



PLANNING COMMISSION AGENDA

Thursday, October 22, 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 September 24, 2026 (Administrative Action)

Approval of Planning Commission Meeting Minutes for September 24, 2026.

1.b Action Item: 2027 Draper City Planning Commission Meeting Schedule Recommendation to the Draper City Council (Administrative Action)

1.c Action Item: Tallin Johnson I-ADU Deviation Request (Administrative Item)

On the request of Tallin & Brenda Johnson, a Deviation Request for 0.16 acres located at approximately 14094 S. Candy Pull Dr. Known as Application 2026-0177-VAR. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.d Action Item: Cabot I-ADU Deviation Request (Administrative Item)

On the request of Cabot & Tiffani Curtis, a Deviation Request for 0.86 acres located at approximately 14811 S. Maple Park Ct. Known as Application 2026-0082-VAR. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.e Public Hearing: Master Wood Crafters Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of Michael Crist, representing Master Wood Crafters, a Home Occupation Conditional Use Permit request for 0.50 acres located at approximately 12646 S. 700 East. Known as application 2026-0204-USE. Staff contact: Maryann DeHaven, (801) 576-6391, maryann.dehaven@draperutah.gov.

1.f Public Hearing: United Curbing Conditional Use Permit Request (Administrative Item)

On the request of William Gerdt, representing United Curbing , a Conditional Use Permit Request for 0.92 acres located at approximately 12541 S. Minuteman Dr. Known as Application 2026-0133-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov. This item has been continued to a date uncertain.

1.g Public Hearing: 12430 S. 700 East Development Agreement Request (Legislative Item)

On the request of Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, property owner, a request for approval of a Development Agreement on 1.67 acres located at approximately 12430 S. 700 East. Staff contact: Maryann DeHaven, (801) 576-6391, maryann.dehaven@draperutah.gov. **This item is being continued to a date uncertain.**

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 **October 22, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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

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

MEMO



To: Planning Commission

From:

Date: 2026-10-22

Re: Action Item: Approve Planning Commission Meeting Minutes for September 24, 2026
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC Mtg 092426.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, SEPTEMBER 24, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Commissioner Member Susan Nixon
Commission Member Kendra Shirey
Commission Member Gary Ogden
Commission Member Laura Fidler
Alternate Commission Member Christine Green

NOT PARTICIPATING: Alternate Commission Member Joshua Best

EXCUSED: Commissioner Member Mary Squire
Alternate Commission Member Drew Martinez

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

6:30 PM Business Meeting

Chair Andrew Adams called the Planning Commission Meeting to order at 6:31 p.m.

1. Items for Commission Consideration.

A. Action Item: Selection of a New Draper City Planning Commission Vice-Chair.

Community Development Director, Jennifer Jastremsky, reported that Commissioner Fidler had been appointed as a regular member and was now eligible for the position, but Commissioner Green was still an alternate member and therefore ineligible.

Motion: Commissioner Ogden moved to APPOINT Commissioner Susan Nixon as Planning Commission Vice-Chair.

Second: Commissioner Shirey seconded the motion.

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

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

B. Action Item: Approve Planning Commission Meeting Minutes for August 27, 2026 (Administrative Action)

Approval of Planning Commission Meeting Minutes for August 27, 2026.

Motion: Commissioner Nixon moved to **APPROVE** the August 27, 2025 Planning Commission Meeting Minutes, as presented.

Second: Commissioner Shirey seconded the motion.

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

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

C. Public Hearing: Rivian KMAC-CSD Text Amendment (Legislative Item)

On the request of Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, LLC for a Zoning Text Amendment to the KMAC CSD Zone. Known as Application 2026-0169-TA. Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Planning Manager Todd Draper reported that the item was tied to the new Rivian car dealership at 11601 South Lone Peak Parkway. The vicinity, aerial, land use, and zoning maps were displayed, along with site photographs. The subject property carries a land use designation of Commercial Special District and is zoned Karl Malone Auto Center Commercial Special District (“KMAC

CSD”). The applicant proposed removing one monument sign on South Lone Peak Parkway and adding a pole sign near the I-15 frontage. Minor technical changes were also proposed.

Staff recommended that the Planning Commission forward a position recommendation to the City Council based on 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.

In response to a question from Chair Adams concerning the existing three-sided pole sign, Ms. Jastremsky reported that the pole sign height standard was not to exceed 75 feet above the freeway concrete barrier. Chair Adams asked about the elevation difference between the proposed location and the existing Karl Malone Auto Center sign. Mr. Draper reported that the information was not available. The commission discussed differences between the original and proposed Master Sign Plan. Chair Adams remarked that the sign would be located beside the freeway and not near a residential neighborhood.

The applicant, Logan Johnson, stated that visibility from the freeway was important to Rivian’s success. In response to a question raised by Commissioner Nixon, he stated that the site slopes approximately 10 feet from end to end and is steeper toward I-15. He estimated the grade to be 15 feet lower than I-15.

Chair Adams 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 Text Amendment, as requested by Logan Johnson, representing Wright Development Group and Smith Payne Lone Peak, LLC, Application 2026-0169-TA, based on the following 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.**

Second: Commissioner Ogden seconded the motion.

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

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

- D. Public Meeting: The Grange Plat Amendment Request (Administrative Item)**
On the request of Steven Gomm, property owner, a Subdivision Plat Amendment request for approximately 0.99 acres located at 603 East 12000 South. Known as Application 2026-0009-SUB. Staff contact: Maryann DeHaven, (801) 576-6391, maryann.dehaven@drapertutah.gov.

City Planner Maryann DeHaven presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property is designated Residential Low-Medium Density and zoned RA2. The applicant lives in an existing home on the subject property and proposed to amend the existing two-lot subdivision plat to combine the two lots into one approximately one-acre property. Staff reviewed the current and proposed Subdivision Plats. Staff recommended approval as the proposal met all code requirements.

The applicant, Steven Gomm, stated that he was excited to combine the lots and make his yard look nicer.

Motion: Commissioner Ogden moved to APPROVE the Subdivision Plat Amendment, as requested by Steven Gomm, property owner, for The Grange Subdivision Plat Amendment, Application 2026-0009-SUB, based on the following Findings for Approval listed in the Staff Report dated September 15, 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.

Second: Commissioner Fidler seconded the motion.

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

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

E. Public Hearing: Academy Plaza Site Plan Request (Administrative Action)

On the request of Joe Johnsen of J Development, representing Dumar, LLC, a request for approval of a Site Plan for development of office/warehouse and vertical mixed-use buildings on approximately 7.69 acres located at approximately 421 West 13490 South, known as Application No.: 2026-0085 SP. 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 is designated Commercial Special District and in the Draper Pointe Mixed Use Commercial Special District (“CSD-DPMU”) Zone.

Mr. Taylor reviewed site photographs and the proposed site plan. The proposal included the following:

- One 32,695-square-foot vertical mixed-use building.
 - Retail and restaurant space on the first floor, as well as a drive-through.

- Office space on the second floor.
- Four office/warehouse buildings ranging in size from 12,182 to 24,990 square feet, each with truck docks.
- 245 total parking spaces.

The vertical mixed-use building will be located to the north, with the drive-through on the east side of the building. Office/warehouse buildings will be to the south toward Bangerter Highway with truck docks in the center of the buildings. Existing cross-access easements to the east and west properties will remain. A landscape buffer with evergreen trees and shrubs will be placed along the west side of the project.

Elevations were reviewed next. The office/warehouse buildings will be composed of one type of brick, exterior insulation finishing system (“EIFS”), fiber cement panels, and bronze trim. The vertical mixed-use building will be composed of three types of brick, wood siding, batt and board, two types of fiber cement panels, and bronze trim. All minimum requirements for window glazing were met, as well as parking area lighting requirements.

Staff recommended approval subject to the following conditions:

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 geologic hazard and geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the review comments of the Planning Division in Exhibit A of the Staff Report are satisfied prior to approval of the building permit.
 - a. The Applicant must add overhangs to the secondary pedestrian entrances in the rear of the office/warehouse buildings.
4. That the review comments of the Public Works in Exhibit A of the Staff Report are satisfied prior to approval of the building permit.
 - a. New water meter needs to be placed in the park strip, not in the roadway.

Commissioner Nixon remarked that she had not seen many drive-throughs in mixed-use developments. In response to her question, Mr. Taylor reported that drive-throughs were allowed in the zone.

Matt Knight spoke on behalf of the applicant and stated that the project had been several years in the making. They believe the development will be an asset to the area as it will provide retail and restaurant businesses as well as an office component. They already had a potential tenant for the full office space in the mixed-use building.

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

Motion: Commissioner Shirey moved to APPROVE the Site Plan, as requested by Joe Johnsen of J Development, representing Dumar, LLC, Application No. 2026-0085-SP, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated August 21, 2026.

Findings for Approval:

1. The Site Plan reflects the full development of the property.
2. The Site Plan, subject to compliance with the conditions of approval (as outlined above), conforms to applicable standards set forth in the ordinance, 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 zoning 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 will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Second: Commissioner Nixon seconded the motion.

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

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

F. Public Hearing: Fratto Subdivision Plat Amendment Request (Administrative Item)

On the request of Troy Dana, a subdivision Plat Amendment for 2.03 acres located at approximately 791 East 12200 South. Known as Application 2026-0100 SUB. 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 High Density and is zoned RM2. The property is part of the Fratto Farms Development Agreement approved by the Draper City Council in 2026, and staff had verified that the proposal was in harmony with that agreement.

The existing Draperville Plat and proposed Subdivision Plat were reviewed. The request was to amend the Draperville Plat, Block 23, Lots 1 and 8, to create the Fratto Subdivision consisting of the following:

- 14 residential lots
- A park parcel
- A private road
- Sidewalks and park strips along 12200 South and 800 East
- Street trees along the above frontages and private road

Mr. Whittaker asked City Engineer Brien Maxfield to address questions regarding the grading and drainage plan that were received in an emailed public comment. Mr. Maxfield reported that the park would act as a detention facility for collected water. The property's natural grading creates water flow to the west. Lots will drain to the front as much as practical. However, to prevent water from encroaching on lots to the west, a catchment area will be provided at the rear of parcels to hold water until it evaporates or seeps into the ground.

In response to a question raised by Commissioner Ogden, Mr. Maxfield reported that property owners could choose to either install an underground tank or integrate the catchment area into their yard as a depressed dry creek bed or grassy area.

Chair Adams stated that the developer would disclose to potential property owners that they must have a detention area in the backyard but asked who would enforce that requirement. Mr. Whittaker reported that it would be verified during inspection and with any future building permits. Chair Adams indicated that landscaping does not require a building permit and reiterated his question about enforcement. Mr. Maxfield explained that basin capacity is certified before issuing a Certificate of Occupancy, and the requirement is noted on the plat.

Commissioner Nixon asked if a property owner would be prohibited from installing concrete in that area, for example. Mr. Maxfield reported that as long as the area is depressed and holds the required capacity, the City would not object to putting a basketball court in that area, for example. A perforated underground pipe could also be installed to control runoff. There were many ways to meet the requirement, but it must be maintained in perpetuity.

Mr. Whittaker reported that the proposed Subdivision Plat met all requirements of both Draper City Municipal Code and the Fratto Farms Development Agreement. As the proposed plat substantially adhered to the agreement and installation of a park, sidewalks, and street trees would benefit the City and neighborhood by creating safe, walkable spaces that support active mobility and community interaction, staff recommended approval subject to the following conditions:

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 all requirements of the Fratto Farms Development Agreement are satisfied throughout the development of the subject property and thereafter as required.
4. That the date on the proposed plat be updated to reflect the current month and year prior to being printed to Mylar and obtaining the necessary signatures prior to recordation of the Amended Subdivision Plat.
5. The subtitle of the proposed amended subdivision plat shall be updated to state that it is amending the Draperville Plat.
6. 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.

Alex Hall was present on behalf of the applicant.

Chair Adams opened the public hearing.

Cindy Romero gave her address as 729 East 12200 South and stated that Mr. Dana installed a sign on the property indicating that offices were available, but the property was not zoned for offices. In previous meetings, he had requested mixed-use development with both office and living space, but that request was denied. She believed a Conditional Use Permit should be required for each office. Concept photographs showed ramblers, but the sign showed a rambler with a loft, which would eliminate her views of the mountains and devalue her property. Traffic had not been addressed, and both she and her neighbor had had property damage from vehicles. Speed bumps should be installed. The subdivision would have at least 24 cars, and she did not believe it had sufficient parking. She asked the Planning Commission to stand by what was decided in previous meetings.

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

Mr. Whittaker reported that the City had not authorized the sign. Regarding height, per the Development Agreement, homes cannot exceed 35 feet in height, and the second story may contain only one room. To ensure the applicant complies with all requirements, staff reviews the Development Agreement and verifies that building plans meet all specifications during the building permit review process. If plans do not comply with the agreement, they are rejected for revision prior to approval.

Chair Adams explained that the Development Agreement was already approved, and the Subdivision Plat Amendment was just a technicality.

In response to a question from Chair Nixon, Mr. Whittaker reported that the Development Agreement specified the following:

- No more than 14 lots shall be permitted.
- All homes shall be single-family detached.
- No two-story homes other than the loft above the garage.
- All homes shall be no more than 35 feet in height measured from existing grade up to the peak of the roof.
- All homes will be no more than 3,000 finished interior square feet, excluding the garage and porch.

Chair Adams asked about basements. Mr. Whittaker reported that the agreement did not prohibit basements. However, both a basement and the loft would count toward the 3,000-square-foot maximum.

Commissioner Nixon remarked that many aspects of the project that the Planning Commission would typically discuss were already addressed in the Development Agreement. Chair Adams added that the Development Agreement is a binding contract that is reviewed for compliance with every permit application for the subdivision.

Motion: Commissioner Nixon moved to APPROVE the Subdivision Plat Amendment, as requested by Troy Dana, Application 2026-0100-SUB, based on the following Findings for Approval listed in the Staff Report dated September 11, 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.

Second: Commissioner Shirey seconded the motion.

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

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

G. Public Hearing: Bangerter Crossroads Site Plan Request (Administrative Item)

On the request of Troy Wolverton of AWA Engineering, representing Lloyd's TLC Limited, for approval of a Site Plan for approximately 12 Acres, located at approximately 13782 South 300 East. Known as file 2026-0106-SP. Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Draper presented the staff report, displayed the vicinity, aerial, land use, and zoning maps, and reported that the item was for Phase 1 of Bangerter Crossroads. The subject property carries a land use designation of Regional Community Commercial and is zoned Regional Commercial.

The site plan was reviewed. Phase 1 will include a grocery store with a pharmacy drive-through, site access, a pick-up area, and associated drive aisles and parking. Access will be from 300 East, 13800 South, 150 East, and Bangerter Highway. The phase also included landscaping and a

detention pond near 150 East and around the location of the future fuel station in phase 2. Mr. Draper reported that the portion of the property that was previously owned by the Utah Department of Transportation ("UDOT") would need to be rezoned with Phase 3. The property would need to be subdivided or reconfigured into parcels as shown on the site plan prior to issuance of a Certificate of Occupancy.

Staff reviewed the landscape plans and required one change, but was comfortable moving forward on the condition that it be corrected.

Staff reviewed the elevations and confirmed they complied with the Development Agreement and DCMC regarding colors, materials, and articulation.

Regarding the lighting plan, issues identified during the Development Agreement process had been addressed. Further corrections were needed to ensure no light spillage over the property line, but those were addressed in the recommended Conditions of Approval. The applicant was required to reduce the number of lighting sources by one-third after hours but chose not to, and Mr. Draper explained that the Planning Commission could approve or deny that request as it deemed appropriate. Staff review determined that turning off any lights at night may create a safety issue. Staff believed it was appropriate to keep all lights on but reduce their intensity after hours.

Staff reviewed architectural renderings and sample photographs of fencing and the dumpster enclosure, including renderings of the retaining wall along 300 East and the fence above. Rooftop mechanical equipment will be adequately screened from public view. Issues regarding fencing at the rear elevation along 300 East were still being worked through, but staff were comfortable addressing the item with a Condition of Approval.

Staff discussed the 300 East Screening Plan. The Development agreement called for a six-foot tall fence with a two-and-a-half-foot tall berm. The proposal called for two-foot berm on the north end and a nine-inch berm on the south end with an eight-foot wall, but this does not comply with the Development Agreement requirements. The applicant will go back and work on , and it can be finalized before issuance of a building permit with the listed conditions for approval. Ms. Jastremsky reiterated that the retaining wall would be located at the rear of the building, between the 300 East access and the parking are on the south, as well as the landscaping and buffer wall would along 300 East.

Chair Adams asked how the setback compared to the existing Smith's property, as the rear wall at that property was very close to the road. Ms. Jastremsky reported that it was comparable but would be wider in some areas. Mr. Draper added that there would be a 26-foot drive aisle between the building and wall as proposed so the setback in this instance would be greater.

The Conditions of Approval were reviewed, and staff recommended approval based on the following:

1. If the conditions listed in the Staff Report are implemented, the requirements of the DCMC and Development Agreement will be met.
2. Approval of the Site Plan will allow for construction of the project to proceed.
3. The overall project aligns with the economic values and goals of the General Plan by fostering new and existing economic activities and employment through retention and expansion of businesses in Draper while maintaining a diverse and regionally competitive economic base.

The applicant, Troy Wolverton, stated that a maintenance employee can turn the site lighting on or off via a cell phone. As a result, they intended to submit a revised dimming plan for review. They were concerned that some of the 14 lights identified by staff were in employee parking areas and requested that the plan be adjusted to address any safety concerns and allow the lights to be dimmed rather than requiring a certain number to be turned off.

They were finalizing details for the Land Disturbance Permit and planned to begin the initial grading process on October 5. The anchor tenant was in negotiations with Wadman Corporation, which would be the general contractor for the building. They were also working with various entities on the final Site Plan revisions.

In response to a question from Chair Adams, Mr. Wolverton stated that for security purposes, the wall pack lights will be illuminated at all times. They worked with the City Council to agree on the fuel canopy lighting, as patrons may purchase up to 25 gallons of gas after hours with a credit card. Many of the lights that will be dimmed after hours were along the main drive aisle between the fuel center and store, as well as on the side of the store facing residential properties. Lighting is on a photometric system, and each individual light can be controlled remotely. The submitted plan complied with all requirements, but the property owner requested a variance to allow adjustments needed for security reasons.

In response to a question raised by Commissioner Green, Mr. Wolverton reported that the recently constructed Smith's in Bluffdale was 103,000 square feet, and the Draper store would be approximately 100,000 square feet. Smith's was no longer building larger stores as they had stopped selling apparel.

Chair Adams opened the public hearing.

David York gave his address as 438 Morning Ridge Circle and stated that the City had been quietly working on this project for more than four years, including the 2022 Smith's Marketplace Traffic Impact Study. In October, the City Council committed \$3.5 million to reimburse the developer without competitive bidding and with the exhibit describing the work left blank. Last November, the Planning Commission voted 4-0 against rezoning, but the City Council approved it on the condition that the Development Agreement "adequately address traffic infrastructure funding and

phasing.” Nearly a year later, none of those issues were resolved. He was certain the Council would approve the project regardless of how the Planning Commission voted, but their vote would tell the City and developers what meets standards and what does not. The traffic study relied on June 21, 2022, counts from when school was out and was not updated to test the now-proposed Smith's Marketplace with a pharmacy, grocery pickup, gas pumps, and six drive-throughs rather than the generic shopping center it assumed. The study skipped the morning rush entirely, did not mention Channing Hall, included no opening-day analysis, and did not study delivery trucks, U-turns, or traffic cut-throughs. The City's own peer reviewer found in June 2026 that the analysis could not be verified, and the developer's engineer responded with no data. The Staff Report confirmed that the review was still being evaluated. Lighting at the property line was double the limit, and they were being asked to allow every fixture to stay on all night. The berm on 300 East was lower than the agreement required. The detention basin next to Meadow Heights Homes had no overflow route, and the Stormwater Plan required before approval had not been submitted. The project was also excused from more than a dozen City standards for parking, light poles, monument signs, and landscaping. Staff proposed fixing those problems after the plat was approved and out of public view, and that was not how Site Plan review was supposed to work. The project was not ready, did not comply, and did not fit next to homes. He then presented a summary of code exceptions to the Commission.

Rosemary Thomas gave her address as 13703 Brown Farm Lane. She was present because residents living directly across from the proposed development had repeatedly voiced concerns about what it would mean for their homes, neighborhood, and the character of the community. The City already approved putting a high-density commercial development directly across the street from low-density residential homes, which seemed irresponsible and created significant impacts for residents. Now they were being asked to consider reducing even the minimal buffer that was included in the original plan. Residents had raised concerns about traffic, noise, lighting, loading activity, dumpsters, and the overall impact of commercial activity directly across from homes. Throughout the process, it felt like decisions moved in one direction: toward what works best for the developer and makes things worse for residents. Public documents showed that the City had already made significant financial commitments related to the property before the first public zoning meeting. They now understood why their concerns were continually dismissed throughout the process. The buffer was one of those protections. It may seem minor on paper, but to the people who live across the street, it represented separation between their homes and loading docks, dumpsters, commercial traffic, noise, lights, and the daily activity of a high-density commercial development. She asked that the originally proposed protections remain in place. If the change was approved, it would again signal the City's interest in helping the developer while ignoring the impact on the community and residents' voices. Once it was built, they had to live with the consequences, not the developer.

Trent Jarman gave his address as 314 East Brown Farm Lane and asked why they would shorten the berm. If they gave in to the developer, he would continue asking for more and more. Residents come to meetings and beg to be protected, but the City was not looking out for them. When the road was widened, all the construction traffic was diverted to 300 East. He asked if that would happen again when Smith's was constructed. He was also concerned about dust mitigation.

Greg Wall was present on behalf of Landex Development at 134 West 13100 South, which built the eight homes in the Concord Farm Lane subdivision to the north and had submitted an application for four additional lots. He appreciated the developer's communication and supported the project because he believed they would be good neighbors. He asked the City to ensure the approved plans matched the Development Agreement, including the requirement for an eight-foot precast concrete wall and denser landscaping to buffer the new homes from the shopping center. He also wanted to ensure that the subject property was graded away from the homes and toward the detention basins. Regarding lighting, he preferred not to have the tall streetlight to the north of the building, as it would be too close to the homes, and the three parking spaces in the area could be illuminated with wall packs.

Robbie Stagg gave his address as 13598 South Sher Lane. He wanted to ensure the buffer would be put in place per the Development Agreement to block as many negative impacts as possible. The detention pond was full after the recent large rainstorm, and he asked about plans to mitigate similar weather events in the future, as there was potential overflow into homes. He also asked about the High-Intensity Activated CrossWalk ("HAWK") signal mentioned in the Development Agreement for 300 East.

Lee Holiday gave his address as 266 East Concord Farm Lane and expressed concern about the lighting plans. He finds the idea of someone stalking a grocery store worker ridiculous, and the wall packs would be ample. He was also concerned about lighting for future phases.

Gus Bernardo gave his address as 13608 South Sher Lane. He was concerned about lighting and noise. The developer told them that there would be an eight-foot fence. Residents had requested that an existing six-foot fence be increased to eight feet, but they had not heard back. The taller fence would help protect the homes by blocking noise, light, and views of cars. He also asked for an update on the promised traffic light at the intersection of 13800 South and 300 East.

Ruth Murray gave her address as 13606 South 300 East and expressed concern about where delivery and garbage trucks would enter the property, as well as traffic. When there is an accident on I-15, it is difficult to get out of her driveway onto 300 East, and the shopping center would add to that congestion. She also asked for confirmation that only right turns would be allowed into the property.

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

Chair Adams asked if the Site Plan complied with the Development Agreement, as some public comments indicated that it was not in compliance.

Assistant City Attorney, Spencer DuShane, reported that under DCMC §9-5-090(D)(4), the Planning Commission's obligation was to approve, approve with conditions, or deny. Chair Adams was correct that they should compare what was presented in the site plan against the Development Agreement and any applicable ordinances. While the site plan may not fully comply,

the Planning Commission could determine that the conditions listed in the staff report would be sufficient to ensure the final built site complies with the Development Agreement.

Chair Adams asked if anyone had questions about the eight Conditions of Approval outlined in the staff report.

Commissioner Shirey stated that a concern was raised about allowing staff to address the conditions rather than doing so in a public meeting. However, the conditions were based on the Development Agreement. While there may be small deviations, they would not in any way change the requirements of the Development Agreement. Mr. Draper confirmed that the project must comply with the Development Agreement. Staff noted instances of noncompliance and requested that the applicant resubmit compliant plans. Regarding the buffer, the agreement required a height of approximately two-and-a-half feet, and the nine inches shown on the Site Plan was not sufficient. Regarding lighting, the applicant requested that all lighting be allowed to remain on, but that after-hours lighting levels be reduced by 50% on all lights, including wall packs. The ordinance did not specify hours, but “after hours” means any time the business is not open to the public.

Ms. Jastremsky explained that the landscape buffer width was not being reduced. The Development Agreement requires a 17- to 20-foot-wide buffer along 300 East, and the buffer shown on the site plan was approximately 20 feet wide. The issue was with the berm. The Development Agreement specifically requires an approximately 2.5-foot berm and a 6-foot wall. The applicant was working to comply with that requirement, and it must be met before a building permit is issued. Mr. DuShane added that the building could not be constructed until a compliant set of plans was submitted.

Chair Adams was in favor of specifying lighting hours. Ms. Jastremsky clarified that City code did not restrict business hours of operation, and “after hours” would be different for each business. For example, some manufacturing businesses have three shifts and do not close. Mr. Draper reported that the Condition of Approval regarding lighting was because some intensities indicated on the Lighting Plan did not comply with the ordinance. The lighting system will allow the business to custom-dim each light, and staff requested exact lighting levels for each light to ensure conformance. The number of lights and locations were compliant.

In response to a follow-up question from Chair Adams, staff explained that the Development Agreement was tied to the City’s lighting ordinance, with one exception for the fuel canopy. Future phases of the development would be considered at the time of application.

Commissioner Nixon asked staff to address concerns about the detention pond, construction dust, the traffic study, and delivery trucks. Ms. Jastremsky reported that, per the Development Agreement, delivery trucks cannot enter or exit the property from 300 East. That entrance would also be right-in/right-out only. Delivery access will be from 13800 South or Bangerter Highway. For construction dust, direct any complaints during the land disturbance phase to the Engineering Department. Complaints during construction of the building should be directed to the Building

Department. The developer must mitigate dust, clean up trash, etc., during all phases of development.

Mr. Maxfield reported that the detention basin is a concrete structure with an overflow wall, which is why it did not overflow during the recent heavy storm event. A berm is required adjacent to the homes so that water will be directed toward 150 East if the overflow structure becomes clogged. Regarding the traffic study, the City accepted that it adequately captured the traffic the development will generate. A peer review was conducted, and it was determined that the study addressed all concerns. There are medians at the 150 East and 13800 South entrances, as well as a pork chop on 300 East. The Bangerter Highway access will include a left-turn signal. Truck traffic was expected to originate from Bangerter Highway or I-15 and access the site through that signal. A consultant was actively designing the signal for 300 East, and it will be installed in spring or summer 2027. Once the signal is operational, they will analyze traffic to determine if a HAWK signal is warranted. They will also analyze the median on 13800 South as they have received complaints from businesses on the south side of the road.

In response to a question raised by Commissioner Nixon, Mr. Maxfield reported that the Bangerter Highway signal was scheduled to be installed with the frontage improvements and will be operational when Smith's Marketplace opens.

Mr. Wolverton reported that the current plan was to operate the store from 6:00 a.m. to 11:00 p.m. Bakery, deli, and meat department employees arrive earlier, and stocking occurs after hours. If demand increases, Smith's would extend the hours.

Deliveries will come in through the main entrance, drive around the store to access the docks at the rear, and leave via the same entrance.

Regarding the existing six-foot wall, they had worked with the manufacturer of the current wall and obtained a design to remove the panels, extend the posts, and install eight-foot panels. He then explained his reasoning for flattening the berm but indicated that the plans were being changed to comply with the Development Agreement and increase the height of the berm.

Regarding the height of the lights along Phase 3, the main light poles would be approximately 25 feet tall. Due to a subsequent property line adjustment, the current lighting plan was not accurate. It was being updated to show specific foot-candles at the property line. Two poles to the east were 13.5 feet tall to prevent light spillage over the property line. If spillage was an issue in other areas, the height of other lights may also be reduced.

The landscape plan was revised and submitted to the City twice, and they are now resubmitting it a third time due to the mature density of plantings near 300 East. Landscape buffers would be as agreed along all property lines. Grading was being revised in some areas.

Regarding truck access to 300 East, we will install a sign indicating that truck access is prohibited. The sign will not be illuminated.

Regarding the detention basin, all overflow water will move toward 150 East. During the recent storm, it may have appeared that the basin overflowed and filled the site. However, he found no evidence that water flowed over the berm. After regrading, no water will remain on the site. A concrete spill pad will be added, and other minor adjustments made, to comply with Engineering requirements before utility installation.

Commissioner Shirey stated that it was important to remember that the opportunity to negotiate the terms of the Development Agreement had passed. The project was not popular with nearby residents, and the conditions made it more palatable for them. Mr. Wolverton's changes raised concerns, and she suggested he ensure plans submitted for future phases fully comply with the Development Agreement. Staff held the line and demanded compliance, but it did not help the community to develop trust for the project moving forward. She asked that he make compliance a top priority moving forward.

Ms. Jastremsky stated that there had been a lot of discussion on after-hours lighting, which was dictated by code, not the Development Agreement. DCMC §9-20-070 requires foot-candle illumination maps, including an after-hours map. It allows certain lights to remain illuminated for security and requires illumination to be reduced by one-third after hours, but it allows the Planning Commission to modify those requirements.

In response to a question from Chair Adams, Mr. Draper reported that staff recommended the Planning Commission accept Condition of Approval 7 as it was an allowed deviation and requiring a specific number of lights to be turned off may create safety issues after hours. Illumination would still be reduced as required by code. Ms. Jastremsky added that code requires an after-hours reduction in lighting, which can be achieved through different methods.

Commissioner Shirey stated that many Planning Commissioners had raised concerns throughout the process, but their hands were tied on the item before them, as they had authority only to determine whether the item complied with DCMC and the Development Agreement.

Motion: Commissioner Shirey moved to APPROVE the Bangerter Crossroads Site Plan, as requested by Troy Wolverton representing Lloyd's TLC Limited, Application 2026-0106-SP, based on the following Findings for Approval and subject to the eight Conditions of Approval listed in the Staff Report dated August 26, 2026.

Findings for Approval:

1. The entire site is being developed under a phased development plan.
2. With the included Conditions of Approval, the site plan conforms to applicable standards set forth in Title 9, as modified by the Development Agreement, including but not limited to, building heights, setbacks, access points, site safety, 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. **Public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.**
5. **With the included Conditions of Approval, the proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, stormwater drainage, and utilities concerns, 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		
Squire					X
Nixon	X				
Shirey	X				
Ogden	X				
Fidler	X				
Green, Alternate	X				
Best, Alternate				X	
Martinez, Alternate					X

H. Public Hearing: Pony Express Center Parking Deviation Request (Administrative Item)

On the request of Marina Miles of Rio Management Group representing MKH Properties Co., LLC, a Parking Deviation Request for approximately 3.38 acres of property located at approximately 12896 S. Pony Express Road. Known as Application 2025-0118-VAR. Staff Contact: Todd Draper, (801) 576 6335, todd.draper@draperutah.gov.

The above item was continued to the October 8, 2026 Planning Commission Meeting.

2. Other Business.

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

None.

3. Adjournment.

Motion: Commissioner Nixon moved to ADJOURN.

The Planning Commission Meeting adjourned at 8:42 p.m.

DRAFT

MEMO



To: Planning Commission

From: Lori Stout

Date: 2026-10-22

Re: Action Item: 2027 Draper City Planning Commission Meeting Schedule
Recommendation to the Draper City Council (Administrative Action)

Comments:

Staff has attached a proposed 2027 Planning Commission meeting schedule. All dates are either the second or fourth Thursday of each month, with the following proposed exceptions:

- Meeting on the second Thursday in November (November 11) moved up to the first Thursday (November 4) due to Veterans Day.
- Meeting on the fourth Thursday in November (November 25) moved up to the third Thursday (November 18) due to the Thanksgiving Holiday.
- Meeting on the fourth Thursday in December (December 23) moved up to the third Thursday (December 16) due to the Christmas Holiday.

Model Motions:

Sample Motion for a positive recommendation - I move that we forward a positive recommendation to the City Council for the 2026 Planning Commission Meeting Schedule as presented.

Sample Motion for a positive recommendation with modifications- I move that we forward a positive recommendation to the City Council for the 2026 Planning Commission Meeting Schedule as presented, together with the following modifications:

1. (List proposed schedule modifications...)

ATTACHMENTS:

[Recommended PC Meeting Dates 2027.pdf](#)

2027 Meeting Schedule														
(Potential Meeting Dates)			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Planning Commission		2nd and 4th Thursdays	14	11	11	08	13	10	08	12	09	14	04	09
Business Meeting at 6:30 pm			28	25	25	22	27	24	22	26	23	28	18	16

** November meetings moved to the first week due to Veteran's Day and the third week due to Thanksgiving Holiday

**December meetings are back to back due to Christmas Holiday.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-10-22

Re: Action Item: Tallin Johnson I-ADU Deviation Request (Administrative Item)

Comments:

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.16 acres located on the west side of Candy Pull Dr. at approximately 14094 S. Candy Pull Dr. The property is currently zoned RM, South Mountain Agreement. The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) shall be constructed and provided for use by occupants of the I-ADU.

ATTACHMENTS:

[Tallin Johnson ADU Deviation Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 8, 2026

To: Draper City Planning Commission
Business Date: October 22, 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: **Tallin Johnson I-ADU- Deviation Request**
Application No.: 2026-0177-VAR
Applicants: Tallin & Brenda Johnson
Project Location: 14094 S. Candy Pull Dr.
Current Zoning: RM (Residential Multifamily) Zone, South Mountain Agreement
Acreage: Approximately 0.16 acres (6,970 ft²)
Request: Request for approval of a Deviation from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's).

BACKGROUND AND SUMMARY

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.16 acres located on the west side of Candy Pull Dr. at approximately 14094 S. Candy Pull Dr. (Exhibit B and C). The property is currently zoned RM, South Mountain Agreement. The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU.

The subject property is Lot 330 of the South Mountain Phase 1 Subdivision and contains a single-family home and a detached garage that were both constructed in 1995. The subject property is located within a mapped area of the City where I-ADU's are prohibited (Exhibit F).



ANALYSIS

General Plan and Zoning.

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

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

Residential Medium Density

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

According to the 1999 Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RM zone is to *"provide areas for low-to-medium residential density with the opportunity for varied housing styles and character, providing for a maximum density of up*

to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City."

Criteria For Approval.

The criteria for review and potential approval of a Deviation request for an I-ADU is found in Section 9-31-055 of the DCMC. This section depicts the standard of review for such requests as:

- A. Deviation Authorized: A deviation from strict compliance with the prohibition of I-ADUs on properties located within the areas identified on the I-ADU map in Exhibit A of this chapter may be approved by the planning commission if all of the following criteria are met and the planning commission finds that:*
 - 1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);*
 - 2. No D-ADU exists on the property;*
 - 3. The proposed I-ADU meets all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter; and*
 - 4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.*

The requirements of Section 9-31-30 of the DCMC are:

- A. An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU Permit.*
- B. D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for an application for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 9-31-060 of this chapter.*
- C. Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.*
- D. I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft²) or less in size.*
- E. I-ADUs are not permitted within mobile homes.*
- F. I-ADUs are not permitted within a primary dwelling unit serviced by a failing septic system.*
- G. Separate utility meters may not be installed for any I-ADU or D-ADU.*
- H. An I-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.*

- I. No ADU or dwelling associated with an ADU may be separately rented, leased, hired or loaned unless the owner of record occupies either the dwelling or the ADU as their primary residence.*
- J. An ADU Permitted issued by the zoning administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this section and sections 9-31-040 or 9-31-045 as applicable to the specific type of ADU are met. The ADU Permitted shall be subject to the application and review procedures, including the annual renewal requirements and procedures of section 9-5-210.*

The requirements of Section 9-31-45 of the DCMC are:

- A. Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in chapter 30 of this title. An existing second kitchen located within a primary dwelling can be converted as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.*
- B. Conditions: An I-ADU shall comply with the applicable requirements of section 9-31-030 and with all of the following conditions:*
 - 1. Only one I-ADU shall be allowed per lot or parcel.*
 - 2. At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the I-ADU. The parking stall(s) provided for use of the occupants of the I-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.*
 - 3. If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.*
 - 4. The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.*
 - 5. In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling.*

The applicant provided Staff with a site plan, elevation photos, and floor plans for the

proposed I-ADU which are located in Exhibits G, H and I of this report. Staff notes that the subject property is approximately 6,970 ft² in size which surpasses the 6,000 ft² minimum needed to satisfy the size requirement for approval of the deviation as described in Subsection 9-31-055(A) of the DCMC. The subject property does not contain a Detached Accessory Dwelling Unit (D-ADU).

The I-ADU will be located in the basement of the existing single-family home. The entrance to the I-ADU is located on the west side of the residence in the side yard area where a basement walk out is accessed and leads to the doorway (Exhibits G, H & I).

The plans submitted by the applicant show that the driveway will be widened to create two off street parking stalls. The site plan show that the width of the tenant parking area measure eighteen feet (18') and the length measures twenty-five feet (25') which allows for two parking stalls that comply with the minimum required stall size and will not block access to the required garage parking for the main single-family unit (Exhibit G). Staff notes that the driveway width at the property line will need to be adjusted as it is greater than the maximum allowed 30 feet – the applicant has indicated that the driveway will be cut back to meet city Ordinance prior to obtaining their I-ADU permit.

Staff believes that the proposed site plan, proposed floor plans, and elevation drawings provided with this Deviation application comply with the criteria necessary for approval of the requested deviation from strict compliance with the geographical restrictions for I-ADU's.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Deviation Request. 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 Deviation Request. 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 Deviation Request. 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 Deviation Request. 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 it complies with the minimum criteria of the DCMC for approval 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 meets the I-ADU Deviation criteria.

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

1. That the driveway width shall comply with the residential driveway standards listed in Draper City Ordinance prior to the issuance of the I-ADU permit.
2. That the two tenant parking stalls shall each be a minimum of nine feet (9') in width and eighteen feet (18') in length.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Deviation request from strict compliance with the geographical restrictions for I-ADU's, as requested by Tallin and Brenda Johnson, application 2026-0177-VAR based on the following findings and the criteria for approval as listed in the Staff Report dated October 8, 2026.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) shall be constructed and provided for use by occupants of the I-ADU.

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: 2026.10.13 17:25:03-06'00'

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: 2026.10.15 10:46:10-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.10.13 17:35:23-06'00'

Draper City Fire Department



Draper City Legal Counsel

Matt Symes

Digitally signed by Matt Symes
DN: C=US, E=Matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt Symes
Date: 2026.10.14 08:41:07-06'00'

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: 10/9/2026

14094 S CANDY PULL DR

Tallin Johnson I-ADU Deviation

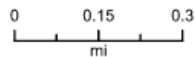


EXHIBIT C
AERIAL MAP

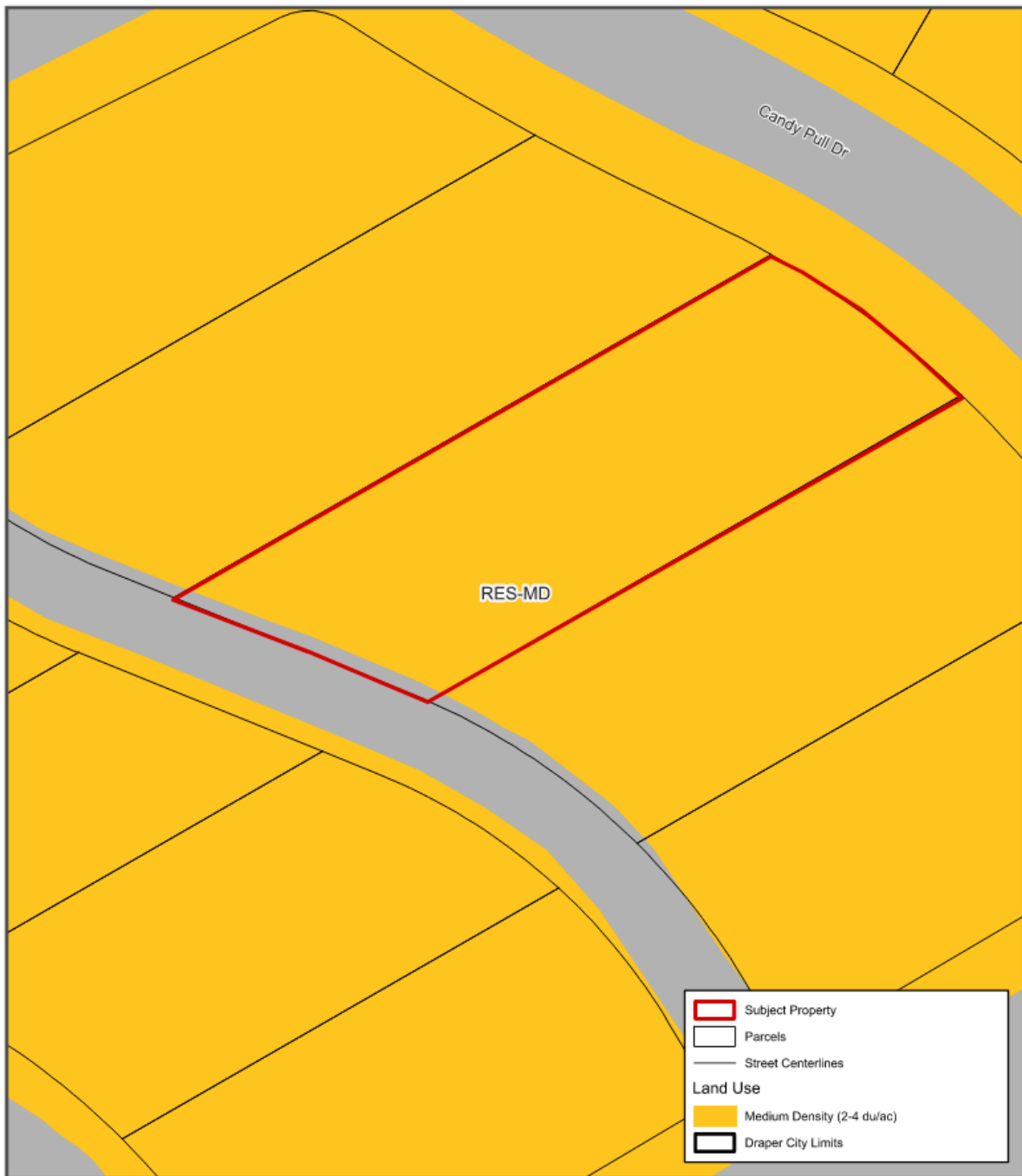


Date Printed: 10/9/2026

14094 S CANDY PULL DR
Tallin Johnson I-ADU Deviation



EXHIBIT D
LAND USE MAP

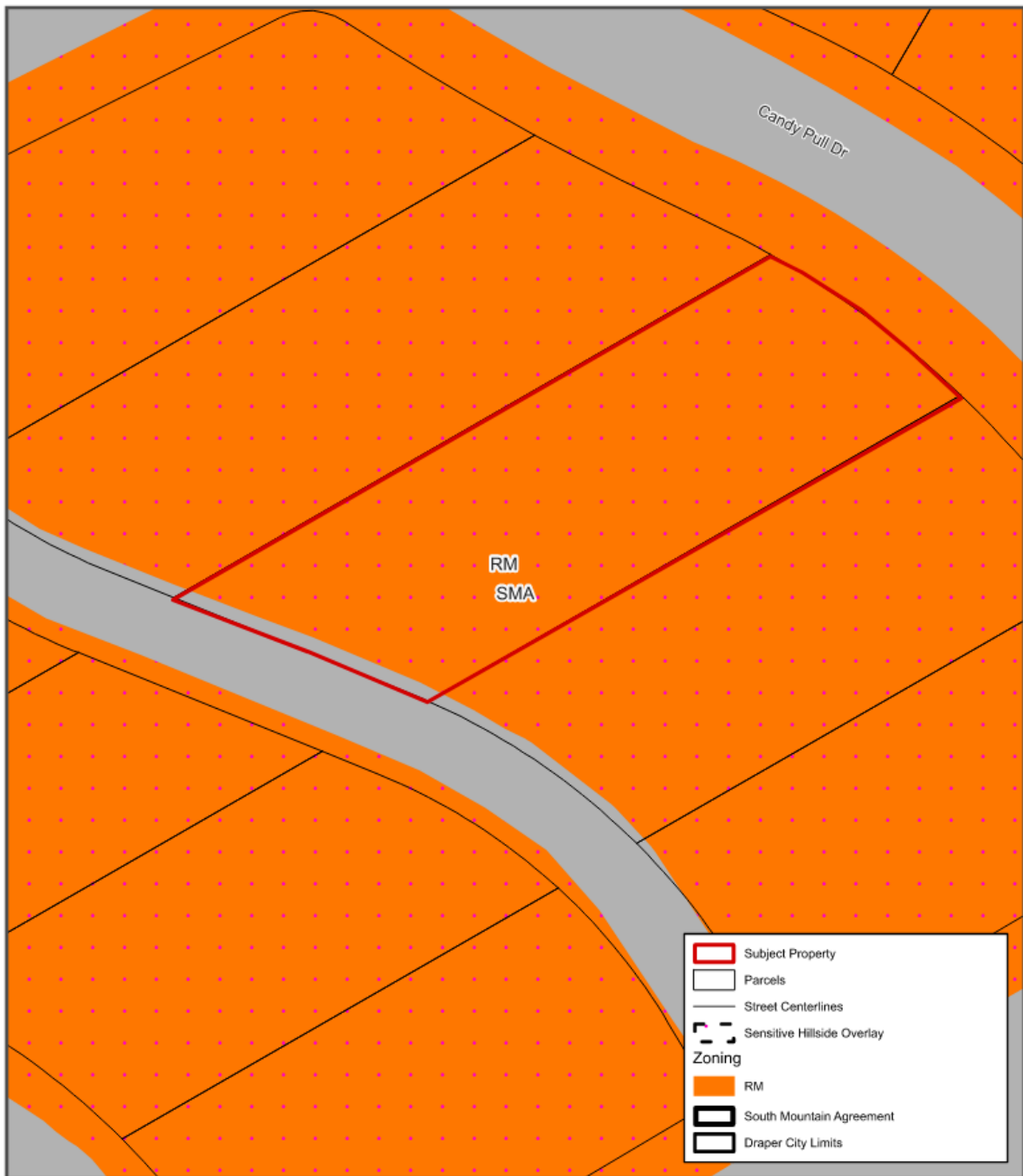


Date Printed: 10/9/2026

14094 S CANDY PULL DR
Tallin Johnson I-ADU Deviation



EXHIBIT E ZONING MAP



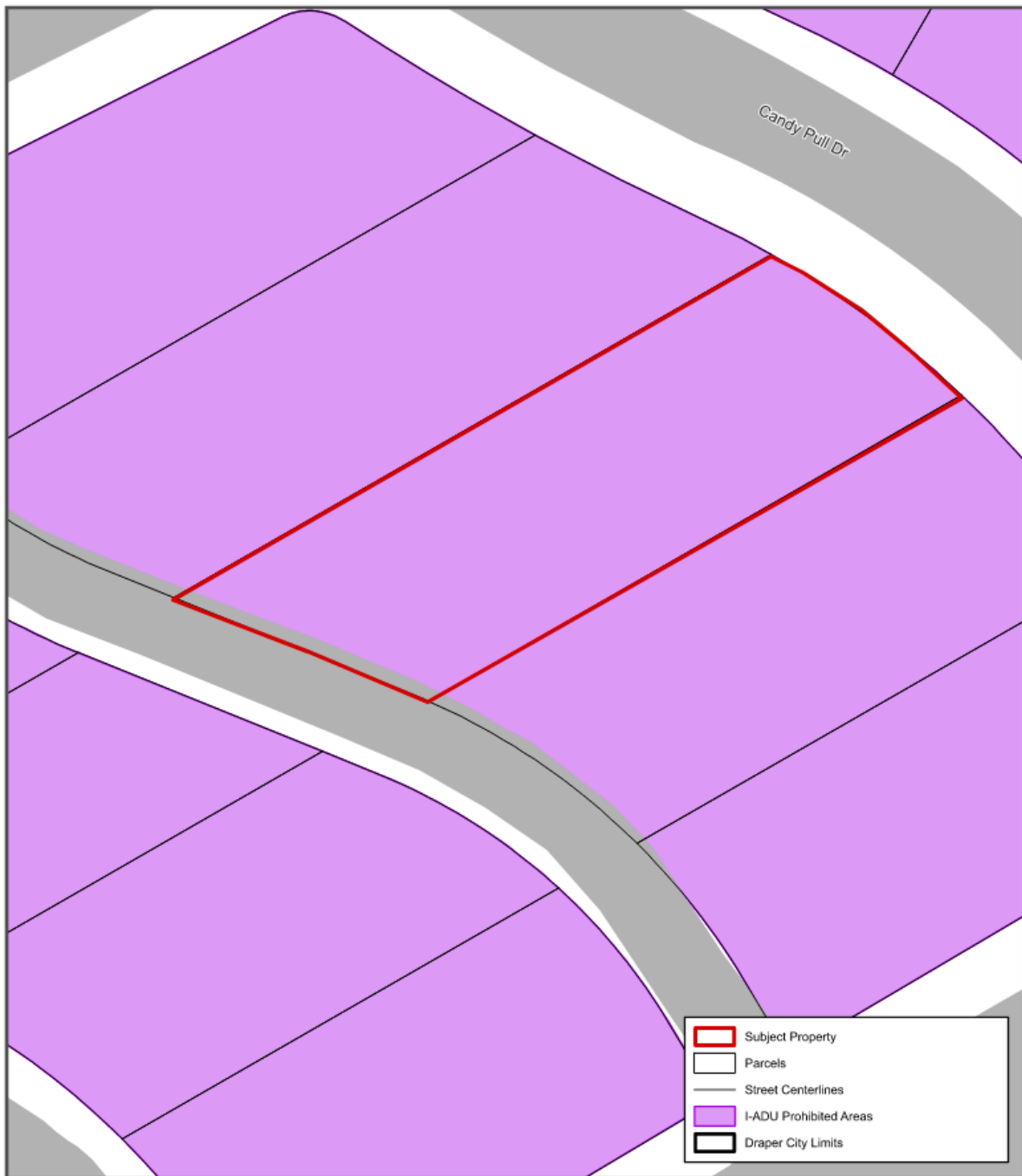
Date Printed: 10/9/2026

14094 S CANDY PULL DR

Tallin Johnson I-ADU Deviation



EXHIBIT F
I-ADU RESTRICTION MAP



Date Printed: 10/9/2026

14094 S CANDY PULL DR

Tallin Johnson I-ADU Deviation

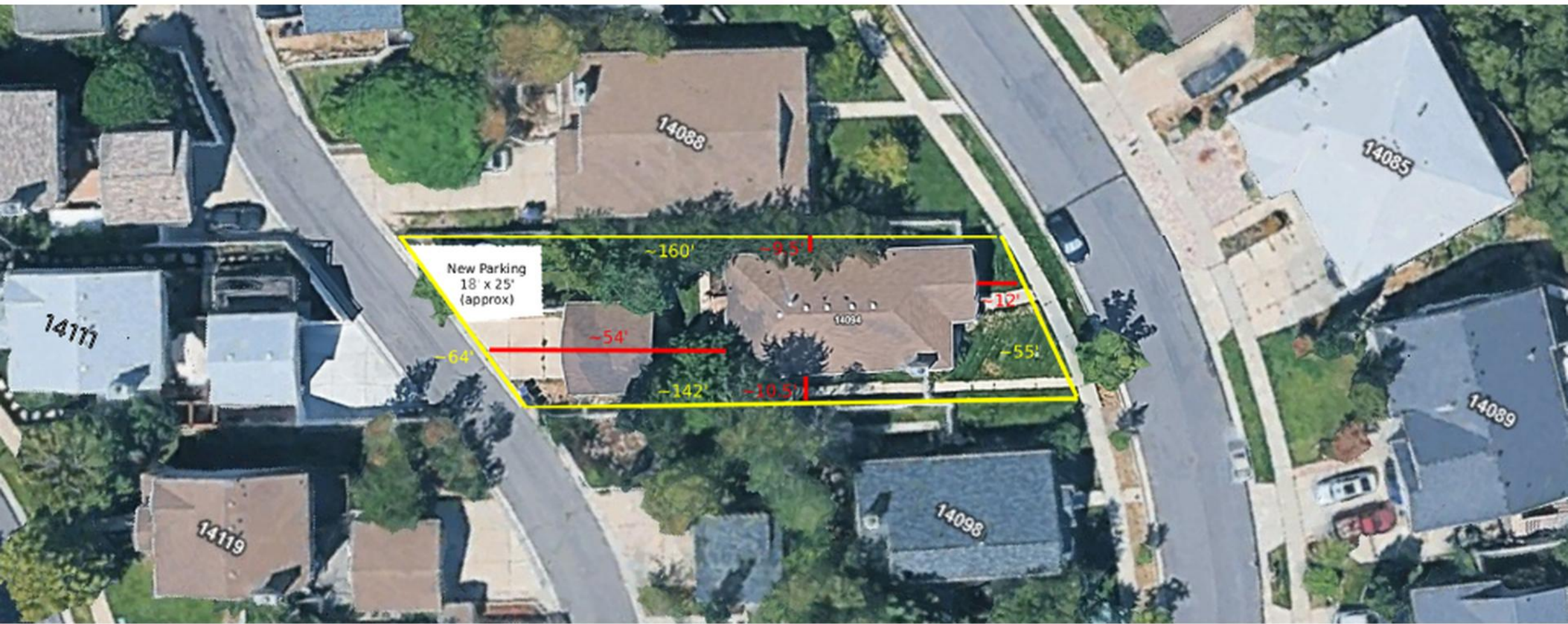


**EXHIBIT G
SITE PLAN**

SITE PLAN — 14094 S Candy Pull Drive, Draper, UT 84020

Parcel 34-05-454-008 • Zone R-1 • Lot 6,970 sq ft • Aerial base: Google Satellite

REVISED per Planning review: abutting properties shown & labeled. Yellow = boundary/dimensions; red = setbacks (owner-measured).



ABUTTING PROPERTIES (labeled on image):

- 14088 S Candy Pull Dr (Parcel 34-05-454-007) — northwest side line
- 14098 S Candy Pull Dr (Parcel 34-05-454-009) — southeast side line
- 14111 S Winfield Scott Way (Parcel 34-05-454-003) — directly behind (rear/southwest)
- 14119 S Winfield Scott Way (Parcel 34-05-454-004) — rear corner
- 14085 & 14089 S Candy Pull Dr (Parcels 34-05-455-008 / -009) — across S Candy Pull Drive (front)

Lot lines ~55/64/142/160 ft. Owner-measured setbacks: front ~12 ft, E side ~10.5 ft, W side ~9.5 ft; rear ~54 ft (GIS). Approximate, not a survey.
Prepared for Draper City ADU / I-ADU Deviation application (ref. 1M8EB4).

New Concrete Parking / Driveway Extension — View 1

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008 | 2 new I-ADU stalls



New Concrete Parking / Driveway Extension — View 2

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008 | 2 new I-ADU stalls



EXHIBIT H
EXTERIOR ELEVATION PHOTOS

Exterior Photo — Front Elevation (street side)

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008



Exterior Photo — Rear Elevation

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008



Exterior Photo — East Side Elevation

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008



Exterior Photo — West Side Elevation

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008



New Concrete Parking / Driveway Extension — View 1

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008 | 2 new I-ADU stalls



New Concrete Parking / Driveway Extension — View 2

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008 | 2 new I-ADU stalls



Basement I-ADU — Separate Exterior Entrance

14094 S Candy Pull Drive, Draper, UT 84020 | Parcel 34-05-454-008

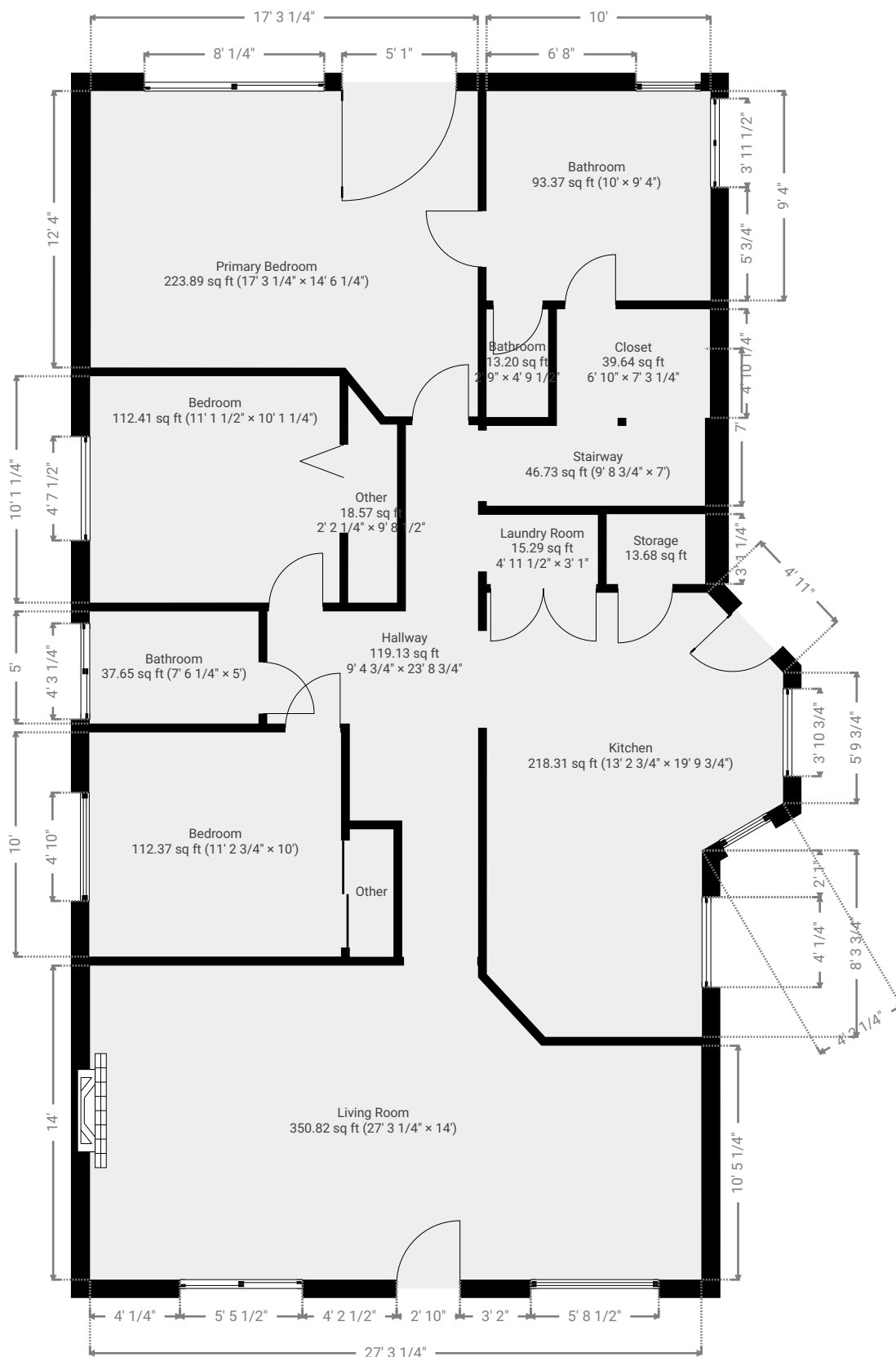


EXHIBIT I
FLOOR PLANS

TOTAL AREA: 3078.56 sq ft • **LIVING AREA:** 3029.64 sq ft • **FLOORS:** 2 • **ROOMS:** 30

▼ Main Floor

TOTAL AREA: 1623.13 sq ft • LIVING AREA: 1574.22 sq ft • ROOMS: 15



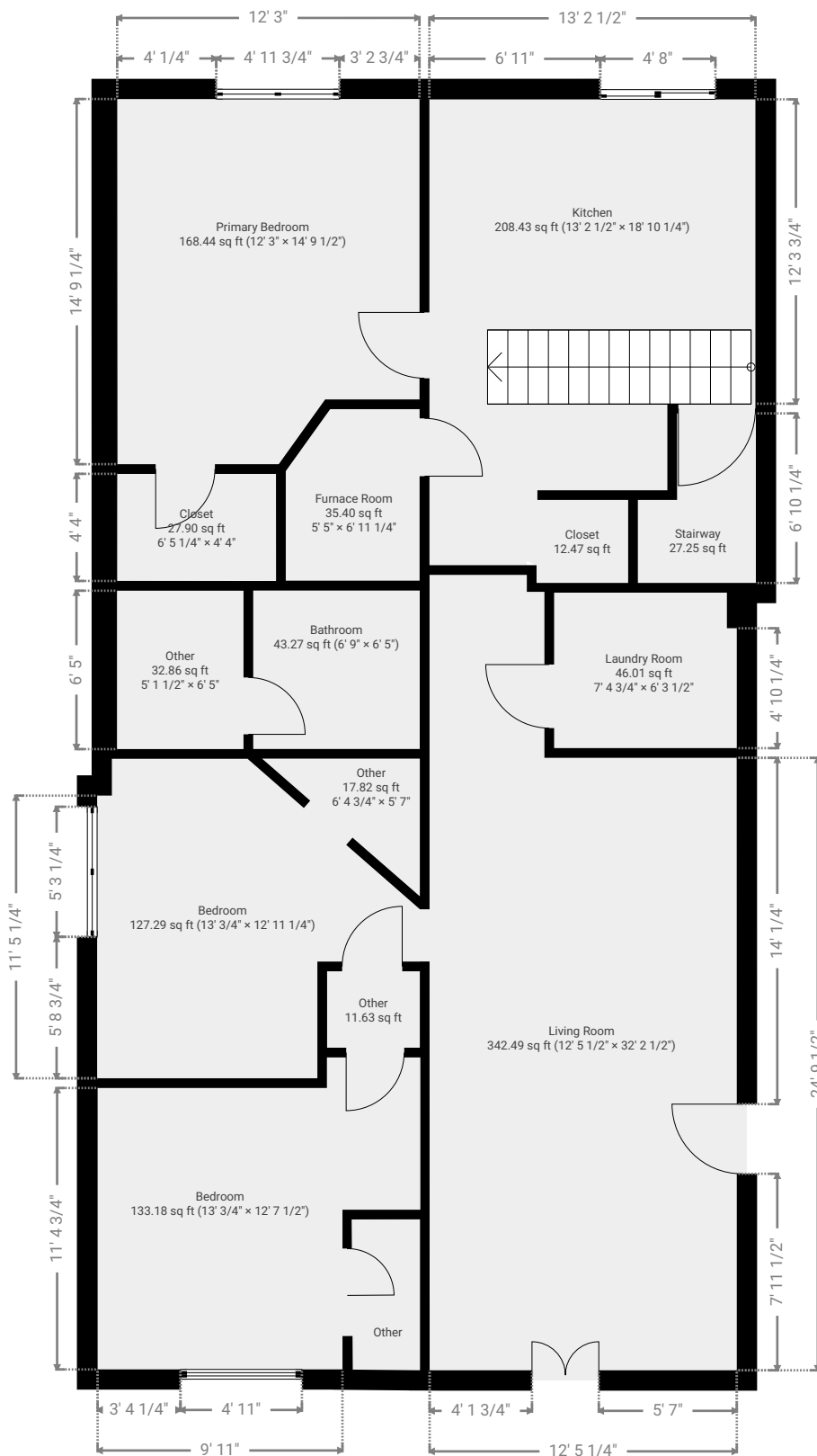
THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



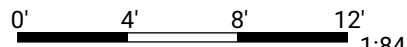
TOTAL AREA: 3078.56 sq ft • **LIVING AREA:** 3029.64 sq ft • **FLOORS:** 2 • **ROOMS:** 30

▼ Basement

TOTAL AREA: 1455.42 sq ft • LIVING AREA: 1455.42 sq ft • ROOMS: 15



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-10-22

Re: Action Item: Cabot I-ADU Deviation Request (Administrative Item)

Comments:

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.86 acres located on the south side of Maple Park Ct. at approximately 14811 S. Maple Park Ct. The property is currently zoned RM, and is subject to the South Mountain Development Agreement. The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) shall be constructed and provided for use by occupants of the I-ADU.

ATTACHMENTS:

[cabot ADU Deviation Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 8, 2026

To: Draper City Planning Commission
Business Date: October 22, 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: Cabot I-ADU- Deviation Request

Application No.: 2026-0082-VAR

Applicants: Cabot & Tiffani Curtis

Project Location: 14811 S. Maple Park Ct.

Current Zoning: RM (Residential Multifamily) Zone, South Mountain Development Agreement

Acreage: Approximately 0.86 acres (37,462 ft²)

Request: Request for approval of a Deviation from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's).

BACKGROUND AND SUMMARY

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.86 acres located on the south side of Maple Park Ct. at approximately 14811 S. Maple Park Ct. (Exhibit B and C). The property is currently zoned RM, and is subject to the South Mountain Development Agreement. The applicant is requesting the Deviation be approved to allow for the creation of an I-ADU.

The subject property is Lot 122 of the Ridgewood Subdivision and contains a single-family home that was constructed in 2013. The subject property is located within a mapped area of the City where I-ADU's are prohibited (Exhibit F).



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RM, South Mountain Development Agreement	Exhibit E
Adjacent Zoning		
East	RM, South Mountain Development Agreement	
West	RM, South Mountain Development Agreement	
North	RM, South Mountain Development Agreement	
South	OS (Open Space)	

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 the 1999 Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RM zone is to *"provide areas for low-to-medium residential density with the opportunity for varied housing styles and character, providing for a maximum density of up*

to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City."

Criteria For Approval.

The criteria for review and potential approval of a Deviation request for an I-ADU is found in Section 9-31-055 of the DCMC. This section depicts the standard of review for such requests as:

- A. Deviation Authorized: A deviation from strict compliance with the prohibition of I-ADUs on properties located within the areas identified on the I-ADU map in Exhibit A of this chapter may be approved by the planning commission if all of the following criteria are met and the planning commission finds that:*
 - 1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);*
 - 2. No D-ADU exists on the property;*
 - 3. The proposed I-ADU meets all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter; and*
 - 4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.*

The requirements of Section 9-31-30 of the DCMC are:

- A. An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU Permit.*
- B. D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for an application for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 9-31-060 of this chapter.*
- C. Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.*
- D. I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft²) or less in size.*
- E. I-ADUs are not permitted within mobile homes.*
- F. I-ADUs are not permitted within a primary dwelling unit serviced by a failing septic system.*
- G. Separate utility meters may not be installed for any I-ADU or D-ADU.*
- H. An I-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.*

- I. *No ADU or dwelling associated with an ADU may be separately rented, leased, hired or loaned unless the owner of record occupies either the dwelling or the ADU as their primary residence.*
- J. *An ADU Permitted issued by the zoning administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this section and sections 9-31-040 or 9-31-045 as applicable to the specific type of ADU are met. The ADU Permitted shall be subject to the application and review procedures, including the annual renewal requirements and procedures of section 9-5-210.*

The requirements of Section 9-31-45 of the DCMC are:

- A. *Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in chapter 30 of this title. An existing second kitchen located within a primary dwelling can be converted as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.*
- B. *Conditions: An I-ADU shall comply with the applicable requirements of section 9-31-030 and with all of the following conditions:*
 1. *Only one I-ADU shall be allowed per lot or parcel.*
 2. *At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the I-ADU. The parking stall(s) provided for use of the occupants of the I-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.*
 3. *If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.*
 4. *The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.*
 5. *In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling.*

The applicant provided Staff with a site plan, elevation drawings, and floor plans for the

proposed I-ADU which are located in Exhibits G, H and I of this report. Staff notes that the subject property is approximately 37,462 ft² in size which surpasses the 6,000 ft² minimum needed to satisfy the size requirement for approval of the deviation as described in Subsection 9-31-055(A) of the DCMC.

At the time of this report, the subject property does not yet contain a Detached Accessory Dwelling Unit (D-ADU) and the proposed I-ADU has not yet been constructed. The applicant has proposed to construct an addition to the home that will become the I-ADU. The proposed plans show that a hallway will be constructed on the south side of the main floor of the existing dwelling and will connect to the main floor of the proposed I-ADU and include a door to separate the main dwelling from the proposed I-ADU (Exhibit I). Staff notes that prior to constructing the proposed I-ADU, the applicant will be required to obtain a building permit. The building permit process includes a complete review of the proposed I-ADU plans which requires compliance with building code and Draper City Codes and Ordinances. The review is conducted by City Staff before issuing the building permit.

According to the plans submitted by the applicant, the proposed I-ADU will be located at the southwest side of the property. The plans indicate that a one car garage on the lower floor will be provided for as a tenant parking stall as well as enough driveway space to park an additional tenant vehicle in front of the garage. According to the floor plans, the tenant entrance to the I-ADU is through an exterior doorway located on the east side on the lower floor near the garage door. The I-ADU is also accessed through the tenant garage located on the lower floor and through a rear yard door located on the main floor (Exhibits G, H & I).

Staff believes that the proposed site plan, proposed floor plans, and elevation drawings provided with this Deviation application comply with the criteria necessary for approval of the requested deviation from strict compliance with the geographical restrictions for I-ADU's.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Deviation Request. 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 Deviation Request. 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 Deviation Request. 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 Deviation Request. 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 it complies with the minimum criteria of the DCMC for approval 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 meets the I-ADU Deviation criteria.

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

1. That the I-ADU must comply with all applicable building and zoning codes before a building permit is issued for construction of the I-ADU.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Deviation request from strict compliance with the geographical restrictions for I-ADU's, as requested by Cabot and Tiffani Curtis, application 2026-0082-VAR based on the following findings and the criteria for approval as listed in the Staff Report dated October 8, 2026.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permitted; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) shall be constructed and provided for use by occupants of the I-ADU.

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: 2026.10.13 17:25:30-06'00'

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: 2026.10.15
10:47:20-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper
City Fire Department, OU=Fire Marshal, CN=Don
Buckley
Date: 2026.10.13 17:36:03-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matt Symes

Digitally signed by Matt Symes
DN: C=US,
E=Matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt
Symes
Date: 2026.10.14 08:41:54-06'00'

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.

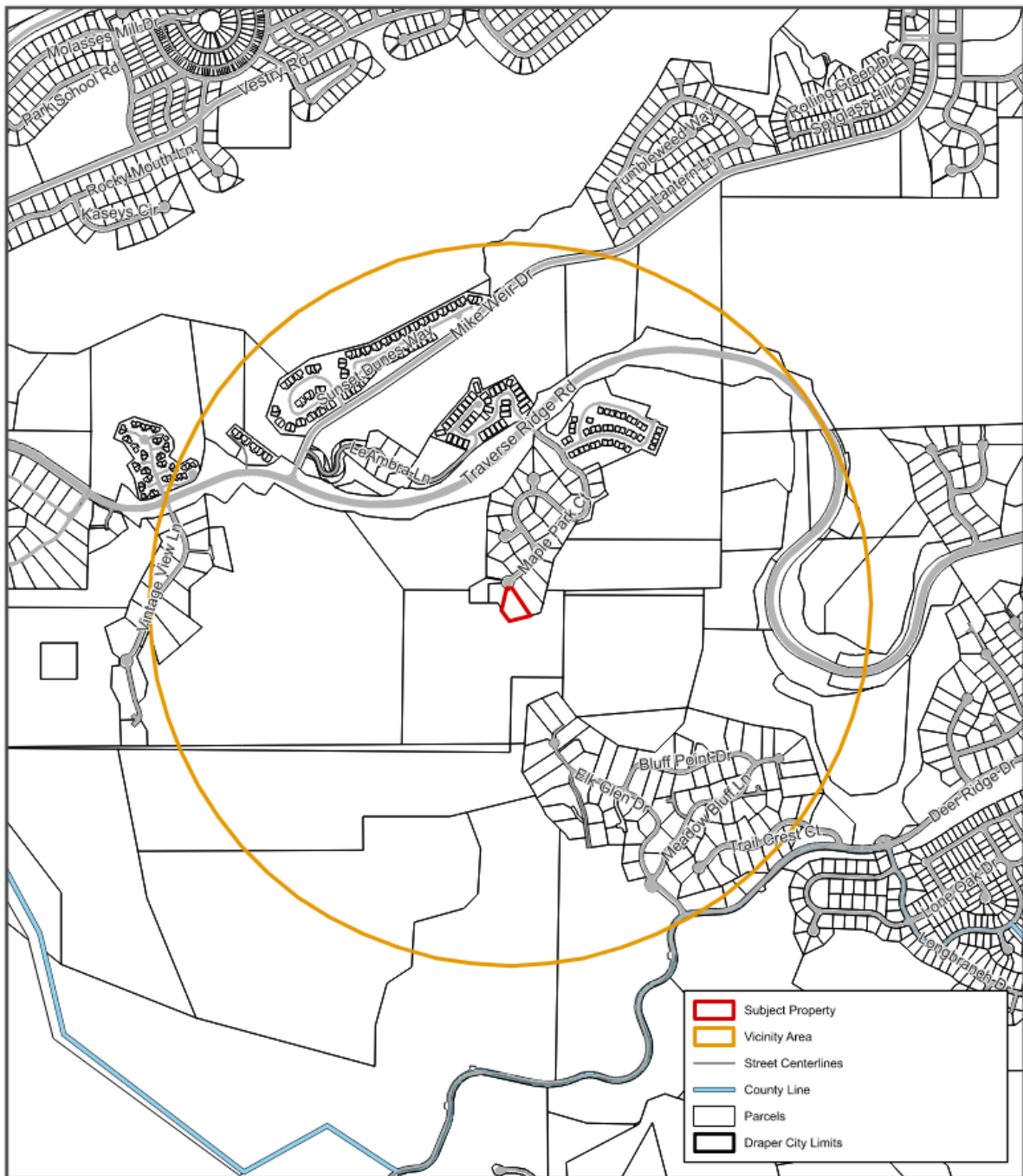
Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



Date Printed: 10/9/2026

14811 S MAPLE PARK CT

Cabot I-ADU Deviation

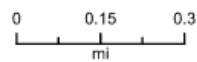


EXHIBIT C
AERIAL MAP



Date Printed: 10/9/2026

14811 S MAPLE PARK CT

Cabot I-ADU Deviation

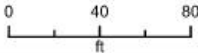
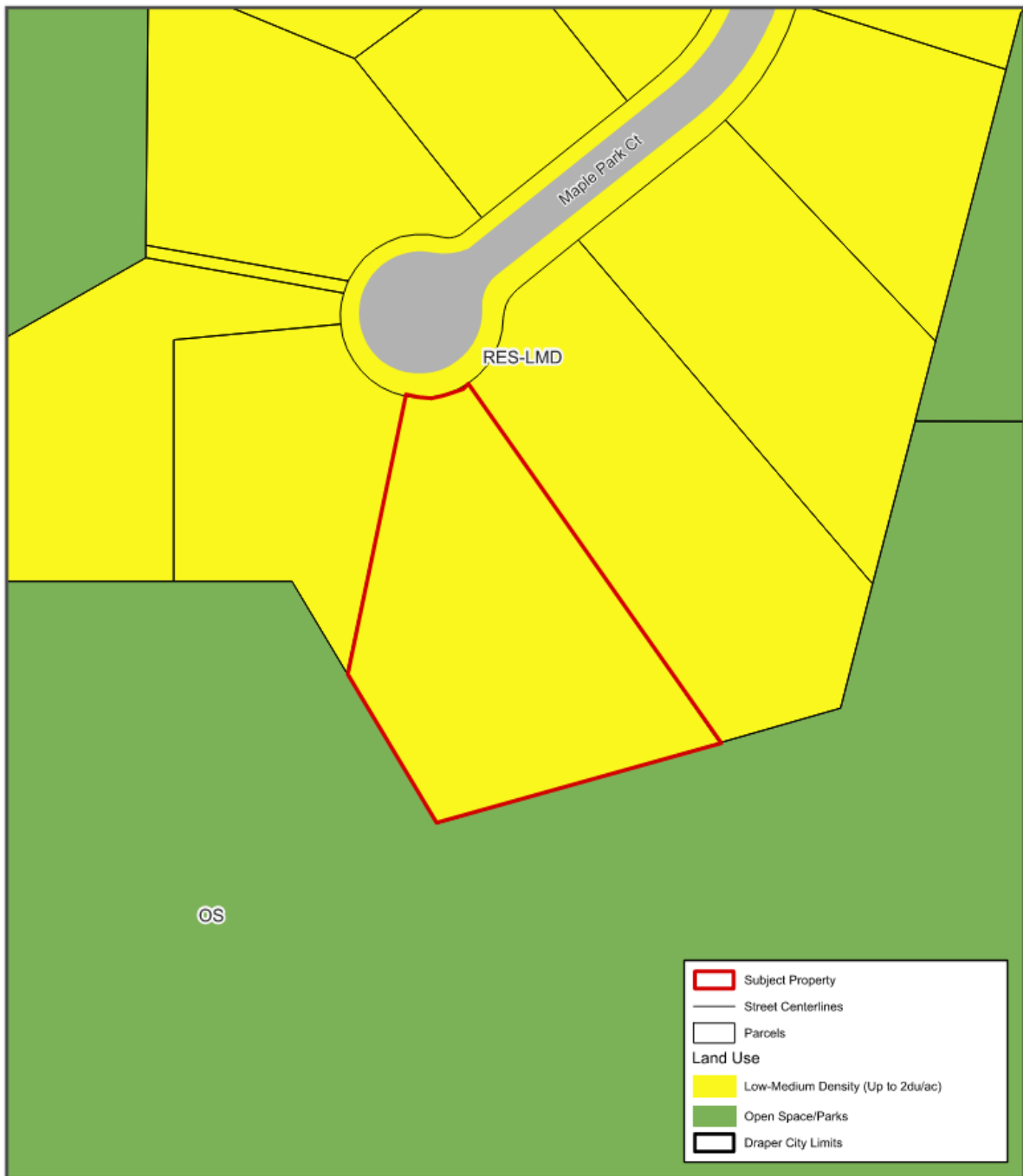


EXHIBIT D
LAND USE MAP



Date Printed: 10/9/2026

14811 S MAPLE PARK CT

Cabot I-ADU Deviation

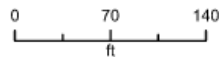
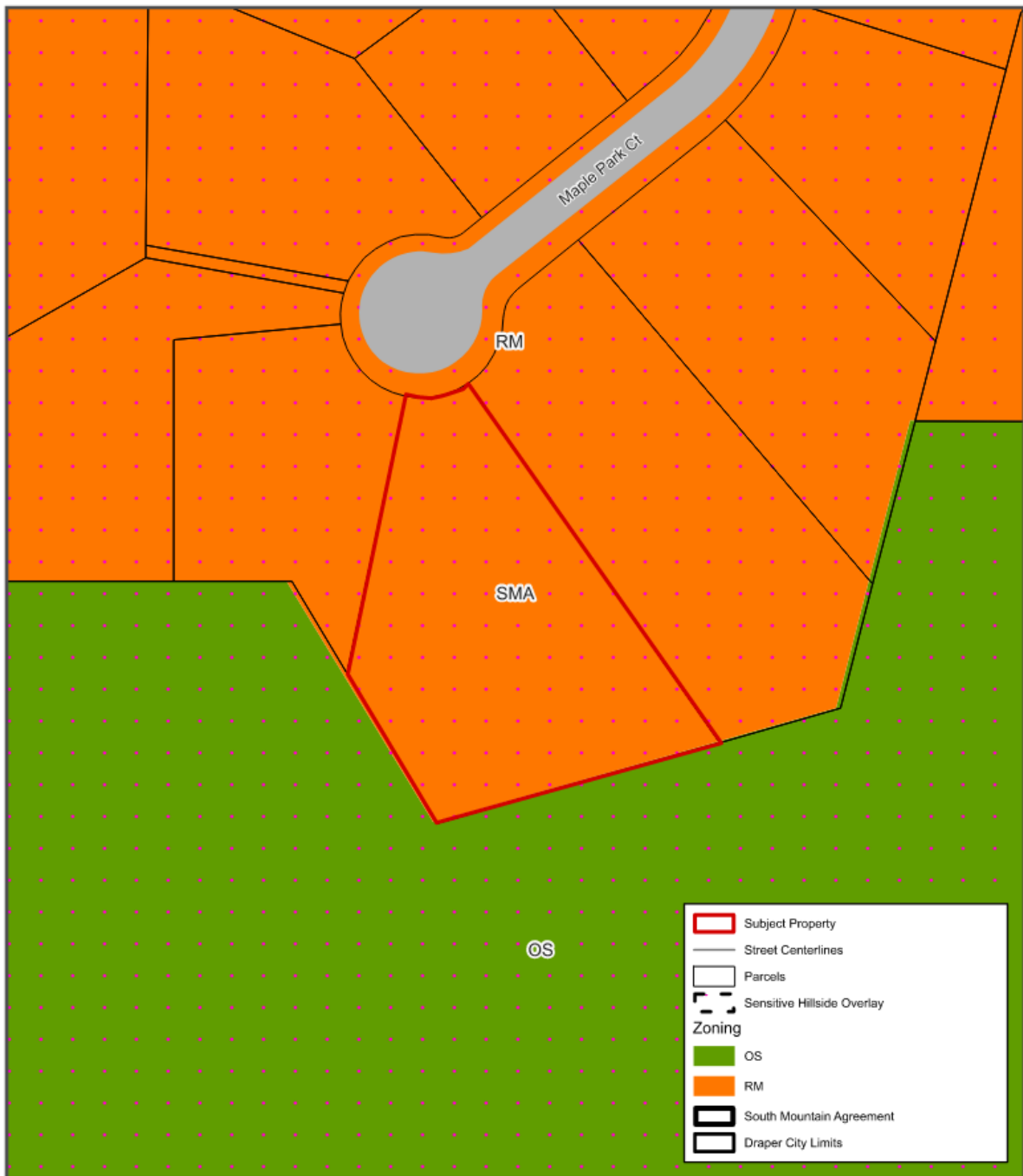


EXHIBIT E ZONING MAP



Date Printed: 10/9/2026

14811 S MAPLE PARK CT

Cabot I-ADU Deviation

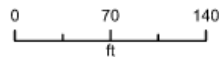


EXHIBIT F
I-ADU RESTRICTION MAP



Date Printed: 10/9/2026

14811 S MAPLE PARK CT

Cabot I-ADU Deviation

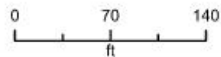
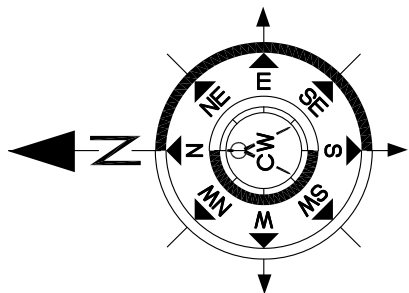
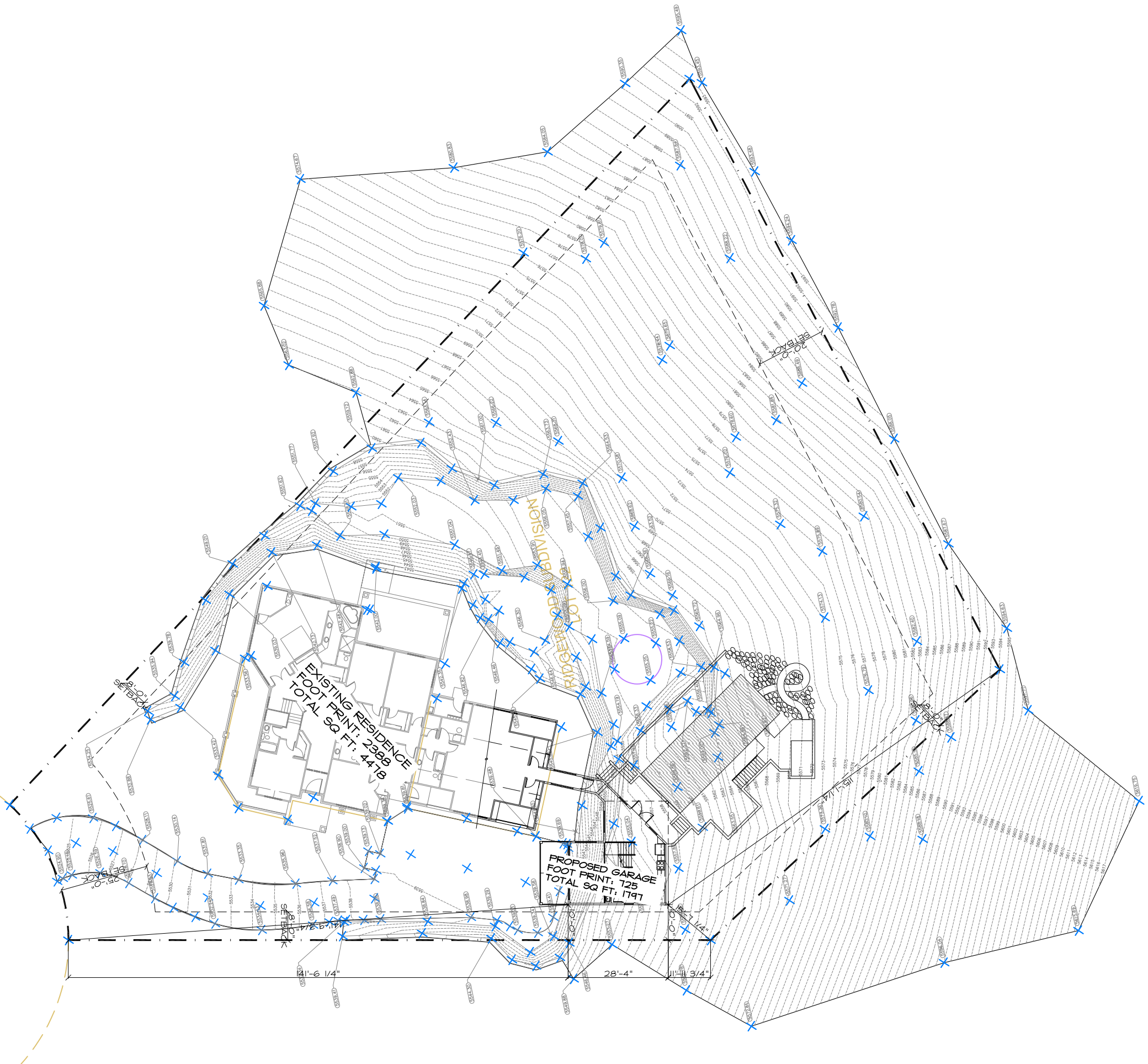


EXHIBIT G
SITE PLAN



SCALE : 1" = 30'

CURTIS, CABOT
GARAGE
14811 MAPLE PARK CT
DRAPER, UTAH

EXHIBIT H
EXTERIOR ELEVATION PHOTOS

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (30"). R4013 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:

The issuance or granting of a permit on approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

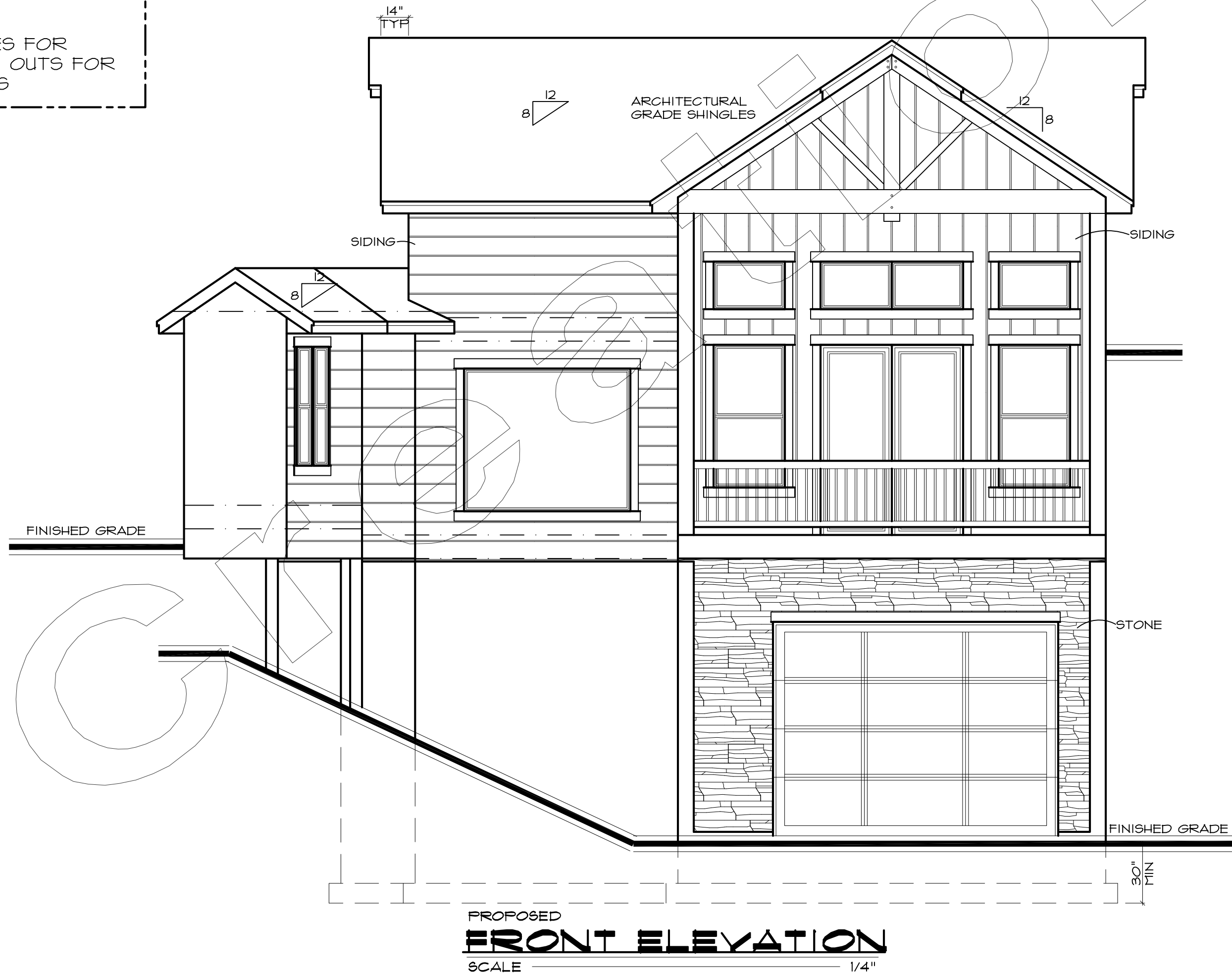
WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

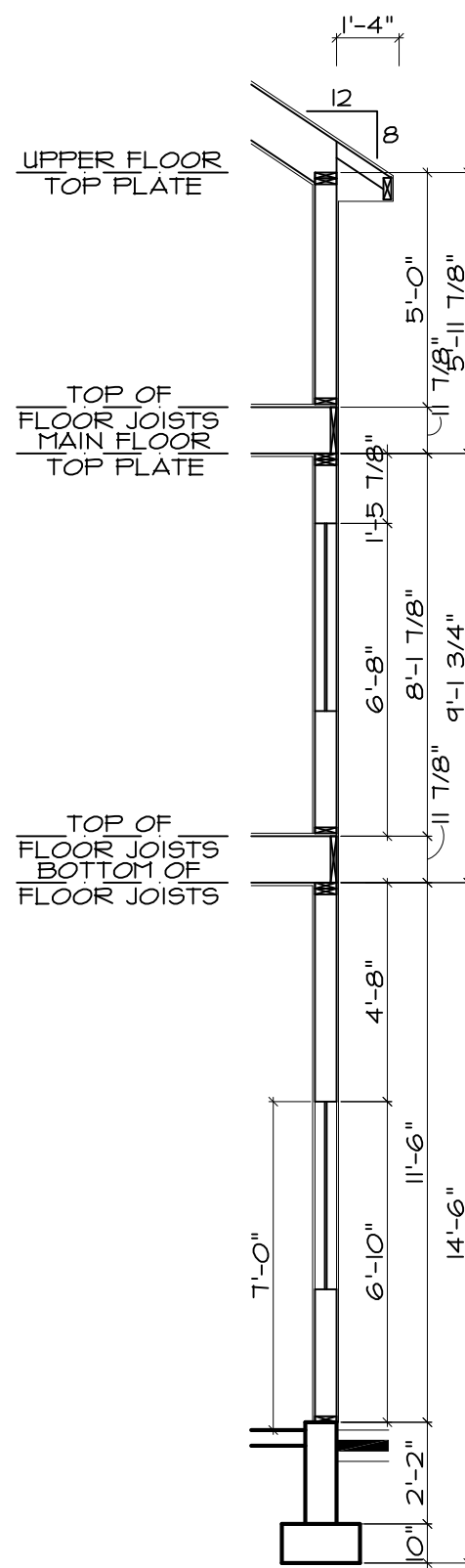
NOTE:

BEAMS ON ELEVATIONS WERE DESIGNED BEFORE ENGINEERING AND ARE SHOWN @ 12" IN SIZE.

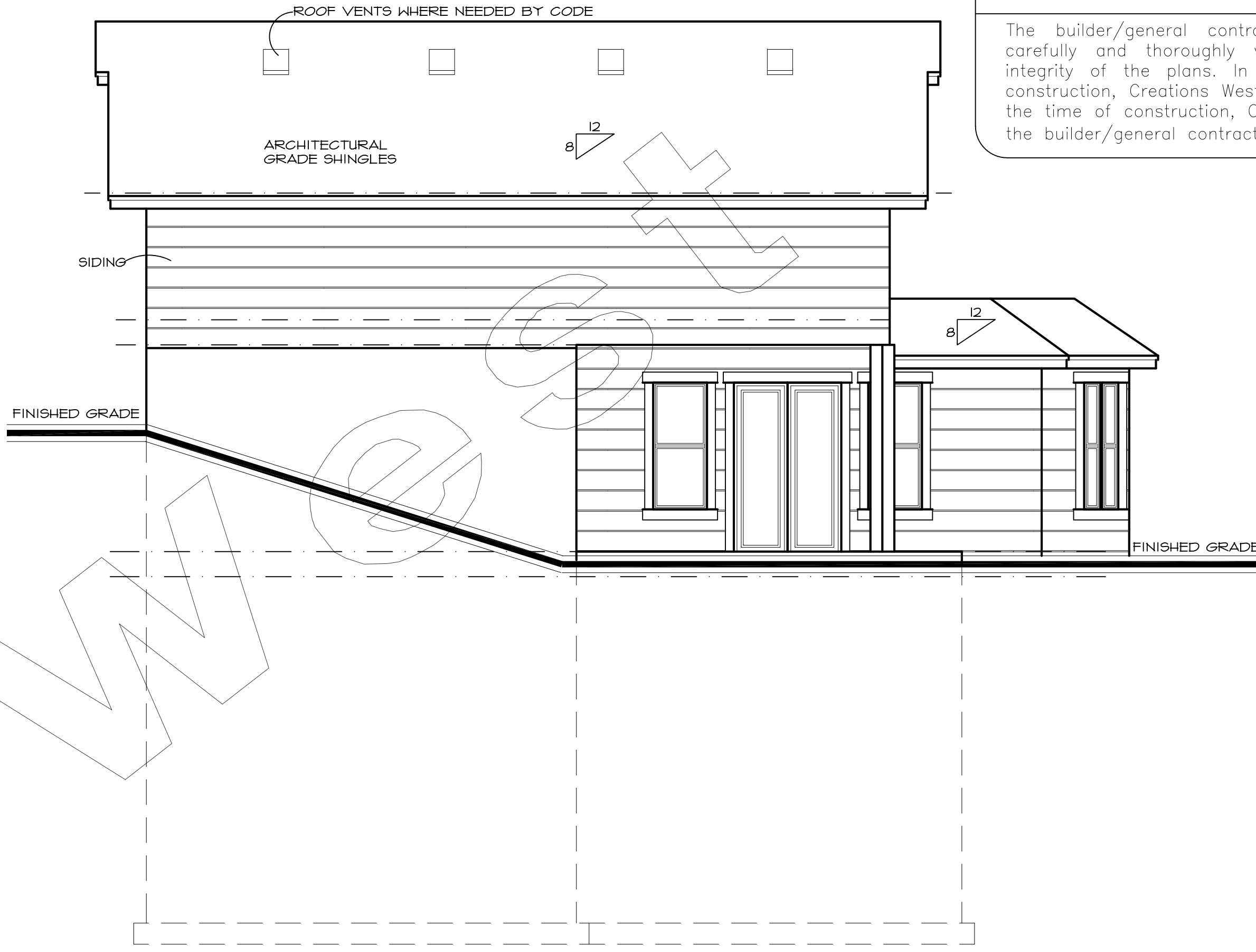
SEE FRAMING PAGES FOR ENGINEERING CALL OUTS FOR ACTUAL BEAM SIZES



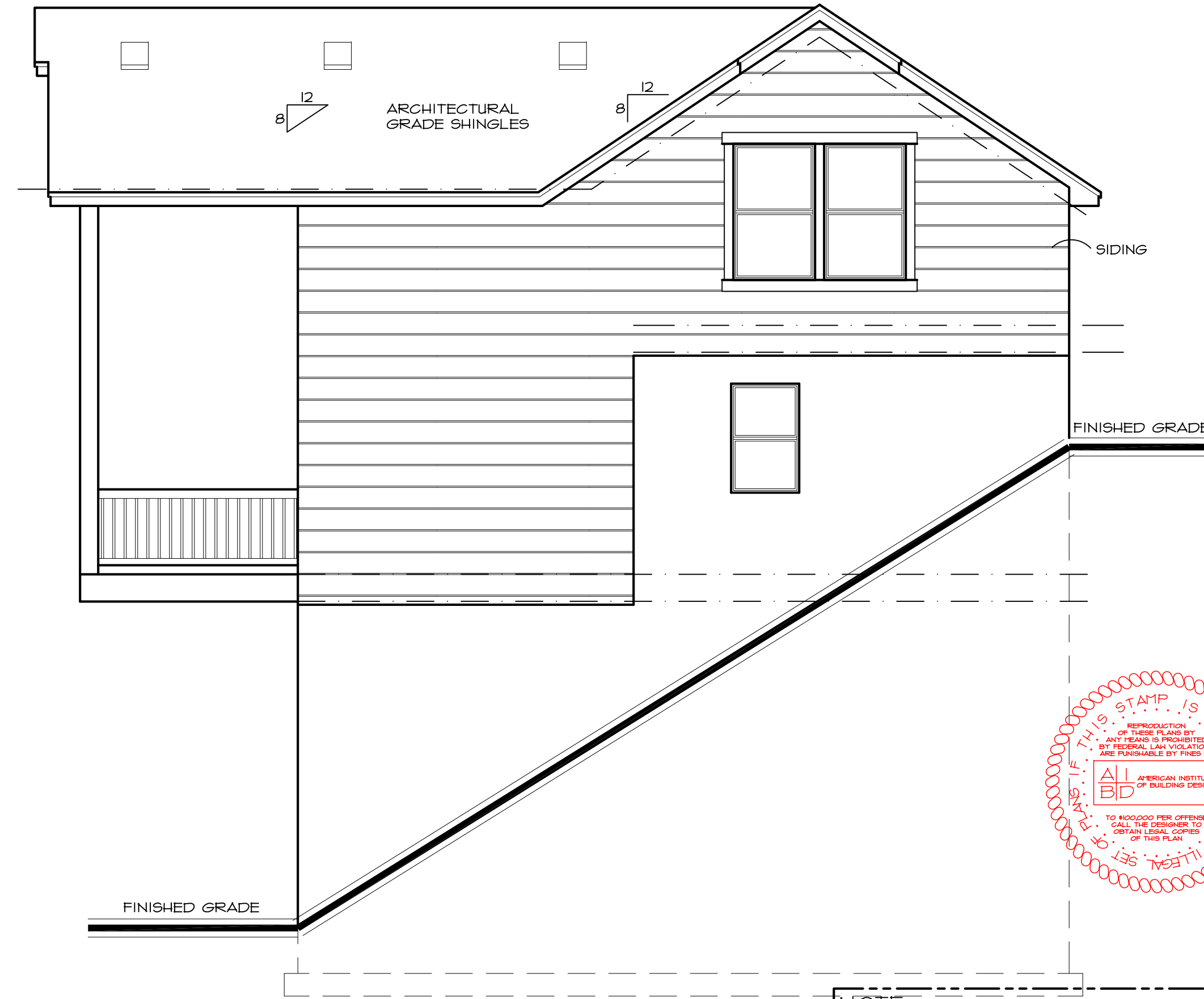
PROPOSED
FRONT ELEVATION
SCALE 1/4"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS



PROPOSED
REAR ELEVATION
SCALE 1/4"



PROPOSED
RIGHT ELEVATION
SCALE 1/4"

NOTE:
VERIFY ALL DIMENSIONS ON SITE

© Copyright 2023 Creations West
This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

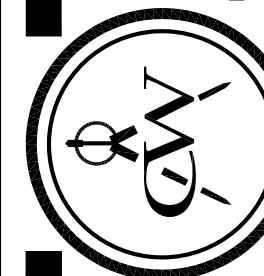
PLANNED FOR:
CURTIS, CABOT
14611 MAPLE PARK CT
DRAPER, UTAH

Ammon
Idaho 83406
208.525.9555

South Jordan
Utah 84091
801.525.6700

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM



DATE:
NOV. 20 23

SHEET:
1

PLAN NUMBER

G-2092-23UE

EXHIBIT I
FLOOR PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is to be approved.
3. Exhaust fan 60 CFM run exhaust duct to the outside. 4 Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent pipe to outside with 4" metal duct sealed and secured every 12", termination cap.
6. Over ground
7. Surface access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. Backwater valve
10. Enclosure for water used on stairways shall have the walls & soffits protected on the enclosed side with 1/2" ply wall board

Provide perimeter drains as required for foundation walls per IRC R405.I.
Provide damp proofing at the below-grade foundation walls per IRC R406.I.

Basement walls, foundations and other concrete not exposed to the weather = 2,500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2,500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3,000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs = 3,500 psi.

shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted, provided to the approval of the building official, subject it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

Geo-tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

Drains shall be provided at and/or on concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

All 125V 15-20 AMP receptacles installed inside or outside of dwelling shall be listed as tamper resistant.

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1 placed at 12" above floor, and 1 placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. in. per 4,000 BTU/h of the total inputting rating of all appliances within the space.

Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. in. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2407.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses In Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. P2801.7 & IRC P2801.7

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. I.R.C. M1411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N1102.4.4

Emergency floor drains at water heaters, laundries, garages, etc. req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.).

Window wells are required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 9 sq. ft. w/ a min. horizontal projection and width of 36 inches. Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

MINIMUM HEIGHT:
Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area at basements shall have a ceiling height of not less than 6'-8".

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

NOTES:

1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. UNO. SEE PLAN.
2. AT INTERLEAVE HTT AND HDU HOLDDOWS, USE THREADED ROD OF SAME DIAMETER AS FOLGATING BOLT.
3. ALIGN HOLDDOWS AT FOUNDATIONS WITH INTERLEAVE HOLDDOWS/STAMPS ABOVE UNO. SEE PLAN
4. DIMENSIONS TO HOLD DOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDDOWS WITH (2) FOLG EDGE NAILING.
6. USE "IRU" HOLDDOWS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O.. SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS.). NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

G. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS. SEE PLAN

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O.. SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O.. SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O.. SEE PLAN

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O.. SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O.. SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS. FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O.. SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90 STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTES:

1. REBAR TO BE PLACED IN THE CENTER OF THE WALL UNLESS SPECIFIED.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO FOUNDATION WALL AND MATCH WALL VERTICAL STEEL. SIZE AND SPACING DOWNBARS SHALL HAVE A #6 STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. 1/2" WASHERS ON 40# BARS IF SLOTTED WASHERS IS USED. USE CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-0" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED IN WALLS AND VERTICAL REBAR SPACING OF 0-6L FOR FOOTINGS LESS THAN 4'-0".
5. 1/2" WASHERS ON 40# BARS DO NOT EXCEED 4'-0" AND PERPENDICULAR TO FACE OF THE FORMING CURBS OR EXIST.
6. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
7. FLOOR JOISTS/GIRDS OR EPOXY TUBED ROOF MAY BE SUBSTITUTED FOR 4-BOLTS OF SAME SIZE AND SPACING. USE "I" TITENS FOR SINGLE BOLT PL. USE "I" FOR DOUBLE PL. PL.
8. ATTACH SLAB PLATE TO FLOOR JOISTS/GIRDS BY 4x4 OR 6x6 PER DETAILS.
9. ON 1'-0" TO 2'-0" FOUNDATION WALLS.
10. PERIODIC SPECIAL INSPECTIONS REQUIRED

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

NOTE:
1'-8" CEIL. HEIGHT TYP.
23'-0" FOUND WALL
DOUBLE PLATE (3")
2X6 EXTERIOR WALLS (1")
8" FOUND. WALLS U.O.S.
4" FOUND. FUR WALLS U.O.S.
WINDOWS SET @ 7'-0" TYP.
DOOR HEIGHT 7'-0" TYP.

SCALE _____
589 SQ. FT. LOWER LEVEL

NOTE:
VERIFY ALL DIMENSIONS ON SITE



G-2092-23UE

GENERAL NOTE KEY:
ONLY AFFICABLE IF CIRCLE NOTE IS
CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a
switched light in attic space. Location, if
shown, is approximated.
3. Exhaust fan, 602 CFM run exhaust duct to
the outside. 4. Provide 30" min. width for
the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with metal ducting
sealed and secured every 12" termination
cap.
6. Utter ground
7. Sufficient access and working space (30"
x 36") shall be provided around all
electrical equipment.
8. 20 minute fire rated door
9. Backwater valve
10. Enclosed usable space under stairs
shall have the walls & soffits protected on
the enclosed side with 1/2" gyp. wall board

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door
from the conditioned space to unconditioned space shall be
weather stripped and insulated to a level equivalent to the
insulation on the surrounding surfaces.

GENERAL NOTES:

Compliance with codes and ordinances governing the work
shall be made and enforced by the general contractor.
General contractor shall verify all existing conditions and
dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall
be followed.
Workmanship throughout shall be of the best quality of the
trade involved and the general contractor shall coordinate
the work of the various trades to expedite the job in a
smooth and continuous process.

ALL exterior doors shall have a floor or landing on each side
of the door. The floor or landing at a door shall not be more
than 15 inches lower than the top of the threshold. If the door
is not a req. exit door the landing shall not exceed 8" from
top of threshold. All landings shall be not less than 36" wide,
measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of
garage if no habitable space above. Provide 5/8" type "x"
gyp. brd. on all the walls and ceilings of garage, if habitable
space above garage. Nail @ 6" o.c.. All beams and
structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated,
solid core wood or "B" labeled door not less than 1 3/4" w/
self closer and self-latching, IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp.
brd.

Provide fire resistant construction on the underside of the
stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0",
Need to fire block all flues, chases and dropped ceilings.

Windows considered to be 0.35 U-Factor typical. U-Factors
shall be determined by testing in accordance with NFRC 100
and labeled as such by the manufacturer per section 102.1.3 of
the 2015 IECC.

Bottom of operable windows on upper floor to be no closer
than 24" from floor in accordance with IRC R312.2.1

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 400 sq. in. of floor
area and be of sufficient size to inscribe a circle with a dia.
not less than 30 in. Hinged shower doors shall open outward
and have a minimum width of 22". The wall area above built-in
tubs having installed shower heads and in-shower
compartments shall be constructed as per Section R102.4.
Such walls shall form a watertight joint with each other and
with either the tub, receptor or shower floor. Bathrooms,
water closet compartments, and other similar rooms shall be
provided with aggregate gloeing area in windows of not less
than 3 sq. ft., one half of which must be operable. If no
windows, a mechanical ventilation system shall be req. The
min. ventilation rates shall be 50 cfm. for continuous
ventilation.

Showers & tubs shall have temperature-limiting device
complying with IRC P2106.3

Toilet, bath and shower areas to be finished with a
nonabsorbent surface in accordance with IRC R301

FIREPLACES:

Where a factory-built chimney assembly incorporates
offsets, no part of the chimney shall be at an angle of
more than 30 degrees from vertical at any point in the
assembly and the chimney assembly shall not include more
than four elbows.

Chimneys shall extend at least 3 feet above the highest
point where they pass through a roof of a building and at
least 2 feet higher than any portion of a building within a
horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided
at mechanical inspection, in the event of a wood burning
fireplace, submit listing showing EPA compliance.
(IRC R1004.1)

Hose connection back flow preventer shall be installed on
the discharge side a hose threaded outlet.

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an
opening and a clear and unobstructed passageway large
enough to allow removal of the largest appliance, but not less
than 30 inches high and 22 inches wide and not more than 20
feet long when measured along the centerline of the
passageway from the opening to the appliance. The
passageway shall have continuous solid flooring in accordance
with chapter 5 not less than 24 inches wide. A level service
space at least 30 inches deep and 30 inches wide shall be
present along all sides of the appliance where access is
required the clear access opening dimensions shall be a
minimum of 20 inches by 30 inches, where such dimensions are
large enough to allow removal of the largest appliance. I.R.C.
R1505.1.3

CONDENSATE DISPOSAL

Condensate from oil cooling coils or evaporators shall be
conveyed from the drain pan outlet to an approved place of
disposal. Condensate shall not discharge into a street, alley
or other areas so as to cause a nuisance. I.R.C. R141.3

A secondary drain or auxiliary drain pan shall be required for
each cooling or evaporator coil where damage to any building
components will occur as a result of overflow from the
equipment drain pan or stoppage in the condensate drain
piping. Drain piping shall be a minimum of 3/4" nominal size.
(I.R.C. R141.3)

EXHAUST SYSTEM NOTES:

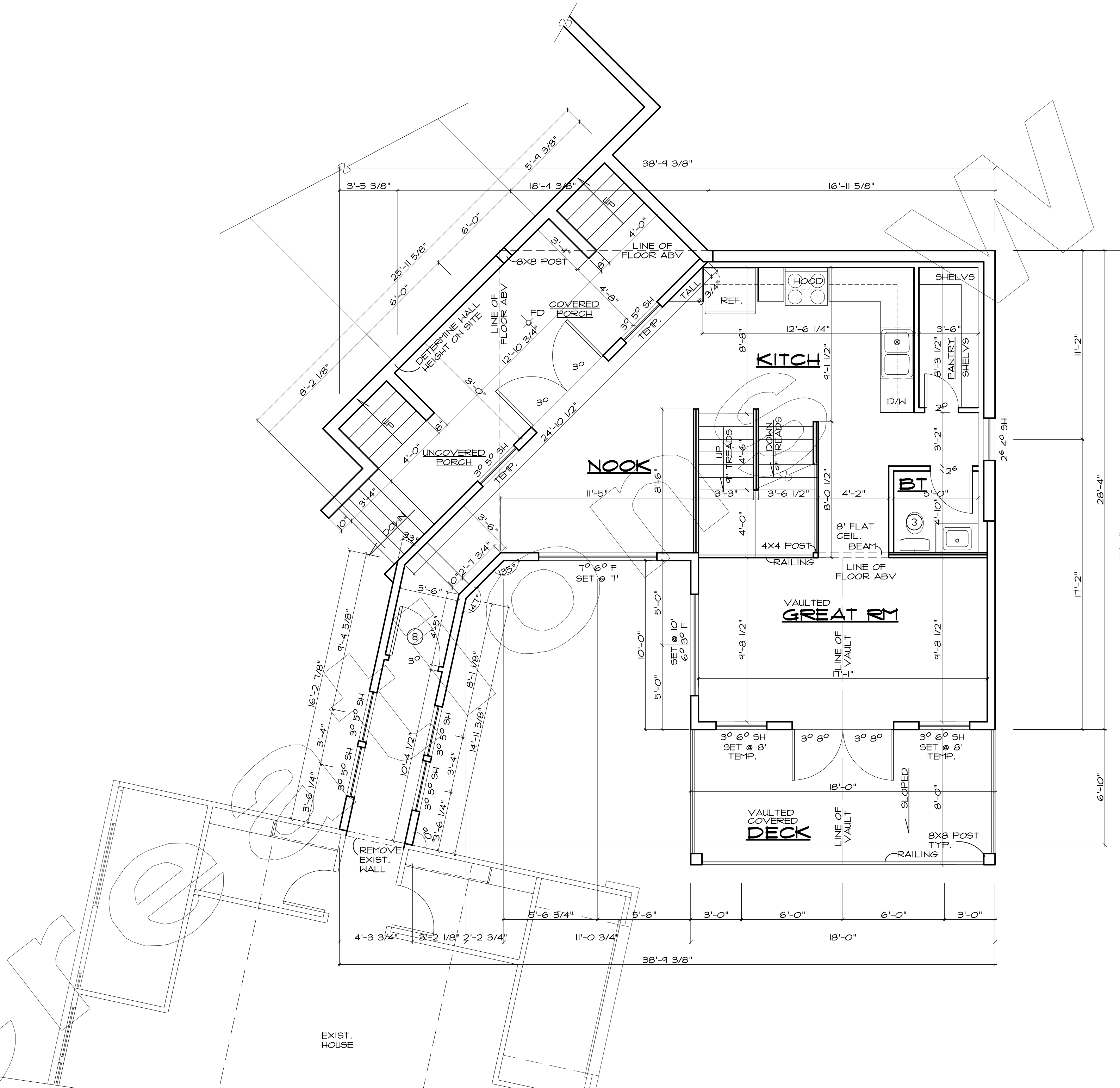
Dryer exhaust systems shall convey the moisture to the
outdoors and shall terminate on the outside of the building.
Screens shall not be installed at the duct terminal. Ducts
shall have a back draft damper. The max. length of clothes
dryer exhaust duct shall not exceed 25 feet from the dryer
location to the wall or roof termination. The max. length of
the ducts shall be reduced 2.5 feet for each 45 degree bend
and 5 feet for each 90 degree bend. Metal ducting shall be
sealed and secured every 12 feet.

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a
total combined horizontal and vertical length of 35'. Maximum
length of duct shall be reduced 2-1/2' for each 45° bend or
5' for each 90° bend. Duct shall be a min. nominal size of 4".
I.R.C. R1502.4.4

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duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must
carefully and thoroughly verify dimensions, validity, and overall
integrity of the plans. In the event of a discrepancy, prior to
construction, Creations West shall be contacted for clarification. At
the time of construction, Creations West is relieved of liability and
the builder/general contractor assumes full responsibility.



WATERPROOF DECK NOTE:
RIP JOISTS OR SHIM SHEATHING TO 1/8" / FOOT FOR DRAINAGE

NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
WINDOWS SET @ 6'-8" TYP
DOOR HEIGHT 6'-8" TYP.

MAIN FLOOR PLAN

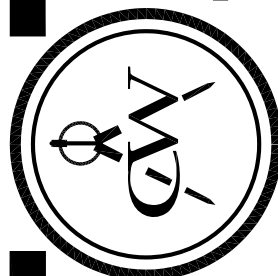
SCALE
1/2" = 5'-0" FT. MAIN LEVEL

NOTE:
VERIFY ALL DIMENSIONS ON SITE

PLANNED FOR:
CURTIS, CABOT
14511 MAPLE PARK CT
DRAPER, UTAH

Ammon
Idaho 83406
South Jordan
Utah 84091
1424 Legend Hills Dr.
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Clearfield, Utah 84015
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DATE:
NOV. 20 23

SHEET:
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PLAN NUMBER
G-2092-23UE

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GENERAL NOTE KEY:
ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closet & a switched light in attic space. Location if shown is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. 4. Provide 30" min. width for the water closet and 24" clear in front.
4. Temp. wall and door.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12", termination cap.
6. Effer ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backwater valve.
10. Enclosed usable space under stairs shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board.

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a res. exit door the landing shall not exceed 6" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.2.5

Protect enclosed usable space under stairs with 5/8" gyp. brd.

Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13.1 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.1

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inclose a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. and half of which must be operable. If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC F2106.5

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space or at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. R1505.1.3

CONDENSATE DISPOSAL:

Condensate from oil cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. R1411.3

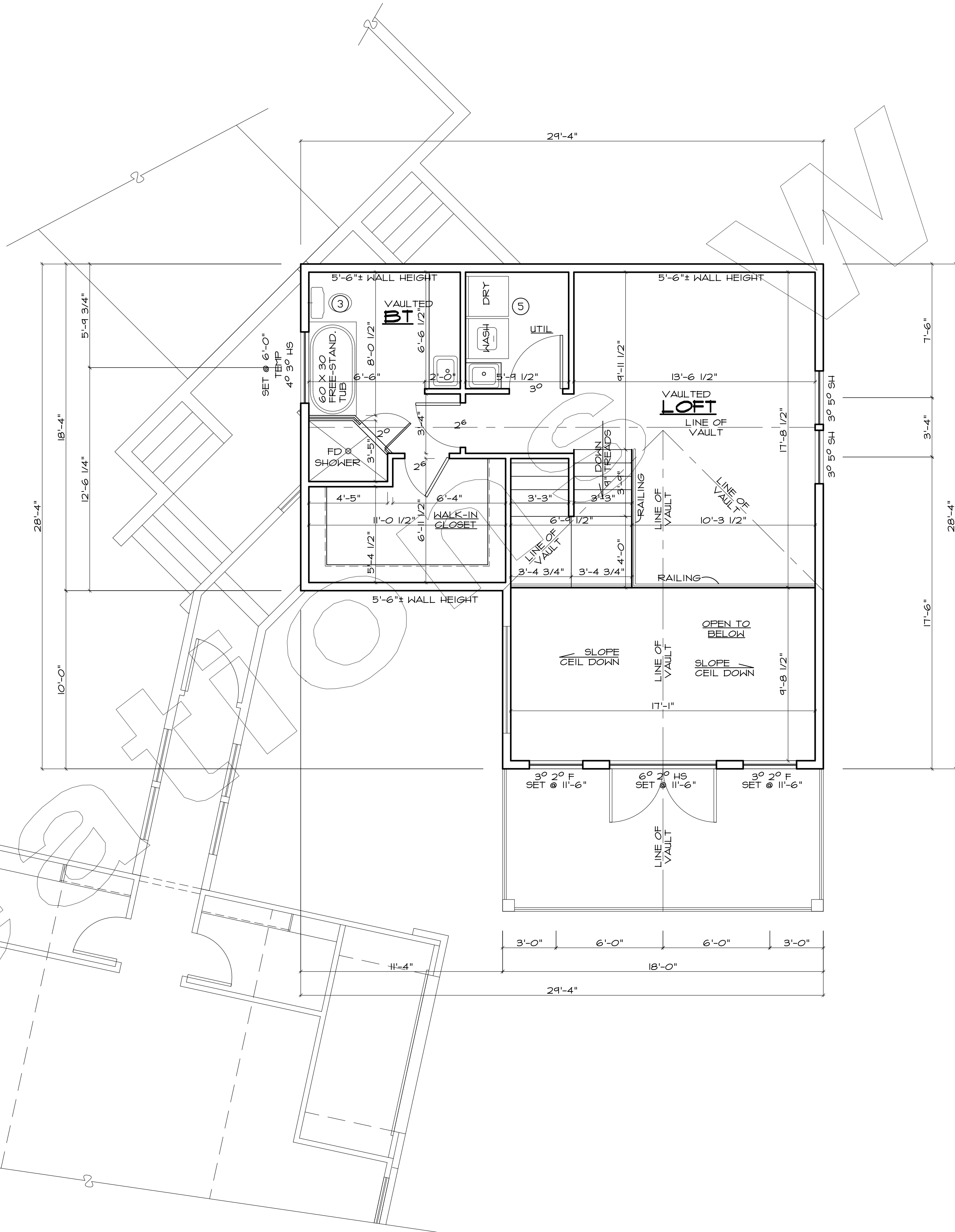
A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. R1411.3.1

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

DRYER DUCT:

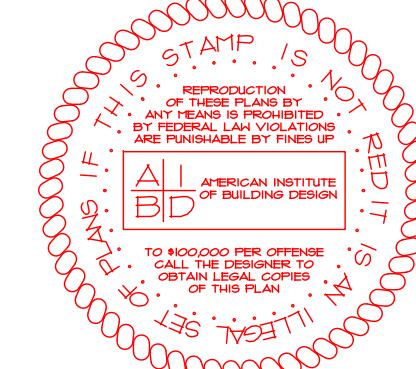
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. R1502.4.4



NOTE:
5'-6" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
WINDOWS SET @ 6'-8" TYP
DOOR HEIGHT 6'-8" TYP.

UPPER FLOOR PLAN
SCALE 1/4"
483 SQ. FT. UPPER LEVEL

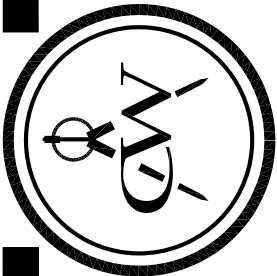
NOTE:
VERIFY ALL DIMENSIONS ON SITE



PLANNED FOR:
CURTIS, CABOT
14611 MAPLE PARK CT
DRAPER, UTAH

Ammon
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South Jordan
Utah 84091
Clearfield, Utah 84015
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801.525.6700
plans@creationswest.com

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PLAN NUMBER
G-2092-23UE

MEMO



To: Planning Commission

From: Maryann J. DeHaven, AICP

Date: 2026-10-22

Re: Public Hearing: Master Wood Crafters Home Occupation Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.50 acres located on the west side of 700 East at approximately 12646 S. 700 East. The property is currently zoned R3 (Residential Single-family). The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home cottage business that produces and sells wood crafts.

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:

[10-22-2026 PC Report Master Wood Crafters.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

October 13, 2026

To: Draper City Planning Commission
Business Date: October 22, 2026

From: Development Review Committee

Prepared By: Maryann DeHaven, AICP, Planner III
Planning Division
Community Development Department
801-576-6391, maryann.dehaven@draperutah.gov

Re: Master Wood Crafters–Home Occupation Conditional Use Permit Request

Application No.: 2026-0204-USE
Applicant: Michael Crist, property owner
Project Location: 12646 S. 700 East
Current Zoning: R3 (Single Family Residential) Zone
Acreage: 0.50 Acres (Approximately 21,780 sq. ft.)
Request: Request for approval of a Home Occupation Conditional Use Permit in the R3 zone to operate a cottage business.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.50 acres located on the west side of 700 East at approximately 12646 S. 700 East (Exhibit B and C). The property is currently zoned R3. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home cottage business that produces and sells wood crafts.

The property is Lot 2 of the Butler Acres subdivision. The single-family dwelling on the property was built in 2006. The proposed cottage business is operated from both inside the home and an attached 3rd car garage.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
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Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R3	Exhibit E
Adjacent Zoning		
East	RA2 (Residential Agricultural, 20,000 sq. ft. minimum	
West	R3	
North	R3	
South	R3	

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

Residential Medium Density

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

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

Home Occupation. Section 9-34-040 of the DCMC 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 F).
- B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to Title 6, Chapter 11 of this code.*
 - The applicant indicates that they will obtain and maintain a business license with Draper City.
- C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.*
 - The business has no additional employees.
- D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.*
 - The applicant has agreed to comply with necessary inspections (Exhibit F).
- E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed.*
 - The applicant indicates that inventory is kept in the garage near the equipment and is approximately 200 square feet (Exhibit F).
- F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the*

yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.

- All business is conducted within the home or in the garage. No business will be conducted outside.

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 and all doors will be closed when the woodworking is taking place. All finishing components are water based and therefore there no noxious fumes (Exhibit F).

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

- The designated work area in the house and garage totals approximately 360 square feet. The home is approximately 3,470 square feet in size. The business use occupies approximately 10% of the dwelling (Exhibit G).

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

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

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

- No customers come to the home so no traffic will be generated and there is not a need for parking on the property.

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. The owner will use their personal vehicle to drop off good to be shipped via FedEx, UPS or USPS.
- L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*
- There will not be any storage or business activities in the surrounding yards (Exhibits F and G).
- M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.*
- There will be no customers coming to the home. Sales are conducted online and shipped to the customer.
- 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 there will not be an excess demand for power (Exhibit F).
- O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property.*
- All sales and marking component of the business will be conducted with a computer in the house. The building and assembly of the product will take place in the garage which is attached to the primary structure (Exhibit F).
- P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and Section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.*

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

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

- The home occupation does not involve child care or any food production.

The business is in both the home and the garage. The home will be used for selling and marketing the merchandise while the area in the 3rd car garage will be used to make the product. Products created are smaller in size and the applicant has noted that they are items like cutting boards or chess sets. The stated hours of operation are from 8:00 am to 6:00 pm, Monday through Thursday. The applicant is the only employee. As the production operations are contained within the 3rd car garage there are no impacts to the minimum required residential parking for the residence. No additional onsite parking is needed for this home occupation as there are no customers coming to the home, no additional employees, and no business vehicles.

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

The proposed home occupation is defined as a cottage business per the DCMC. A cottage business being operated from a residence requires a conditional use permit.

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

- E. *Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:*
1. *A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*

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

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

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That no customers shall come to the home.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Michael Crist, property owner, application 2026-0204-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated October 12, 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 Michael Crist, property owner, application 2026-0204-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated October 12, 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 Michael Crist, property owner, application 2026-0204-USE, based on the following findings for approval and subject to the conditions listed for denial in the Staff Report dated October 12, 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.

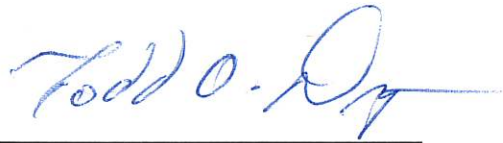
DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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: 2026.10.13 12:47:26-06'00'

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: 2026.10.13 17:34:46-06'00'

Draper City Fire Department



Draper City Legal Counsel

Matt Symes

Digitally signed by Matt Symes
DN: C=US,
E=Matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt
Symes
Date: 2026.10.14 08:17:51-06'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

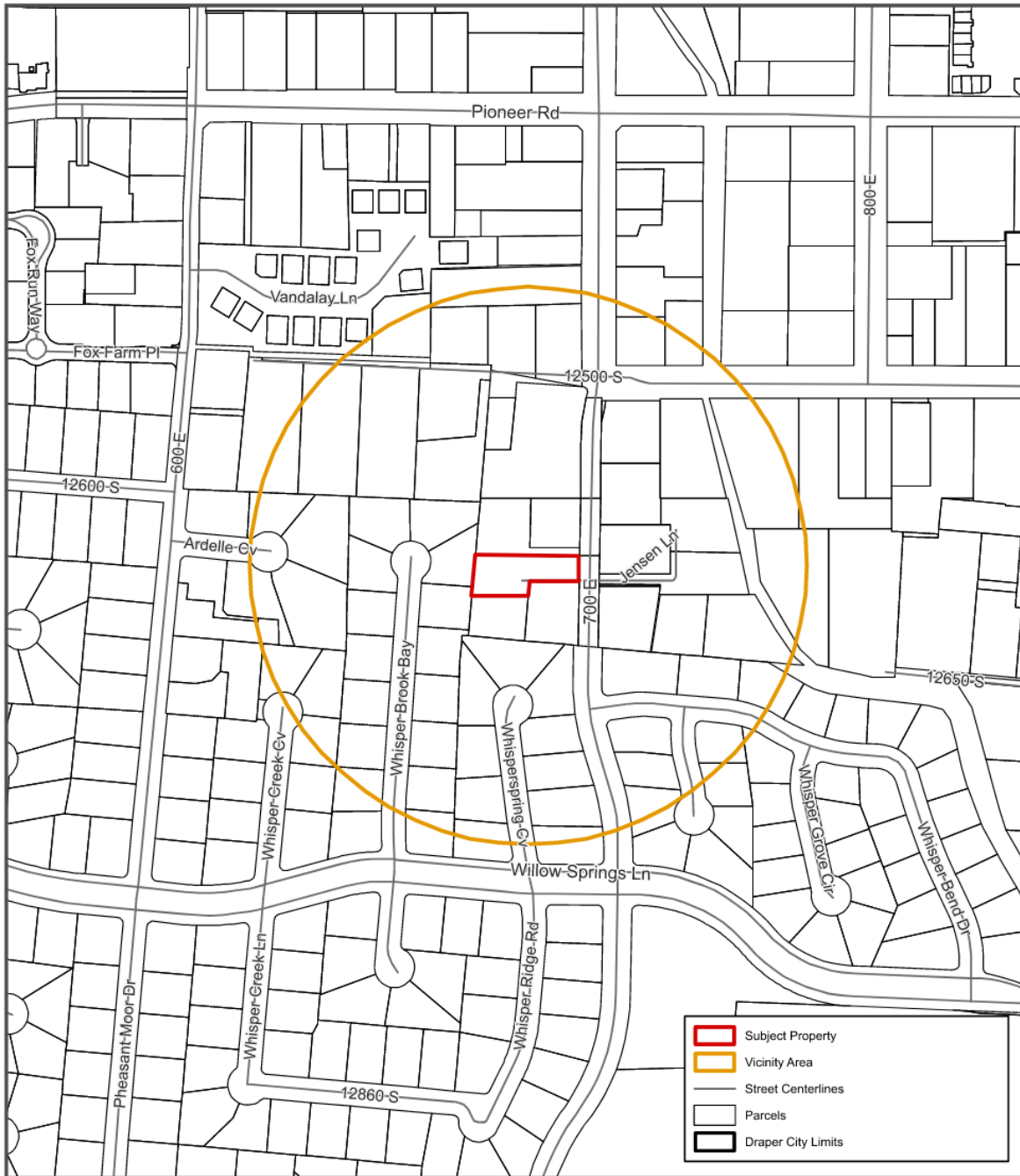
Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



Date Printed: 10/7/2026

Master Wood Crafters Home Occupation

12646 S. 700 East

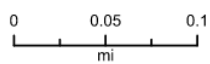


EXHIBIT C
AERIAL MAP



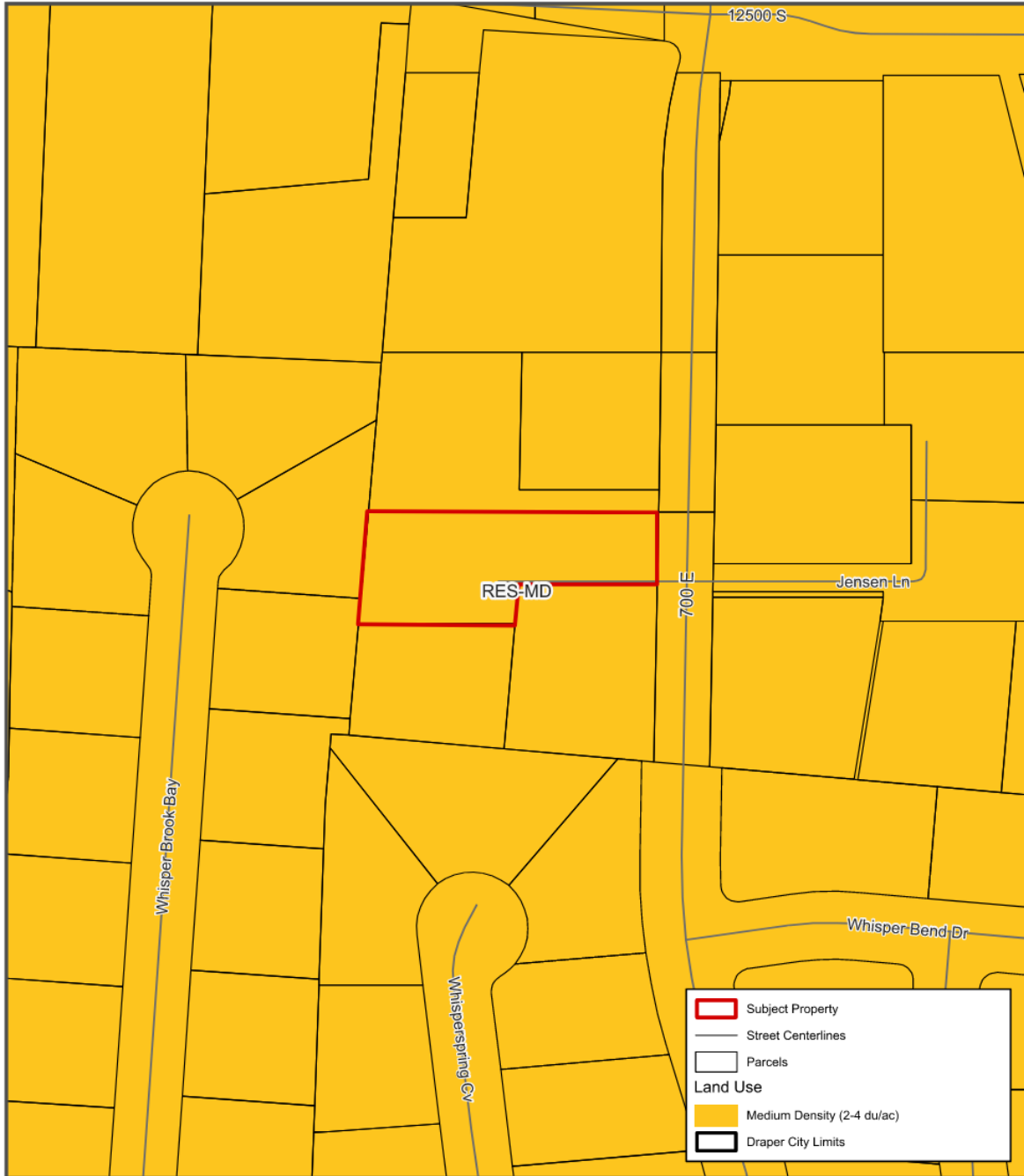
Date Printed: 10/7/2026

Master Wood Crafters Home Occupation

12646 S. 700 East



EXHIBIT D LAND USE MAP



Date Printed: 10/7/2026

Master Wood Crafters Home Occupation

12646 S. 700 East

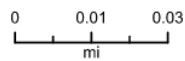
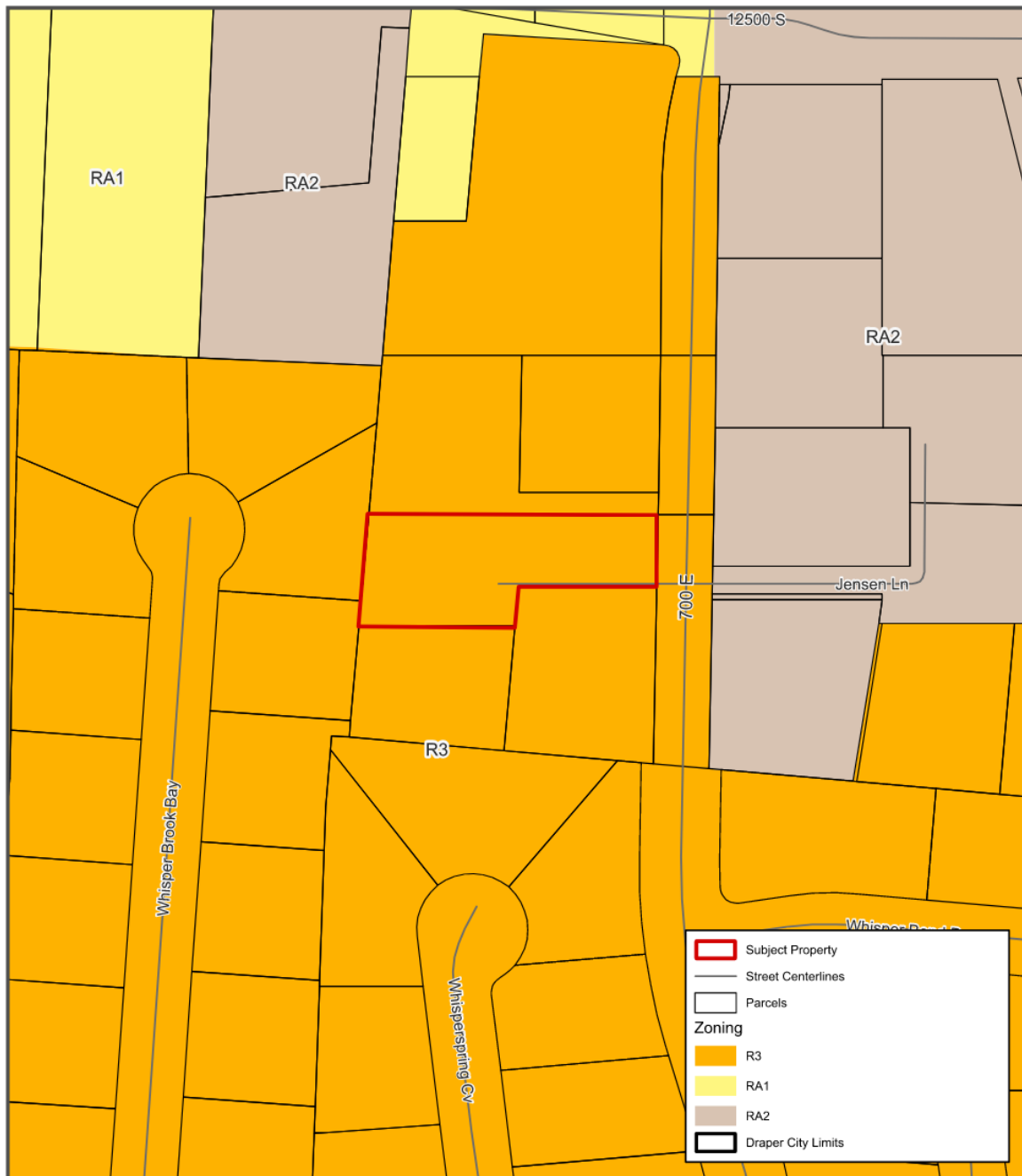


EXHIBIT E ZONING MAP





Date Printed: 10/7/2026

Master Wood Crafters Home Occupation

12646 S. 700 East

0 0.01 0.03
mi

N



EXHIBIT F
CONDTIONAL USE PERMIT QUESTIONNAIRE

Home Occupation Questionnaire

** As part of the application you are required to provide; 1) a statement of compliance with standards, 2) an overview of the proposed use, and 3) an analysis of the deviations from standards that are being requested. Answering the questions and addressing the bullet points in the attached document will address all three of these and you can then upload the document with your responses into the online application for each of these required sections.

**When responding to the question of Variance Applicability, please note that it is extremely rare that a separate Variance Application would need to be included with this application. If you think your answer may be Yes I need a Variance we would direct you to consult legal counsel before proceeding with this application. If you say that No Variance is needed but later discover a variance application is needed, you can change that portion of the application with Planning Staff later as needed.

Overview of Proposed Use

- Please provide a description of your proposed business and use including parking, hours of operation, expected patrons and or employees, and proposed site improvements if necessary. Include details of reasonably anticipated detrimental effects to adjacent properties and the neighborhood (such as traffic or noise) and any mitigation measures that can alleviate those effects.

I propose to operate a small woodworking business from my home garage to produce wood crafts and furniture products to sell to the general public. I plan to create a variety of products that I can sell through online marketplace retailers such as Amazon and eBay. Since these places already collect sales tax from the buyers on my behalf automatically, I will not need to apply for a Sales tax license.

I will NOT have a need for any of my clients to visit my home concerning custom orders or requests and therefore will NOT have a need for designated parking spots. Should one of my clients have need to communicate more in depth with me than a phone call, then I will provide an online order form so they can describe their needs in detail.

My hours of operation will be between 8:00 AM and 6:00 PM, Monday through Friday. We will be closed on Friday, Saturday, and Sunday.

I will be the only employee of Master WoodCrafters, and I will not need to make any site improvements to the exterior or interior of my home in order to accommodate this business.

I won't be creating loud noises that may disturb my neighbors since I keep my garage doors closed when I'm using any loud machinery in my wood shop. I use only water based finishing components so there will NOT be noxious fumes to deal with.

Compliance With Standards

- Describe how the proposed use is in compliance and harmony with the objectives and requirements of the city's general plan.

I won't be creating loud noises that may disturb my neighbors since I keep my garage doors closed when I'm using any loud machinery in my wood shop. I use only water based finishing components so there will NOT be noxious fumes to deal with.

- Explain the suitability of the specific property for the proposed use:

I will NOT have a need for any of my clients to visit my home concerning custom orders or requests and therefore will NOT have a need for designated parking spots. Should one of my clients have need to communicate more in depth with me than a phone call, then I will provide an online order form so they can describe their needs in detail. Therefore my neighbors will not be disturbed by my customers coming or going.

- Whether or not the proposed use may be injurious to potential or existing development in the vicinity?

The proposed use will not in any way affect the development in the vicinity nor be injurious to the city.

- Describe the economic impact of the proposed facility or use on the surrounding area:

There will be no economic impact whatsoever on the surrounding area.

- Describe the aesthetic impact of the proposed facility or use on the surrounding area:

There will be no aesthetic impact whatsoever on the surrounding area.

- What Safeguards are proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscape, open space, fire protection, and pedestrian and vehicular circulation?

Utilities for the shop are already adequate for the machineries operation. I have adequate lighting for my shop. I will keep a fire extinguisher on hand should the need arise. No need for; transportation access, drainage changes, loading space, landscaping changes, open space changes, pedestrian nor vehicular circulation on the premises.

- What safeguards will be provided or proposed to prevent noxious or offensive emission such as noise, glare, dust, pollutants and odor from the proposed facility or use?

I won't be creating loud noises that may disturb my neighbors since I keep my garage doors closed when I'm using any loud machinery in my wood shop. I use only water based finishing components so there will NOT be noxious fumes to deal with. My shop is equipped with an enclosed dust collection system that provides up to 1 micron particle separation within my shop.

- Describe 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.

There will be no impact whatsoever on the health, safety, nor welfare of the city or area, or property managers.

Analysis of Home Occupation Standards Deviation

Please provide explanation how you meet the following standards or how your proposed business requires a deviation from one or more of these standards. If it doesn't apply mark N.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.

I Michael Crist, currently residing at 12646 S 700 E Draper, UT 84020 and will continue to do so. I Michael Crist, am the sole owner and operator of this proposed business operating at this address.

- **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.

I Michael Crist, have demonstrated my intent to possess a current business license to operate the proposed business by attaining a necessary DBA License with the state of Utah, and by submitting my application for said business.

- **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.

At the present time I Michael Crist will be the sole employee in the home occupation.

- **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.

I will make my shop available for any inspections deemed necessary by the City of Draper, or its assigned.

- **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)

I do not have any outside storage related to the home based business. My inventory consisting primarily of wood, screws & supplies, with some finishing products total only about 200 square feet of space.

- **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)

There have been no, nor shall there be any modifications of structure or yards to provide parking required for this business.

- 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.

I won't be creating loud noises that may disturb my neighbors since I keep my garage doors closed when I'm using any loud machinery in my wood shop. I use only water based finishing components so there will NOT be noxious fumes to deal with. My shop is equipped with an enclosed dust collection system that provides up to 1 micron particle separation within my shop.

- 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.

My home is 3,470 square feet in size not including my garage. I will be running my business in the smaller side (1 car sized), part of my 3 car garage consisting of 360 square feet in area which is well within the range specified by Draper City Regulations.

- *I have a Computer in my home where I will be taking & Processing orders of items for sale.*
- Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.

There will be NO signage on the property concerning this business.

- 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.

There will no traffic or parking available for this business on the premises.

- 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. *Will use personal vehicle to deliver goods to be shipped to FedEx, UPS, or USPS*

There will be no signage displayed on the property concerning this proposed business.

Manual Cut

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

There is no outside storage concerning materials associated with this business.

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

There will be NO customers on the site.

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

There will be no excess demand for power concerning this business.

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

The business will be operated out of my 3rd car garage as indicated on the enclosed drawing of the property as indicated.

- 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)

Business is to be operated at 12646 S 700 E Draper, UT 84020. This is a single family home.

- 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)

N/A

Sincerely Yours,



Michael D Crist

President/CEO Master WoodCrafters.

EXHIBIT G
SITE PLAN AND FLOOR PLAN

Master
WoodCrafters
Area (Red)

Main Garage
Area (Yellow)



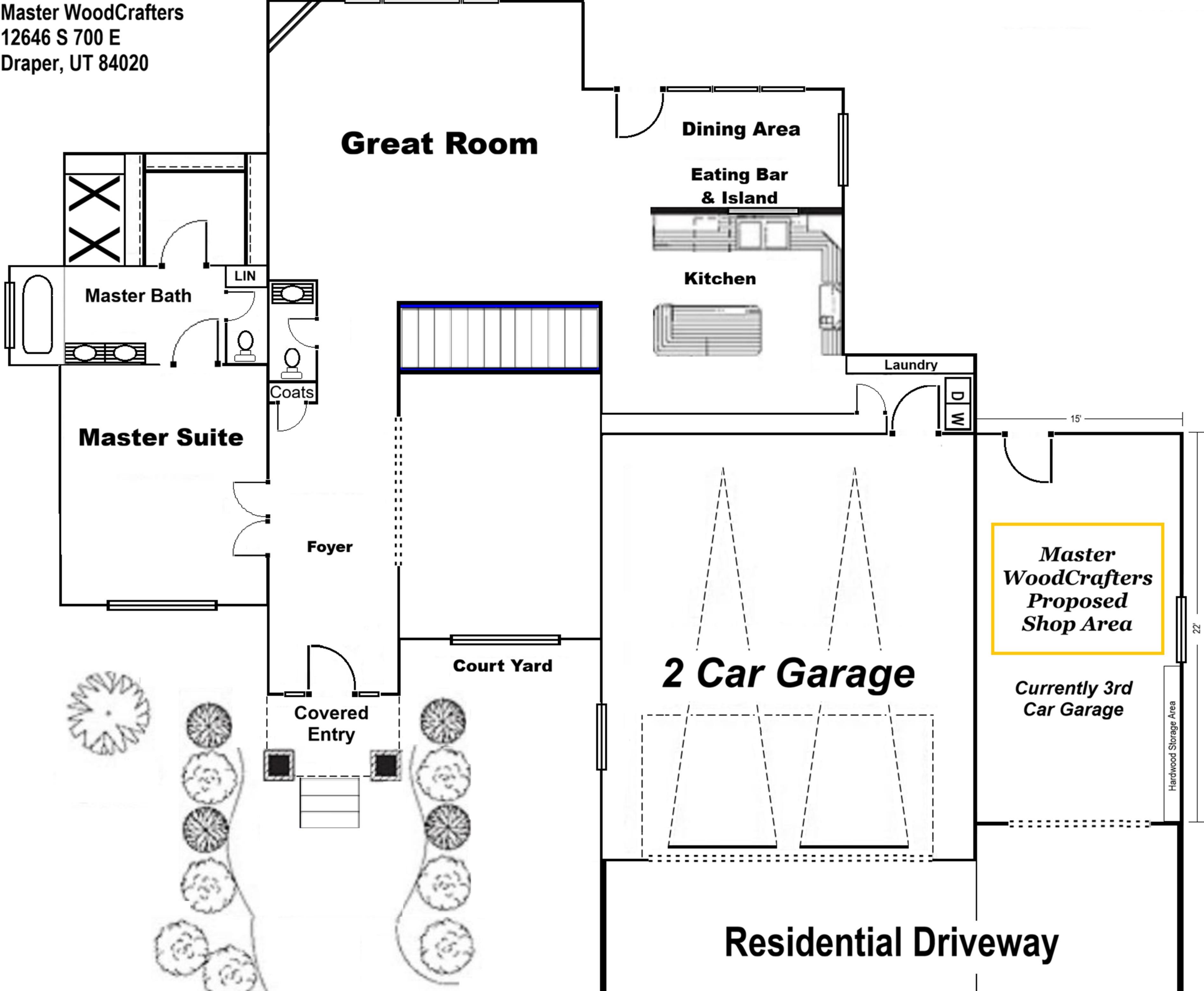
Project: Master WoodCrafters
Crist Residence Area
(Light Green)
12646 S 700 E
Draper, Utah 84020

No Client Visitation:
Additional Parking Not Needed

Red Area denotes MWC Business Location
Everything not in Red is for Personal Use

700 East

Master WoodCrafters
12646 S 700 E
Draper, UT 84020



MEMO



To: Planning Commission

From: Maryann J. DeHaven, AICP

Date: 2026-10-22

Re: Public Hearing: 12430 S. 700 East Development Agreement Request (Legislative Item)

Comments: