



CITY COUNCIL AGENDA

Tuesday, October 6, 2026, 5:30 PM
1020 E. Pioneer Rd.
Draper, Utah 84020

5:30 PM STUDY SESSION (ADMINISTRATIVE CONFERENCE ROOM)

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION

The Draper City Council may temporarily recess the meeting and convene in a closed meeting as provided by UCA § 52-4-205.

Quarterly Financial Update - John

Discussion: Fleet Policy - Scott

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Recognition: Communications Director, Linda Peterson by Rachael Van Cleave of the Utah Public Information Officer Association**
4. **Oaths of Office: Police Department Master Officers**
5. **Oaths of Office: Fire Department**
6. **Public Comments**

To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.
7. **Consent Items**
 - 7.a **Approve the minutes of the September 15, 2026 City Council Meeting**

7.b Approve Resolution #26-45

A resolution appointing Bryn Johnson and Emily Barton as members of the Draper City Audit Committee and appointing Councilmember Tasha Lowery as Chairperson. Staff: Kellie Challburg.

8. Items for Council Consideration

8.a Public Hearing: Ordinance #1739

An ordinance amending the Official Zoning Map of Draper City for approximately 1.35 acres located at approximately 960 E. New Hope Dr. Otherwise known as the Snow Zoning Map Amendment Request. Staff Report by Nick Whittaker.

8.b Public Hearing: Ordinance #1740

An ordinance of Draper City amending the Text of the Land Use and Development Code of the Draper City Municipal Code relating to signage in the Karl Malone Auto Center Commercial Special District. Staff Report by Todd Draper.

9. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **October 6, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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

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

MEMO



To: City Council

From:

Date: 2026-10-06

Re: Approve the minutes of the September 15, 2026 City Council Meeting

Comments:

ATTACHMENTS:

[2026-09-15 DRAFT City Council Meeting Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, SEPTEMBER 15, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Kathryn Dahlin, Bryn Heather Johnson, Tasha Lowery, and Fred Lowry
EXCUSED: Councilmember Mike Green
STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Derek Orth, Human Resource Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Closed Meeting

Councilmember T. Lowery moved to recess to a closed meeting to discuss pending or reasonably imminent litigation, strategy sessions to discuss the purchase, exchange, or lease of real property, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the City, and to discuss the deployment of security personnel, devices, or systems pursuant to the provisions of Section §52-4-205(1) of the Open and Public Meetings Law. Councilmember Johnson seconded the motion.

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

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

The closed meeting convened in the Administration Conference Room at 5:34 pm. Those present: Mayor Troy K. Walker; Councilmembers Kathryn Dahlin,

Bryn Heather Johnson, Councilmember T. Lowery and F. Lowry; Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; and Nicole Smedley, City Recorder.

Councilmember F. Lowry moved to return to open meeting at 6:50 pm. Councilmember Dahlin seconded the motion.

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

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

Study Session Reconvened

Discussion: Draper Days Recap

David Wilks provided a review of 2026 Draper Days. He reported a total of 41,000 Draper Park visits during Draper Days, with total expenses at \$425,423 (7.13% increase over 2025), total income of \$253,814 (16.89% increase over 2025), and total City subsidy of \$171,609 (4.65% decrease from 2025). Members of the Council shared feedback they had received from residents. Mayor Walker thanked Mr. Wilks for the report.

Discussion: Willow Creek Update

None

Council/Manager Reports – moved to after the Business Session

Business Session

1. Call to Order by Mayor Troy K. Walker
2. Pledge of Allegiance led by Councilmember Dahlin
3. Public Comments

Shane Manwaring, Bluffdale resident, said he was running for Sheriff of Salt Lake County. He spoke of his professional experience, and shared some of his goals if elected.

4. **Consent Items**

4.a Approve the September 1, City Council Meeting Minutes

4.b Approve Resolution #26-44 reappointing Alan Taylor as a member of the Draper City Building Board of Appeals

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

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

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

5. **Items for Council Consideration**

5.a **Public Hearing: Ordinance #1738 approving the Exchange Development Agreement for approximately 2.15 acres located at approximately 14068 South 145 East within Draper City**

Community Development Director Jennifer Jastremsky said the subject property was the last remaining vacant lot in the development. She stated that the proposed development agreement included the following:

	Requested	Code
Building Height	60 feet in height	Code Max: 45 feet
Architectural Materials	tilt-up concrete, EIFS, corrugated or ribbed metal panels as <u>primary compounds</u>	exposed concrete, tilt-up concrete, EIFS, and metal as <u>secondary materials</u> , and prohibits corrugated sheet metal
Façade Articulation	façade variations compatible with existing buildings	specific horizontal and vertical standards
Parking Lot Landscaping	Eliminate islands between head-to-head parking rows, with tree diamonds allowed but not required	Prohibits tree diamonds and required islands between head-to-head parking rows

Parking Numbers	Min/max range of 25% of base parking number; no changes to base parking number requested; office park has shared parking	10% min/max range of base parking number
Concurrent Reviews	Allow concurrent reviews of site plan and building permit; required site plan approval before issuance of permit	Site plan approval required prior to building permit application

Ms. Jastremsky said the requested building height was consistent with existing buildings in the center of the development; however, the conditional use permit mechanism that allowed approval of the additional building height had since been removed from Code and was no longer an option. She showed a concept plan and concept elevations. Ms. Jastremsky said staff recommended approval, and the Planning Commission reviewed the request and forwarded a positive recommendation on a 5-0 vote. She confirmed the exterior of the buildings were proposed to look similar to existing buildings in the development.

Councilmember F. Lowry said he was opposed to parking diamonds, and asked why the applicant was requesting them. Ms. Jastremsky said there were already some parking diamonds in the development. Ms. Jastremsky explained that the 45-foot height would allow a three-story building, and the applicant needed the requested additional height to get a fourth story.

Jason Przybyla with Woodbury Corporation and Brett Wyant with Rincon Research, applicant, addressed the Council. Mr. Przybyla said some of the requested variances were to match the existing appearance in the development.

Mr. Wyant shared information about Rincon Research, a national defense research and development company focused on Radio Frequency (RF) analysis and systems. He stated that Rincon was awarded a significant tax-incentive from the Utah Governor's Office of Economic Development (GOED) Incentives Committee for the Salt Lake City-area expansion. Mr. Wyant stated the proposed Draper facility would be purpose-built to support current and future R&D initiatives, and would employ more than 125 highly skilled engineers and scientists in the community. Mr. Wyant said Rincon would occupy the entire building, and said there would be small, screened antennas on the roof.

Mr. Przybyla clarified that the building would appear to be three-stories from the exterior (around 49 feet). Additional height was intended for a canopy area to accommodate the antennas.

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

Councilmember T. Lowery moved to approve Ordinance #1738. Councilmember Johnson seconded the motion.

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

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

5.b Public Hearing: Resolution #26-46 amending the adopted budget for Draper City for Fiscal Year 2026-2027

Finance Director John Vuyk presented a proposed FY2027 1st Quarter Budget Amendment, and answered questions from the Council.

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

Councilmember F. Lowry moved to approve Resolution #26-46. Councilmember Johnson seconded the motion.

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

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

5.c Action Item: Resolution #26-47 disposing of surplus personal property in accordance with Draper City Municipal Code 3-3-150

Mr. Vuyk presented a list of vehicles proposed for auction, and requested approval from the Council.

Councilmember Johnson moved to approve Resolution #26-47. Councilmember Dahlin seconded the motion.

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

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

Council/Manager – continued from Study Session

- City Manager Mike Barker reported the FY2027 Truth in Taxation process had been approved by the State Tax Commission, and thanked staff for their work documenting the process.
- Councilmember T. Lowery shared positive feedback she heard about a recent Fire Department event.

6. Adjournment

Councilmember Dahlin moved to adjourn the meeting. Councilmember T. Lowery seconded the motion, which passed by unanimous voice vote.

The meeting adjourned at 7:49 pm.

MEMO



To: City Council

From:

Date: 2026-10-06

Re: Approve Resolution #26-45

Comments:

ATTACHMENTS:

[R-26-45 - Audit Committee Appointments_Chairperson Appointment.pdf](#)

RESOLUTION NO. 26-45

A RESOLUTION APPOINTING BRYN JOHNSON AND EMILY BARTON AS MEMBERS OF THE DRAPER CITY AUDIT COMMITTEE AND APPOINTING COUNCILMEMBER TASHA LOWERY AS CHAIRPERSON

WHEREAS, Draper City has established an Audit Committee pursuant to Draper City Municipal Code Section 3-5-110 to advise the City Council regarding the annual audit of the City's financial statements; and

WHEREAS, the Audit Committee is responsible for providing oversight of the City's annual financial audit, internal controls over financial reporting, compliance with applicable legal and regulatory requirements, and follow-up on audit findings and management letter comments; and

WHEREAS, two vacancies exist on the Audit Committee; and

WHEREAS, Bryn Johnson and Emily Barton have expressed a desire to serve as members of the Audit Committee and meet the qualifications established in Draper City Municipal Code Section 3-5-110(C); and

WHEREAS, the Mayor recommends the appointment of Bryn Johnson and Emily Barton to the Audit Committee, subject to the advice and consent of the City Council.

WHEREAS, Councilmember Tasha Lowery was appointed to the Draper City Audit Committee pursuant to Resolution No. 25-58, adopted October 21, 2025; and

WHEREAS, Draper City Municipal Code Section 3-5-110(C)(4) requires the City Council to appoint one of the two City Council members serving on the Audit Committee as Chairperson; and

WHEREAS, Councilmember Tasha Lowery has expressed a willingness to serve as Chairperson of the Draper City Audit Committee; and

WHEREAS, the City Council desires to appoint Councilmember Tasha Lowery as Chairperson pursuant to Draper City Municipal Code Section 3-5-110(C)(4).

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

Section 1. Appointment. The City Council hereby consents to the Mayor's appointment of Bryn Johnson and Emily Barton as members of the Draper City Audit Committee, effective October 6, 2026, for terms expiring October 31, 2028.

Section 2. Chairperson Appointment. Pursuant to Draper City Municipal Code Section 3-5-110(C)(4), the City Council hereby appoints Councilmember Tasha Lowery as Chairperson of the Draper City Audit Committee, effective October 6, 2026 continuing through October 21, 2027

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this Resolution is determined to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions.

Section 4. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS 6TH DAY OF OCTOBER 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Dahlin
Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Mayor Walker

YES	NO	ABSENT
___	___	___
___	___	___
___	___	___
___	___	___
___	___	___
___	___	___

MEMO



To: City Council
From: Nick Whittaker, MCMP
Date: 2026-10-06
Re:

Public Hearing: Ordinance #1739

Comments:

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 1.35 acres located on the South side of New Hope Dr. and the East side of Fort St. at approximately 960 E. New Hope Dr. The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can subdivide the property.

The Planning Commission reviewed this item at their September 10, 2026 meeting and forwarded a positive recommendation on a 5-0 vote.

Findings for Approval:

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

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties

existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.

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

ATTACHMENTS:

[Ordinance 1739 Snow ZMA.pdf](#)

ATTACHMENTS:

[Snow Zoning Map Amendment Report.pdf](#)

ORDINANCE NO. 1739

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 1.35 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL) TO RA2 (RESIDENTIAL AGRICULTURAL), LOCATED AT APPROXIMATELY 960 E. NEW HOPE DR. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE SNOW ZONING MAP AMENDMENT.

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

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to allow for the aging population within the City to comfortably age in place; and

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

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

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 960 E. New Hope Dr. within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to RA2:

BEGINNING AT A POINT WHICH IS NORTH 88°35'28" WEST 98.39 FEET FROM THE SOUTHWEST CORNER OF LOT 1, NEW HOPE ESTATES, AN UNRECORDED SUBDIVISION IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID LOT CORNER BEING SOUTH 2289.06 FEET AND WEST 2872.86 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 15°11'35" WEST 21.17 FEET; THENCE NORTH 87°45'08" WEST 321.32 FEET TO THE EAST LINE OF FORT STREET; THENCE NORTH 05°42'36 EAST 174.91 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF A 50 FOOT NON-EXCLUSIVE RIGHT OF WAY; THENCE SOUTH 89°00'56" EAST 163.62 FEET ALONG SAID CENTERLINE TO A POINT ON A 75 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID 75 FOOT RADIUS CURVE 62.18 FEET; THENCE NORTH 43°28'59" EAST

54.57 FEET TO THE NORTHWEST CORNER OF C. KEITH ROOKER PROPERTY, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 15, 1976, AS ENTRY NO. 2804704, IN BOOK 4168, AT PAGE 87, OF OFFICIAL RECORDS; THENCE SOUTH 24°03'50" EAST 95.29 FEET ALONG THE WESTERLY LINE OF SAID C. KEITH ROOKER PROPERTY; THENCE SOUTH 05°32'10" EAST 140 FEET TO POINT OF BEGINNING.

TOGETHER WITH A 50 FOOT RIGHT OF WAY, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00°07'25" WEST 1676.63 FEET AND WEST 2295.33 FEET AND SOUTH 00°05'33" WEST 325.30 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 86°53'48" WEST 602.33 FEET TO A POINT OF A 75.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 64.95 FEET ALONG SAID 75.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 43°28'59 WEST 147.85 FEET TO A POINT ON A 75.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 62.18 FEET ALONG SAID 75.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 89°00'56" WEST 163.62 FEET TO THE EAST RIGHT OF WAY LINE OF FORT STREET.

TOGETHER WITH AND SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED JANUARY 11, 2002, AS ENTRY NO. 8118442, IN BOOK 8553, AT PAGE 4499, OF OFFICIAL RECORDS.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE ____ DAY OF _____, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

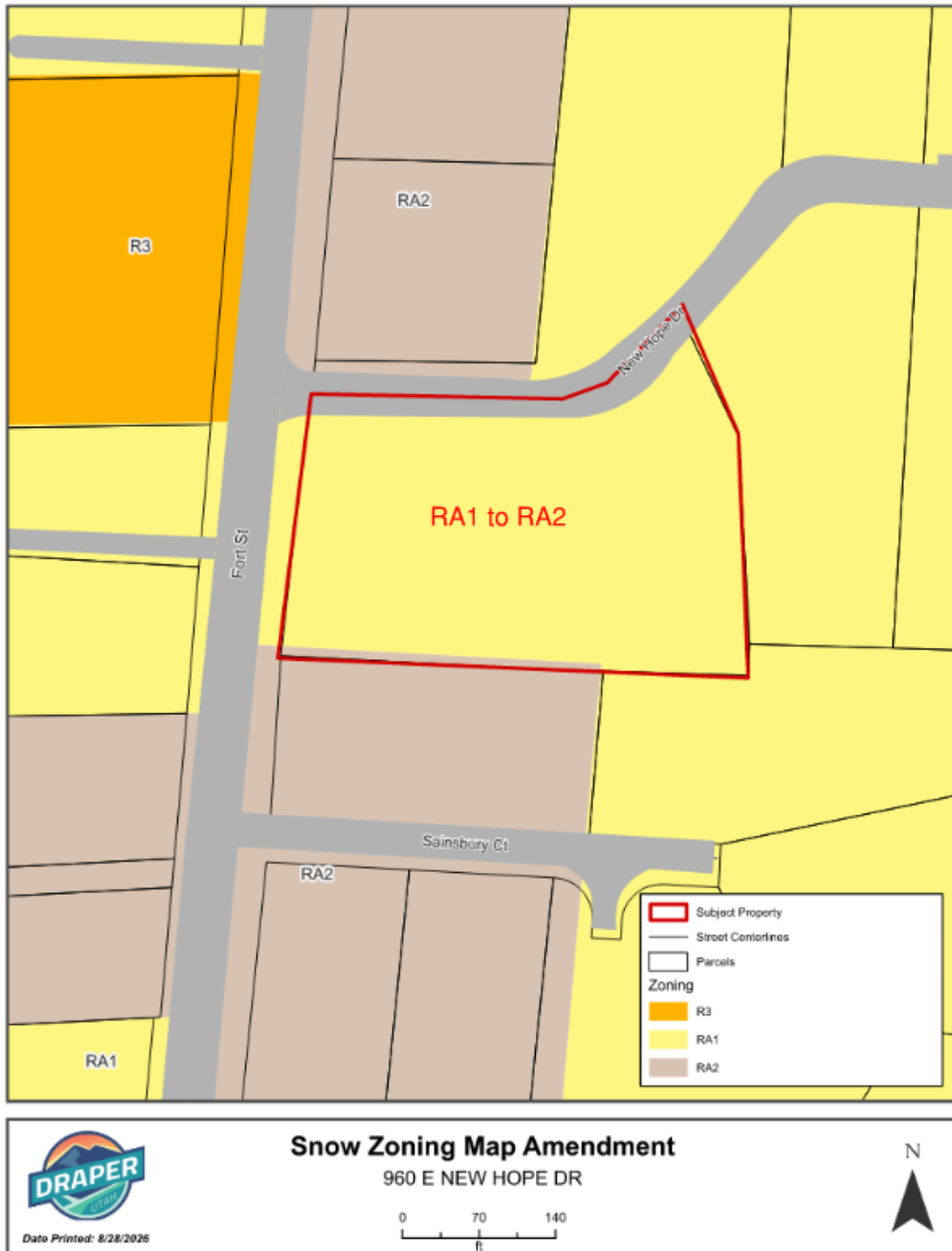
Nicole Smedley, City Recorder

VOTE TAKEN:

Councilmember Green
Councilmember Johnson
Councilmember T. Lowery
Councilmember F. Lowry
Councilmember Dahlin
Mayor Walker

YES	NO	ABSENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXHIBIT A
SNOW ZONING MAP AMENDMENT





Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

August 28, 2026

To: Draper City Planning Commission
Business Date: September 10, 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: Snow – Zoning Map Amendment Request

Application No.: 2026-0186-MA

Applicant: Lowell & Tamara Snow

Project Location: 960 E. New Hope Dr.

Current Zoning: RA1 (Residential Agricultural, 40,000 ft² min. lot size)

Acreage: 1.35 Acres (Approximately 58,806 ft²)

Request: Request for approval of a Zoning Map Amendment from RA1 to RA2 (Residential Agricultural, 20,000 ft² min. lot size).

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 1.35 acres located on the South side of New Hope Dr. and the East side of Fort St. at approximately 960 E. New Hope Dr. (Exhibits C and D). The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can subdivide the property.

The subject property is not part of an existing subdivision. The property has a single-family home that was constructed in 1975 and was added onto in 2005. A shed and a pool were constructed in approximately 2013. In 2016, the applicant applied for a zoning map amendment to change the RA1 designation to RA2 and was denied on the basis that granting the request in that area could change the City's character and negatively impact the area.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F
Proposed Zoning	RA2	Exhibit H
Adjacent Zoning		
East	RA1	
West	RA1	
North	RA2	
South	RA1 & 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(B)(1) the purpose of both the RA1 and RA2 zones is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Criteria for Approval

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

1. Map Amendments:

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

The applicant is proposing that the RA1 zoning designation be amended to RA2. According to applicant statements found in Exhibit G, the applicant is making this request so that they can subdivide the property to help the property owners age in place. Staff notes that the subject property is 1.35 acres in size and that the RA2 designation would allow for the creation of one additional lot.

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

the general vicinity (Exhibit F).

REVIEWS

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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 forward a positive recommendation of the applicants request to the Draper City Council based on the findings and criteria for approval as listed in the staff report. The staff recommendation is based upon the following:

1. The RA2 Zone is compatible with the existing land use designation.
2. The abutting properties located to the north and south of the subject property have RA2 zoning designations as well as other properties within a 300-foot vicinity.
3. The request will provide the applicant an opportunity to age in place which is consistent with the goal HN-4 of the Draper City General Plan.

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Lowell and Tamara Snow, application 2026-0186-MA, based on the following findings for approval listed in the Staff Report dated August 28, 2026.

Findings for Approval:

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

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Lowell and Tamara Snow, application 2026-0186-MA, based on the findings for approval listed in the Staff Report dated August 28, 2026, together with the following additional or modified findings:

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

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for denial of the Zoning Map Amendment, as requested by Lowell and Tamara Snow, application 2026-0186-MA, based on the following findings for denial listed in the Staff Report dated August 28, 2026.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.

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

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: 2026.09.01 15:57:13-06'00'

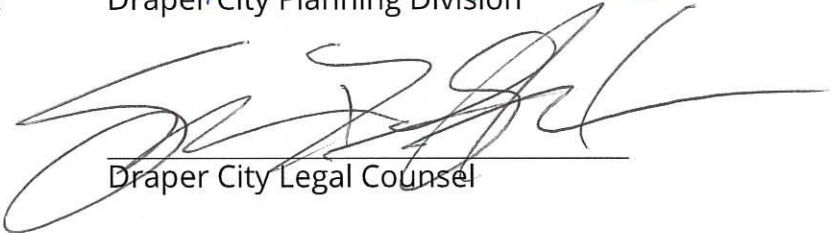
Draper City Public Works Department


Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire Marshal,
CN=Don Buckley
Date: 2026.09.02 16:57:17-06'00'

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: 2026.09.02 07:55:14-06'00'

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. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection; Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.
 - a. The change in use within the zone from RA1 to RA2, both residential zones, will increase the traffic with a general increase in traffic due to an increase in the number of lots permitted. The existing site will accommodate one single family residence that correspond to one peak hour trip and up to eight daily trips. The proposed site, based on application information, could be up to a three-lot subdivision. The proposed zone would generate three peak hour trips and approximately 24 daily trips. Any increase in traffic would be limited to Fort Street, as New Hope Drive is a private, dead-end residential street. The project does not approach the required threshold for a traffic impact study, which is typically required when 100 peak-hour trips are generated by the project.
 - b. Connectivity with the subject parcel to a public right-of-way is to Fort Street by way of New Hope Drive, a private residential street. The existing parcel access is required to remain on New Hope Drive, as a new access onto Fort Street would not be permitted due to it being a classified minor collector street. Access locations are required to meet Draper City access standards as outlined in our Master Transportation Plan.
 - c. There are no existing storm drainage facilities adjacent to the subject parcel. Any future site drainage will be required to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
 - d. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
 - e. Drinking water is provided by WaterPro. Any future development application will require a commitment to serve from WaterPro that facilities are

adequate to provide service for the proposed uses.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

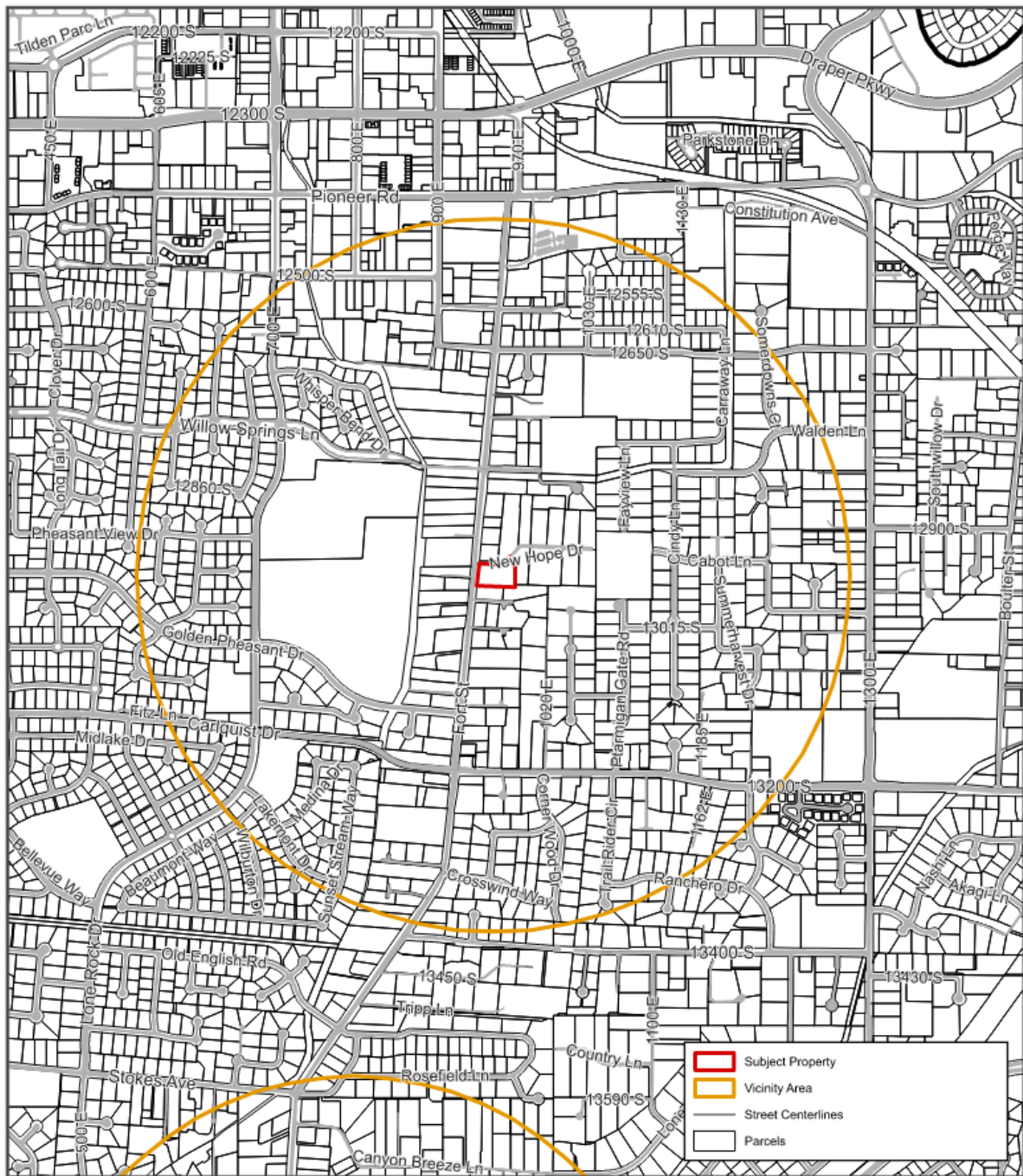
EXHIBIT B LEGAL DESCRIPTIONS

Beginning at a point which is North 88°35'28" West 98.39 feet from the Southwest corner of Lot 1, NEW HOPE ESTATES, an unrecorded subdivision in Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Lot corner being South 2289.06 feet and West 2872.86 feet from the Northeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; running thence South 15°11'35" West 21.17 feet; thence North 87°45'08" West 321.32 feet to the East line of Fort Street; thence North 05°42'36" East 174.91 feet along said East line to the centerline of a 50 foot non-exclusive Right of Way; thence South 89°00'56" East 163.62 feet along said centerline to a point on a 75 foot radius curve to the left; thence Northeasterly along said centerline and the arc of said 75 foot radius curve 62.18 feet; thence North 43°28'59" East 54.57 feet to the Northwest corner of C. Keith Rooker property, as described in that certain Warranty Deed recorded April 15, 1976, as Entry No. 2804704, in Book 4168, at Page 87, of Official Records; thence South 24°03'50" East 95.29 feet along the Westerly line of said C. Keith Rooker property; thence South 05°32'10" East 140 feet to point of beginning.

Together with a 50 foot Right of Way, the centerline being more particularly described as follows: Beginning at a point South 00°07'25" West 1676.63 feet and West 2295.33 feet and South 00°05'33" West 325.30 feet from the Northeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°53'48" West 602.33 feet to a point of a 75.00 foot radius curve to the left; thence Westerly 64.95 feet along said 75.00 foot radius curve to the left; thence South 43°28'59" West 147.85 feet to a point on a 75.00 foot radius curve to the right; thence Southwesterly 62.18 feet along said 75.00 foot radius curve to the right; thence North 89°00'56" West 163.62 feet to the East Right of Way line of Fort Street.

Together with and subject to Boundary Line Agreement recorded January 11, 2002, as Entry No. 8118442, in Book 8553, at Page 4499, of Official Records.

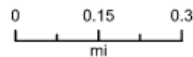
EXHIBIT C VICINITY MAP



Date Printed: 8/28/2026

Snow Zoning Map Amendment

960 E NEW HOPE DR



N



EXHIBIT D
AERIAL MAP





Date Printed: 8/28/2026

Snow Zoning Map Amendment

960 E NEW HOPE DR

0

70

140

ft

N



EXHIBIT E
LAND USE MAP



Date Printed: 8/28/2026

Snow Zoning Map Amendment

960 E NEW HOPE DR

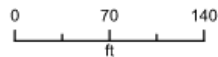
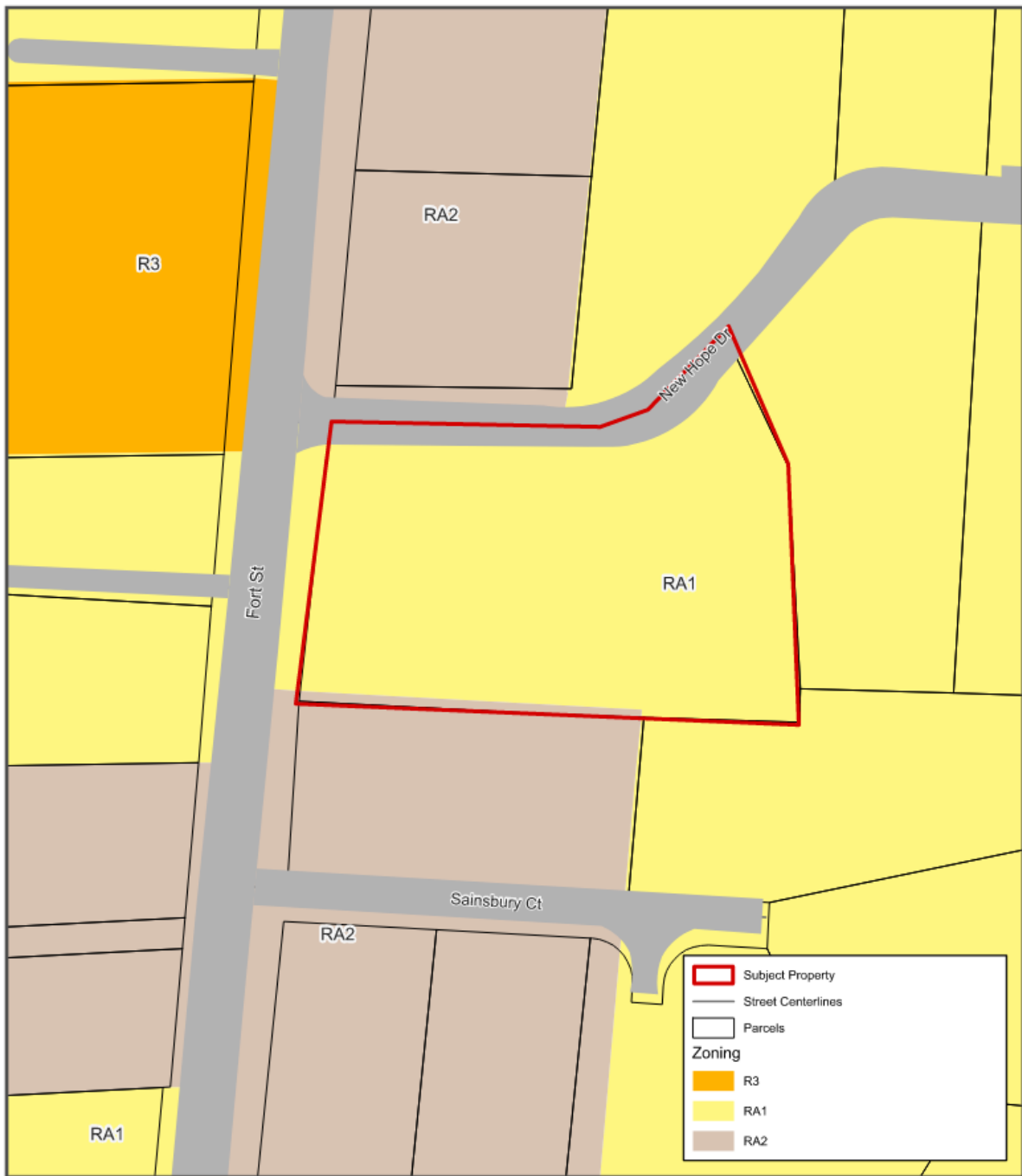


EXHIBIT F ZONING MAP



Date Printed: 8/28/2026

Snow Zoning Map Amendment

960 E NEW HOPE DR

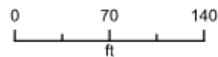


EXHIBIT G
APPLICANT'S RESPONSE – ZONING MAP AMENDMENT

35



Zoning Map Amendment

1. What is the requested zoning designation:

The requested zoning designation is RA1

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

Applicants purchased this property in 2010 after the property had been foreclosed and abandoned for several years. They restored and improved the house and extensively landscaped to create a valuable addition to the neighborhood. When applicants tried to construct a barn on the open portion of their property abutting Fort Street they learned that Draper City corner lot restrictions would not allow structures in this area (over 20,000 square feet, 40% of their total property). That area would need to remain “open space” without action by Draper City. Applicants are now in their 80’s and this large property is a substantial burden. This Zoning Map Amendment can provide flexibility for them to finally adapt this property to meet their needs.

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

The property is bounded on the north and south by parcels zoned RA2 and is bounded on the west by a parcel zoned RA3. Almost all parcels south of the subject property are zoned RA2.

4. Is the proposed zoning designation consistent with the goals, objectives, and policies of the City’s General Plan?

A Draper City Development Staff Report from 09/30/2016 (Application MA-264-2016) found....“That the proposed amendment is consistent with the goals, objectives and policies of the City’s General Plan.”

MEMO



To: City Council
From: Todd A. Draper, AICP
Date: 2026-10-06
Re: Public Hearing: Ordinance #1740

Comments:

This application is a request for approval of a Text Amendment for approximately 6.16 acres located on the east side of Lone Peak Parkway, at approximately 11601 S. Lone Peak Pkwy. The property is currently zoned KMAC-CSD (Karl Malone Auto Center Commercial Special District). The applicant is requesting that a Text Amendment be approved to allow for changes to the allowed signage.

Findings for Approval:

1. The proposed text amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed text amendment furthers the specific purpose of the zoning ordinance.
3. The proposed text amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed text amendment will not create a conflict with other sections of the zoning ordinance or the general plan.
5. The proposed text amendment will not to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment implements professional best practices of urban planning and design.

Findings for Denial:

1. The proposed text amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed text amendment does not further the specific purpose of the zoning ordinance.
3. The proposed text amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance.
4. The proposed text amendment would create a conflict with other sections of the zoning ordinance or the general plan.
5. The proposed text amendment is detrimental to public health, safety, or welfare or does not represent an overall community benefit.
6. The proposed text amendment is contrary to professional best practices of urban

planning, design, or engineering.

ATTACHMENTS:

[Ordinance 1740.pdf](#)

ATTACHMENTS:

[Rivian KMAC-CSD TA Staff Report - Final.pdf](#)

ORDINANCE NO. 1740

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO SIGNAGE IN THE KARL MALONE AUTO CENTER COMMERCIAL SPECIAL DISTRICT (KMAC-CSD).

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

WHEREAS, it is necessary from time to time to amend certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

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

WHEREAS, the City Council of Draper City adopted the Land Use and Development Code to provide regulations concerning development activity within the City boundaries; and

WHEREAS, the Karl Malone Auto Center Commercial Special District (KMAC-CSD) is a zoning district within the Land Use and Development Code; and

WHEREAS, the City Council of Draper City finds good cause to amend the terms and provisions of the KMAC-CSD within the Land Use and Development Code and to enact new provisions regarding permitted signage within the zone; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the proposed changes to the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the proposed changes to the Land Use and Development Code.

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

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to signage within the KMAC-CSD zone: 1. The proposed amendment is

consistent with goals, objectives and policies of the city's general plan. 2. The proposed amendment furthers the specific purpose statements of the zoning ordinance. 3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan. 5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit. 6. The proposed amendment implements best current, professional practices of urban planning, design, and engineering practices.

Section 2. Amendment. Subsections 9-18D-080(B) and 9-18D-100(Exhibit D) of the Land Use and Development Code of the Draper City Municipal Code are hereby amended to read as set forth in Exhibit A.

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

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 6TH DAY OF OCTOBER, 2026.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Nicole Smedley, CMC, City Recorder

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

EXHIBIT A

9-18D-080: SIGNAGE:

...

B. Permanent Signage:

1. I-15 Frontage: A maximum of ~~three~~four (34) pole or monolithic signs as shown in section 9-18D-100, exhibit D of this article:
 - a. One 3-sided pole sign with each face not exceeding twentyfive feet (25') wide by thirtyone feet (31') high and a maximum overall sign height not to exceed seventyfive feet (75') above the top of the concrete barrier on the freeway, with electronic message centers on each face and rock auto display feature at the base (electronic message centers shall not exceed fifty ~~50~~ percent (50%) of a sign face);
 - b. ~~One~~ Two monolithic or pole signs of a maximum fifty feet (50') high by fifteen feet (15') wide; and
 - c. One monolithic sign a maximum fortytwo feet (42') high by fifteen feet (15') wide.
2. 11400 South ~~And~~and Lone Peak Parkway Frontage: A maximum of ~~seven~~five (~~7~~5) 2-sided monument signs as shown in section 9-18D-100, exhibit D of this article, not to exceed ten feet (10') high by ten feet (10') wide, except where otherwise restricted by power line easement.

...

9-18D-100: EXHIBITS:



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

September 15, 2026

To: Draper City Planning Commission
Business Date: September 24, 2026

From: Development Review Committee

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

Re: Rivian KMAC-CSD – Text Amendment Request

Application No.: 2026-0169-TA

Applicant: Logan Johnson, representing Wright Development Group and
Smith Payne Lone Peak, LLC.

Project Location: 11601 S. Lone Peak Pkwy.

Current Zoning: KMAC-CSD (Karl Malone Auto Center Commercial Special District)
Zone

Acreage: Approximately 6.16 Acres (Approximately 268,330 ft²)

Request: Request for approval of a zoning text amendment to the KMAC-
CSD zone regarding signage.

BACKGROUND AND SUMMARY

This application is a request for approval of a Text Amendment for approximately 6.16 acres located on the east side of Lone Peak Parkway, at approximately 11601 S. Lone Peak Pkwy. (Exhibit B & C). The property is currently zoned KMAC-CSD. The applicant is requesting that a Text Amendment be approved to allow for changes to the allowed signage.

Included as part of the KMAC-CSD was a master sign plan depicting the location and type of site signage permitted for each property within the zone. A Site Plan application for a Rivian car dealership was approved in June of this year for a currently vacant property within the KMAC-CSD zone and this request seeks to alter the text of the ordinance and the master sign plan to allow for signage specific to the Rivian dealership.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District	Exhibit D
Current Zoning	CSD-KMAC	Exhibit E
Proposed Use	Automobile Dealership	
Adjacent Zoning		
East	CSD-KMAC, CBP (Business/Manufacturing Park)	
West	CR (Regional Commercial), CSD-11400 LPP (11400 South Lone Peak Parkway Commercial Special District)	
North	CSD-KMAC	
South	CBP	

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 Draper City Municipal Code (DCMC) Section 9-8-020 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."*

Text Amendment. The signage standards for the KMAC-CSD are found in DCMC Section 9-18D-080. The master sign plan is included as Exhibit D in DCMC Section 9-18D-100. The proposed amendments to the text are included as Exhibit F in this report. Additions to the text are indicated in blue and underlined, deletions in red strikethrough, and unchanged text in black.

DCMC Section 9-18D-080: Signage: The proposed amendments to this section would increase the number of potential fifty feet (50') tall monolith or pole signs facing I-15 from one (1) to two (2) and reduces the number of ten feet (10') tall monument signs along Lone Peak Parkway from seven (7) to five (5) to align with what is depicted on the amended master sign plan. Minor grammatical and clerical changes as suggested by staff are also included.

DCMC Section 9-18D-100: Exhibits: The proposed amendment to this section replaces the current master sign plan with the amended master sign plan as Exhibit D.

A response letter from the applicant outlining their reasoning and justifications for the request is attached to this report as Exhibit G.

Criteria For Approval.

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

2. Text Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether a proposed amendment furthers the specific purpose statements of the zoning ordinance;*
- c. Whether the proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;*
- d. The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*

- e. Whether the potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and*
- f. The extent to which a proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices*

REVIEWS

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

Legal Division Review. The Draper City Attorney has completed their review of the Text Amendment request 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 recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed Text Amendment. The Planning Commission should also review the request, hear from the applicant, and receive public comment as applicable to the application. The staff recommendation is based upon the following:

1. The proposed changes do not increase the number of signs allowed for the dealership.
2. The inclusion of an additional pole sign in the location indicated on the revised master sign plan does not significantly affect the original intent of the master sign

plan to provide signage for car dealerships that would be visible from the nearby I-15 freeway.

3. The proposed amendment aligns with the economic values and goals of the City General Plan in that it supports the growth and expansion of the city's regionally competitive economic base.

MODEL MOTIONS

Motion for Approval – I move that we forward a positive recommendation to the City Council for the Text Amendment, as requested by Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, LLC., application 2026-0169-TA, based on the findings for approval listed in the Staff Report dated September 15, 2026.

Findings for Approval:

1. The proposed text amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed text amendment furthers the specific purpose of the zoning ordinance.
3. The proposed text amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed text amendment will not create a conflict with other sections of the zoning ordinance or the general plan.
5. The proposed text amendment will not to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment implements professional best practices of urban planning and design.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Text Amendment, as requested by Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, LLC., application 2026-0169-TA, based on the findings for approval listed in the Staff Report dated September 15, 2026 with the following additional or modified findings or recommended changes:

1. (List any additional or modified findings or recommendations...)

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Text Amendment, as requested by Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, LLC., application 2026-0169-TA, based on the findings for denial listed in the Staff Report dated September 15, 2026.

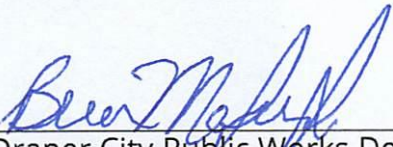
Findings for Denial:

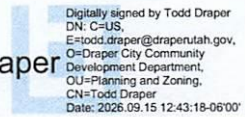
1. The proposed text amendment is not consistent with goals, objectives and policies of the city's general plan.

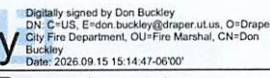
2. The proposed text amendment does not further the specific purpose of the zoning ordinance.
3. The proposed text amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance.
4. The proposed text amendment would create a conflict with other sections of the zoning ordinance or the general plan.
5. The proposed text amendment is detrimental to public health, safety, or welfare or does not represent an overall community benefit.
6. The proposed text amendment is contrary to professional best practices of urban planning, design, or engineering.

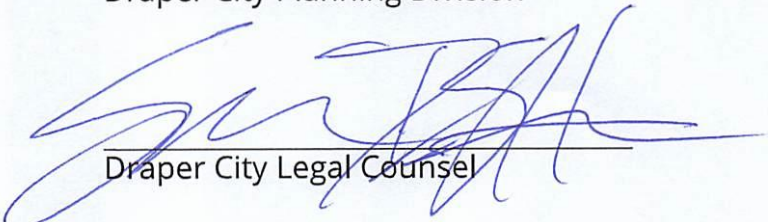
DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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


Draper City Public Works Department


Todd Draper
Draper City Planning Division


Don Buckley
Draper City Fire Department


Draper City Legal Counsel

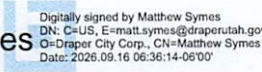

Matthew Symes
Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

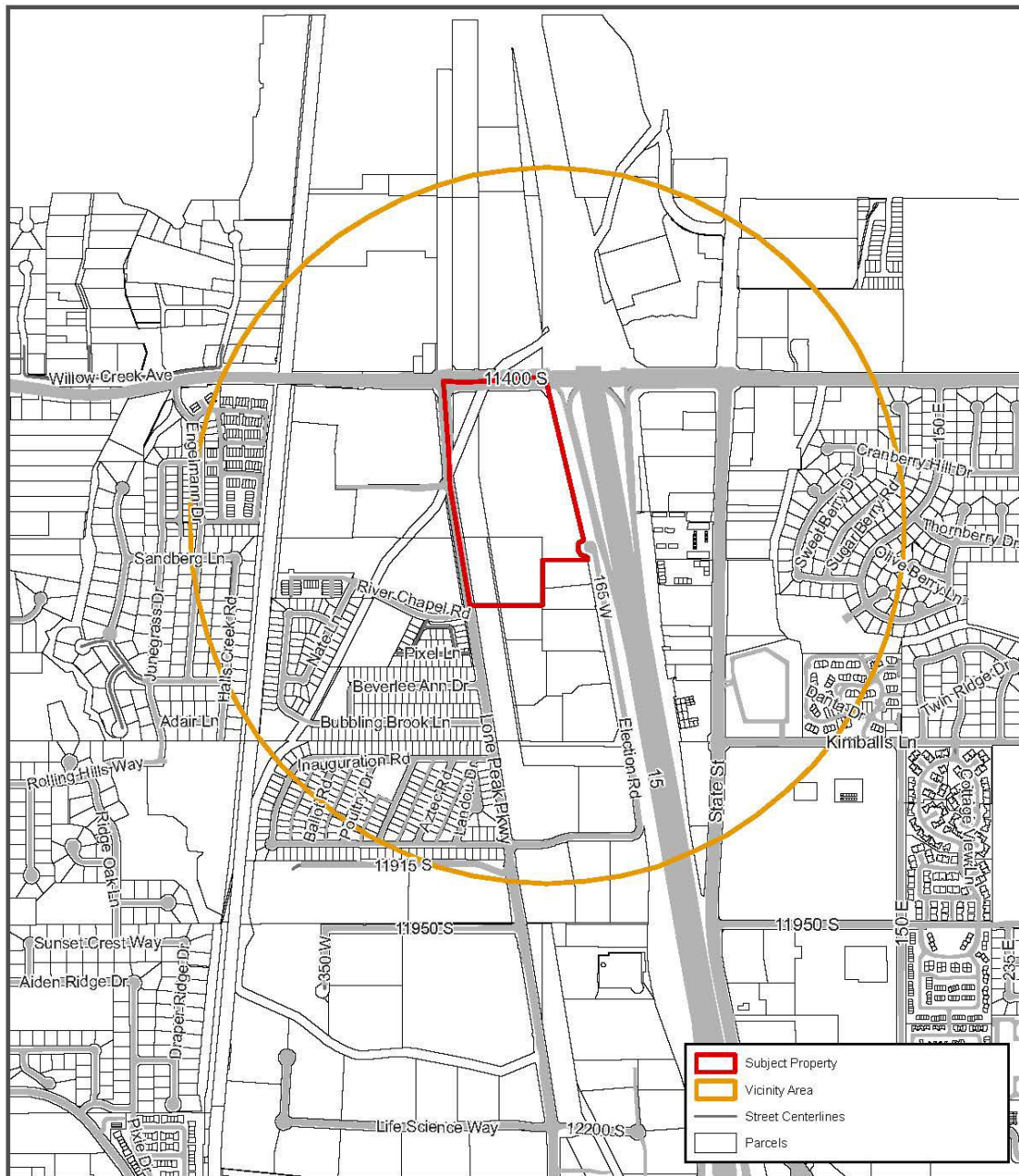
Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP





DRAPER
UTAH

Date Printed: 9/10/2026

Rivian KMAC-CSD Zoning Text Amendment

11601 S. Lone Peak Pkwy.

0
0.15
0.3

mi

N



52

EXHIBIT C
AERIAL MAP





Rivian KMAC-CSD Zoning Text Amendment

11601 S. Lone Peak Pkwy.

Date Printed: 9/10/2026

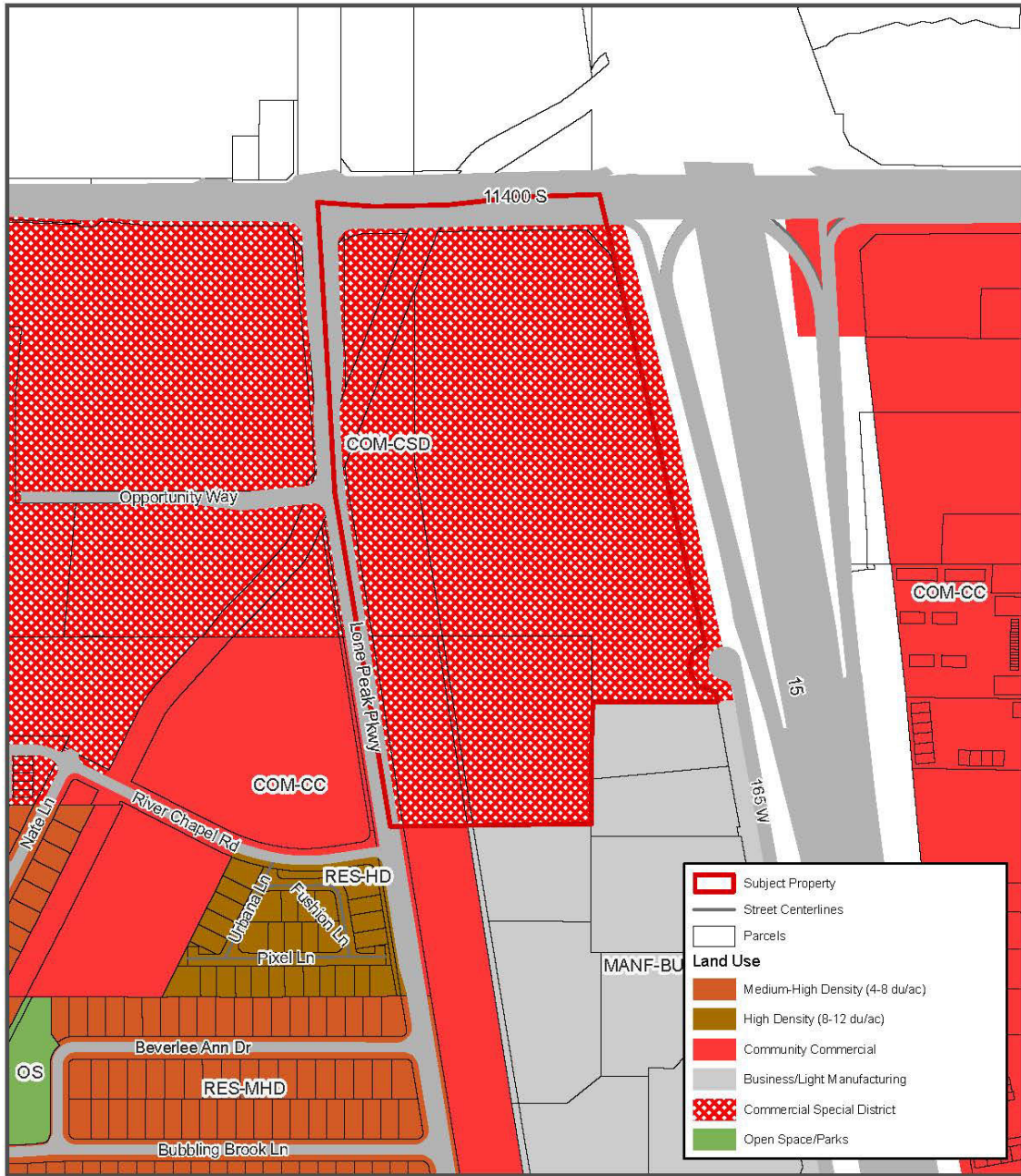
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EXHIBIT D LAND USE MAP





DRAPER
UTAH

Date Printed: 9/10/2026

Rivian KMAC-CSD Zoning Text Amendment

11601 S. Lone Peak Pkwy.

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EXHIBIT E ZONING MAP

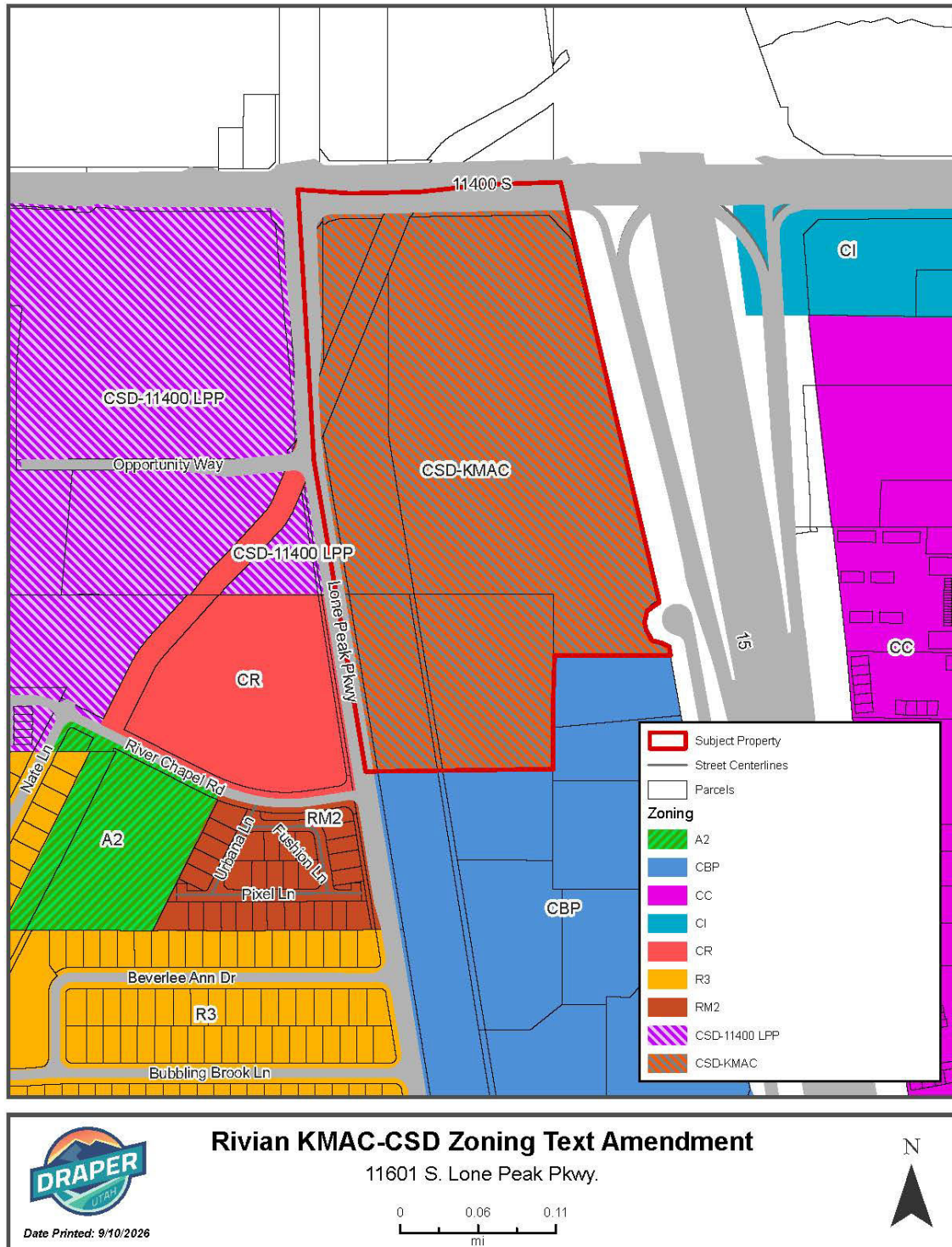


EXHIBIT F PROPOSED TEXT CHANGE

9-18D-080: SIGNAGE:

...

B. Permanent Signage:

1. I-15 Frontage: A maximum of three (3) pole or monolithic signs as shown in section 9-18D-100, exhibit D of this article:
 - a. One 3-sided pole sign with each face not exceeding twenty-five feet (25') wide by thirty-one feet (31') high and a maximum overall sign height not to exceed seventy-five feet (75') above the top of the concrete barrier on the freeway, with electronic message centers on each face and rock auto display feature at the base (electronic message centers shall not exceed fifty ~~50~~ percent (50%) of a sign face);
 - b. ~~One~~ Two monolithic or pole signs of a maximum fifty feet (50') high by fifteen feet (15') wide; and
 - c. One monolithic sign a maximum forty-two feet (42') high by fifteen feet (15') wide.
2. 11400 South ~~And~~ and Lone Peak Parkway Frontage: A maximum of ~~seven-five~~ (75) 2-sided monument signs as shown in section 9-18D-100, exhibit D of this article, not to exceed ten feet (10') high by ten feet (10') wide, except where otherwise restricted by power line easement.

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9-18D-100: EXHIBITS:

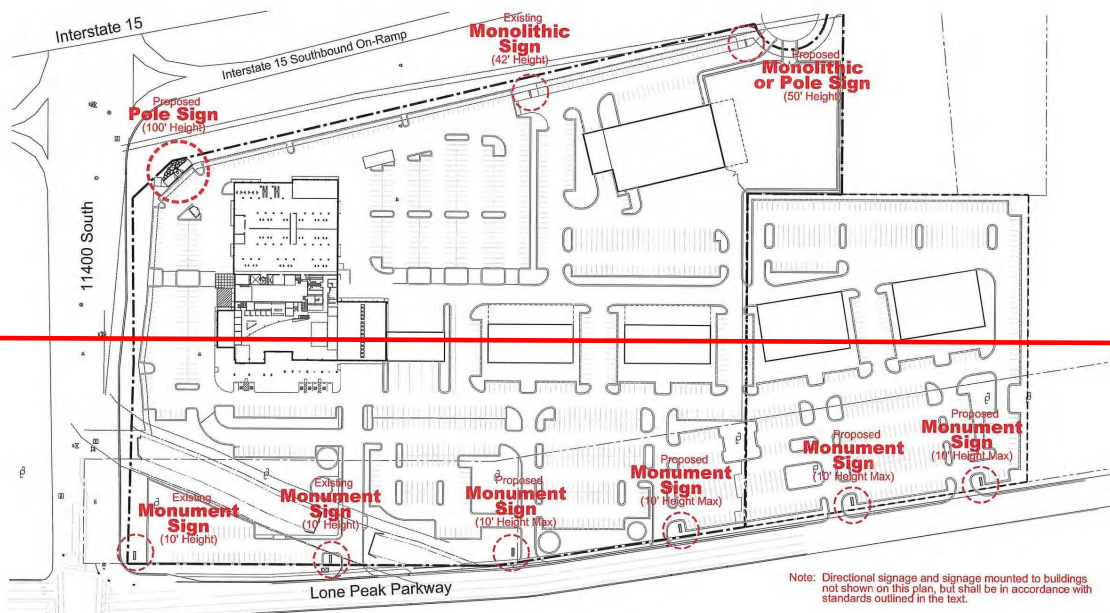
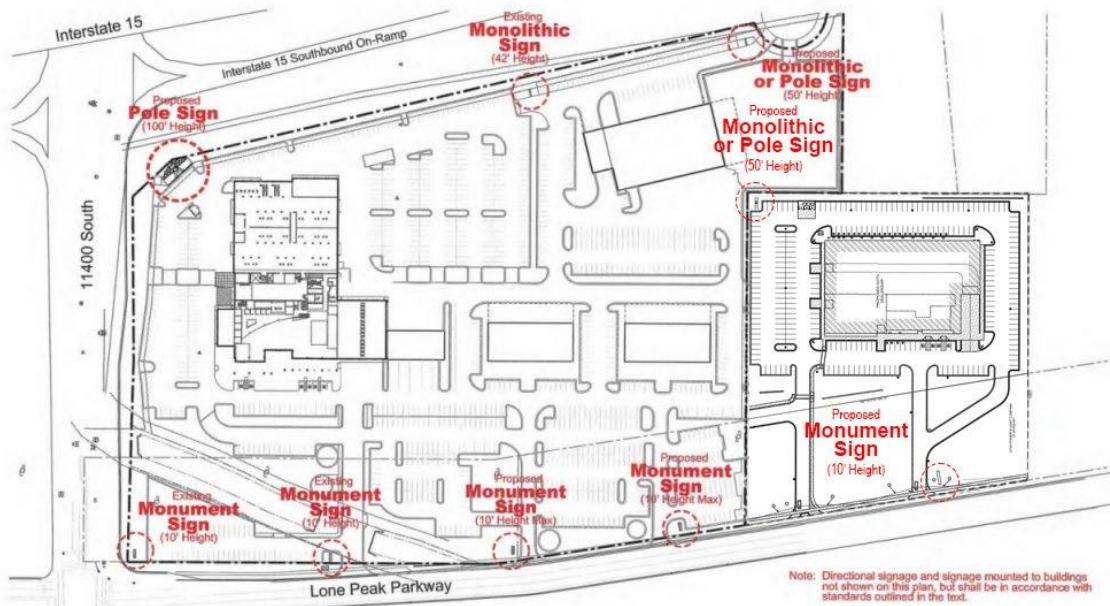


Exhibit D
Master Sign Plan
 11400 South & Lone Peak Parkway, Draper, Utah

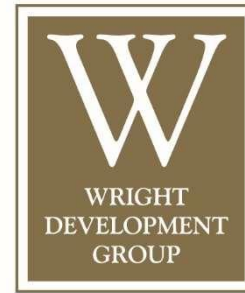


AMENDED Exhibit D
Master Sign Plan
 11400 South & Lone Peak Parkway, Draper, Utah

EXHIBIT G
APPLICANT RESPONSES

August 20th, 2026
Draper City

Text Amendment – Rivian Dealership
Amendment to 9-18D-100, Exhibit D
Dear Draper City Officials,



We are seeking a minor text amendment to 9-18D-100, Exhibit D of the Draper City Code for the Karl Malone Auto Center Commercial Special District (KMAC-CSD). This exhibit identifies locations for various signs near the existing Karl Malone auto dealerships. One pylon sign location was never constructed. We propose to add a new pole sign on the northeast corner of our property for the new Rivian Dealership.

1. Consistency with the City's General Plan

This amendment is consistent with the General Plan's goals for economic development, quality commercial uses, and vibrant auto-oriented districts. The KMAC-CSD is designed for auto sales and related businesses, and this change supports a complementary dealership that strengthens the area's commercial vitality.

2. Appropriateness and Justification for the Modification

The request is appropriate for the context of developing a modern Rivian dealership. Pylon and pole signage plays an important role in auto dealership visibility and success, as demonstrated by neighboring businesses in the district that already utilize similar signs. This is a minor relocation of an unused pylon location to better align with the actual building site and operational needs, without altering allowed sign types, sizes, or regulations.

3. Potential Impact on the Community

The amendment will have minimal impacts and some benefits. It eliminates one monument sign along Lone Peak Parkway (reducing signage visibility and potential clutter in that area) while adding a pole sign at the northeast corner. This pole sign location is farther from Lone Peak Parkway than the eliminated monument sign. Overall, it maintains the character of the district while supporting business activity, jobs, and economic contributions to the community.

We appreciate your review and look forward to moving the project forward.

Sincerely,

Logan Johnson
Wright Development Group