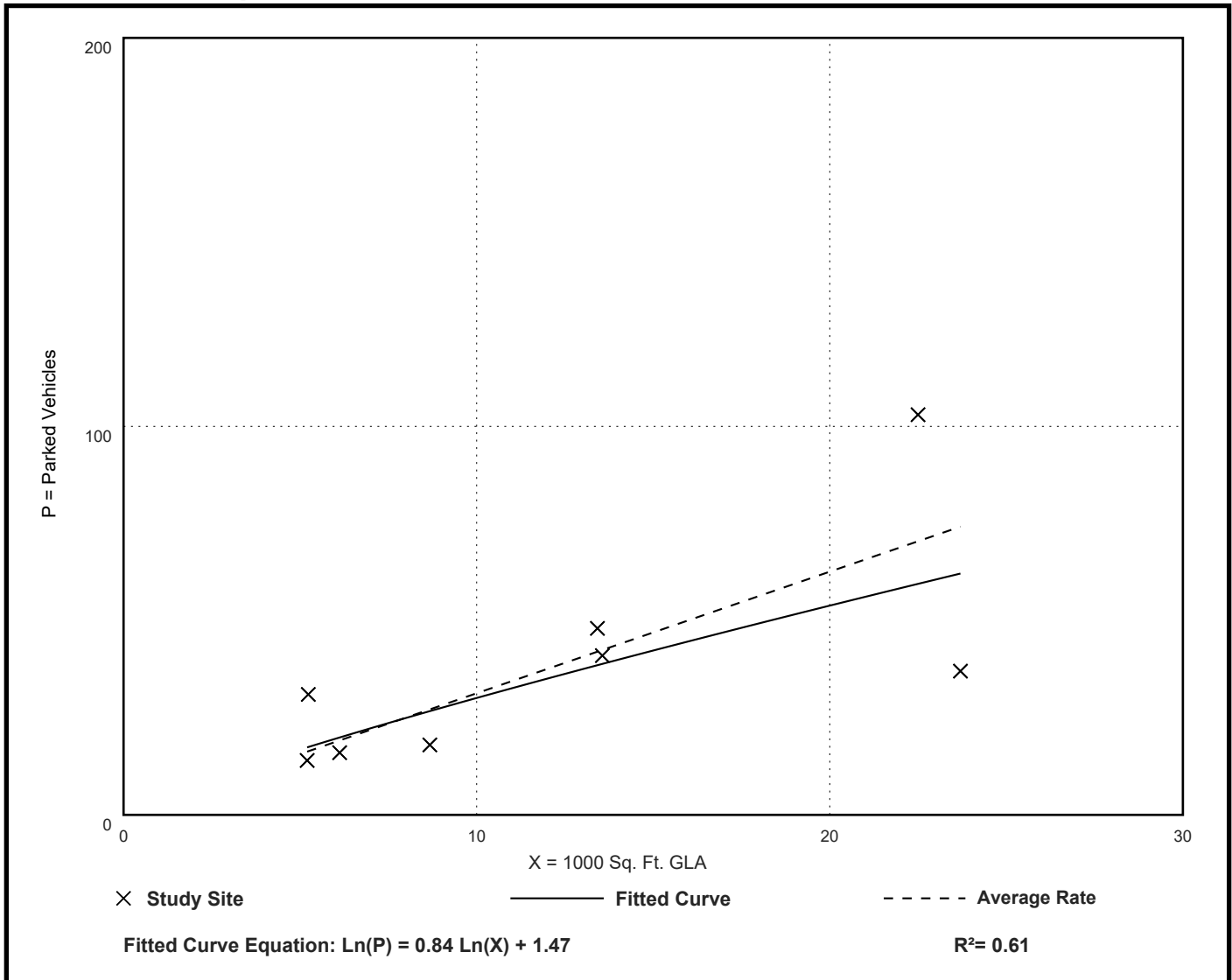
Number of Studies: 8

Avg. 1000 Sq. Ft. GLA: 12

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.13	1.56 - 5.93	2.60 / 5.45	***	1.37 (44%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Saturday

Setting/Location: General Urban/Suburban

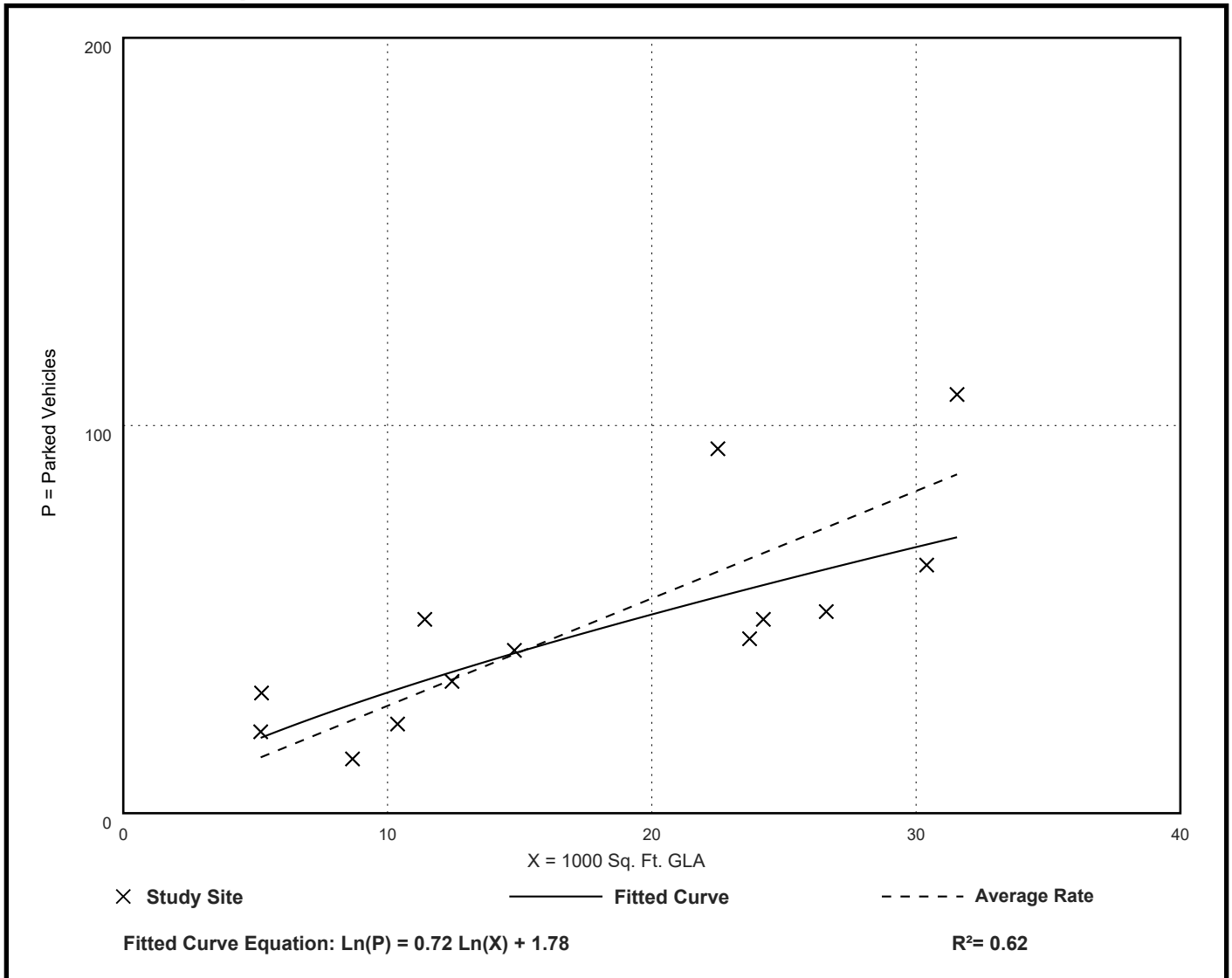
Number of Studies: 13

Avg. 1000 Sq. Ft. GLA: 17

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.61 - 5.93	2.09 / 4.36	***	1.03 (37%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: Dense Multi-Use Urban

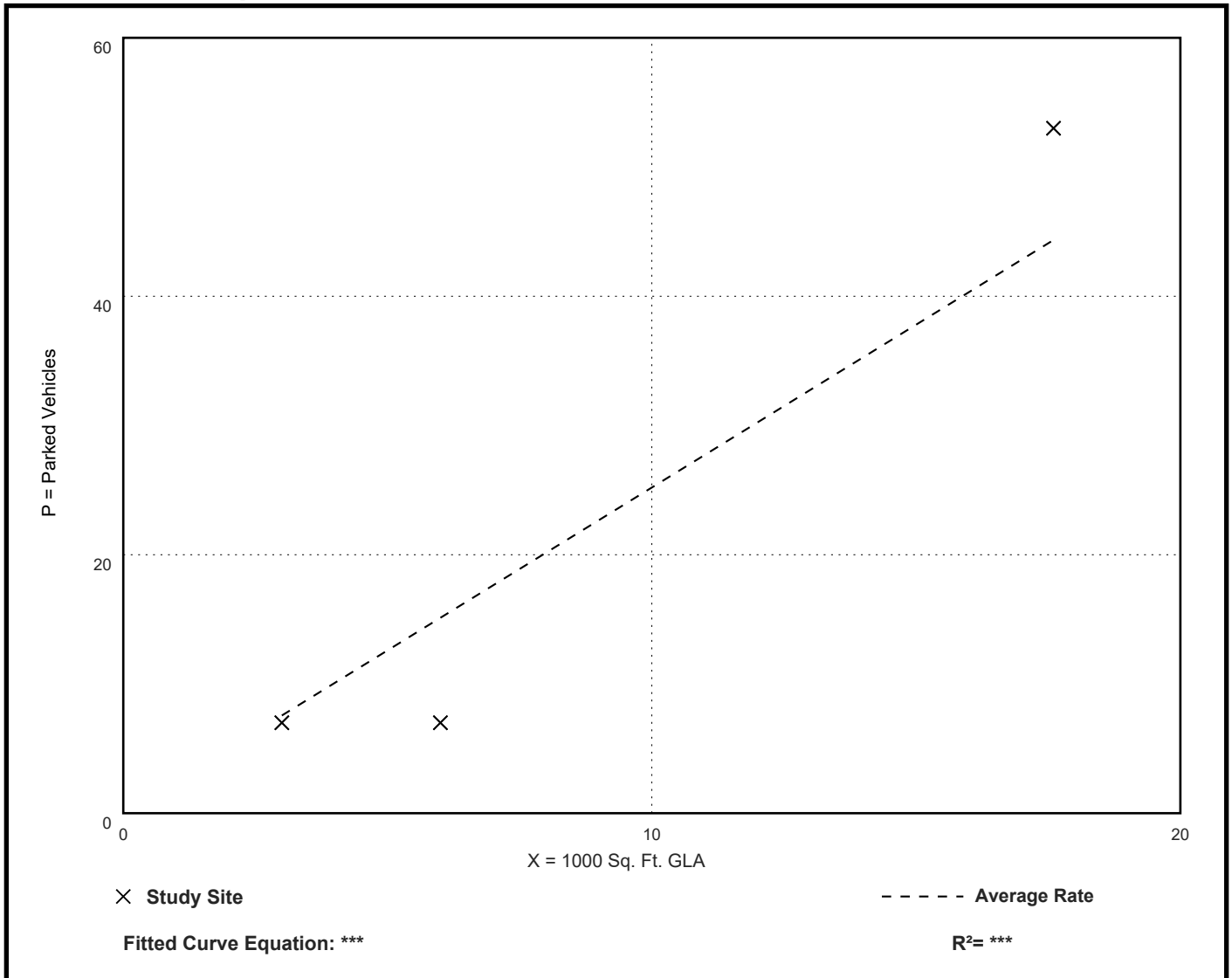
Number of Studies: 3

Avg. 1000 Sq. Ft. GLA: 8.9

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.52	1.17 - 3.01	1.54 / 3.01	***	0.93 (37%)

Data Plot and Equation



Strip Retail Plaza (< 40k) (822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Number of Studies: 2

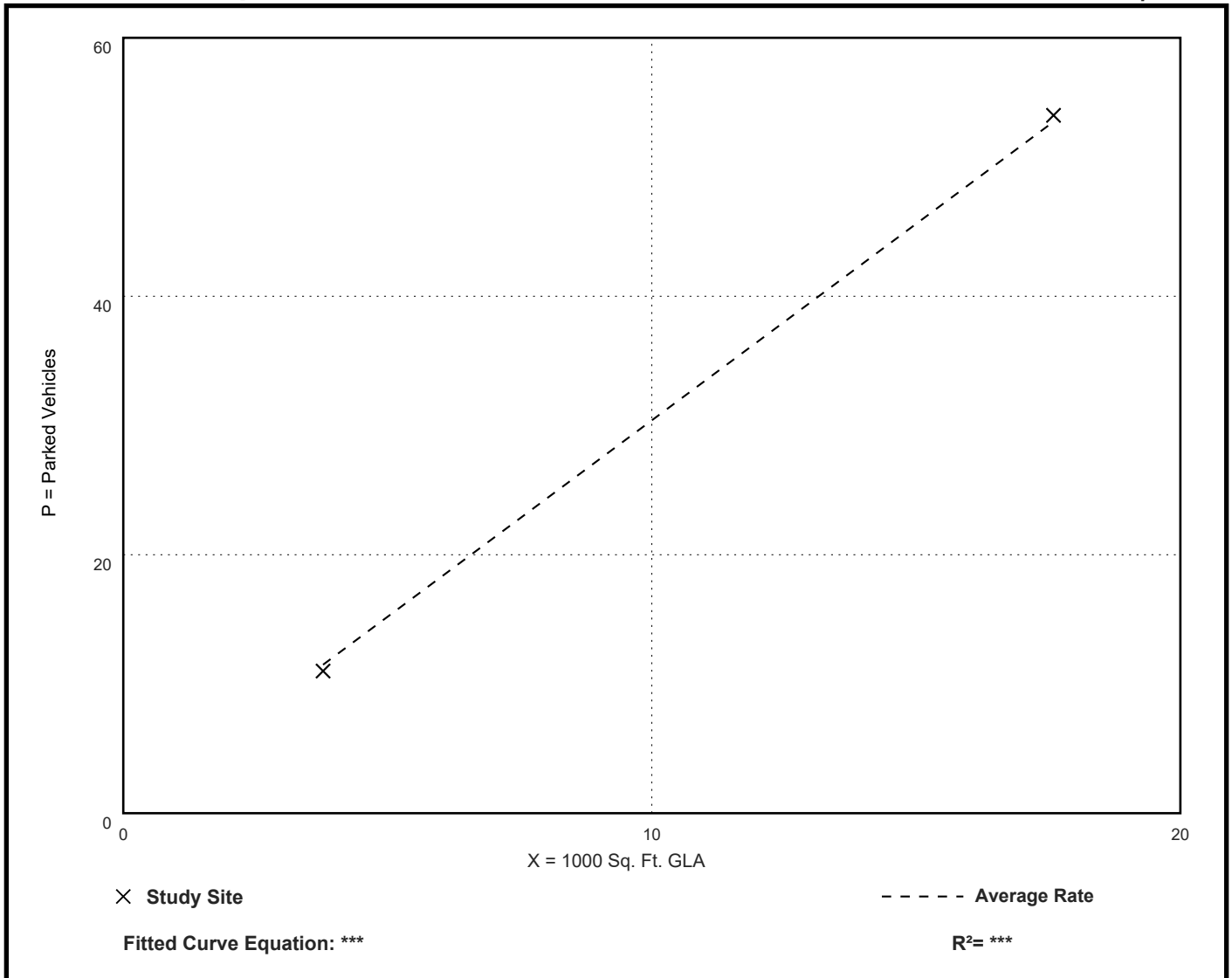
Avg. 1000 Sq. Ft. GLA: 11

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.04	2.91 - 3.07	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 890 Furniture Store

Description

A furniture store is a full-service retail facility that specializes in the sale of furniture and often carpeting. Traditional retail furniture stores and warehouses with showrooms are included in this land use. Although some home accessories may be sold, a furniture store primarily focuses on the sale of pre-assembled furniture. A majority of the items sold at these facilities must be ordered for delivery.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	—
9:00 a.m.	59	—
10:00 a.m.	67	—
11:00 a.m.	72	—
12:00 p.m.	100	64
1:00 p.m.	85	64
2:00 p.m.	85	86
3:00 p.m.	85	100
4:00 p.m.	90	92
5:00 p.m.	100	—
6:00 p.m.	59	—
7:00 p.m.	62	—
8:00 p.m.	49	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting with parking supply information is 1.6 spaces per 1,000 square feet GFA. The average peak parking occupancy at these three sites is 59 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Massachusetts, Oregon, and Texas.

Source Numbers

206, 278, 436, 566

Furniture Store (890)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

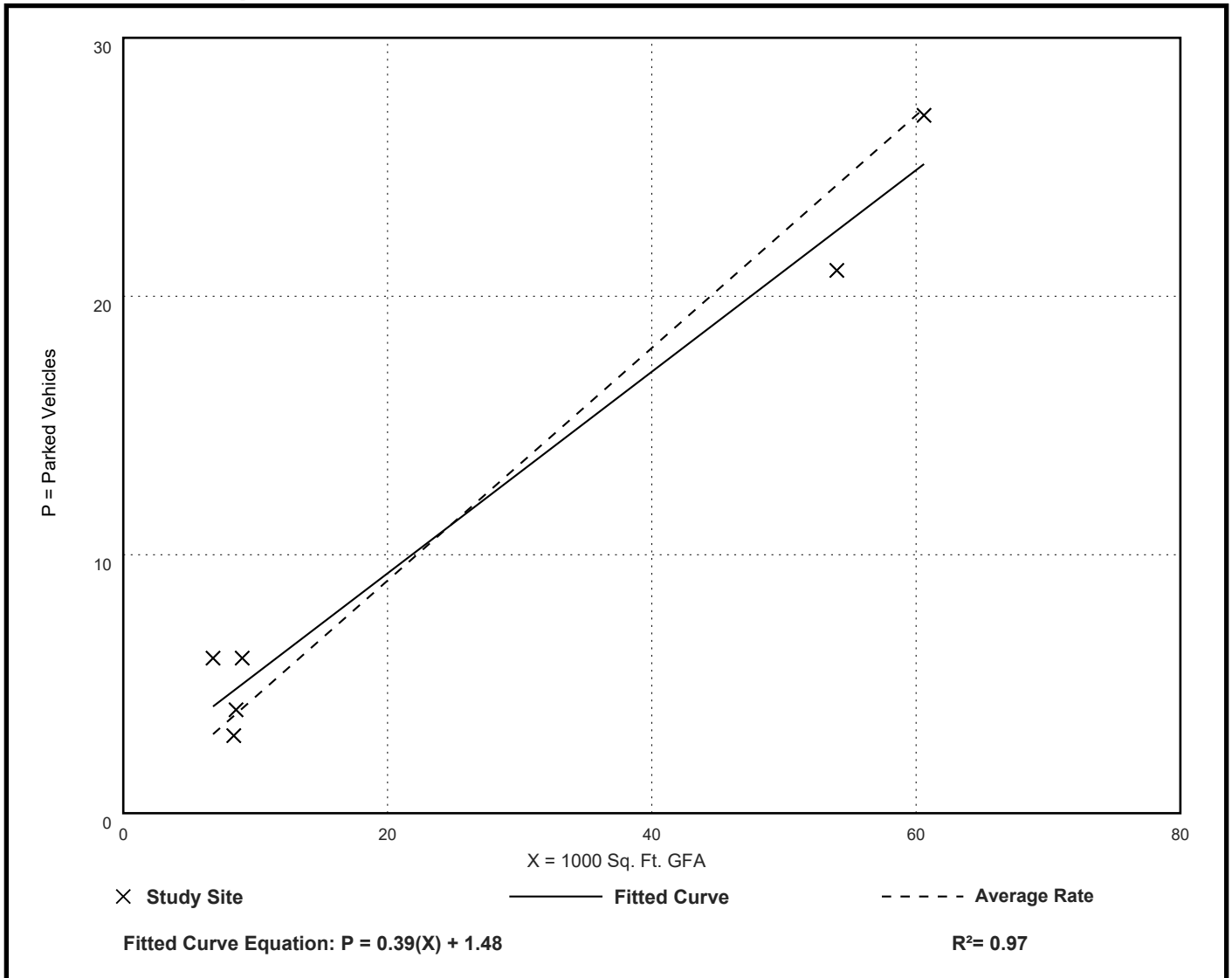
Number of Studies: 6

Avg. 1000 Sq. Ft. GFA: 25

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.45	0.36 - 0.88	0.41 / 0.87	***	0.13 (29%)

Data Plot and Equation



Furniture Store (890)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

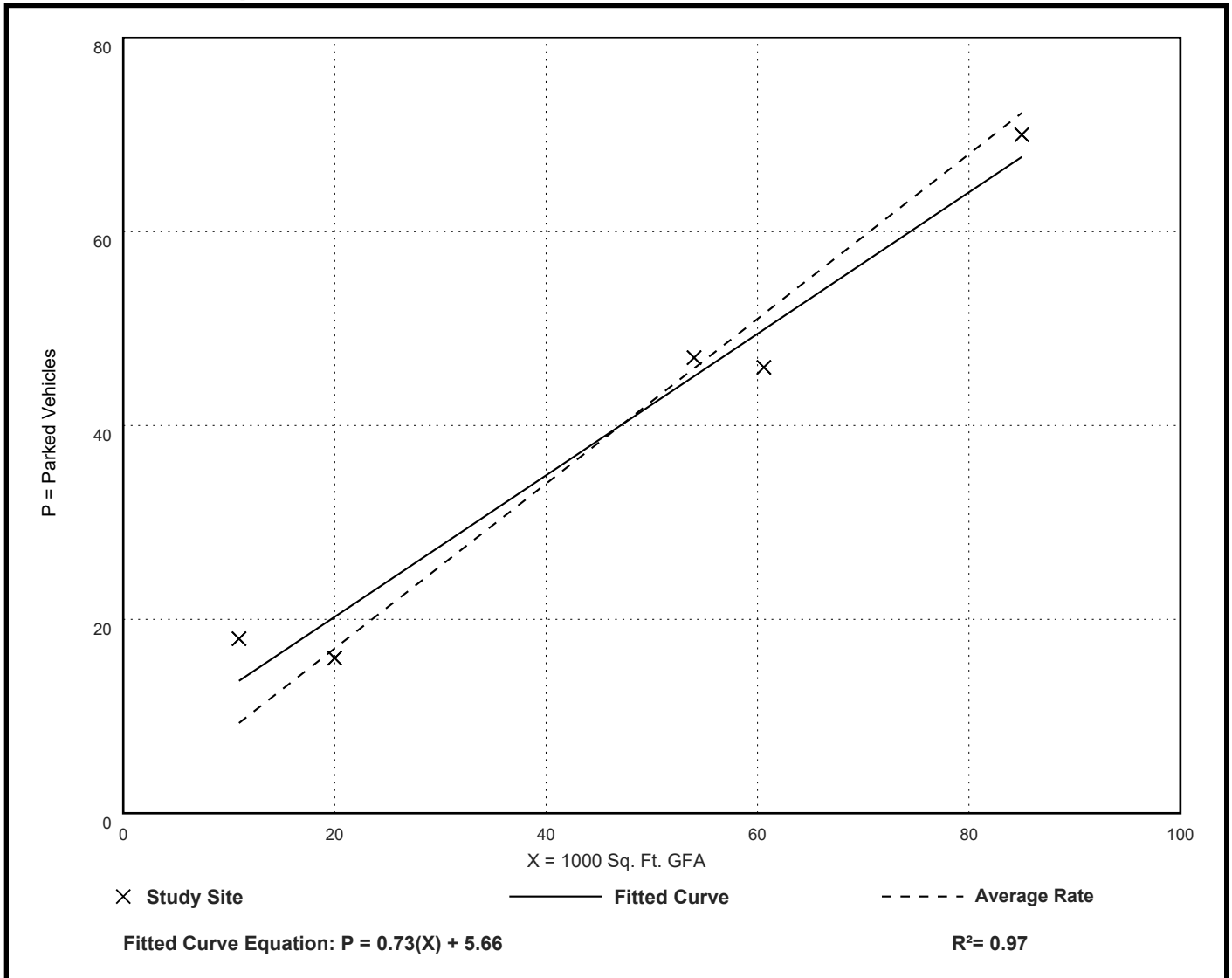
Number of Studies: 5

Avg. 1000 Sq. Ft. GFA: 46

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.85	0.76 - 1.64	0.80 / 1.64	***	0.20 (24%)

Data Plot and Equation



Furniture Store (890)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

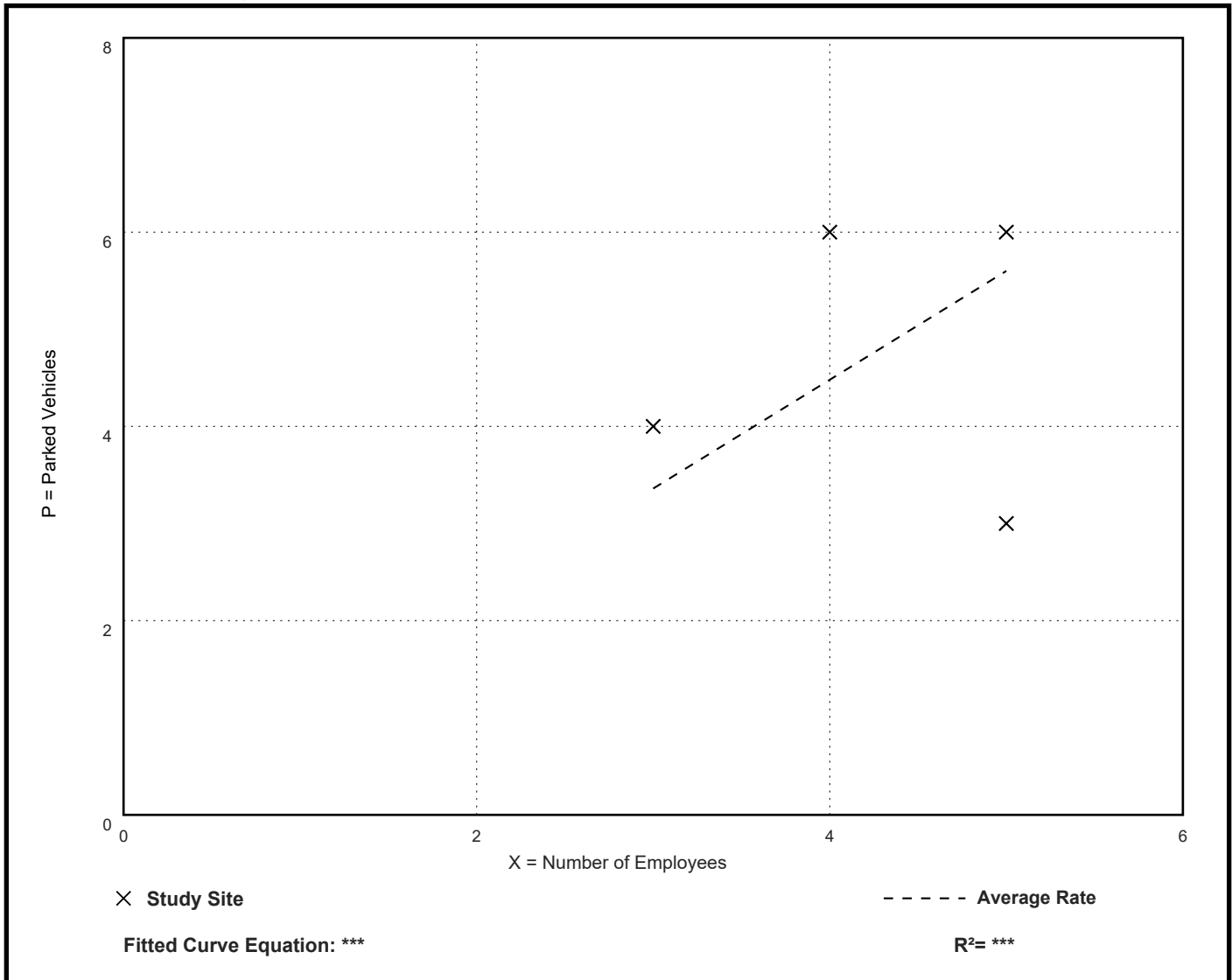
Number of Studies: 4

Avg. Num. of Employees: 4.3

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.12	0.60 - 1.50	0.99 / 1.50	***	0.41 (37%)

Data Plot and Equation



Furniture Store (890)

Peak Period Parking Demand vs: Employees

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

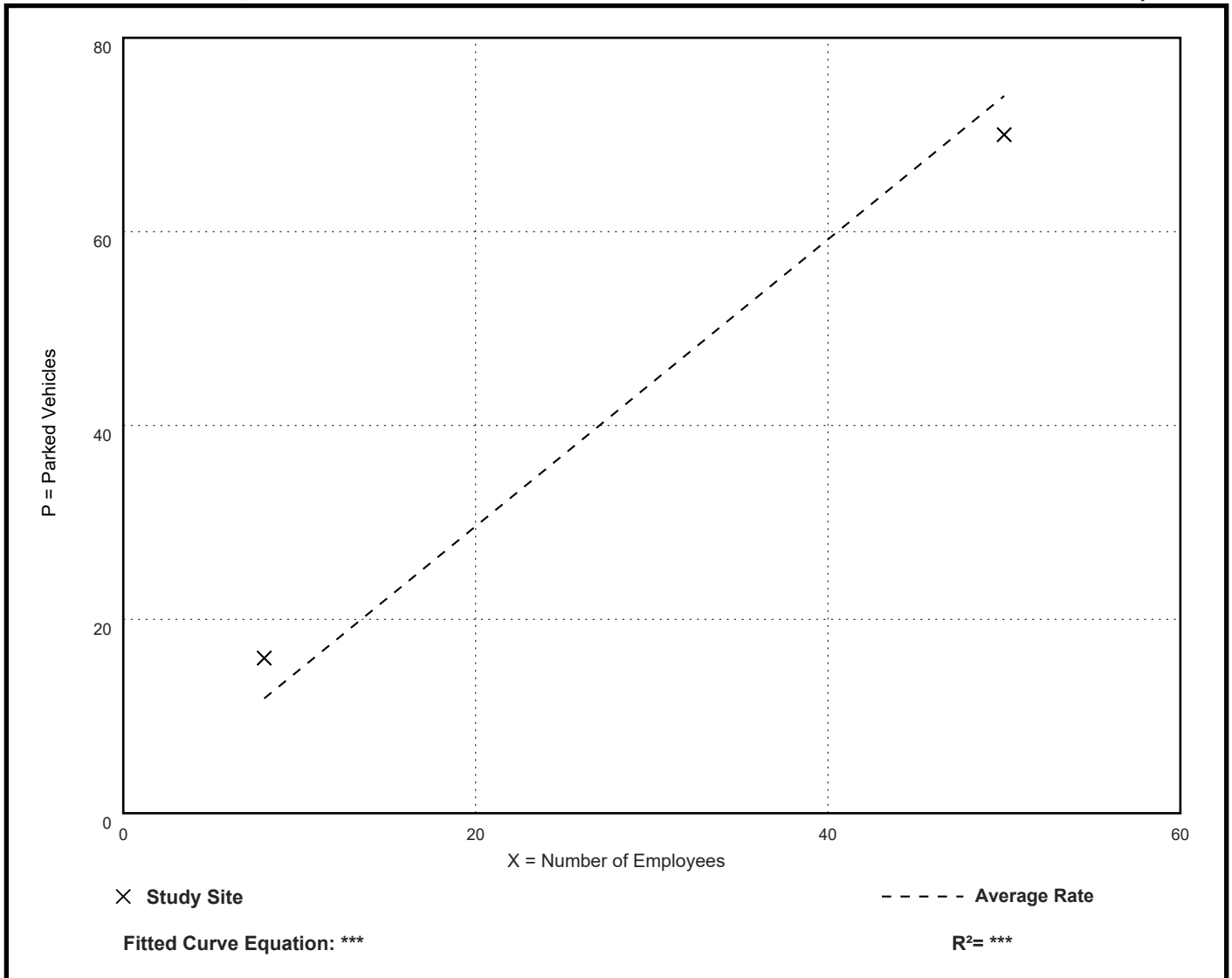
Avg. Num. of Employees: 29

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.48	1.40 - 2.00	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Furniture Store (890)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Number of Studies: 1

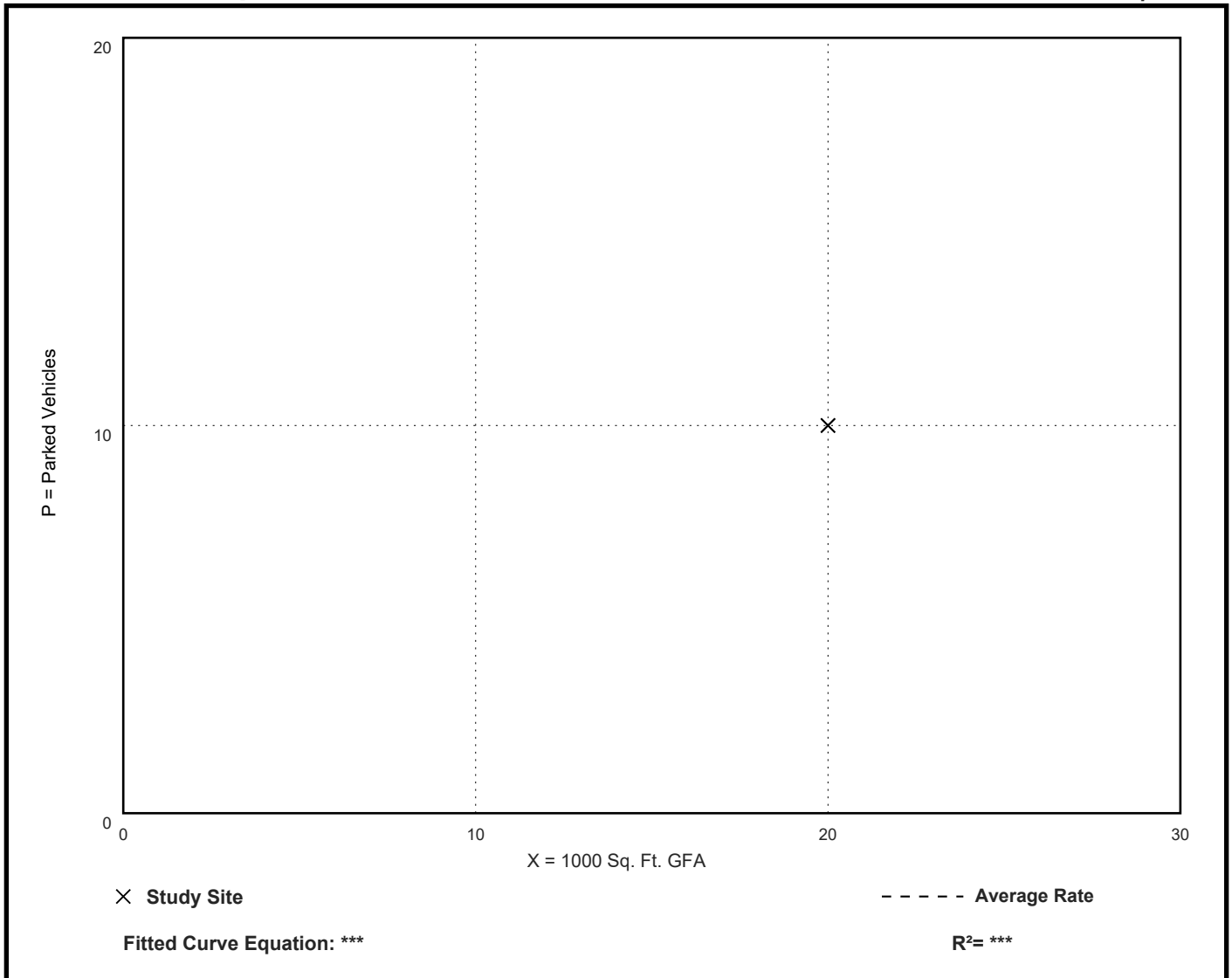
Avg. 1000 Sq. Ft. GFA: 20

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.50	0.50 - 0.50	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Furniture Store (890)

Peak Period Parking Demand vs: Employees

On a: Saturday

Setting/Location: Dense Multi-Use Urban

Number of Studies: 1

Avg. Num. of Employees: 7.0

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.43	1.43 - 1.43	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size

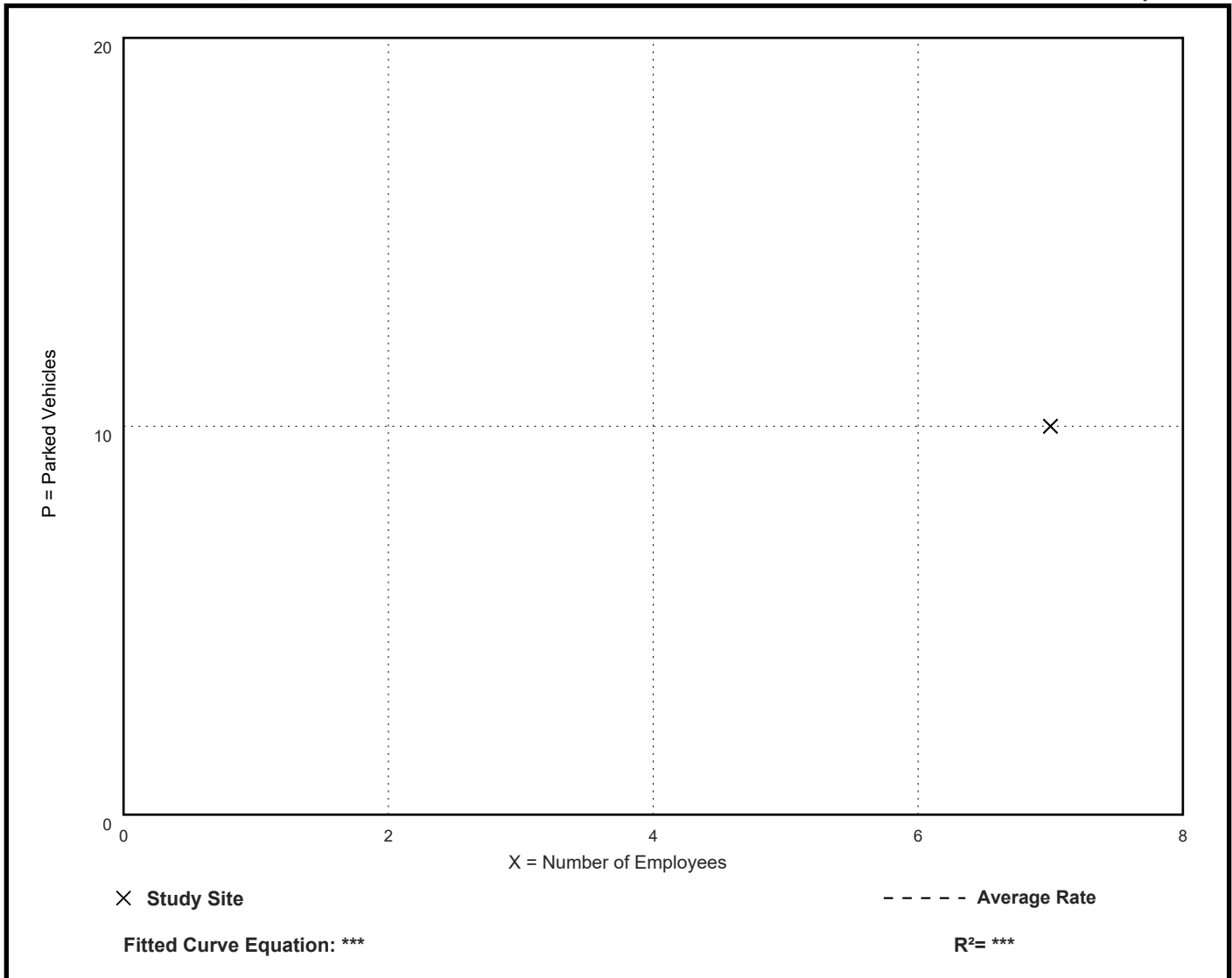
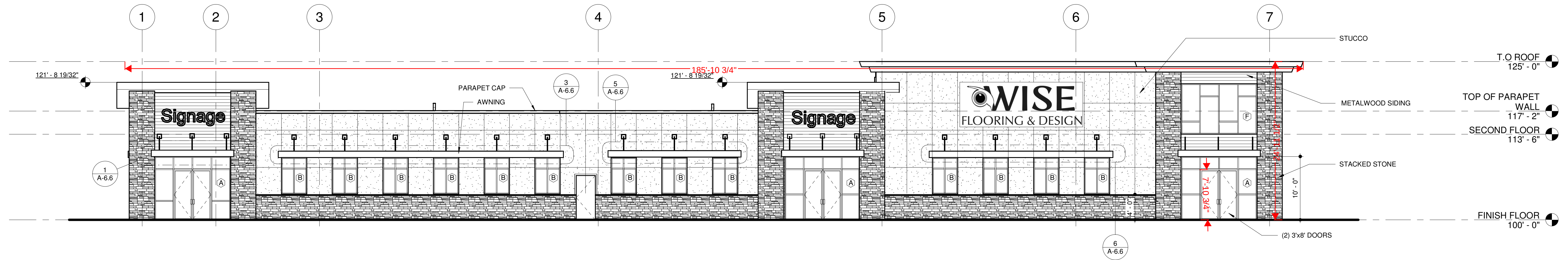
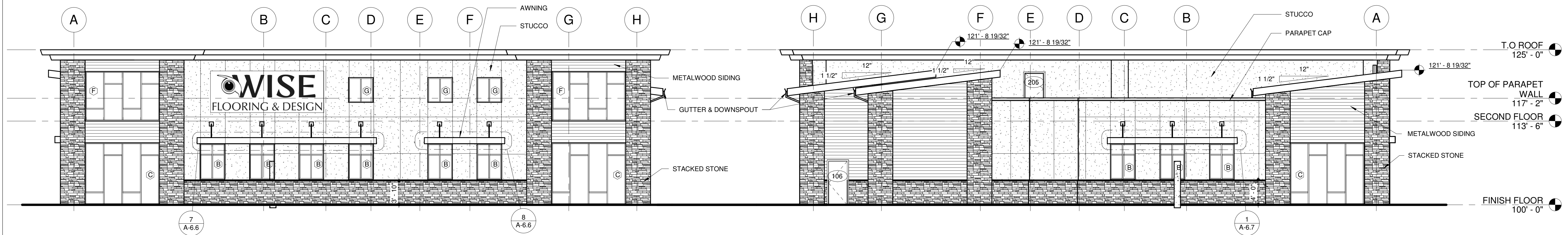


EXHIBIT J
ELEVATIONS



WEST ELEVATION

SCALE 1/8" = 1'-0"

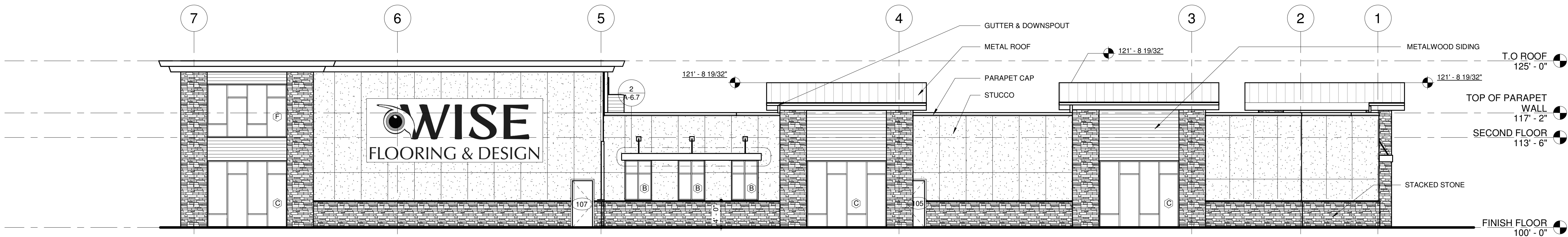


SOUTH ELEVATION

SCALE 1/8" = 1'-0"

NORTH ELEVATION

SCALE 1/8" = 1'-0"



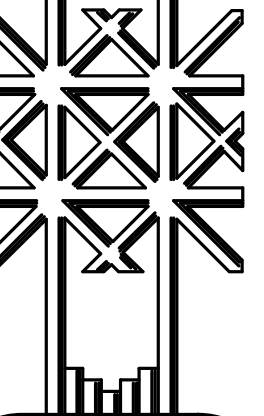
EAST ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS
DATE



ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057
PH: 801-491-0275



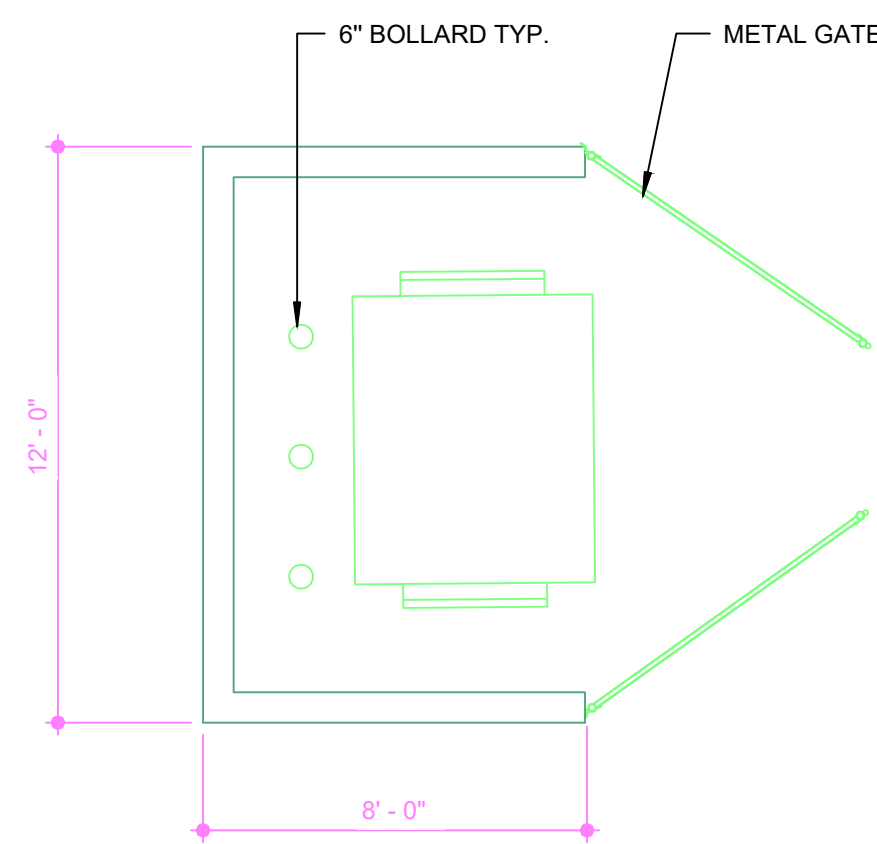
ARCHITECTURAL COALITION
NO. 123134
GUILFORD A. BARTY
05/18/2025
STATE OF UTAH

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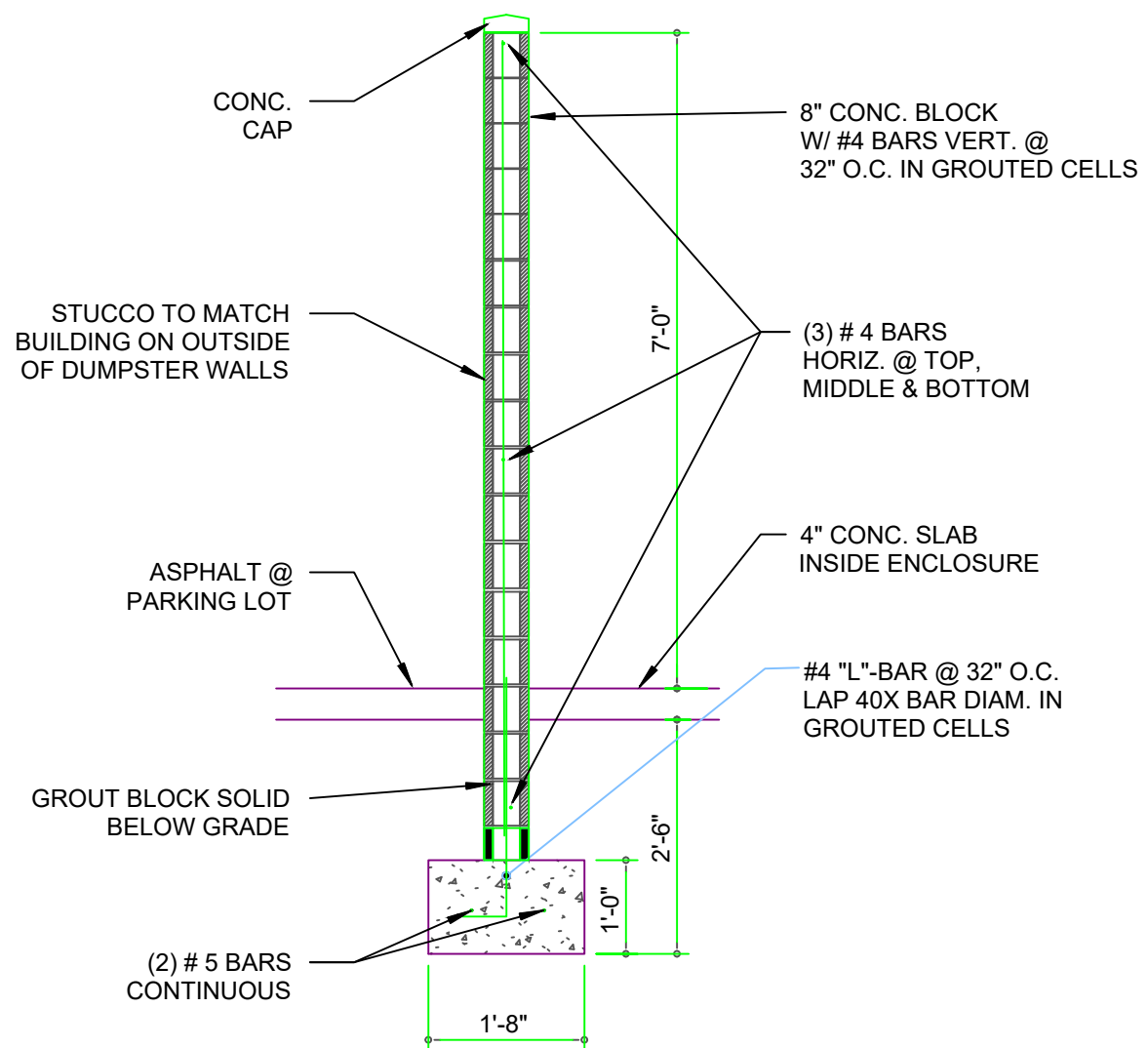
A NEW BUILDING FOR
Wise Flooring
41 W IKEA WY, Draper, Utah

SHEET NO.
A-2.1

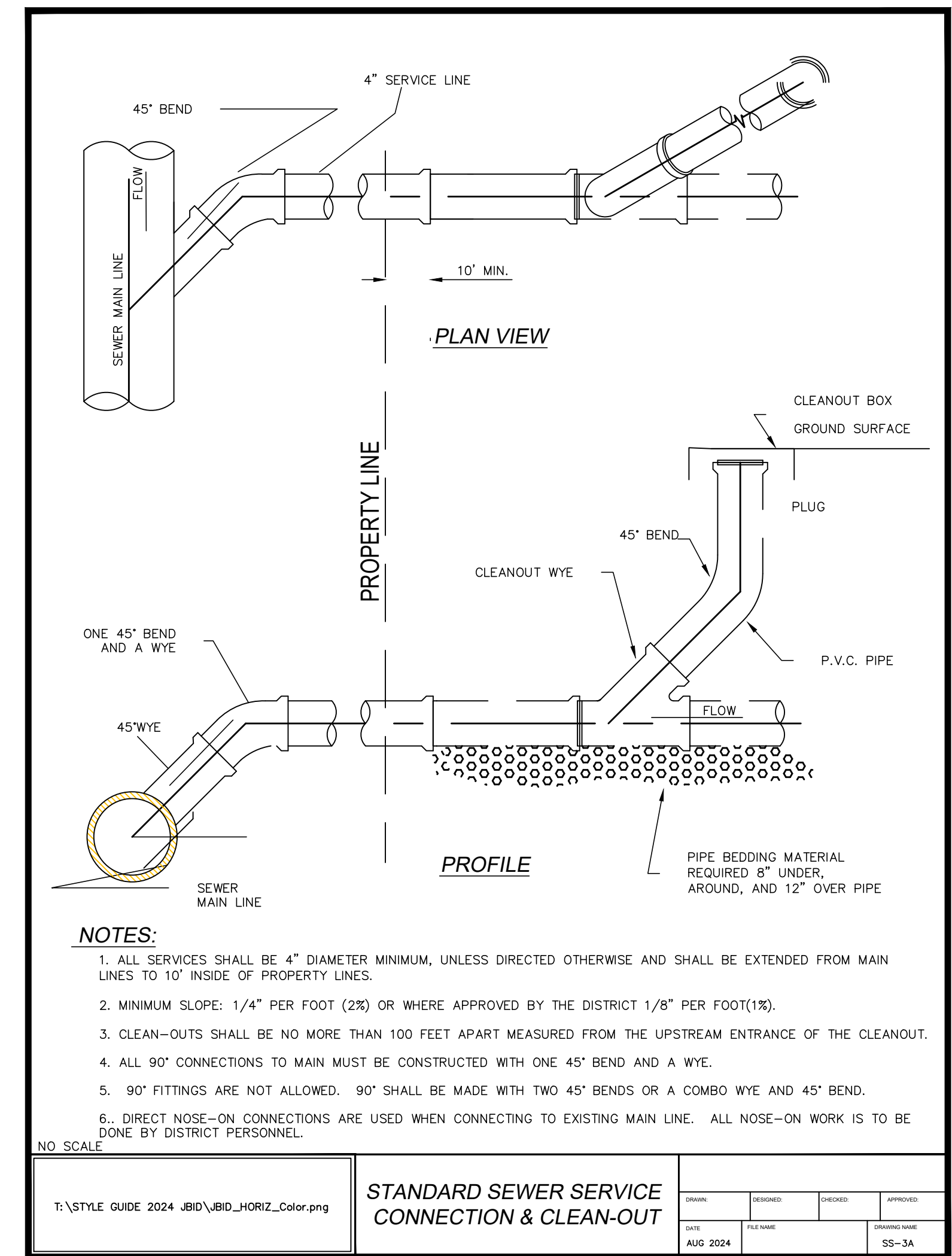
DATE
05/18/2026



DUMPSTER ENCLOSURE DETAIL



DUMPSTER ENCLOSURE SECTION



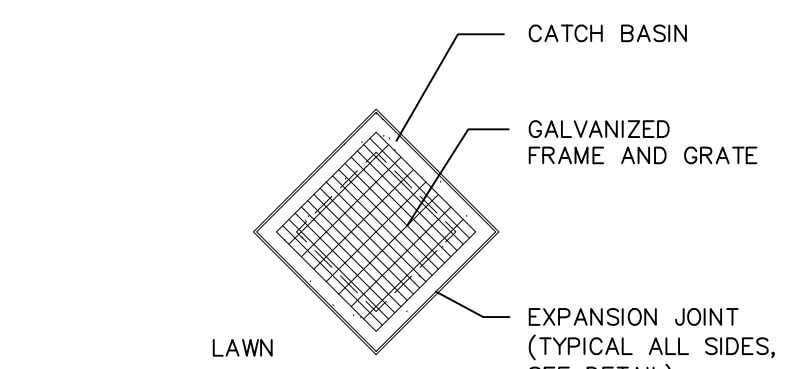
NOTES:

1. ALL SERVICES SHALL BE 4" DIAMETER MINIMUM, UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO 10' INSIDE OF PROPERTY LINES.
2. MINIMUM SLOPE: 1/4" PER FOOT (2%) OR WHERE APPROVED BY THE DISTRICT 1/8" PER FOOT(1%).
3. CLEAN-OUTS SHALL BE NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.
4. ALL 90° CONNECTIONS TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. 90° FITTINGS ARE NOT ALLOWED. 90° SHALL BE MADE WITH TWO 45° BENDS OR A COMBO WYE AND 45° BEND.
- 6.. DIRECT NOSE-ON CONNECTIONS ARE USED WHEN CONNECTING TO EXISTING MAIN LINE. ALL NOSE-ON WORK IS TO BE DONE BY DISTRICT PERSONNEL.

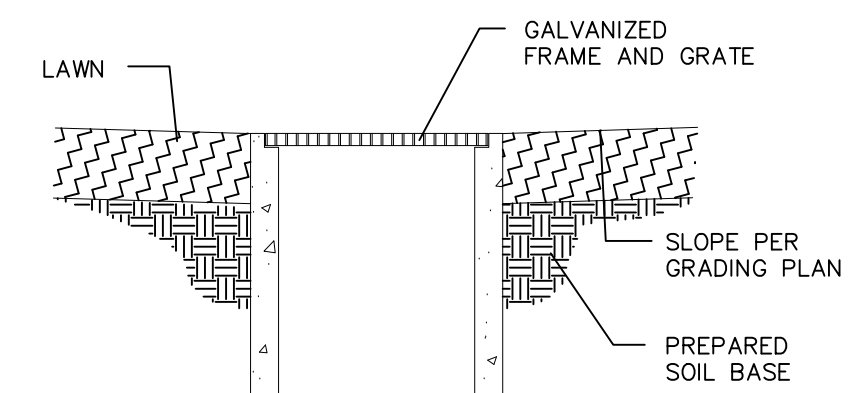
T:\STYLE GUIDE 2024 .BID\BID_HORIZ_Color.png

STANDARD SEWER SERVICE CONNECTION & CLEAN-OUT

DATE	ISSUED	REVISION	APPROVED
AUG 2024			

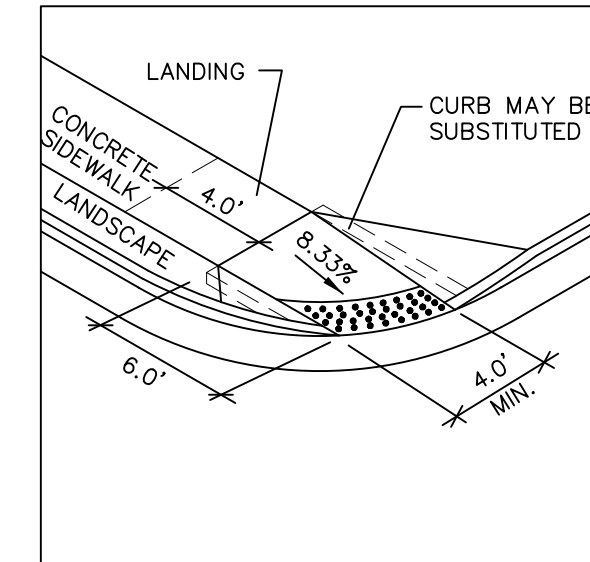


PLAN

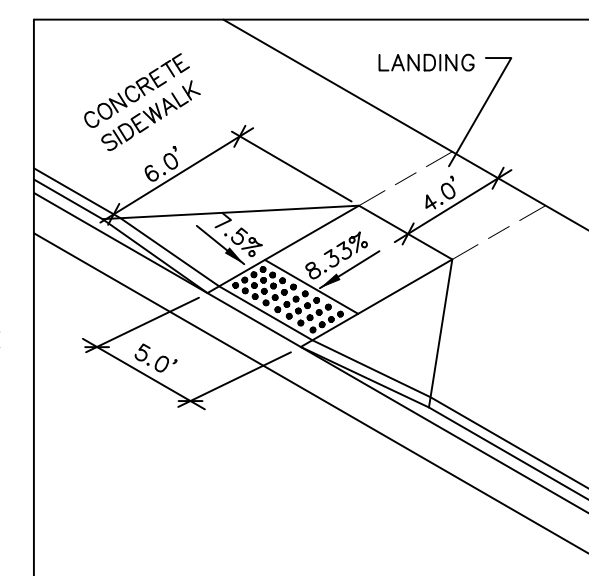


SECTION

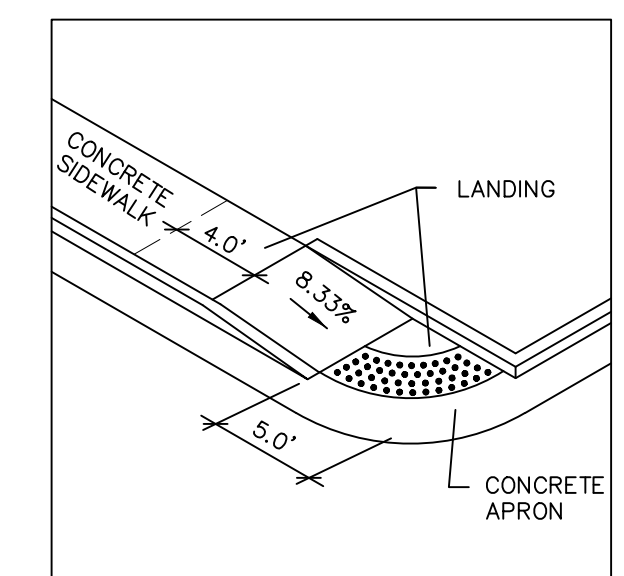
- NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
 2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
 3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
 4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



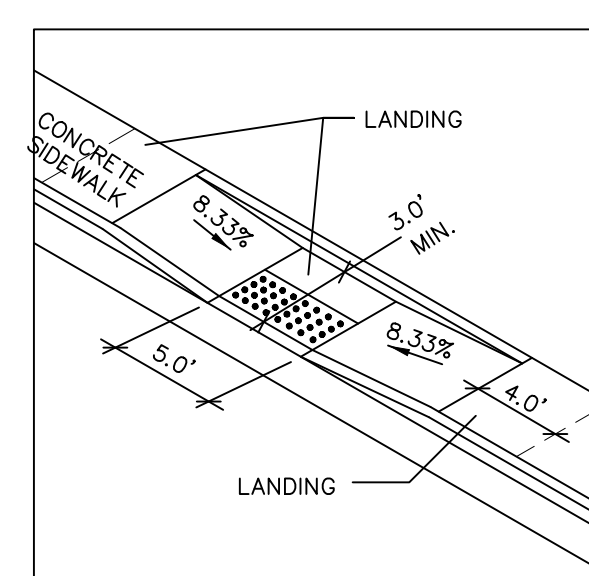
TYPE A



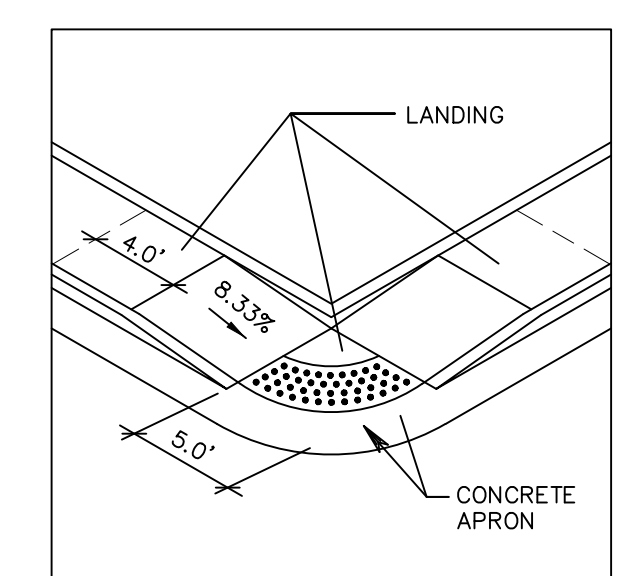
TYPE B



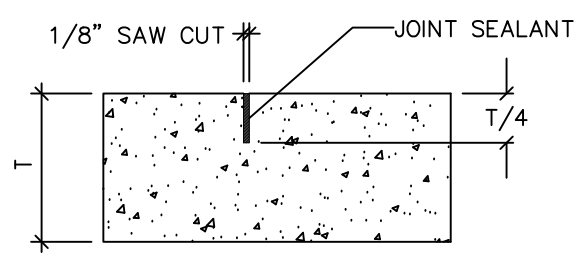
TYPE D



TYPE C



TYPE E



TYPE B CONTROL JOINT (DETAIL 2) IN CONCRETE PAVING

E BASIN IN LANDSCAPE

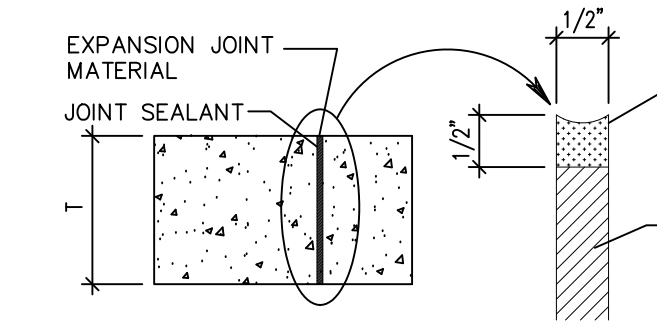
Not to Scale

F CURB RAMPS

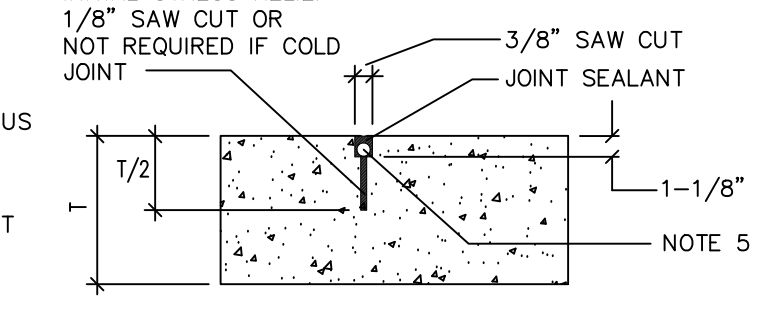
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CONCRETE PAVING NOTES WHERE CONCRETE PAVING IS USED:

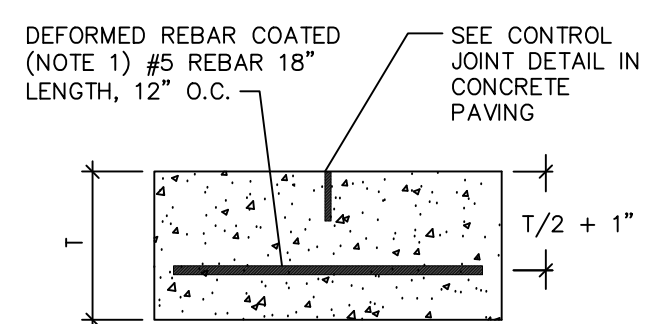
1. REINFORCEMENT: ASTM A 615, GRADE 60, EPOXY COATED DEFORMED STEEL REBAR OR SMOOTH STEEL DOWELS WITH DIAMETER AND LENGTH AS INDICATED.
 - A. SPACE REBAR AND DOWELS AT 12 TO 15 INCHES ON CENTER.
 - B. GREASE DOWELS TO PROVIDE MOVEMENT IN EXPANSION JOINTS.
 - C. KEEP TIE BARS IN THE VERTICAL CENTER OF THE CONCRETE SLAB AND PERPENDICULAR TO THE JOINT DURING CONCRETE PLACEMENT.
2. SAWING: KEEP AT LEAST 3 WORKING POWER SAWS ON-SITE WHEN CONCRETE IS BEING PLACED. SAW CRACK CONTROL JOINTS (CONTRACTION JOINTS) BEFORE SHRINKAGE CRACKING TAKES PLACE. DO NOT TEAR OR RAVEL CONCRETE DURING SAWING. IN COOL WEATHER, THE JOINT SAWING MAY BE DELAYED ONLY FOR THE TIME REQUIRED TO PREVENT TEARING AND RAVELING THE CONCRETE. CUT JOINTS TO DIMENSIONS RECOMMENDED BY SEALANT MANUFACTURER AND APPROVED BY ENGINEER.
3. JOINTS: LAY OUT JOINTS TO AID CONSTRUCTION AND CONTROL RANDOM CRACKING.
 - A. JOINT SPACING SHALL BE 12 FEET MAXIMUM ON CENTER IN BOTH DIRECTIONS.
 - B. EXTEND TRANSVERSE CONTROL JOINTS CONTINUOUSLY ACROSS THE FULL WIDTH OF THE CONCRETE. MAKE THE JOINTS COINCIDE WITH CURB AND GUTTER JOINTS.
 - C. MAKE ADJUSTMENTS IN JOINT LOCATIONS TO MEET INLET OR MANHOLE LOCATIONS.
 - D. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS A BUILDING WALL, SIDEWALK, CURB, GUTTER OR ANY IMMOVABLE STRUCTURE.
4. JOINT FILLER: BITUMINOUS (ASPHALT OR TAR) MASTIC, ASTM D994. FORMED AND ENCASED BETWEEN 2 LAYERS OF BITUMINOUS SATURATED FELT OR 2 LAYERS OF GLASS-FIBER FELT EXTENDING TO THE BOTTOM OF THE CONCRETE SLAB.
5. BACKER ROD: ROUND RODS. IT MUST BE OVERSIZED APPROXIMATELY 25 PERCENT TO FIT TIGHTLY INTO EACH JOINT AND COMPATIBLE WITH HOT FOAMED SEALANT.
6. JOINT SEALANT: HOT APPLIED, ASPHALT BASE TYPE, ASTM D 3405. REMOVE DIRT, OIL, AND CURING COMPOUNDS FROM JOINT RESERVOIR. SEAL JOINTS IMMEDIATELY AFTER CLEANING.



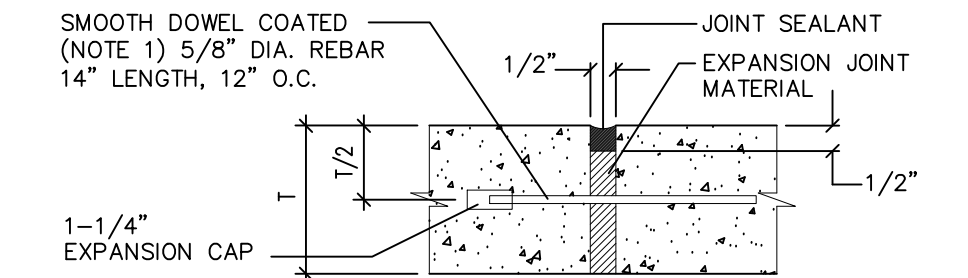
TYPE A EXPANSION JOINT IN CONCRETE PAVING



TYPE B CONTROL JOINT (DETAIL 1) IN CONCRETE PAVING



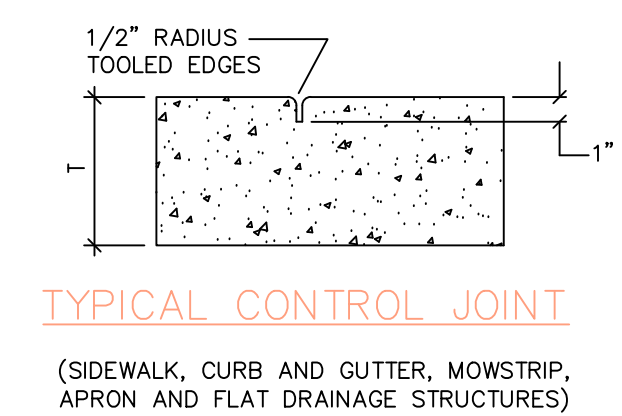
TYPE C CONTROL JOINT IN CONCRETE PAVING



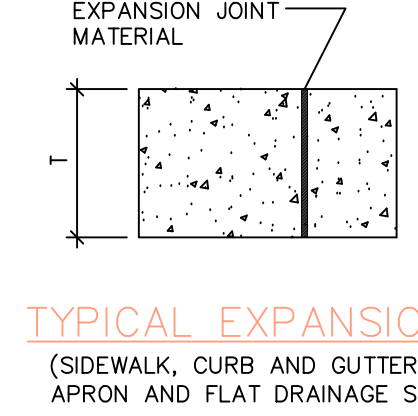
TYPE F DOWELED EXPANSION JOINT IN CONCRETE PAVING

J CONCRETE PAVING JOINT DETAILS

Not to Scale



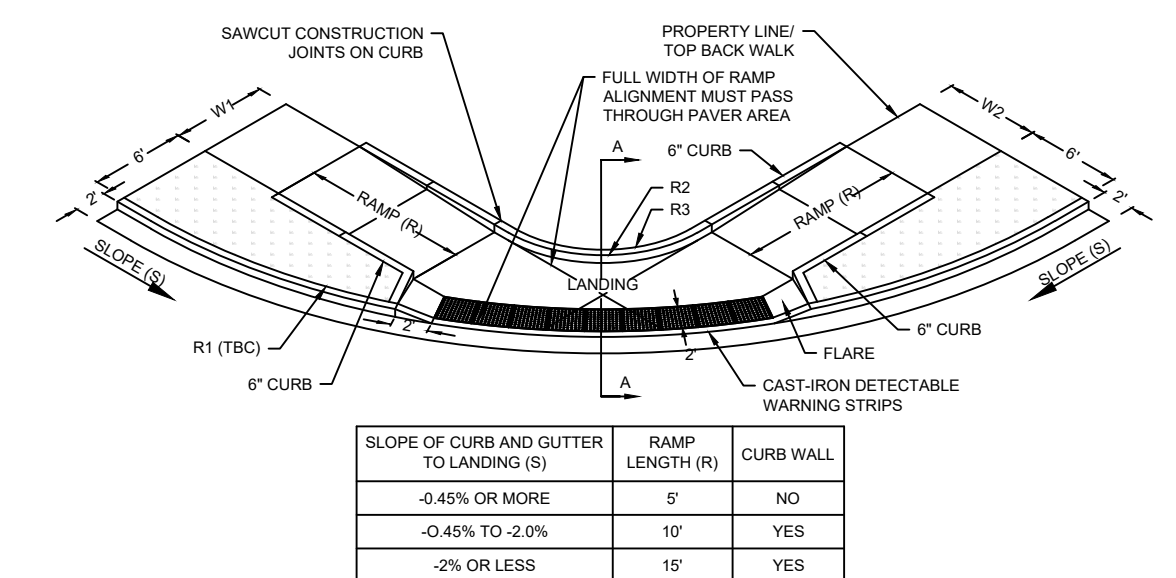
TYPICAL CONTROL JOINT (SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON AND FLAT DRAINAGE STRUCTURES)



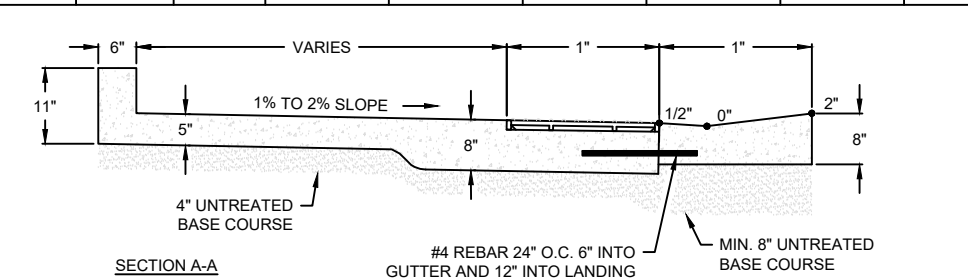
TYPICAL EXPANSION JOINT (SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON AND FLAT DRAINAGE STRUCTURES)

K EXPANSION AND CONTROL JOINT

Not to Scale



STREET TBC RADIUS (R1)		30' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWALK WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	10'	5'	10'	26'	2'	26'	2'
5'	10'	5'	6'	56'	5'	26'	2'
5'	6'	5'	6'	126'	12'	86'	8'



- NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN RION WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
 2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.2%.
 3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
 4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTH (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS. SEE TABLE FOR (R2) AND (R3).
 5. RAMP SHALL NOT EXCEED A 1:12 SLOPE.
 6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



REVISIONS

DATE	REVISIONS

ARCHITECTURAL COALITION
1991 South State Road Springville, UT 84663 Ph: 801-491-0275



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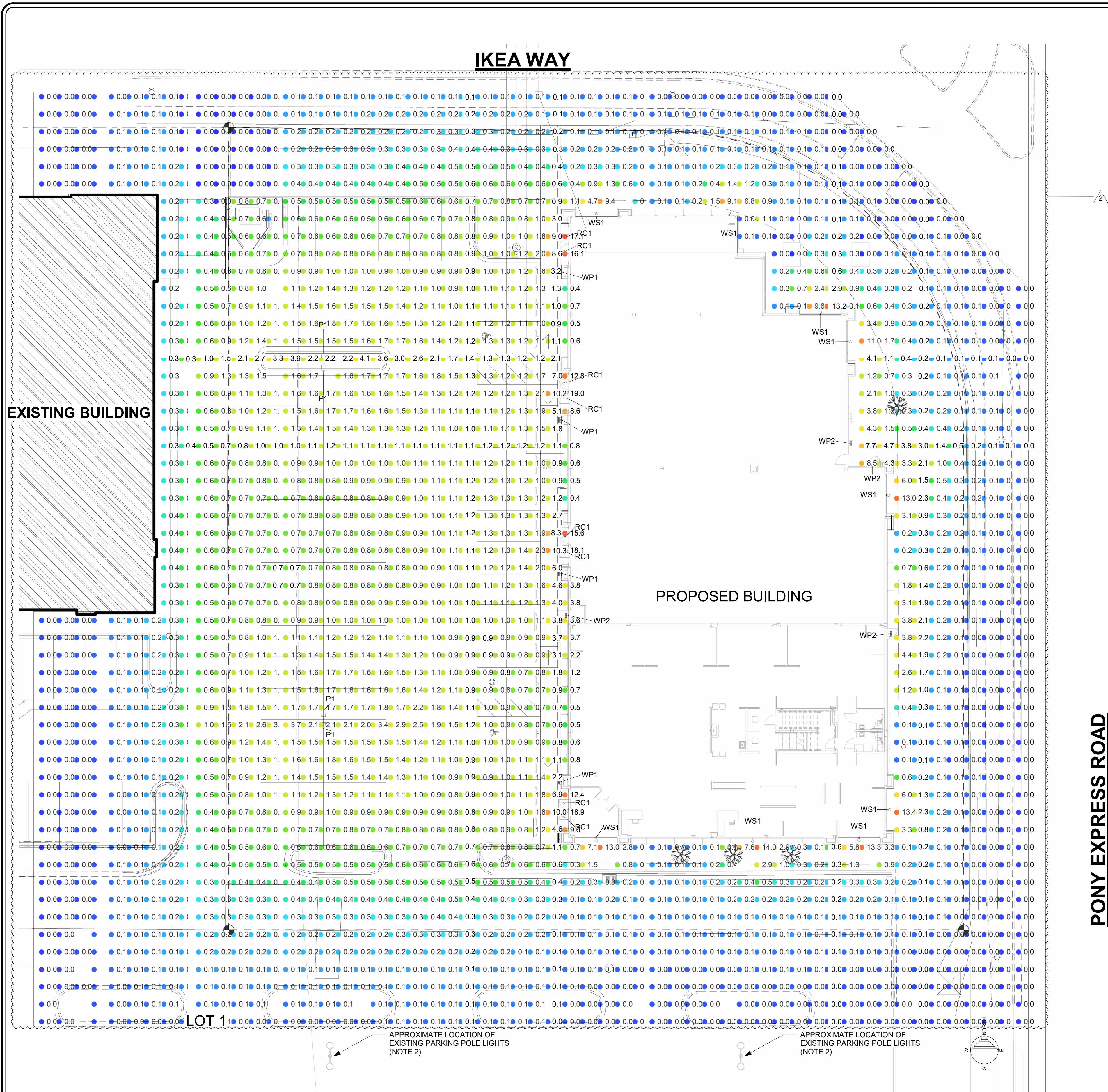
SHOWROOM AND OFFICE PROJECT
FOR WISE FLOORING
41 WEST IKEA WAY
Draper, Utah

SHEET NO.
DT-01
DETAILS

DATE
July 27, 2026

EXHIBIT K
LIGHTING PLAN

S:\Projects\255M5864.03 Wise Flooring TCDrawings\RevWise Flooring T1 - MEP.rvt
11/11/2024



LIGHTING FIXTURE SCHEDULE					
Mark	Manufacturer	Model	Wattage	Lamp	Height
P1	COOPER LIGHTING	GALN-SA1C-830-U-T4FT_5640 lumens	57 W	LED	20' - 0"
RC1	COOPER LIGHTING	HC410D010- HM40525430-41NDH	10 W	LED	CEILING
WP1	Acuity Brands Lighting	WDGE2 LED P2 30K 80CRI T1T1	19 W	LED	15' - 0"
WP2	Acuity Brands Lighting	WDGE2 LED P1 30K 80CRI T1S	11 W	LED	8' - 0"
WS1	LITHONIA	WMCL4P1 SSWV2 A45 UVOLT PE DDBXD M4	19 W	LED	10' - 8"

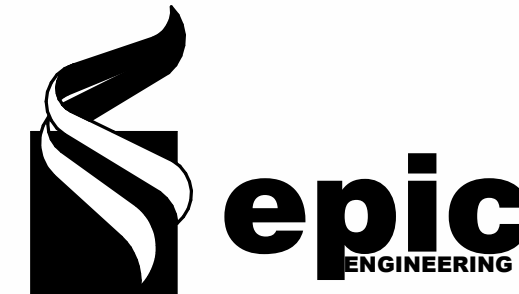
NOTE: SEE E5.2 AND E5.3 FOR EXTERIOR LIGHT FIXTURE DETAILS

CONSTRUCTION NOTES

- GRID VALUES SHOWN ARE FOOT-CANDLES AT GROUND LEVEL.
- CONTRIBUTION OF LIGHT FROM EXISTING PARKING LOT POLE LIGHTS AND STREET LIGHTS IS NOT INCLUDED IN ANALYSIS.
- PARKING LOT LIGHTING SHALL NOT PROVIDE ILLUMINATION INTO ADJACENT RESIDENTIAL AREAS.
- SITE LIGHTING SHALL NOT EXCEED 35' IN HEIGHT.
- LIGHTING SOURCES SHALL BE RECESSED AND SHIELDED.
- PARKING LOT LIGHTING MAY REMAIN ON AFTER REGULAR HOURS OF BUSINESS OPERATIONS.

DATE

AUGUST 2026

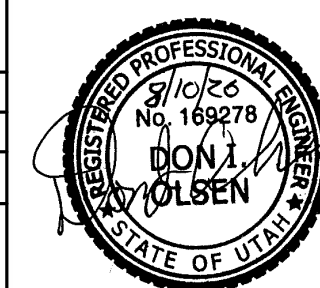


REVISIONS

MARK	DATE	DESCRIPTION
1	07/15/26	CITY REVIEW 1
2	08/07/26	CITY REVIEW 2

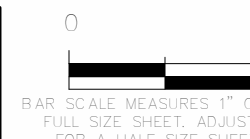
DRAWN: JEB
DESIGNER: JH
REVIEWED: DIO

PROJECT #
25SM5864.03



SCALES

1/16" = 1'-0"



PROJECT NAME:

Showroom & Office
Project For Wise
Flooring

PROJECT LOCATION:

41 W IKEA WY
DRAPER, UT

SHEET TITLE:

PHOTOMETRIC
LIGHTING PLAN

PLAN SET:

PERMIT

SHEET

E1.2

1 PHOTOMETRIC LIGHTING PLAN
1/16" = 1'-0"

MEMO



To: Planning Commission

From:

Date: 2026-08-27

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

Comments: