PLANNING COMMISSION AGENDA

Thursday, May 28, 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 Public Hearing: Evans Fence Conditional Use Permit Request (Administrative Item)
On the request of Mark and Alexandra Evans, a Conditional Use Permit for approximately 0.92 acres located at approximately 1194 E. Lone Peak Ln. Known as Application 2026-0079-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.b Public Hearing: Bonham Fence Conditional Use Permit Request (Administrative Item)
On the request of The Fox Group, representing The Bonham Family Trust, A Conditional Use Permit for approximately 0.82 acres located at approximately 112540 S. 1700 E. Known as Application 2026-0049-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.c Public Hearing: Hunsaker Fence Conditional Use Permit Request (Administrative Item)
On the request of Elite Fence Repair, representing Carolyn Hunsaker, a Conditional Use Permit for approximately 0.83 acres located at approximately 12152 S. 2000 E. Known as Application 2025-0228-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.d Public Hearing: Cherry Creek Block Valve Conditional Use Permit (Administrative Item)
On the request of Matthew Pulsipher, representing Enbridge Gas Utah, a Conditional Use Permit for the installation of a utility substation on approximately 3.39 acres located at approximately 13461 S. Highland Drive, Know as application 2025-0025-USE, Staff Contact: Todd A. Draper, 801-576-6335, todd.draper@draperutah.gov.

1.e Public Hearing: Mitchell Landscaping, LLC. Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of Michele Mitchell, representing Mitchell Landscaping, LLC. A Home Occupation Conditional Use Permit for approximately 0.70 acres located at approximately 354 E. 12900 S. Known as Application 2026-0080-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.f Public Hearing: City Initiated Short-Term Rentals Text Amendment Request (Legislative Item)

On the request of Draper City, approval of text amendments to portions of Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to require short-term rentals be licensed and permitted and to add associated standards. Known as application 2026-0090-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.g Public Hearing: City Initiated Draper-Highland Boundary Adjustment #2 Land Use Map and Zoning Map Amendment Requests (Legislative Items).

On the behalf of Draper City, a Land Use Map Amendment and Zoning Map Amendments for approximately 0.31 acres of property located at approximately 16377 S. Suncrest Drive, Known as applications 2026-0112-MA and 2026-0117-MA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

2. Other Business

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 **May 28, 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: Nick Whittaker, MCMP
Date: 2026-05-28
Re: Public Hearing: Evans Fence Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 0.92 acres located on the South side of Lone Peak Ln., at approximately 1194 E. Lone Peak Ln. The property is currently zoned RA1. The applicant is requesting that a Conditional Use Permit be approved to allow for an eight-foot (8') tall fence to be constructed along the south property line located in the rear yard area of the subject property.

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:

Evans fence CUP Staff Report.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 15, 2026

To: Draper City Planning Commission
Business Date: May 28, 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: **Evans Fence – Conditional Use Permit Request**

Application No.:	2026-0079-USE
Applicant:	Mark and Alexandra Evans
Project Location:	1194 E. Lone Peak Ln
Current Zoning:	RA1 (Residential/Agricultural, 40,000 ft^2 min. lot size) Zone
Acreage:	0.92 Acres (Approximately 40,075 ft^2)
Request:	Request for approval of a Conditional Use Permit in the RA1 zone to allow for a fence that is taller than six-feet (6') tall in the rear yard area.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.92 acres located on the South side of Lone Peak Ln., at approximately 1194 E. Lone Peak Ln. (Exhibit B & C). The property is currently zoned RA1. The applicant is requesting that a Conditional Use Permit be approved to allow for an eight-foot (8') tall fence to be constructed along the south property line located in the rear yard area of the subject property.

The property is Lot number 15-N of the Corner Canyon Estates Subdivision. The single-family dwelling on the lot was built in 1995. The property is an interior lot that has no fencing.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RA1	Exhibit E
Adjacent Zoning		
East	RA1	
West	RA1	
North	RA1	
South	RA2	

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to*

be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Fencing. The applicant is requesting to install a fence on the south side of the property that is eight-feet (8') in height. The fence will be constructed of horizontal composite slats with aluminum posts (Exhibits F & G). The applicant indicates that their request would provide additional security and privacy to their rear yard area from the pedestrian traffic that travels along the Draper Canal Trail which runs along the abutting south property line of the applicants property (Exhibit G).

Table 2 Fencing and Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height			
Rear	6' maximum height behind front wall plane.	8'.	Up to 10' maximum height allowed with Conditional Use Permit.

Potential impacts associated with rear yard fencing that exceeds six feet (6') in height are typically related to pedestrian safety and aesthetic impacts in residential neighborhoods. However, Staff believes that potential impacts of an eight-foot (8') tall fence in the location identified on the applicant's site plan are negligible as the proposed fence is entirely in the rear yard area and will not impact the stablished aesthetic of the surrounding neighborhood. Staff recommends that as a condition of approval that the fencing be limited to the locations proposed in the submitted application materials.

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.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the 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 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 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 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

Staff recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also hear from the applicant and receive public comment prior to making a decision.

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, Building and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing shall not exceed eight-feet (8) in height and shall be constructed only in the locations indicated on the approved site plan.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Mark and Alexandra Evans, Application 2026-0079-USE, based on the following findings for approval and subject to the conditions listed in the Staff report dated May 15, 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 Conditional Use Permit, as requested by Mark and Alexandra Evans, Application 2026-0079-USE, based on the findings for approval and subject to the

conditions listed in the Staff report dated May 15, 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 Conditional Use Permit, as requested by Mark and Alexandra Evans, Application 2026-0079-USE, based on the following findings for denial listed in the Staff report dated May 15, 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: 2026.05.20 14:29:01-06'00'

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper
DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper
Date: 2026.05.20 13:41:11-06'00'

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.05.20 15:32:25-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.05.20 13:42:42-06'00'

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 provided.

Engineering and Public Works Divisions Review.

1. No additional comments provided.

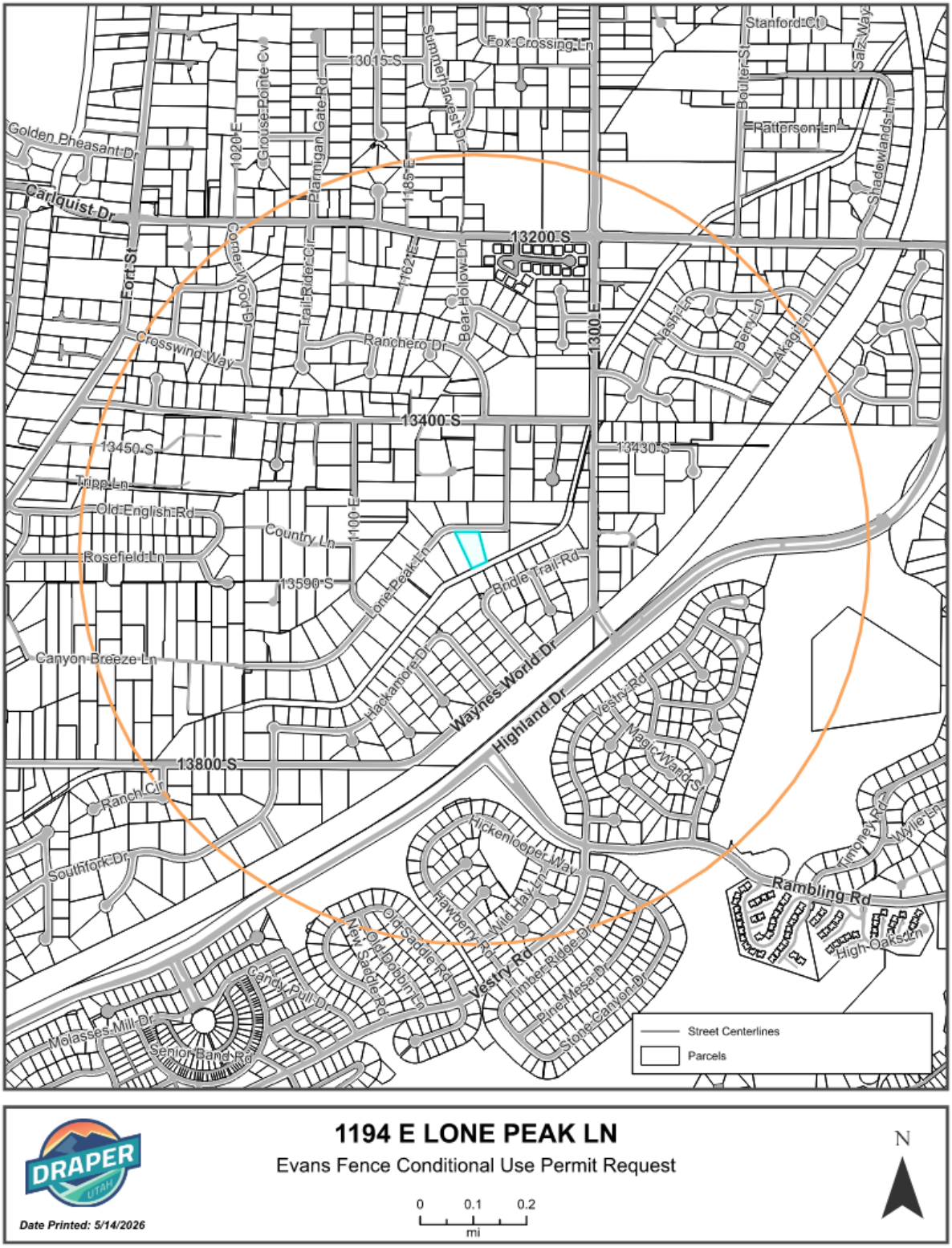
Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. No additional comments provided.

EXHIBIT B
VICINITY MAP



1194 E LONE PEAK LN

Evans Fence Conditional Use Permit Request

0 0.1 0.2
mi

N

Date Printed: 5/14/2026

EXHIBIT C
ARIEL MAP

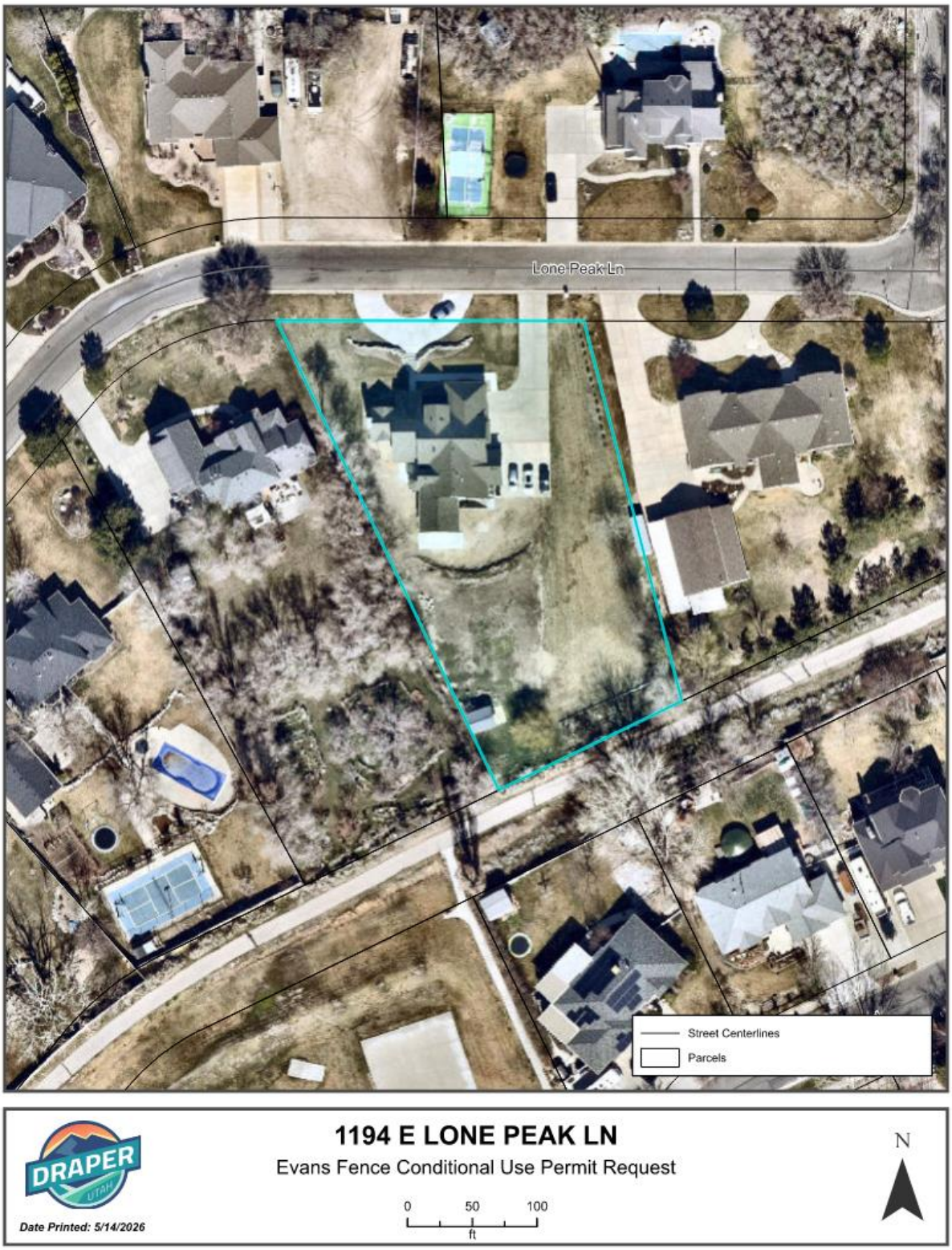


EXHIBIT D
LAND USE MAP

EXHIBIT E
ZONING MAP

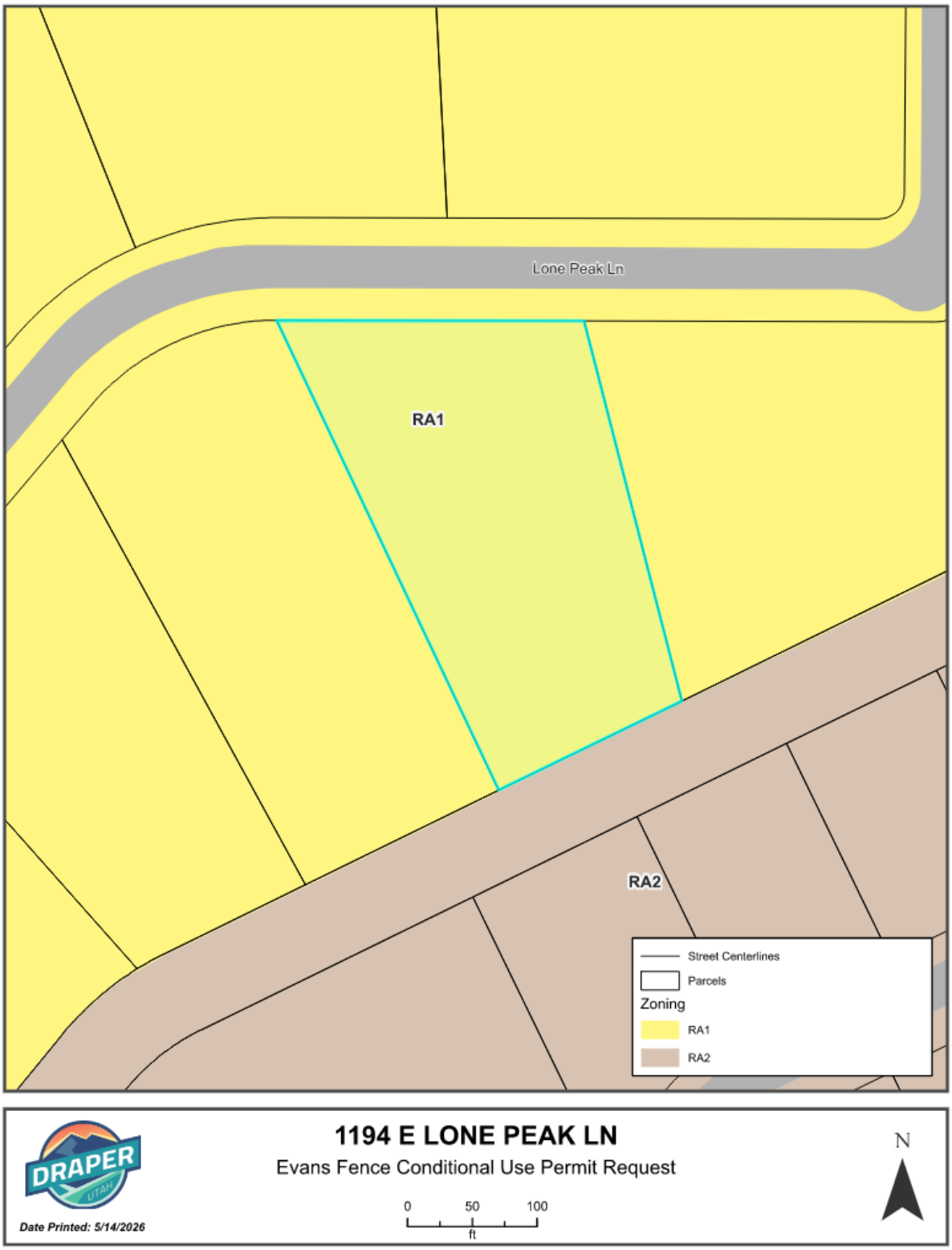


EXHIBIT F
SITE PLAN

Schematic Plans

Applicant Name/Property Owners: Mark and Alexandra Evans

Phone: 801-440-7636; **Email:** msevans833@gmail.com

Site Address: 1194 E Lone Peak Ln, Draper UT 84020 (Parcel #34052290040000)

Name of Project: Install a section of 8' Avimore fencing along the back (South) property line, bordering the Draper Canal Trail. This section of fence is roughly 119' and highlighted BLUE in the image below. Note the sections of fence highlighted RED are only 6' tall. The yellow lines represent the lot lines.

Schematic Plan (Date of Drawing: 3/26/2026):

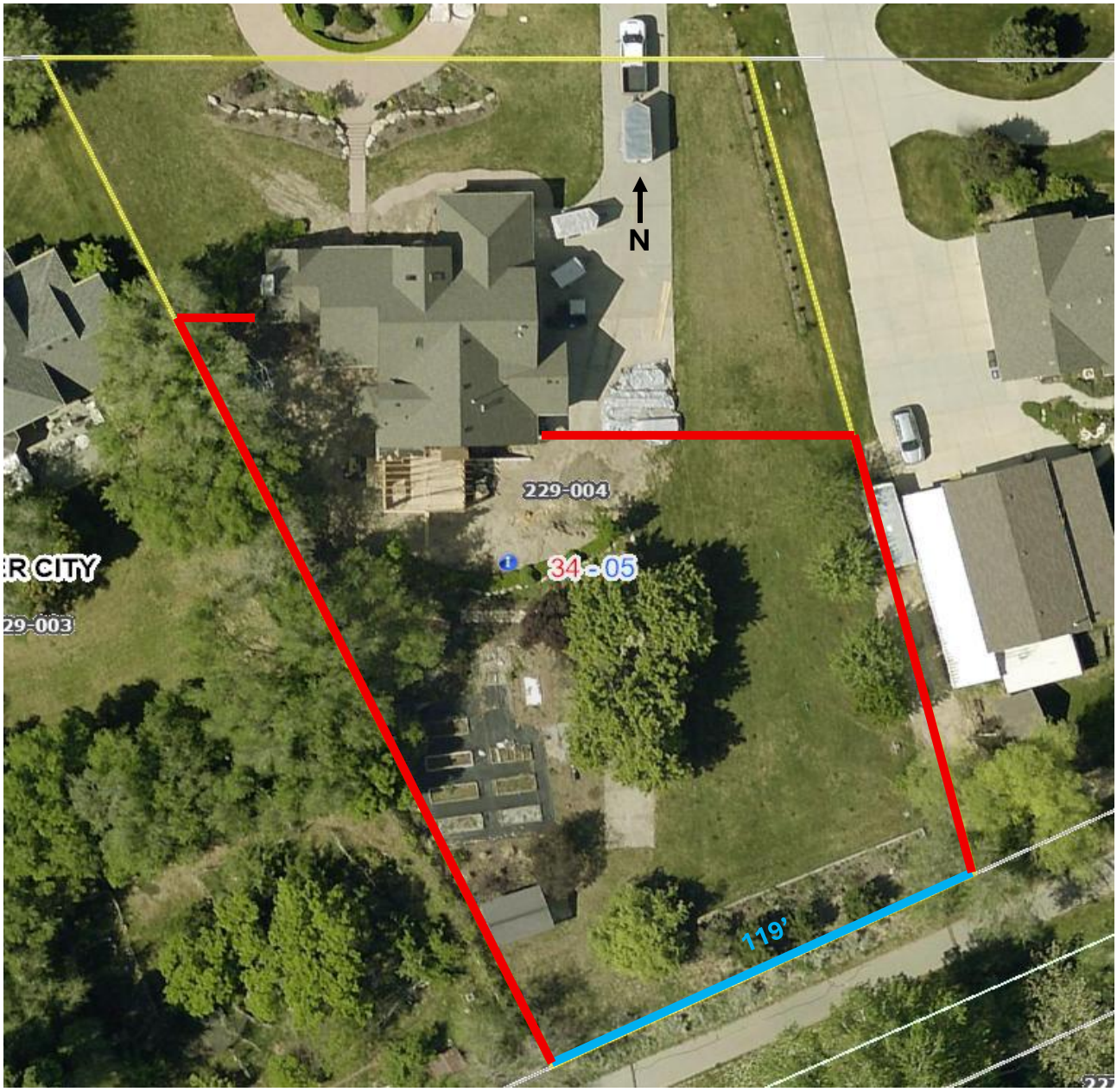


EXHIBIT G
APPLICANT STATEMENTS

Overview of Proposed Use

Applicant Name/Property Owners: Mark and Alexandra Evans

Phone: 801-440-7636; **Email:** msevans833@gmail.com

Site Address: 1194 E Lone Peak Ln, Draper UT 84020 (Parcel #34052290040000)

Name of Project: Install a section of 8' Avimore fencing along the back (South) property line, bordering the Draper Canal Trail.

Overview of Proposed Use: The purpose of the 8' section of fence along the south lot line is to ensure privacy of our family from public pedestrians who use the Draper Canal Trail. We have three younger daughters living at home with us and we are planning to put in a swimming pool in the back yard, so we would like to build a taller fence to ensure privacy. The reason for the 8' fence is because you'll note based upon the reference pictures below that the Canal Trail is several feet vertically higher elevation than our home. Thus, a 6' tall fence would provide minimal privacy since pedestrians could just see over the fence. An 8' tall fence, however, would limit viewing and increase privacy significantly. To illustrate this, we provide three photos below with views of our lot and home.

The first photo below provides a view from the back of our house facing southward up to the back of the lot. The blue line in the photo below illustrates where the bottom of the 8' fence will be located along the south lot line:

Statement of Compliance with Standards

Applicant Name/Property Owners: Mark and Alexandra Evans

Phone: 801-440-7636; **Email:** msevans833@gmail.com

Site Address: 1194 E Lone Peak Ln, Draper UT 84020 (Parcel #34052290040000)

Name of Project: Install a section of 8' Avimore fencing along the back (South) property line, bordering the Draper Canal Trail.

Statement of Compliance with Standards: The fence is in compliance with Draper city standards for the following reasons:

- It will not cause any potential injury or pose any safety or health concerns to surrounding developments, neighboring lots, or neighbors.
- It will have a positive economic impact in terms of property value.
- It will have a positive aesthetic impact – the fence is constructed using aluminum posts and horizontal composite slats with a 30+ year useful life. This fence is also common among other newly developed homes in Draper.
- It will not have an impact on utility lines since it is located on the back half of the lot (note that utilities are located in the front); however, the fencing company will contact Blue Stakes prior to digging post holes for safety.
- It will not have an impact on access to pedestrian traffic or impingement of the Draper Canal public Trail that runs parallel to the fence because the fence will be set just inside the lot line. The owner, Mark Evans, has also completed a Boundary Survey through Aegis Land Surveying to confirm the exact location of the lot lines.
- It will be in compliance with the Corner Canyon Estates CC&Rs, which stipulate that fencing shall not be constructed using chainlink nor cast concrete. For reference, note that this property is Lot 15-N of Corner Canyon Estates.

Statement of Variance Applicability

Applicant Name/Property Owners: Mark and Alexandra Evans

Phone: 801-440-7636; **Email:** msevans833@gmail.com

Site Address: 1194 E Lone Peak Ln, Draper UT 84020 (Parcel #34052290040000)

Name of Project: Install a section of 8’ Avimore fencing along the back (South) property line, bordering the Draper Canal Trail.

Statement of Variance Applicability: This application does not require a variance.

The last photo shows a view from the Southwest corner of our lot facing eastward with the blue line representing where the bottom of the 8’ fence will be installed along the lot line and a view of the Draper Canal trail on the right (note it is roughly 2’ of vertical elevation difference from the Canal Trail to the bottom of the 8’ fence at ground level):

The next photo shows the view from the Southwest corner of our lot from the Draper Canal trail facing northward toward the back of our home to illustrate the elevation difference. The blue line again illustrates where the bottom of the 8’ fence is located:

Fencing details and product information: The fencing product is called Avimore Fencing and is provided by Alliance Fence Supply. For the blue colored section in the drawing above, this consists of 6' wide sections by 8' tall with aluminum posts and horizontal composite slats (see example pictures below). We plan to use the black aluminum posts, which are set 2' minimum below ground level and secured with concrete. The horizontal slats will be a dark gray color.

MEMO

To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2026-05-28
Re: Public Hearing: Bonham Fence Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 0.92 acres located on the West side of 1700 E., at approximately 12540 S. 1700 E. The property is currently zoned RA2. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') tall fence to be constructed in the front yard area and a ten-foot (10') tall fence in the rear yard area at the subject property.

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:

Bonham fence CUP Staff Report.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 15, 2026

To: Draper City Planning Commission
Business Date: May 28, 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: **Bonham Fence – Conditional Use Permit Request**

Application No.:	2026-0049-USE
Applicant:	The Fox Group, representing The Bonham Family Trust
Project Location:	12540 S. 1700 E.
Current Zoning:	RA2 (Residential/Agricultural, 20,000 ft^2 min. lot size) Zone
Acreage:	0.82 Acres (Approximately 35,719 ft^2)
Request:	Request for approval of a Conditional Use Permit in the RA1 zone to allow for a fence that is taller than four-feet (4') in the front yard area and a fence that is taller than six-feet (6') in the rear yard area.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.92 acres located on the West side of 1700 E., at approximately 12540 S. 1700 E. (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') tall fence to be constructed in the front yard area and a ten-foot (10') tall fence in the rear yard area at the subject property.

The property is Lot number 3 of the Duke Subdivision Amended. A single-family dwelling is currently being constructed on this lot. The subject property is an interior lot.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	A5 (Agricultural)	
West	RA2	
North	RA1	
South	RA2	

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to*

be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Fencing. The applicant is requesting to install a wrought iron style fence that is six-feet (6') in height that spans the east side of the property. The proposed fence is constructed of wrought iron fence panels that are 3-feet (3') in height and are attached to a stone wall which is two-feet (2') in height that sits between concrete pillars that are six-feet (6') and one and one half inches (1 ½") in height. The location of the proposed fence is in the front yard area and spans the length of the property between the north side of the lot and the south side of the lot and is set back approximately twenty feet (20') from the nearest edge of the road pavement (1700 E.) At the area where the fence crosses the driveway, the applicant has requested an automatic wooden gate that is semitransparent will also be installed which is six feet (6') in height. The remaining perimeter fencing will consist of six-foot (6) tall Trex composite fencing that would extend past the front of the home and to the front property line. The applicant has also requested approval for a black vinyl-coated chain link fence that measures ten feet (10') in height be installed in the rear yard to enclose a sport court (Exhibits F & G).

Table 2 Fencing and Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height			
Front	4' maximum. Up to 6' maximum with Conditional Use Permit.	6'-1½"	The applicants proposal exceeds the amount allowed with a conditional use permit by 1 ½"
Rear	6' maximum. Up to 10' maximum with Conditional Use Permit.	10' (Sports Court)	

Potential impacts associated with front yard fencing that exceeds four feet (4') in height are typically related to potential safety hazards that could be created for pedestrians due to the visual obstruction of vehicular traffic and potential safety hazards due to emergency vehicles not being able to get past the front gate. A taller fence along a front property line may also create aesthetic impacts in residential neighborhoods. However, the proposed fence is semi-transparent and will sit approximately twenty-feet (20') away from the existing road pavement to provide pedestrians and drivers safe visibility. Staff notes, however, that the space between the road and the gate is public right of way and currently there is no sidewalk

which could create future issues depending on where the sidewalk is installed and the direction in which the gate opens. Staff recommends that as a condition of approval for the proposed automatic gate that the applicant obtain an electrical permit through the Draper City Building Department, that they also have their automatic gate reviewed by the Draper City Fire Marshall, and that the applicant install the gate on the subject property, twenty-feet (20') from the front property line with the gates opening toward the interior of the property.

In regards to the aesthetic impact of front yard fencing, the wrought iron design is common in residential areas and does not separate the home from the neighborhood. Staff believes that potential impacts of a six-foot (6') tall fence in the location identified on the applicant's site plan are minimal. Staff recommends that as a condition of approval that the proposed front yard fencing be limited to the locations proposed in the submitted application materials.

The applicant is also requesting a ten-foot (10') tall chain link fence to enclose a sport court. The requested height of the fence requires the applicant to obtain a conditional use permit. Staff has reviewed the applicants request and finds that the potential for detrimental effects would be related to the use, construction, and location of the fence. However, potential impacts related to the use of a ten-foot (10') chain link fence to enclose a sports court are minimal. In addition, the proposed use is not uncommon in residential areas of Draper City and poses little if any impact to the residential character of the surrounding neighborhood. A building permit will be required in order to install a fence which is greater than six-feet (6') in height. Staff recommends that as conditions of approval that the proposed rear yard fencing be limited to the locations and heights proposed in the application and that a building permit for the ten-foot (10') tall fence be obtained from the Draper City Building Department.

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.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the 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 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 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 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

Staff recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also hear from the applicant and receive public comment prior to making a decision.

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, Building and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing located in the front yard area shall not exceed six-feet (6') in height and shall be constructed as indicated on the approved site plan and as depicted and described in the application documentation.
3. That an electrical permit for the automatic gate shall be obtained through the Draper City Building Department prior to its installation.
4. That the gate shall be reviewed for access and safety by the Draper City Fire Marshall prior to its installation.
5. That the gate be installed on the subject property, twenty-feet (20') from the front property line with the automatic gates opening toward the interior of the property.
6. That the fencing surrounding the sport court in the rear yard area shall not exceed ten-feet (10') in height and shall be constructed in the locations indicated on the site plan.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by The Fox Group, representing The Bonham Family Trust, Application 2026-0049-USE, based on the following findings for approval and subject to the conditions listed in the Staff report dated May 15, 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 Conditional Use Permit, as requested by The Fox Group, representing The Bonham Family Trust, Application 2026-0049-USE, based on the findings for approval and subject to the conditions listed in the Staff report dated May 15, 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 Conditional Use Permit, as requested by The Fox Group, representing The Bonham Family Trust, Application 2026-0049-USE, based on the following findings for denial listed in the Staff report dated May 15, 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: 2026.05.20 14:27:28-06'00'

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper
DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper
Date: 2026.05.20 15:53:07-06'00'

Draper City Planning

Don Buckley Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.05.20 15:30:54-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.05.20 14:18:29-06'00'

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 provided.

Engineering and Public Works Divisions Review.

1. That the automatic gate should be set back twenty-feet (20') from the property line.

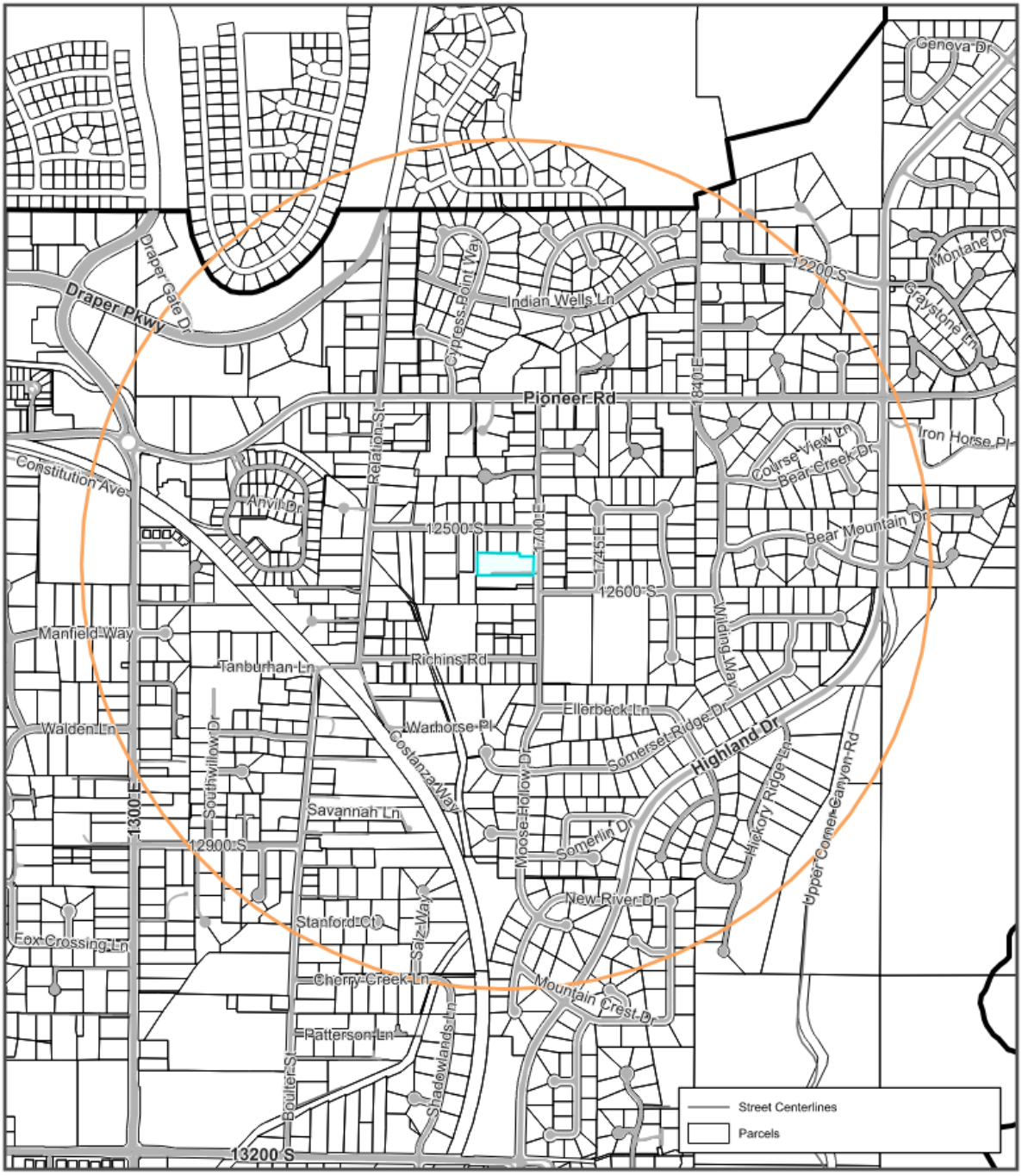
Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. No additional comments provided.

EXHIBIT B
VICINITY MAP



12540 S 1700 E

Bonham Residence Fence Conditional Use Permit Request

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mi

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Date Printed: 5/14/2026

EXHIBIT C
ARIEL MAP

EXHIBIT D
LAND USE MAP

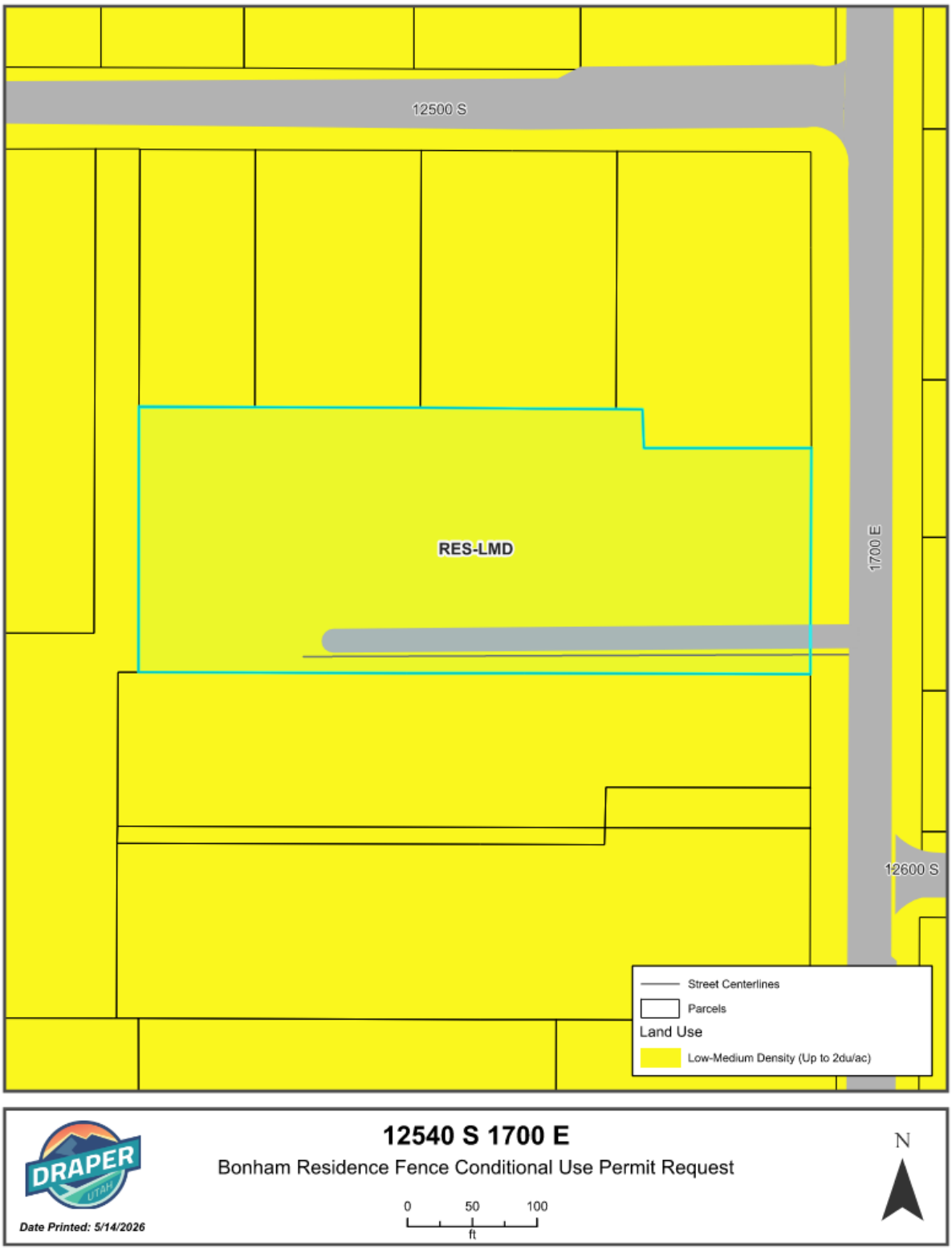


EXHIBIT E
ZONING MAP

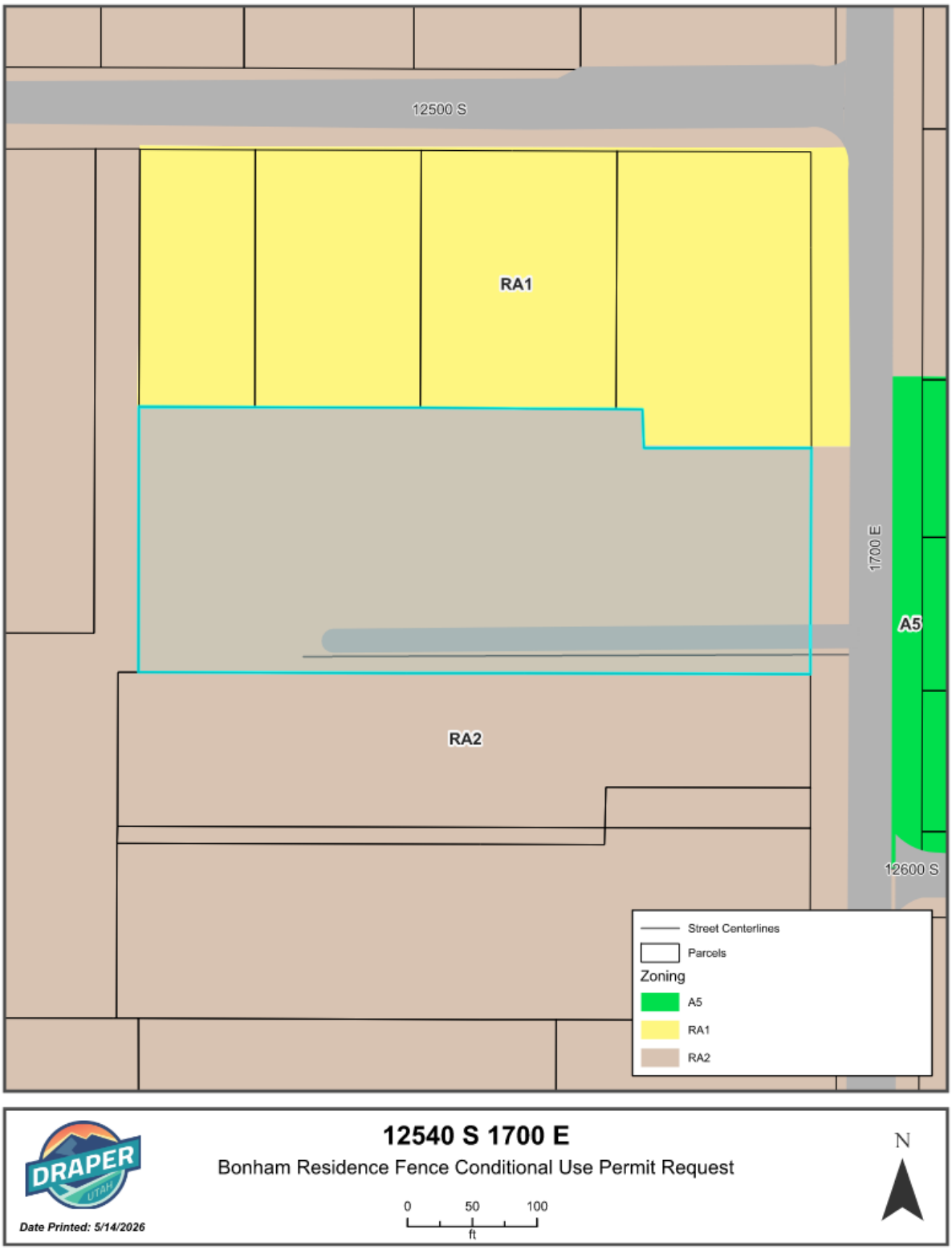
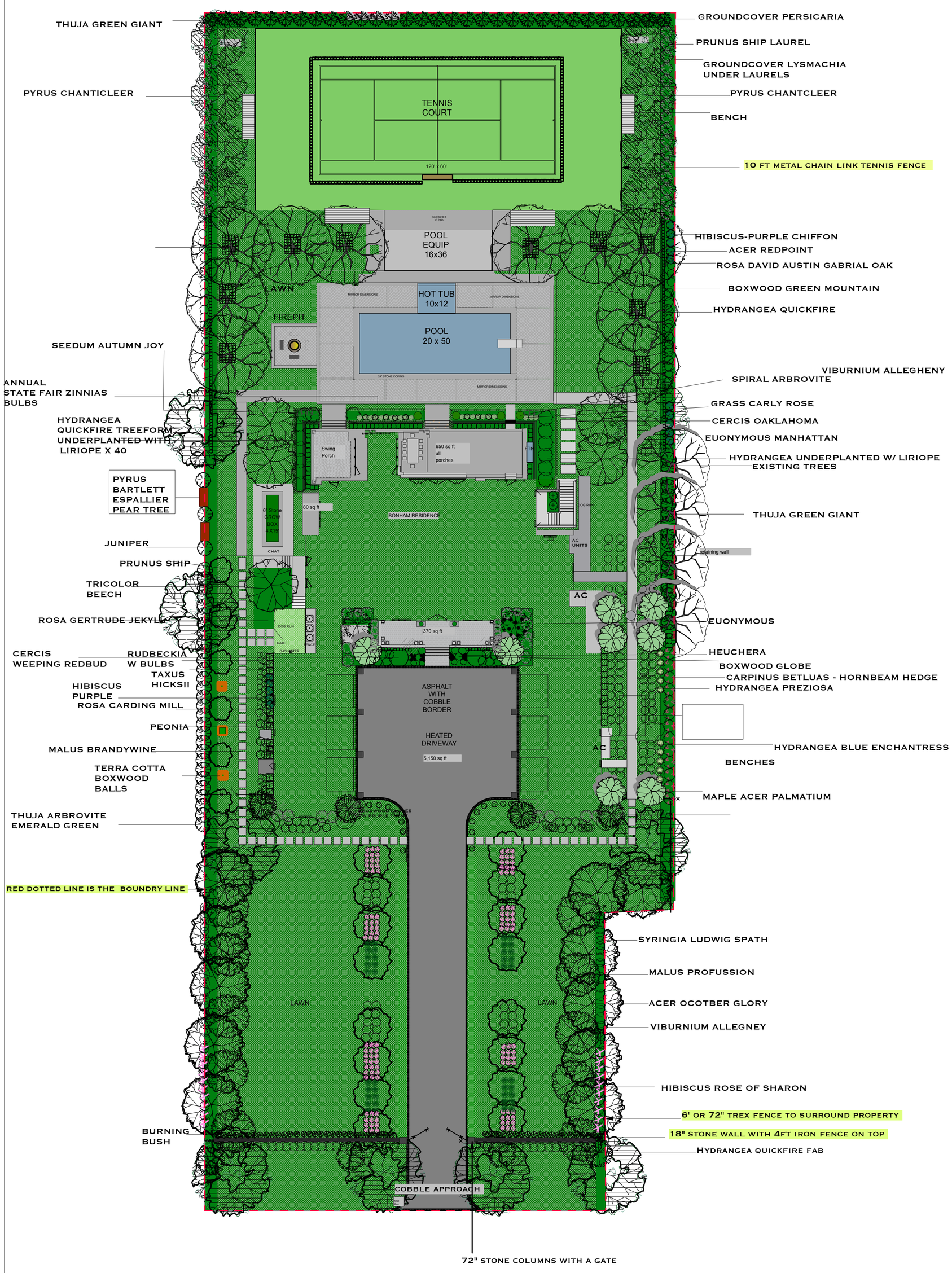


EXHIBIT F
SITE PLAN

BONHAM LANDSCAPE PLAN

12540 south 1700 east Draper Utah 84020



TRELLISES

LANDSCAPE DESIGN

EMILY BROOKS WAYMENT
801-718-2612

SCALE 1" -20'

BONHAM LANDSCAPE
DESIGN PLAN

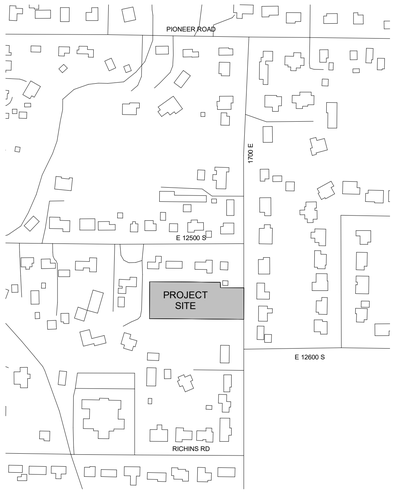
JAN 21, 2026

REVISION 2

NOTES

Thuja Green Giant x 32 - 7-8'

- QUESTIONS - TENNIS COURT ENDS



N

SITE VICINITY Copy 1

1" = 300'-0"

PROPERTY / LOT INFORMATION

COUNTY: SALT LAKE COUNTY
CITY: DRAPER
STATE: UTAH

PARCEL NO: 2828380030
ZONING: RA2
LOT AREA: 0.82 ACRES
EXISTING USE: SINGLE-FAMILY RESIDENCE
FLOOD PLAIN: NO
SPRINKLER: NO

BUILDING SETBACKS / RESTRICTIONS

HOUSE INFO
FRONT: 30'
SIDES: 12'
REAR: 20'
BUILDING HEIGHT LIMIT: 35'
MAX SQ. FT. OF MAIN FLOOR / LOT AREA: 40%
(14,288 SQ. FT. INCLUDING GARAGES)

ACCESSORY BUILDING INFO
FRONT: BEHIND FRONT WALL PLANE OF HOUSE
SIDES/REAR: 10'
BUILDING HEIGHT LIMIT: 25'
MAX ROOF PITCH: 12:12
DISTANCE FROM HOUSE: 6'
MAX WALL HEIGHT: 15'

ADU INFO
FRONT: BEHIND FRONT WALL PLANE OF HOUSE
SIDES/REAR: SAME AS MAIN HOUSE
SIZE: NO LARGER THAN 50% OF MAIN HOUSE SQ. FT.
BUILDING HEIGHT LIMIT: SAME AS MAIN HOUSE

MAIN LEVEL	4284 SF
UPPER LEVEL	1917 SF
LOWER LEVEL	4140 SF
EXERCISE LEVEL	780 SF
	11121 SF
COLD STORAGE	304 SF
GARAGE	1355 SF
GARAGE	1333 SF
PORCH	323 SF

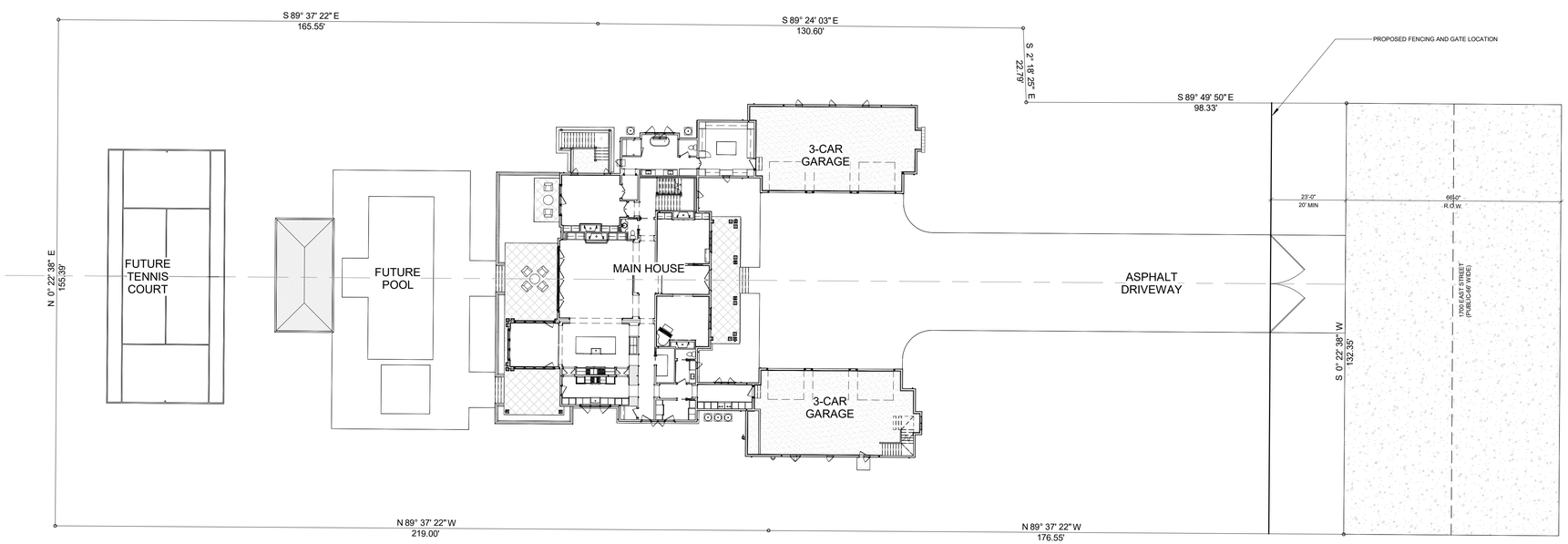
PROJECT INFO:

BONHAM RESIDENCE

12540 S 1700 E
DRAPER, UT 84020

DRAWN BY: NT

PLOT DATE: 4/27/2026 3:04:11 PM



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LANDSCAPE FENCING PLAN

1" = 20'-0"

THE FOX GROUP

FLOOR PLAN DISCLAIMER:
THESE PLANS ARE A **GUIDE ONLY.**
ALL CONSTRUCTION TO BE DONE
ACCORDING TO LOCAL CODES
& STANDARDS.
CONTRACTORS TO VERIFY
ALL INFORMATION
PRIOR TO CONSTRUCTION.

COPYRIGHT© THE FOX GROUP 2024

SHEET TITLE:

ARCHITECTURAL SITE PLAN

SHEET NUMBER:

A0.1 (1)

EXHIBIT G
APPLICANT STATEMENTS

1. Project Overview

This application requests approval for modified fence heights at the Bonham Residence, a single-family residential property located at 12540 South 1700 East in Draper, Utah. The request is limited solely to architectural and perimeter fencing height modifications. There is no change to land use, density, access, parking, or occupancy.

Front Architectural Fence: The front elevation will include four (4) mixed stone columns, each measuring 72 inches in total height with stone caps. Between the columns, a short stone wall with decorative open wrought iron fencing will be installed at a height of five (5) feet measured from finished grade.

Perimeter Privacy Fence: A six (6) foot tall Trex composite privacy fence will extend continuously around the entire property perimeter and remain at six feet in height all the way to the front property line.

Tennis Court Fence: A ten (10) foot black vinyl-coated chain link fence encloses the tennis court to prevent ball intrusion onto neighboring properties.

2. Statement of Variance Applicability

No variance is requested. Approval is sought exclusively through the Conditional Use Permit process.

3. Statement of Compliance with DCMC 9-5-080(E)

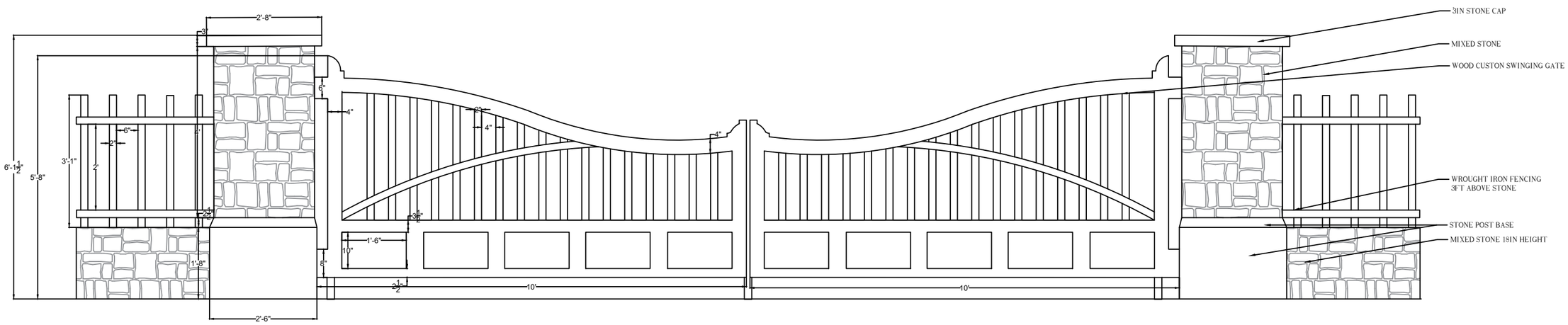
The proposed fence modifications are compatible with surrounding residential development, do not create adverse impacts to adjacent properties, and are consistent with the architectural character of the residence and neighborhood.

4. Anticipated Impacts & Mitigation

No traffic, parking, drainage, or infrastructure impacts are anticipated. The property remains a single-family residence. Landscaping and high-quality materials mitigate visual impacts.

5. Detailed Fence Design Description

Front fence components include 72-inch mixed stone columns with stone caps; five-foot wrought iron fence panels between columns; decorative driveway gate with stone bases; and 18-inch stone base sections where applicable. Perimeter fencing consists of 6-foot Trex composite panels extending fully to the property line. Tennis court fencing consists of 10-foot metal chain link fencing.



BONHAM DRIVEWAY GATE

SCALE 1":30'

N

EBW DESIGN
Emily Brooks-Wayment
801-718-2612
Emily@ebwdesign.com

Bonham Residence
12540 S 1700 E
Draper, UT
84020

Notes

January 2026

COPYRIGHT 2026

LANDSCAPE PLAN

MEMO

To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2026-05-28
Re: Public Hearing: Hunsaker Fence Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 0.83 acres located on the west side of 2000 E., at approximately 12152 S. 2000 E. The property is currently zoned RA1. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') fence to be constructed in front of the front yard plane on the subject property.

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:

Hunsaker fence CUP Staff Report.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 15, 2026

To: Draper City Planning Commission
Business Date: May 28, 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: **Hunsaker Fence – Conditional Use Permit Request**

Application No.:	2025-0228-USE
Applicant:	Elite Fence Repair, representing Carolyn Hunsaker
Project Location:	12152 S. 2000 E.
Current Zoning:	RA1 (Residential/Agricultural) Zone
Acreage:	0.83 Acres (Approximately 36,155 ft^2)
Request:	Request for approval of a Conditional Use Permit in the RA1 zone to allow for a fence that is taller than four feet (4') in the front yard area.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.83 acres located on the west side of 2000 E., at approximately 12152 S. 2000 E. (Exhibit B & C). The property is currently zoned RA1. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') fence to be constructed in front of the front yard plane on the subject property.

The subject property is a single lot that has a single-family dwelling that was built in 2023. The property is an interior lot that has six-foot (6') fencing that spans the rear and side yards and terminates at the front yard plane.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low-Medium Density	Exhibit D
Current Zoning	RA1	Exhibit E
Adjacent Zoning		
East	RA2 (Residential/Agricultural)	
West	RA1	
North	A5 (Agricultural)	
South	RA1	

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to*

be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Fencing. The applicant is requesting to install a precast concrete fence that is 6-feet in height (6') that spans the east side of the property. The location of the proposed fence is in the front yard area and spans the distance between the northeast corner of the lot and follows the east property line adjacent to the sidewalk and 2000 E. and ends at the southeast corner of the lot. At the area where the fence crosses the driveway, the applicant has requested an automatic gate also be installed (Exhibits F & G). The applicant indicates that their request would provide additional security and privacy following the installation of their pool by blocking easy visibility of the pool and would prevent uninvited guests from accessing the pool (Exhibit G).

Table 2 Fencing and Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height			
Front	4' maximum. Up to 6' maximum with Conditional Use Permit.	6'.	

Potential impacts associated with front yard fencing that exceeds four feet (4') in height are typically related to potential safety hazards that could be created for pedestrians due to the visual obstruction of vehicular traffic. A taller fence along a front property line may also create aesthetic impacts in residential neighborhoods. The proposed fence will sit on the front property line which is approximately nine-feet (9') behind the sidewalk and should have no adverse impact to pedestrian visibility or safety. In regards to the aesthetic impact of front yard fencing, the fence would actually create continuity with the existing concrete fencing that runs directly south of the subject property. Staff believes that potential impacts of a six-foot (6') tall fence in the location identified on the applicant's site plan are minimal, and are mitigated by existing circumstances. Staff recommends that as a condition of approval that the fencing be limited to the locations proposed in the submitted application materials.

Staff does have concerns regarding the lack of details as it pertains to the automatic gate. Staff was only provided with a short statement that describes the applicant's intent to add the gate feature in addition to it being called out in the site plan (exhibits F & G). The applicant has failed to provide any other details regarding height, dimensions, materials or the mechanics of said gate. Staff reached out to the applicant regarding this matter and as of the date of this report, has not yet heard back. Staff was able to contact the property owner who said that the automatic gate feature will be six-feet (6') in height and made of wrought iron

that will be semi-transparent and opens by sliding to the side. Staff notes that the automatic gate feature as described on the site plan appears to suggest the gate feature opens inward and not by sliding to the side.

Staff believes that the potential impacts of an automatic gate feature are primarily related to creating hazardous blind spots and from vehicles blocking the sidewalk or traffic lanes that could imperil the safety of pedestrians, cyclists, or other motorists. The site plan does show the gate set back an unspecified distance away from the front property line. Staff recommends that the automatic gate should be set back from the front property line by a minimum of twenty-feet (20') to create space for vehicles to wait for the gate to open without obstructing the public right of way, and that complete plans for the automatic gate including dimensions, materials, and design be provided to staff as part of an electrical permit or building permit that would be required for the installation. A separate site plan that adequately describes and depicts clear view triangle measurements that meet City Ordinance would also need to be submitted. Staff also recommends the plans be reviewed by the Draper City Fire Marshall prior to approval of a permit for the automatic gate installation. Staff does believe the other potential impacts to public safety and traffic would be alleviated if the automatic gate feature is constructed as it was described to Staff by the property owner, that is, being made of semi-transparent wrought iron, that it is no taller than six-feet (6'), and that it does not open towards the public right of way.

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.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the 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 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 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 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

Staff recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also hear from the applicant and receive public comment prior to making a decision.

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, Building and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing shall not exceed six-feet (6) in height and shall be constructed only in the locations indicated on the approved site plan.
3. That the fencing shall be constructed of precast concrete as described in this report.
4. That plans regarding the automatic gate feature shall be provided to staff prior to its installation.
5. That the automatic gate shall not exceed six-feet (6') in height.
6. That the automatic gate shall be semi-transparent and constructed of to resemble wrought iron.
7. That the automatic gate shall not open towards the public right of way.
8. That the automatic gate shall not exceed six-feet (6) in height and shall be constructed eighteen feet (20') from the property line.
9. That an electrical permit from the Draper City Building Department shall be obtained prior to the installation of the automatic gate.
10. That the Draper City Fire Marshall shall review the automatic gate plans prior to their installation.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Elite Fence Repair, representing Carolyn Hunsaker, Application 2025-0228-USE, based on the following findings for approval and subject to the conditions listed in the Staff report dated May 15, 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 Elite Fence Repair, representing Carolyn Hunsaker, Application 2025-0228-USE, based on the findings for approval and subject to the conditions listed in the Staff report dated May 15, 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 Elite Fence Repair, representing Carolyn Hunsaker, Application 2025-0228-USE, based on the following findings for denial listed in the Staff report dated May 15, 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: 2026.05.20 14:29:20-06'00'

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper Date: 2026.05.20 12:39:03-06'00'

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley Date: 2026.05.20 15:31:44-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes Date: 2026.05.20 13:43:30-06'00'

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 provided.

Engineering and Public Works Divisions Review.

1. The automatic gate should be set back twenty-feet (20') from the property line.

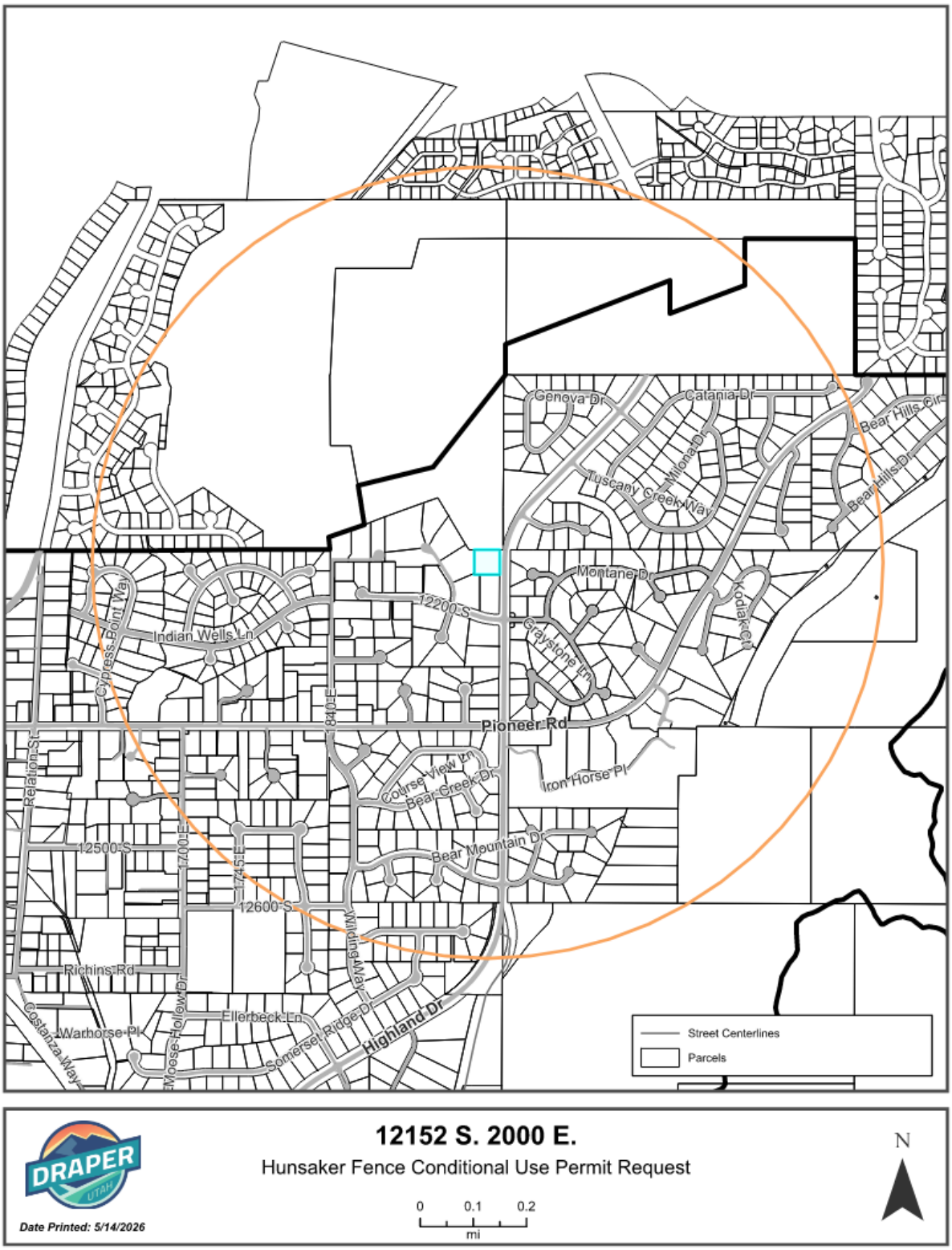
Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. No additional comments provided.

EXHIBIT B
VICINITY MAP



12152 S. 2000 E.

Hunsaker Fence Conditional Use Permit Request

0 0.1 0.2
mi

N

Date Printed: 5/14/2026

EXHIBIT C
ARIEL MAP

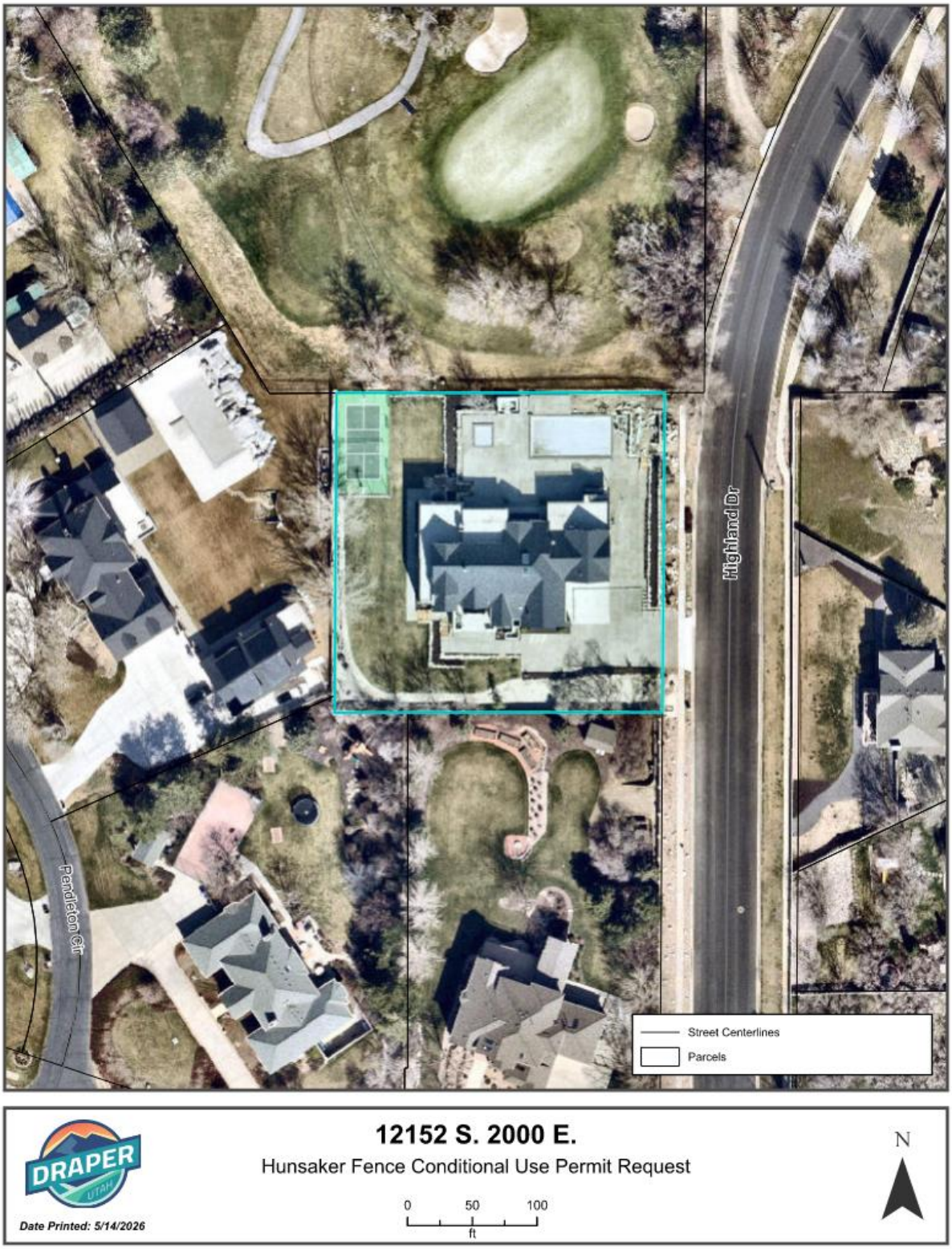


EXHIBIT D
LAND USE MAP

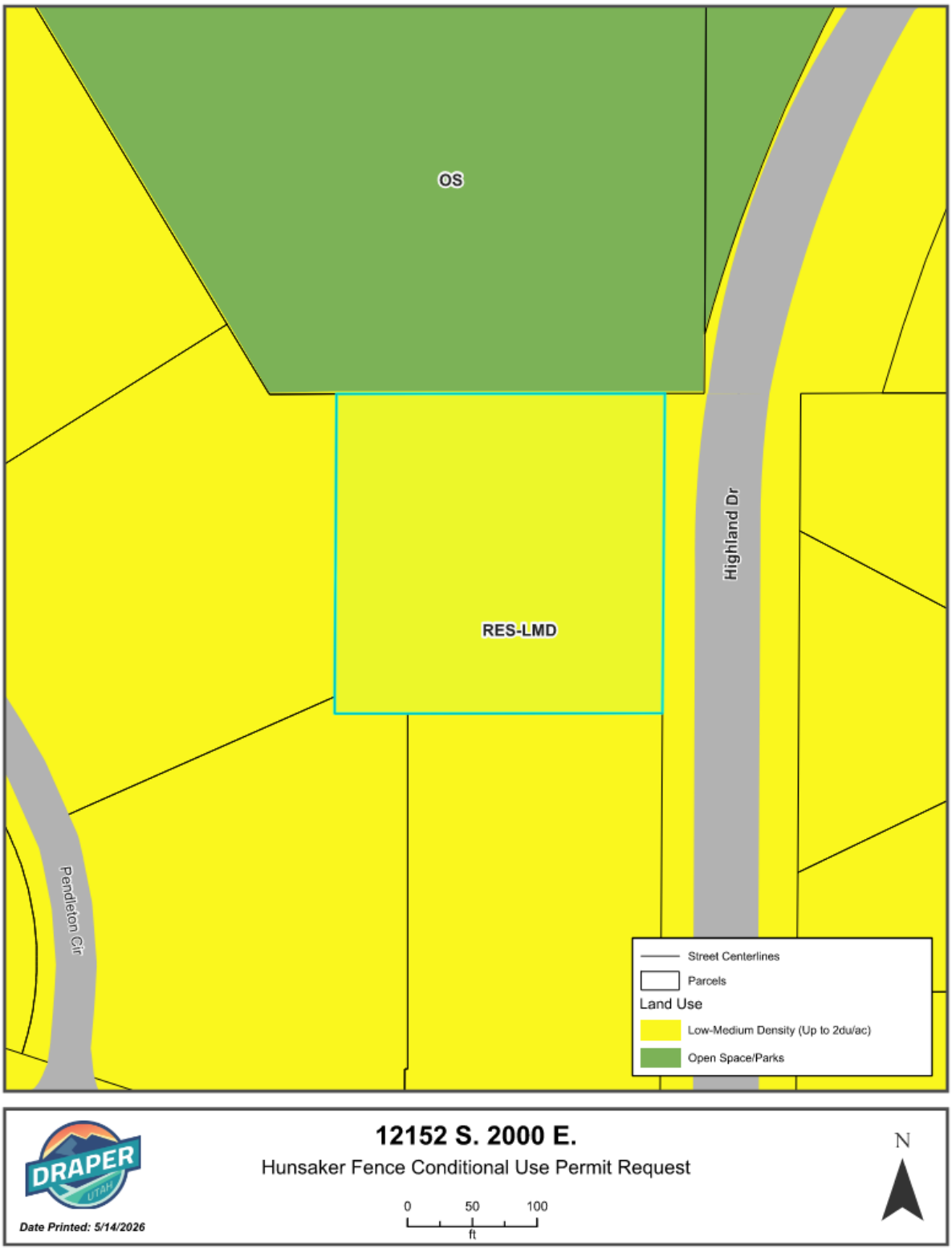


EXHIBIT E
ZONING MAP

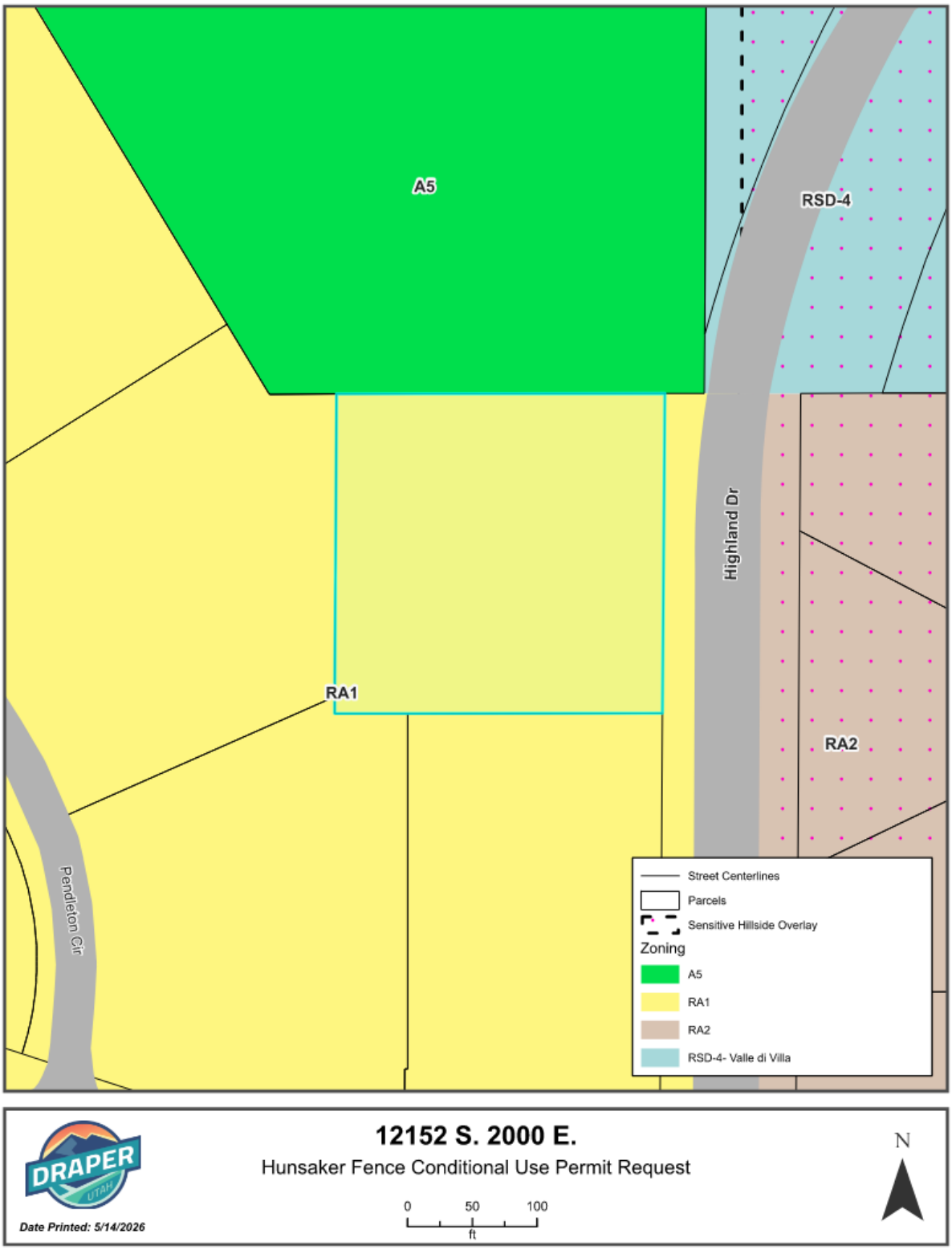


EXHIBIT F
SITE PLAN

PROPERTY LINE
FENCE ALONG PROPERTY LINE
28284270040000
CAROLYN HUNSAKER
12152 S 2000 E
427-004
S HIGHLANDS
GATES
PROPERTY LINE

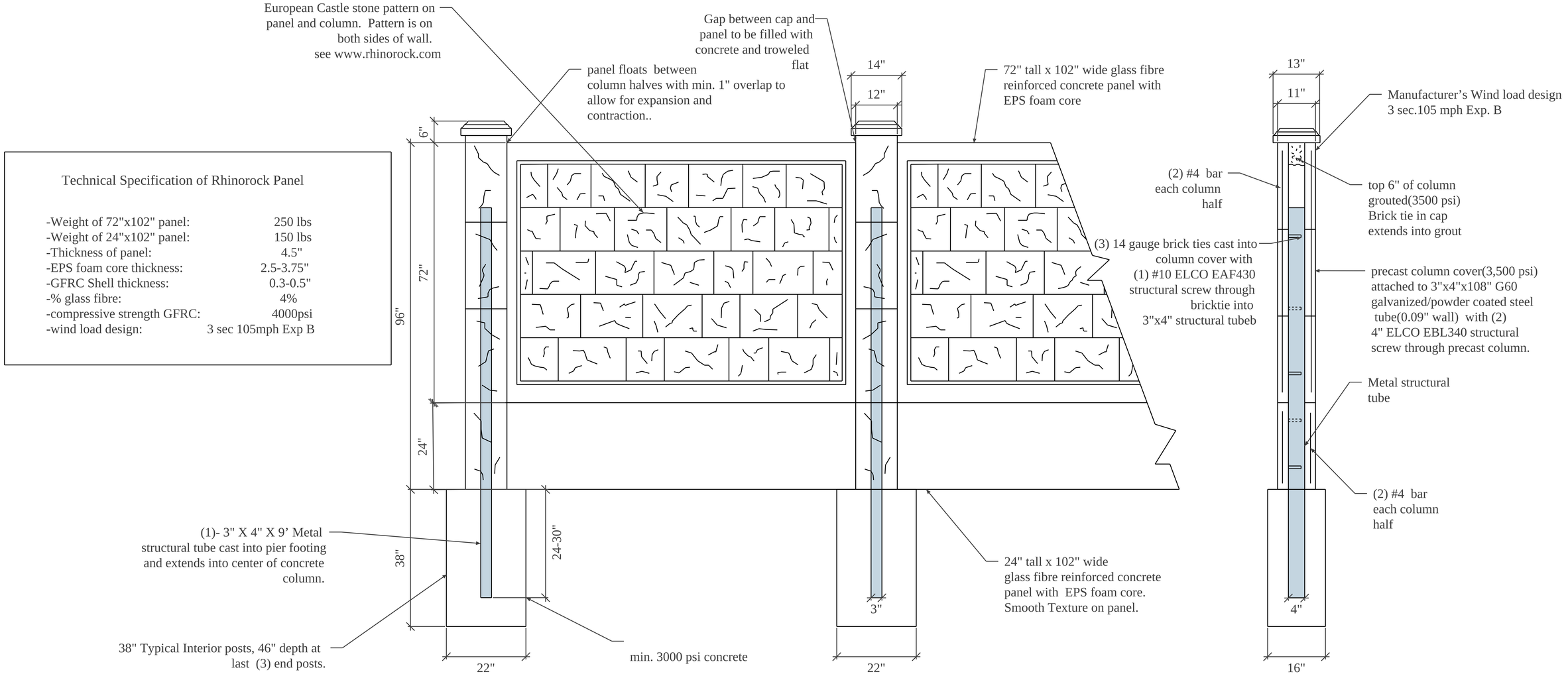
N

EXHIBIT G
APPLICANT STATEMENTS

We are wanting to install a 6' privacy light weight concrete fence along the front of the property. We will install the fence 9'-9'6" back from the sidewalk to meet the easements. **This fence WILL NOT sit on the rock wall it will sit BEHIND THE WALL.** This is to provide privacy to the homeowner with a pool going in the back yard. We comply with the conditional use permit request and meet the approval standards of DCMC 9-5-080(E). With this fence it will only add value and safety to the community and home owner.
With this fence we will achieve,
1) A clean fence that is aesthetically pleasing to the community.
2) Safety to keep unwanted guests out of the back yard and pool.
3) A sound barrier.
4) Privacy from those walking, running, Biking, or driving on the road.

The Home owner will also be adding trees, shrubs and bushes to better landscape on the outside of the fence that will happen next year.

We will in addition to the 6’ fence running parallel to the sidewalk. We will be installing and automatic gate that will go over the driveway and will meet the sight triangles 12’ that are needed to approved.



Technical Specification of Rhinorock Panel

-Weight of 72"x102" panel:	250 lbs
-Weight of 24"x102" panel:	150 lbs
-Thickness of panel:	4.5"
-EPS foam core thickness:	2.5-3.75"
-GFRC Shell thickness:	0.3-0.5"
-% glass fibre:	4%
-compressive strength GFRC:	4000psi
-wind load design:	3 sec 105mph Exp B

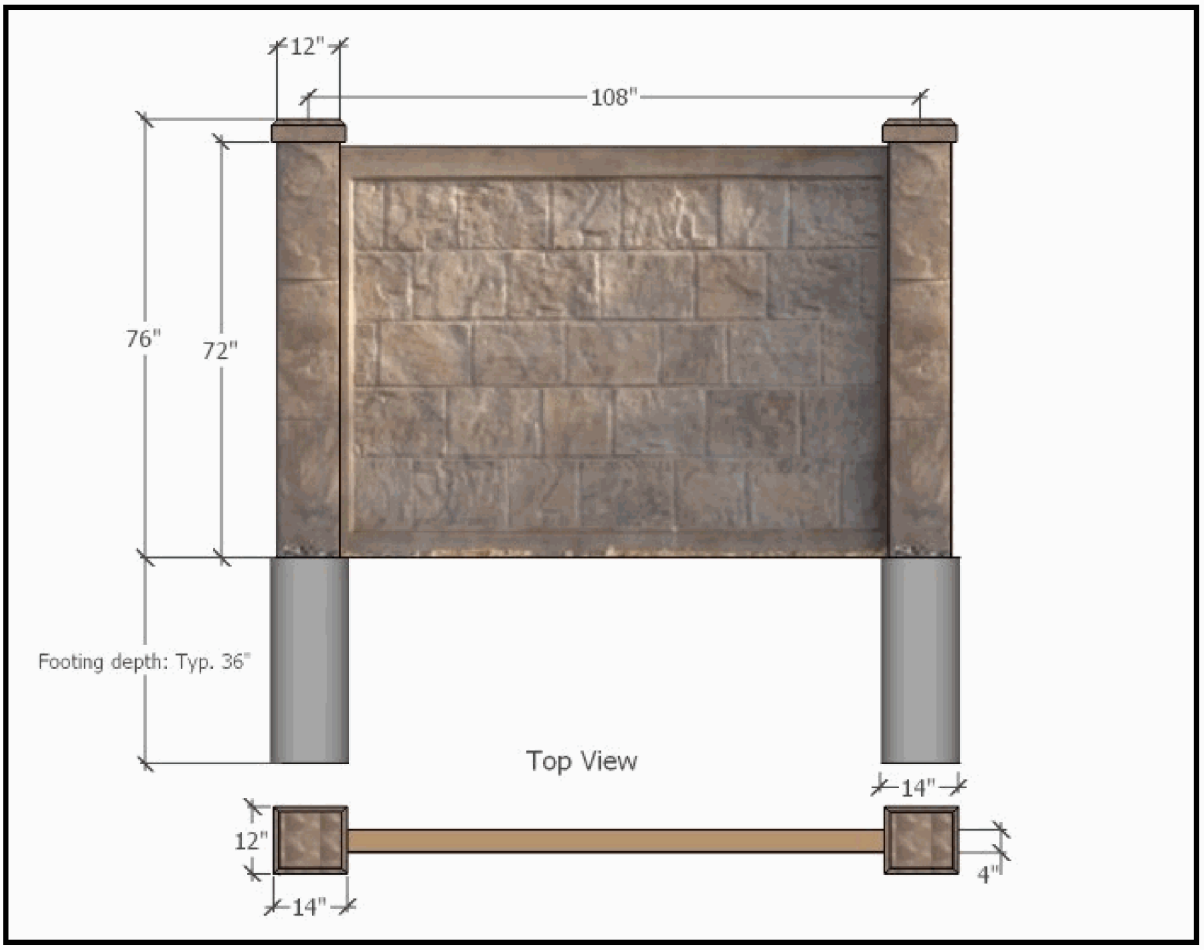
A RHINOROCK WALL ELEVATION

Rhinorock™
(801) 735-8877

B RHINOROCK COLUMN DETAIL

RhinoRock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m^2	4.9lbs/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	$4x10^7$ N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	$9.6x10^6$ - $1.4x10^7$ N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

MEMO

To: Planning Commission
From: Todd A. Draper, AICP
Date: 2026-05-28
Re: Public Hearing: Cherry Creek Block Valve Conditional Use Permit (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for an approximately 3.39 acre property located on the south side of Highland Drive, at approximately 13461 S. Highland Dr. The property is currently zoned RA2. The applicant is requesting that a Conditional Use Permit be approved to allow for the development of a utility substation on a portion of the site.

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Sections 9-5-080(E) and 9-36-060, and potential negative impacts are mitigated through the imposition of reasonable conditions.

Finding for Denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) or 9-36-060, and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

ATTACHMENTS:

Cherry Canyon Block Valve CUP - Staff Report - finalized.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 20, 2026

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

From: Development Review Committee

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

Re: **Cherry Canyon Block Valve – Conditional Use Permit Request**

Application No.:	2025-0025-USE
Applicant:	Matthew Pulsipher, representing Enbridge Gas Utah
Project Location:	13461 S. Highland Dr.
Current Zoning:	RA2 (Residential Agricultural) Zone
Acreage:	Approximately 3.39 acres (Approximately 147,668 ft²)
Request:	Request for approval of the installation of a new utility substation.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for an approximately 3.39 acre property located on the south side of Highland Drive, at approximately 13461 S. Highland Dr. (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Conditional Use Permit be approved to allow for the development of a utility substation on a portion of the site.

The property is Parcel B within the Steeple Chase Phase 2 Subdivision Plat and is part of the open space area owned and maintained by the Steeplechase Home Owners Association. This item was continued from the April 24, 2025 Planning Commission agenda to a date uncertain to allow issues that arose with the application authorization to be resolved. Enbridge Gas has purchased easements for the installation of the utility substation from the HOA, and prior concerns of staff regarding application authorization are settled.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Open Space and Parks	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA2	
West	OS (Open Space)	
North	RA2, OS	
South	RA2, OS	

The Open Space and Parks land use designation is characterized as follows:

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	• Applies to natural areas that have the potential to be permanent open space • Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation • Areas designated as permanent natural open space should be placed within a conservation easement
LAND USE MIX	• City's established parks • Public/private golf courses • Greenbelts/linear parks • Large retention areas that have recreational potential • Natural area open space
COMPATIBLE ZONING	• Public Open Space (OS) • Agricultural (A2) • Agricultural (A5)
OTHER CRITERIA	• A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.*"

Site Plan Layout. The submitted site plan shows the layout of the proposed substation and access from Highland Drive (Exhibit F). The enclosure around the block valve installation

will measure twenty-feet (20') by forty-feet (40'). Elevation drawings (Exhibit G) indicate that the height of the enclosure wall will vary between six-feet (6') and seven and seven-tenths feet (7.7') as it steps to follow the surrounding terrain. The front of the enclosure will also include a twenty-four foot (24') wide wrought iron style steel gate. The location of the enclosure and substation on the overall property comply with the standards of DCMC Subsection 9-36-040(D).

The block valve structure itself is approximately twelve-feet (12') wide and will be anchored to two (2) concrete pilons with the main gas line connected into each end. The majority of the valve structure is no higher than about three and one-half feet (3.5') high, however, two (2) valves that are part of the block valve structure extend up to approximately seven and one-half feet (7.5') in height. As the proposed utility substation exceeds the dimensional limitations of DCMC Subsection 9-36-040(E), a conditional use permit is required per DCMC Section 9-36-050.

9-36-050: CONDITIONAL USE PERMIT REQUIRED:

A public utility substation that does not conform to the development standards of section 9-36-040 of this chapter may be established in any residential, commercial, public facilities, or manufacturing zone subject to the issuance of a conditional use permit pursuant to the requirements of section 9-5-080 of this title and the development standards of section 9-36-060 of this chapter.

9-36-060: DEVELOPMENT STANDARDS; CONDITIONAL USE:

The development standards of section 9-36-040 of this chapter shall apply to any public utility substation established as a conditional use, except as modified by the following subsections:

A. Location: Public utility substations exceeding the size limits of subsection 9-36-040E of this chapter shall not be located in any park strip or front yard.

B. Maximum Size: A public utility substation located in a residential zone shall not exceed twelve feet (12') horizontally and ten feet (10') vertically above existing grade.

C. Maximum Height: No public utility substation shall exceed ten feet (10') in height. Height exceeding the limitations of subsection 9-36-040E of this chapter may be permitted only with a conditional use permit.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height	6-feet/10-feet with CUP	7.5-feet	Complies
Width	9-feet/12-feet with CUP	12-feet	Complies

Landscaping. Per DCMC Subsection 9-36-040(C), landscaping plans for utility substations are afforded wider berth as they are ministerially approved per the Community

Development Department. The applicant indicated to staff that any disturbed areas of the site outside of the fenced area and access drive will be revegetated with native plant materials and seed that will tie in with the surrounding natural vegetation and will not need additional water after it is established. Staff agrees that this is the best approach for this site and has included a suggested condition of approval to this effect.

Parking and Circulation. There is not a formula provided in DCMC Section 9-25-100, table 9-25-1 for required parking for Utility substations. The design of the access drive and enclosure would afford the ability for at least one vehicle to park inside the enclosure. Additional vehicles, if any, could park on the access drive in front of the gate, however they would encroach a few feet into the deeded right-of-way. The right-of-way line however is approximately 38' from the street pavement. There is no sidewalk on this side of Highland Drive so there is no concern of vehicles overhanging the sidewalk or into the street. The spaces behind the gate would encroach within the right-of-way approximately eight feet (8'). As the station is generally unmanned, with the exception of periodic maintenance, staff believes the proposed parking is adequate. The proposal includes two driveway aprons, each approximately twenty-two feet wide at the street that create a circular drive/ pullout for utility work trucks so that when they leave the site, they can pull out forward facing onto Highland Drive for safety.

Table 3 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)	none	1 within enclosure 2 on driveway/ROW behind gate	
Access Point Width (Apron)	30' max.	16' at narrowest, 22' at widest	

Architecture. Per the development standards of DCMC Section 9-36-040, the substation shall be painted or constructed of materials with earth tone colors. A specific color was not indicated in the submittal; however, this is easily address through the imposition of a condition requiring the applicant to include the color the facility will be painted at the time of the building permit for the installation of the block valve. Dimensional standards were addressed within the site plan section of this report. Staff believes the enclosure wall and location on the overall property sufficiently mitigate any impacts that may arise from the additional one and seven-tenths foot (1.7') of height of the utility substation would be above the permitted use standard.

Table 4 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Structure Height	6-feet, 10-feet max with CUP	7.7-feet	

Lighting. No exterior lighting is proposed with the application.

Fencing. Fencing the perimeter of the substation is required when necessary for public safety or to minimize visual impact per DCMC Subsection 9-36-040(B). The proposed fencing adequately addresses compliance with the code requirements and the additional height above six-feet (6') for the few fence sections that exceed that threshold can be approved as proposed through the Conditional Use Permit.

Criteria For Approval.

Conditional Use Permit
The criteria for review and potential approval of a conditional use permit request are 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.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the 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 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 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 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

Staff recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

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 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 structures on the site.
3. That the construction of the utility substation be in conformance with the approved plans.
4. That disturbed areas of the site outside of the fenced area and access drive be revegetated with native plant materials and seed that will tie in with the surrounding natural vegetation and which will not need supplemental water after the vegetation has been established.
5. That vegetation installed as part of the required revegetation of disturbed areas be provided with supplemental water as needed for initial establishment.
6. That the utility substation and entry gates be painted an earthy tone color or colors and that the color(s) be submitted to staff for approval at the time of the building permit submittal.
7. That fencing be installed as per the approved site plan and elevation drawings.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Matthew Pulsipher, representing Enbridge Gas Utah for the Cherry Canyon Block Valve, application 2025-0025-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated May 20, 2025.

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Sections 9-5-080(E) and 9-36-060, and potential negative impacts are mitigated through the imposition of reasonable conditions.

Sample Motion for Modified Approval– I move that we approve the Conditional Use Permit, as requested by Matthew Pulsipher, representing Enbridge Gas Utah for the Cherry Canyon Block Valve, application 2025-0025-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated May 20, 2025 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Matthew Pulsipher, representing Enbridge Gas Utah for the Cherry Canyon Block Valve, application 2025-0025-USE, based on the findings for denial listed in the Staff Report dated May 20, 2025.

Finding for Denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) or 9-36-060, 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: 2026.05.21 10:45:56-06'00'

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper Date: 2026.05.20 17:03:23-06'00'

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley Date: 2026.05.21 08:53:51-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes Date: 2026.05.21 08:53:00-06'00'

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. An encroachment permit will be required for construction.

Building Division Review.

1. A building permit will be required for construction.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

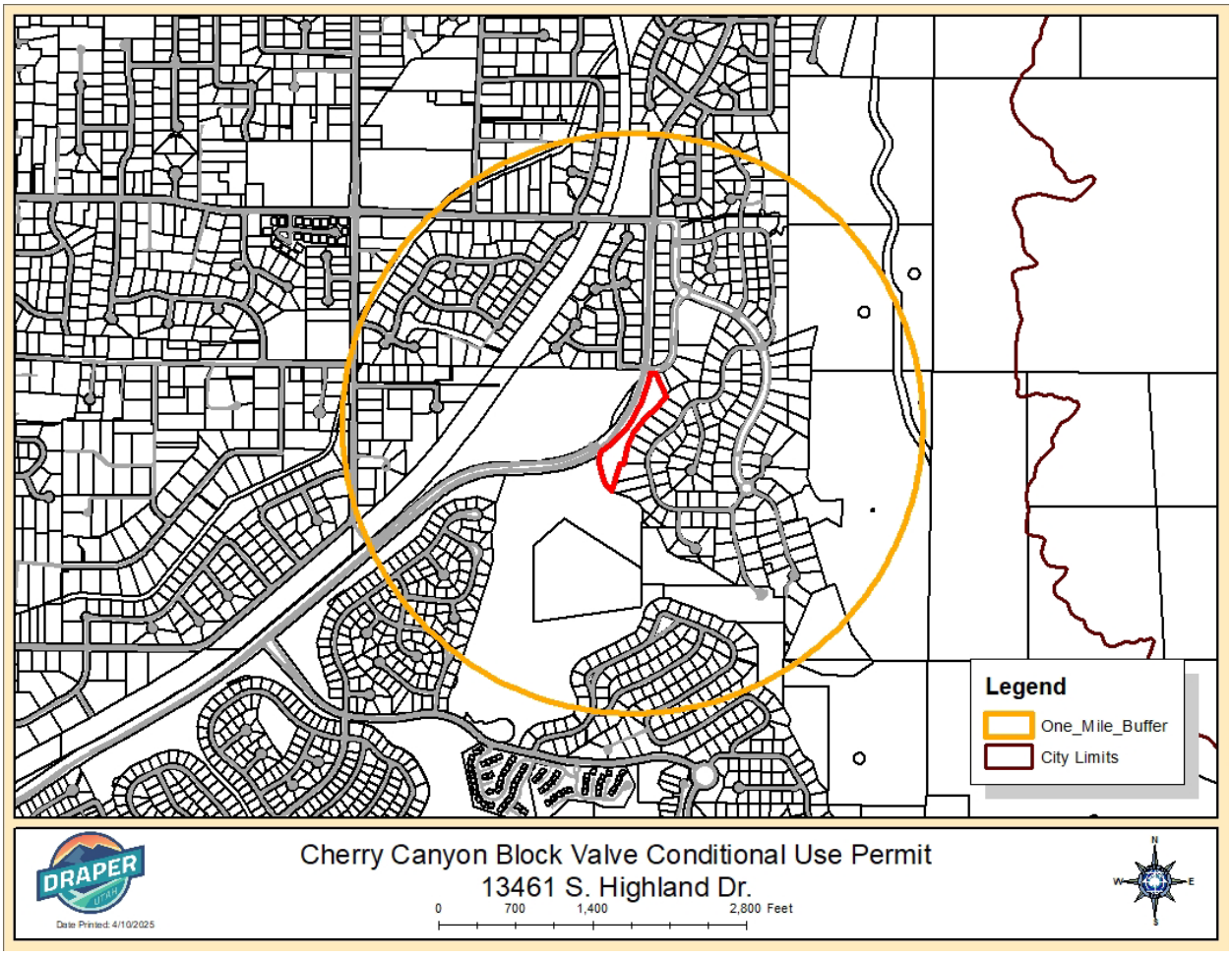


EXHIBIT C
AERIAL MAP

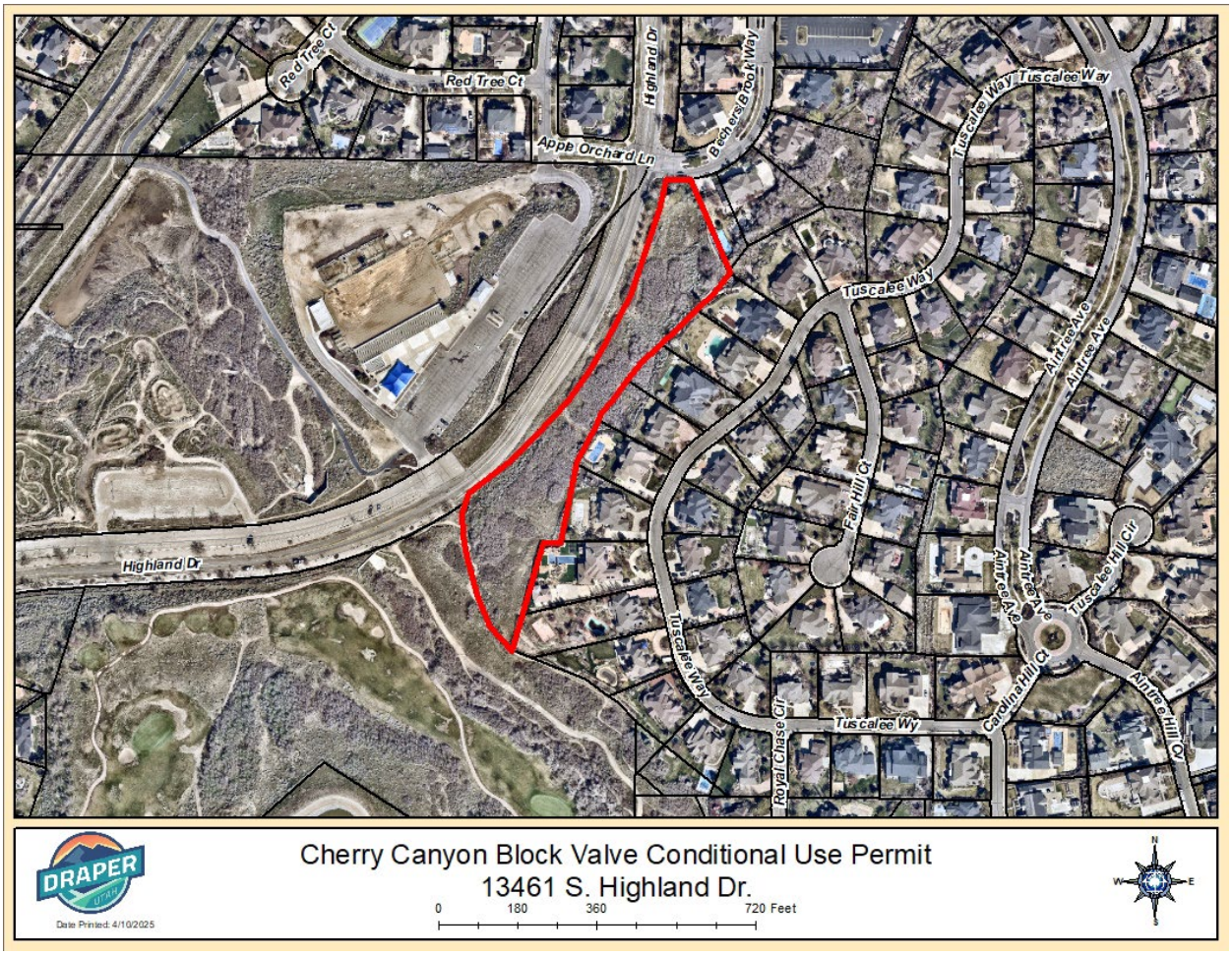


EXHIBIT D
LAND USE MAP

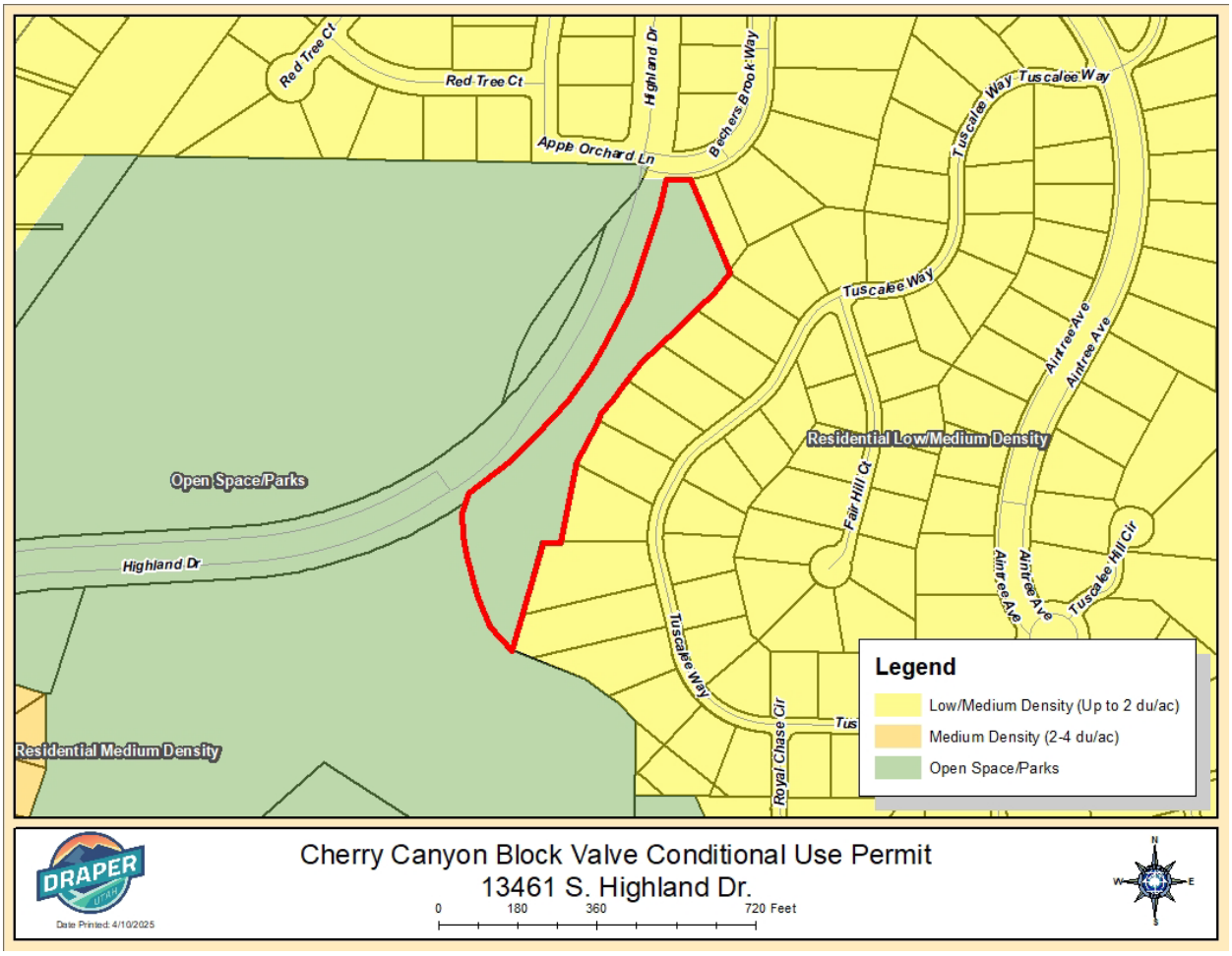


EXHIBIT E
ZONING MAP

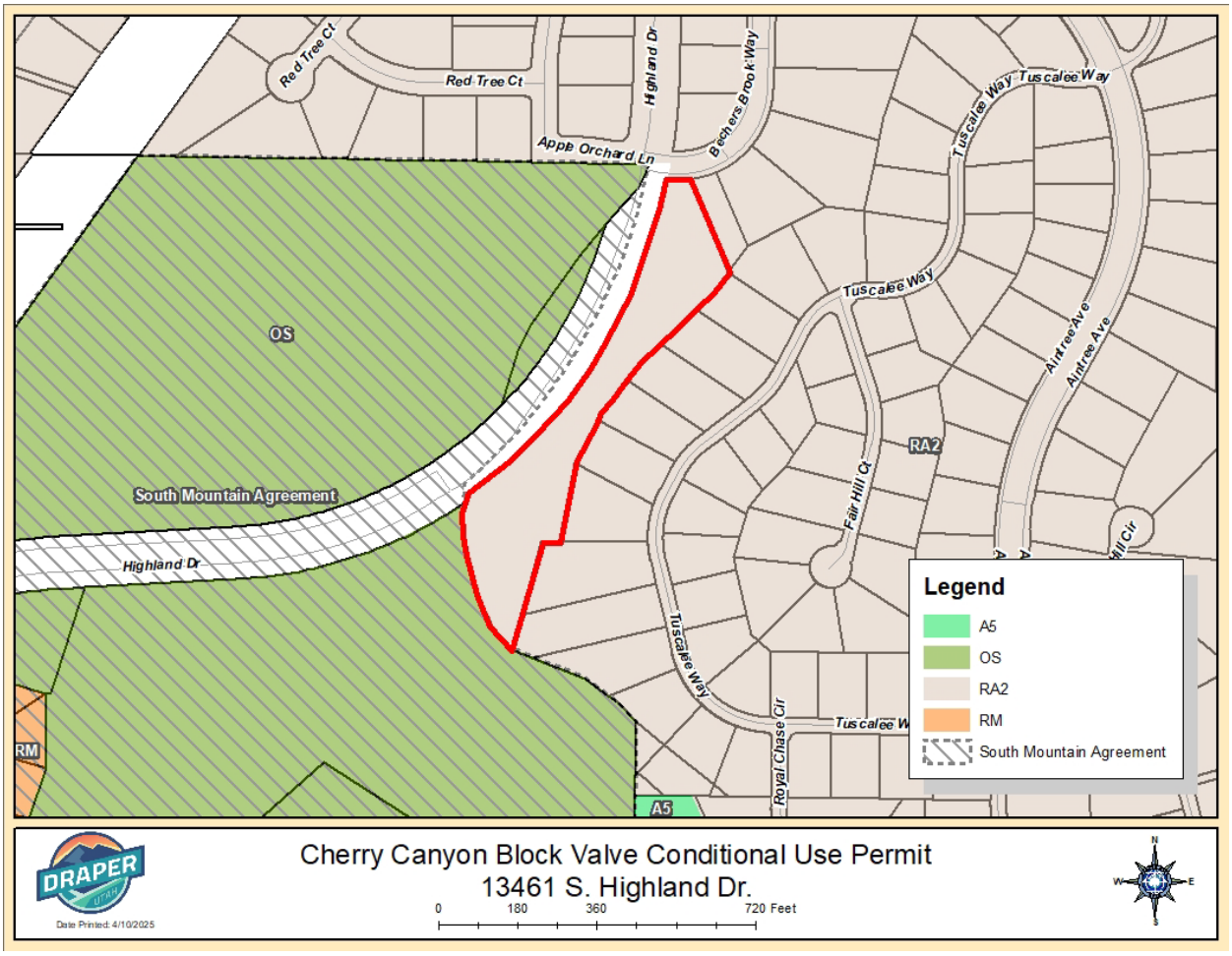
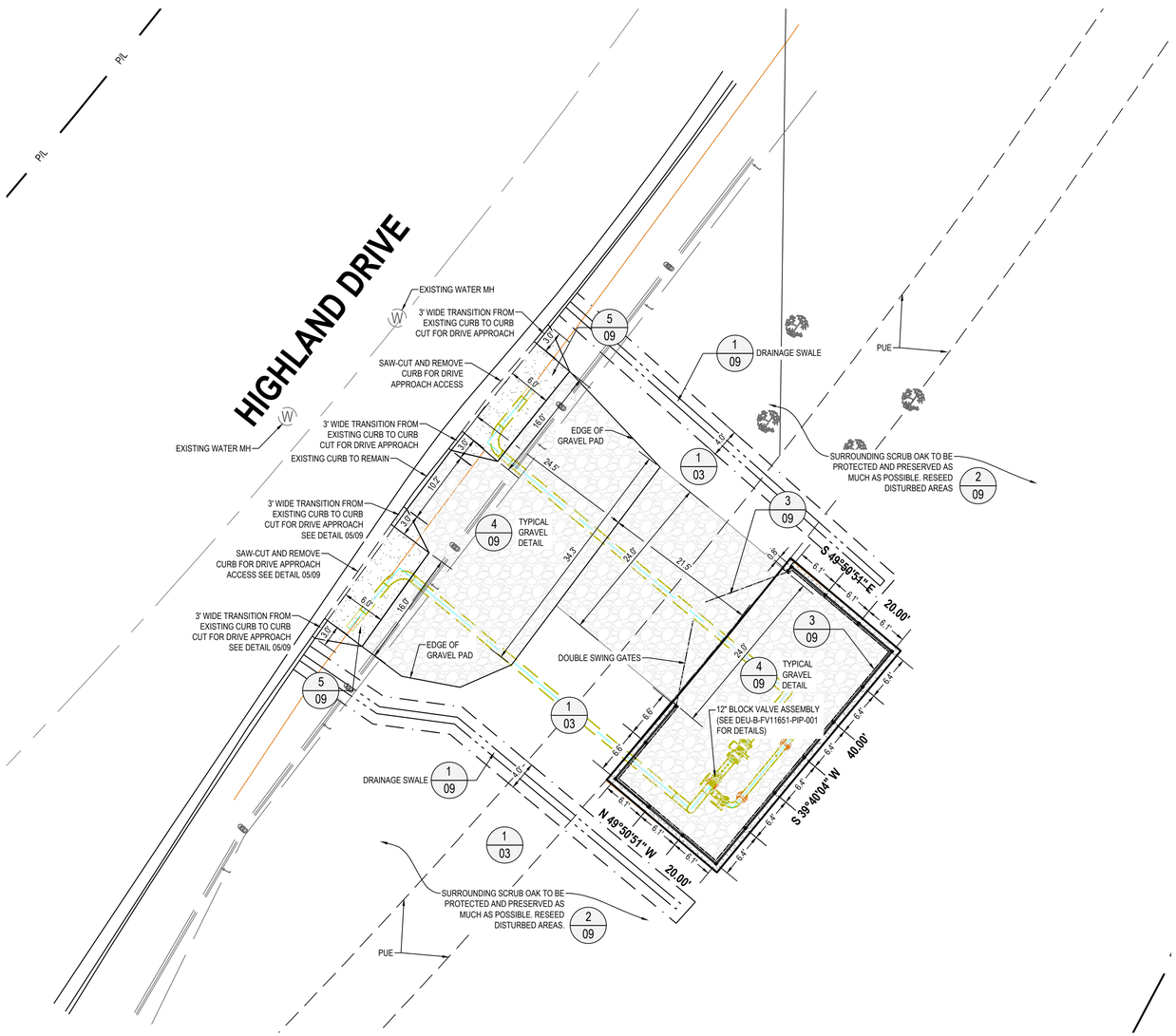
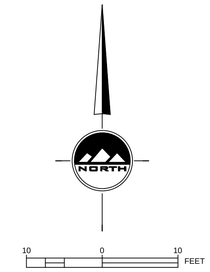


EXHIBIT F
SITE PLAN

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.





BASIS OF BEARING, BASIS OF ELEVATION, AND SITE BENCHMARKS

LOCATED IN SECTION 04, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN BEING LOCATED NORTH 0 46'13" EAST, 540.38 FEET, AND NORTH 89 13'47" WEST, 165.10 FEET FROM STREET MONUMENT ON HIGHLAND DRIVE.

1/03 Install 'Hydro-Seed' Seed Mix or equivalent seed mix:

Seed Mix
Western wheatgrass (Pascopyrum smithii)
8.00
'Roadcrest' Crested Wheatgrass (Agropyron cristatum)
4.00
Streambank Wheatgrass (Elymus lancealatus ssp. Psammophilus)
5.00
Mountain brome (Bromus marginatus)
8.00
Total 25 PLS lbs/acres

ISSUED FOR CONSTRUCTION

PROFESSIONAL STRUCTURAL ENGINEER No. 175238 DAVID B. ALTER 04/16/2024 STATE OF UTAH

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY 45 West 10000 South Suite 500 Sandy, Utah 84070 Phone:801.255.0529 Fax: 801.255.4449 WWW.ENSIGNUTAH.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453

ENSIGN PROJ. No.: 12076A PROJ. MANAGER: D. ALTER PROJ. ENGINEER: D. ALTER
ENSIGN SHEET: C-03SP SITE PLAN

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DEU-P-F006-PIP-002	0	CHERRY CANYON- 12" BLOCK VALVE PIPING

WORK ORDERS	
WO NUMBER	DESCRIPTION
97169.23	INSTALL 100' OF 12" HP STEEL PIPELINE AND 12" ABOVE GROUND VALVE ASSEMBLY

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
A	ISSUED FOR 90% REVIEW	02/08/2024	ENSIGN	IAT

ENGINEERING RECORD
DRAWN BY: J. LINFORD (ENSIGN)
CHECKED BY: I. TORRES
PROJECT ENGR: C. LAIHO
SURVEYOR: G. NEWHART
ENGR MNGR: W. RADFORD
CONSTR MNGR: D. FRANCIS

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Dominion Energy®
DOMINION ENERGY UTAH

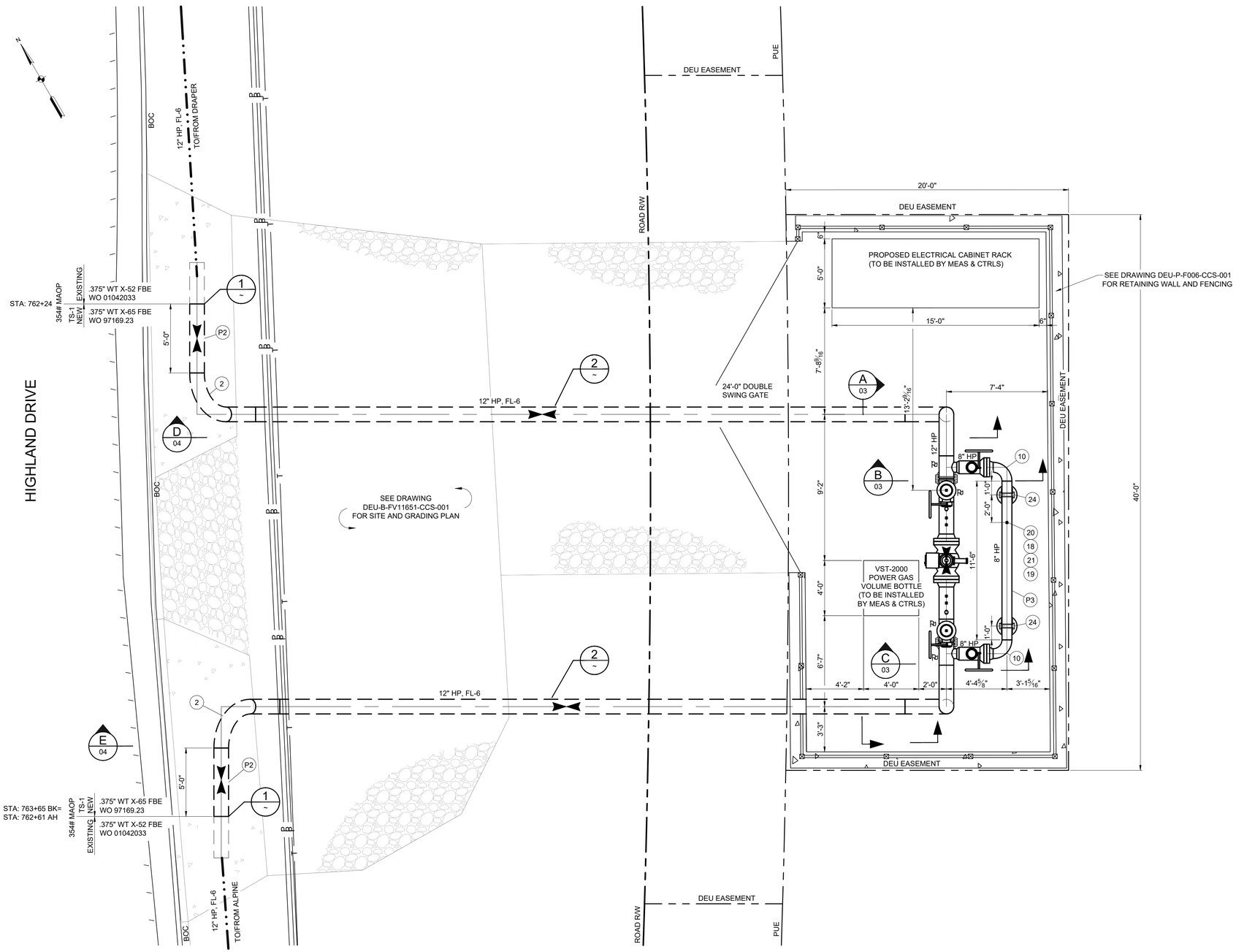
SECTION: 4 T4S R 1E
ELEVATION: 4700'
LAT: 40.50612 LONG:-111.8444
SCALE: AS SHOWN

LINE NUMBER: FL-06
FACILITY:
TITLE: CHERRY CANYON BLOCK VALVE
DESCRIPTION: 12" BLOCK VALVE FV-11651 RMV
ADDRESS: SITE PLAN
13461 HIGHLAND DRIVE

CITY	COUNTY	STATE
DRAPER	UTAH	UTAH

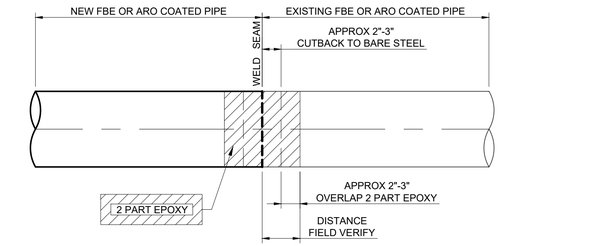
DRAWING NUMBER	SHEET	REVISION
DEU-B-FV11651-CCS-001	03 OF 10	A

DOMINION ENERGY_ANSI_D



PLAN VIEW

SCALE: 1/4" = 1'-0"



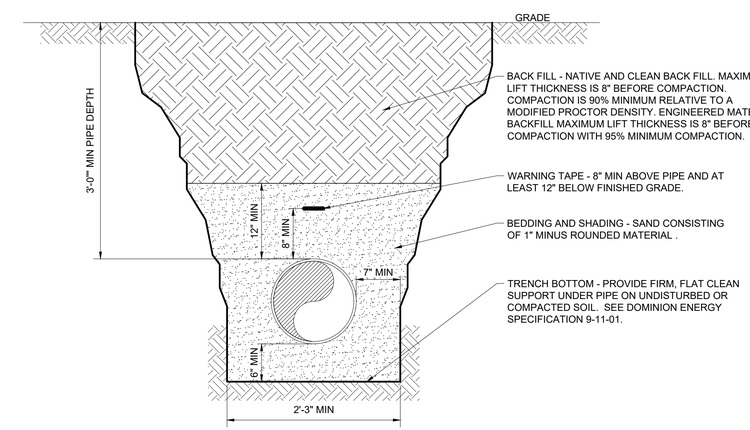
NOTE: WHEN ARO COATED PIPE IS USED, THE 2 PART EPOXY COATING THICKNESS DURING SINGLE APPLICATION SHALL NOT EXCEED 40 MILS. BUILD UP TO MAX 70 MILS, WITH TARGET OF 60 MILS.

COATING DETAIL

FBE OR ARO COATED PIPE
WITH WELD OFFGAS DWELL TIME
(SEE SP 2-13-10 FOR BORE APPLICATIONS)

SCALE: NONE

1



GRANULAR BACK FILL TYPICAL TRENCH DETAIL

SCALE: NONE

2

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DEU-B-FV11651-CCS-001	A	SITE AND GRADING PLAN
DEU-B-FV11651-PID-001	A	PIPING AND INSTRUMENTATION DIAGRAM
DE-STD-GEN-CCS-002	2	E-Z LINE PIPE SUPPORTS

WORK ORDERS	
WO NUMBER	DESCRIPTION
97169.23	INSTALL ABOVE GROUND BLOCK VALVE ASSEMBLY

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
0	ISSUED FOR CONSTRUCTION	04/12/24	PHH	IAT

ENGINEERING RECORD
DRAWN BY: P HAHN
CHECKED BY: I TORRES
PROJECT ENGR: C LAIHO
SURVEYOR: G NEWHART
ENGR MNGR: S MESSERSMITH
CONSTR MNGR: D FRANCIS
MEAS & CTRLS:

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SECTION: 4 T4S R 1E
ELEVATION: 4700'
LAT: 40.50612 LONG: -111.8444
SCALE: AS SHOWN

LINE NUMBER: FL- 6
FACILITY: CHERRY CANYON BLOCK VALVE
TITLE: 12" BLOCK VALVE FV-11651 RMV
DESCRIPTION: PLAN VIEW AND DETAILS
ADDRESS: 13461 SOUTH HIGHLAND DRIVE

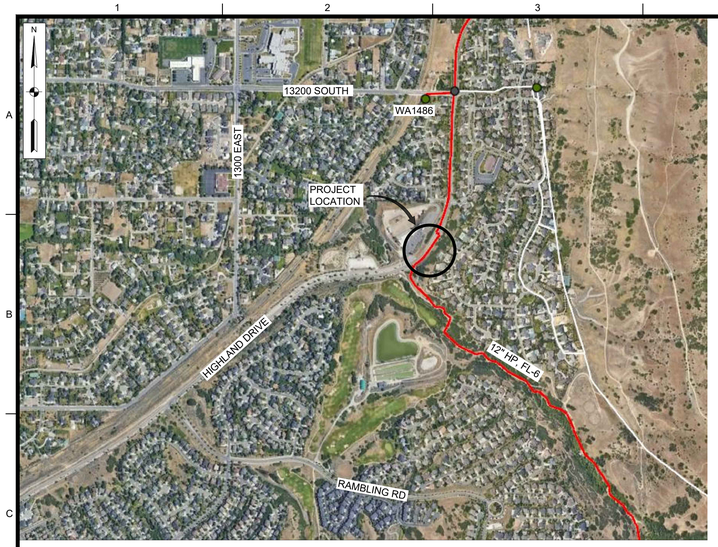
CITY	COUNTY	STATE
DRAPER	SALT LAKE	UTAH

DRAWING NUMBER	SHEET	REVISION
DEU-B-FV11651-PIP-001	2 OF 4	0

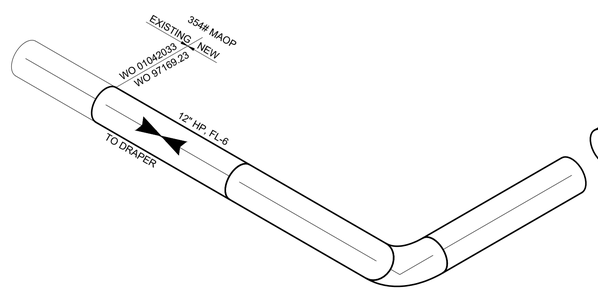
DEU-P-F005-PIP-002-02.dwg - 04/12/2024 - 10:04am

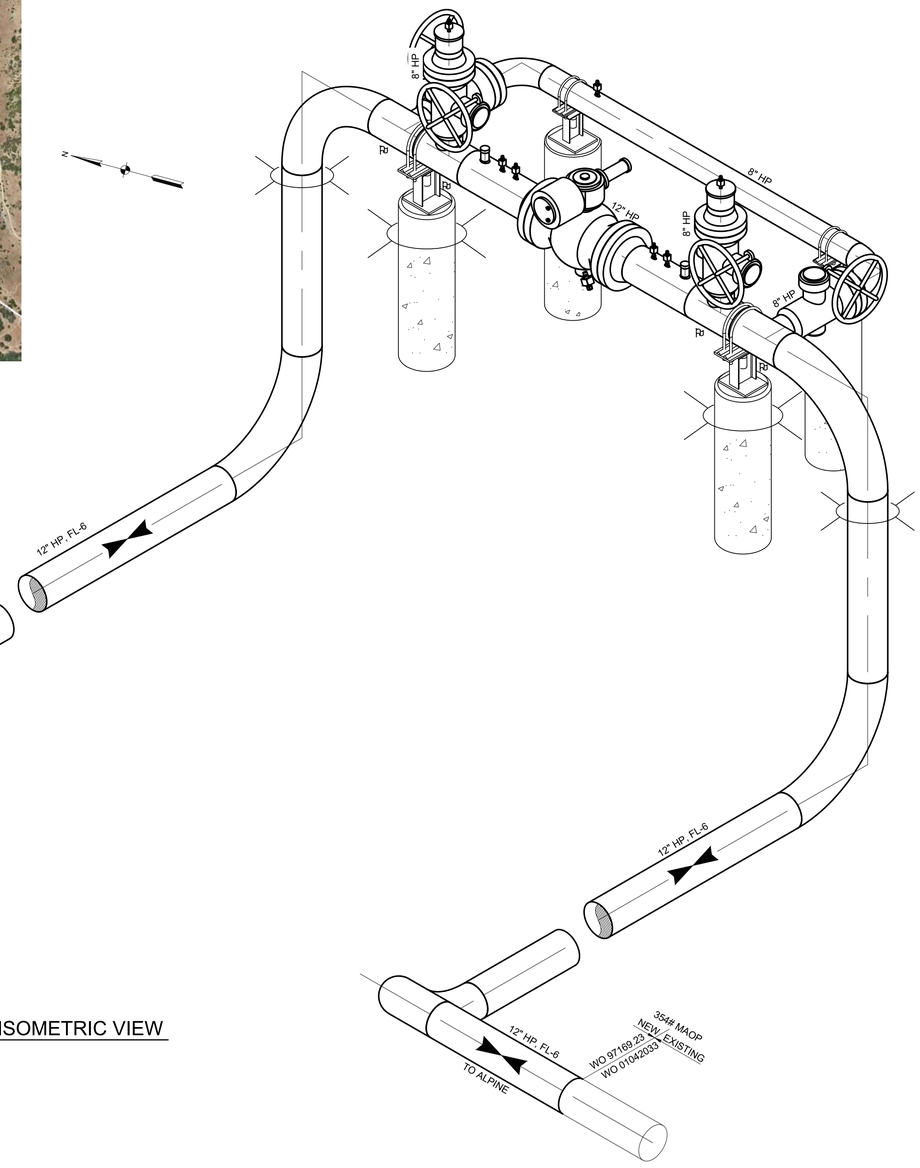
DOMINION ENERGY - ANSI_D

EXHIBIT G
ELEVATIONS



VICINITY MAP





ISOMETRIC VIEW

PROJECT CONTACTS

PROJECT MANAGER:	CHAD D LAIHO	(906) 251-0259
PROJECT ENGINEER:	CHAD D LAIHO	(906) 251-0259
CATHODIC PROTECTION:	KELLY FACER	(801) 201-5528
MEASUREMENT & CONTROLS:	JACE ANDERSON	(801) 243-8302
HP SURVEYOR:	GARRETT NEWHART	(385) 228-3038
LEAD INSPECTOR:	TBD	TBD
IHP SUPERVISOR:	JORY McCORMICK (SALT LAKE)	(801) 710-9028
RIGHT OF WAY AGENT:	ALEX HOWARD	(801) 209-2635
ENVIRONMENTAL COMPLIANCE:	STEPHAN RYDER	(330) 813-8805
SAFETY:	JARED LEE	(801) 201-6902

CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED 811 or 1-800-662-4111

MATERIAL LIST

NOTE 3

ITEM #	QTY	SIZE	DESCRIPTION	MAWP NOTE 14	MAOP SEG	MATL NOTES NOTE 4	WH #
WO #: 97169.23							
1	40	12"	BOLT, STUD, 1-1/4 x 8 3/4" LG, ASTM A193 GR-B7, W/2 HEX NUTS, 1-1/4, ASTM A194 GR-2H	N/A	HP	7	Q3481039
2	6	12"	ELL, CS, 90 DEG 3R, SEGMENTABLE, BW, 12.750 OD 0.375 WT, Y-65, ASTM A694, MSS SP75	1911	HP	3	42337598
3	2	12"	ELL, CS, 45 DEG 3R, BW, 12.750 OD 0.375 WT, Y-65 SEGMENTABLE, ASTM A694, MSS SP75	1911	HP	3	42337597
4	2	12"	FLANGE, RFWN, CL600, 12 NPS, 0.375 WT, F-65, ASTM A694, MSS SP44	1480	HP	6	42494360
5	2	12"	GASKET, SPIRAL WND, CL600, RF, 12 NPS, B16.20, CGI INNER RING	1480	HP	8	Q1930012
6	4	12"x8"	TEE, CS, RDCD, BW, BARRED, 12.750 OD 0.375 WT x 8.625 OD 0.322 WT, Y65, ASTM A694, MSS SP75	1911	HP	3	SO
7	1	12"	VALVE, CS, BALL, CL600, 12 NPS, FULL PORT, RF x RF, CAMERON, FIG 800601-2-1, API 6D	1480	HP	1	Q2705121
8	48	8"	BOLT, STUD, 1-1/8 x 7 1/2" LG, ASTM A193 GR-B7, W/2 HEX NUTS, 1-1/8, ASTM A194 GR-2H	N/A	HP	7	Q3400336
9	2	8"	CAP, CS, BLANKING, BW, CL600, 8 NPS, 0.322 WT, HUBER-Y ALE W/FACTORY BLEED PLUG & 1/2" TAP	1480	HP	16	Q1188006
10	2	8"	ELL, CS, 90 DEG LR, BW, 8.625 OD 0.322 WT, Y-52, ASTM A694, MSS SP75	1911	HP	3	Q1758005
11	4	8"	FLANGE, RFWN, CL600, 8 NPS, 0.322 WT, F-52, ASTM A694, MSS SP44	1480	HP	6	Q1808025
12	4	8"	GASKET, 8" ND, 600 LB, GARLOCK 9900	1333	HP	9	Q1908006
13	4	8"	VALVE, CS, PLUG, CL600, 8 NPS, BW x RF, NORDSTROM, FIG 2249 1/4	1480	HP	1	Q2748229
14	2	2"	RIG SIG, 3000#, ENDURO, RIG POPPER, FIG 200-19-10826, 4" NIPPLE, FOR RUN SIZE 6-24	3000	HP	4	Q5329000
15	1	3/4"	NIPPLE, CS, NPT x NPT, 1 NPS x 2 LG, 0.358 WT, GR-B A106 SMLS	7692	HP	19	Q2001010
16	1	3/4"	VALVE, CS, BALL, 2200 CWP, 1 NPS, FNPT x FNPT, SWAGELOK, S-65TF16, W/ LOCKING DEVICE	2200	HP	-	Q2701022
17	1	3/4"	PARKER BLEED PLUG, CS, 10000#, MNPT, 1", BV10N8-80	10000	HP	17	Q2701010
18	7	1/2"	NIPPLE, CS, NPT x NPT, 1/2 NPS x 2 LG, XXH, 0.294 WT, GR-B A106 SMLS	9875	HP	19	Q2000553
19	7	1/2"	PARKER BLEED PLUG, CS, 10000#, MNPT, 1/2", BV10N4-80	10000	HP	17	Q2700510
20	5	1/2"	THREADOLET, 1/2 NPS 3000# OUTLET, GR-B, FOR RUN SIZES 3/4 TO 36, ASTM A105, B16.9	3000	HP	4	Q1250501
21	5	1/2"	VALVE, CS, BALL, 2200 CWP, 1/2 NPS, FNPT x FNPT, SWAGELOK, S-63TF8, W/ LOCKING DEVICE	2200	HP	N/A	Q2700522
22	2	1/2"	VALVE, CS, PLUG, CL600, 1/2 NPS, STD PORT, FNPT x FNPT, NORDSTROM, FIG 2224	1480	HP	N/A	Q2740501
23	2	12"	PIPE SUPPORT, EZ LINE, 12" DOUBLE U-BOLT, MODEL# 1218-FIR (**"D" = 1'-10 3/8"**)	N/A	N/A	N/A	42331437
24	2	8"	PIPE SUPPORT, EZ LINE, 8" DOUBLE U-BOLT, MODEL# 510-FIR (**"D" = 1'-6 3/8"**)	N/A	N/A	N/A	42331215

PRESSURE PIPING

NOTE 6

ITEM #	SIZE	DESCRIPTION	FOOTAGE	O.D.	SMYS	W.T.	MAWP NOTE 14	MAOP SEG	WH #
WO# : 97169.23									
P1	12"	PIPE, CS, BARE, 12.750 OD, 0.375 WT, X65, API 5L PSL2, ERW	4'	12.750"	65,000	0.375"	1911	HP	42338157
P2	12"	PIPE, CS, FBE CTG, 12.750 OD, 0.375 WT, X65, API 5L PSL2, ERW	110'	12.750"	65,000	0.375"	1911	HP	SO
P3	8"	PIPE, CS, BARE, 8.625 OD, 0.322 WT, X52, API 5L PSL2, ERW	11'	8.625"	52,000	0.322"	1941	HP	Q0108012

MAOP DETERMINATION

(STANDARD PRACTICES 1-01-02, 1-90-01, 1-97-04)

MAOP SEGMENT NAME:	354 MAOP	
PIPELINE FACILITY CLASSIFICATION:	PIPELINE	
DESIGN CLASS LOCATION:	CLASS 3	
MINIMUM TEST PRESSURE:	1080	
TEST FACTOR:	1.5	
PRESSURE LIMITS	**PSIG**	**%SMYS**
A. PIPE = (2St/D) × F × E × T	1911	49.98%
	S=65000 t=0.375 D=12.75	
	F=0.5 E=1 T=1	
B. FITTING = (2St/D) × F × E × T	1911	49.98%
	S=65000 t=0.375 D=12.75	
	F=0.5 E=1 T=1	
C. RATED ITEM	1333	N/A
	GASKET	
D. MAXIMUM DESIGN PRESSURE	720	18.83%
E. REGION PRESSURE LIMITATION	354	9.26%
MAOP (MIN A, B, C, D, E)	**354**	**9.26%**

TEST SPECIFICATION

(STANDARD PRACTICE 1-90-01 FOR HP OR 3-10-04 FOR IHP)

TEST SPECIFICATION DESIGNATION:	TS-1	
PRESSURE-TEST PRESSURES:	**PSIG**	**%SMYS**
MINIMUM REQUIRED:	1080	28.25%
MAXIMUM (WATER):	1800	47.08%
MAXIMUM (NITROGEN):	1800	47.08%
MAXIMUM (CNG):	N/A	N/A
PRESSURE-TEST DURATIONS:	**SHOP**	**FIELD**
MINIMUM DURATION:	1 HR	1 HR
SMYS CALCULATION INPUTS:	S = 65000 t = 0.375 D = 12.75	

FABRICATION SPECIFICATION

(STANDARD PRACTICE 2-10-01)

WELD REQUIREMENTS:	API 1104	
POST WELD HEAT TREATMENT:	NO	
WELD INSPECTION:	**VISUAL**	**NDE**
GD-OM-E-010-001 INSPECTION AND TESTING OF WELDS	100%	100% > 2"
ALL IN-SERVICE WELDING SHALL BE COMPLETED UTILIZING LOW HYDROGEN ELECTRODES (SP 2-10-01 AND SP 2-10-02)		

NOTES

(ALL NOTES MAY OR MAY NOT PERTAIN TO THIS DRAWING)

1. BOLD LINES AND/OR CLOUDS REPRESENT NEW PIPING.
2. R IDENTIFIES GUIDE BARRED TEES.
3. ANY MATERIAL SUBSTITUTION OR FIELD DESIGN CHANGES REQUIRE ENGINEERING APPROVAL.
4. SEE SPECIFICATION 9-00-01 FOR MATERIAL NOTE NUMBERS LISTED.
5. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CORROSION CONTROL: BURIED FABRICATION PIPING SHALL BE CLEANED AND COATED PER SP 2-13-10. THE RECOMMENDED FIELD APPLIED COATING FOR BURIED FBE PIPING IS 2-PART EPOXY AND FOR BURIED ARO PIPING POWERCRETE J APPLIED COATING. COATING TRANSITIONS ARE TO BE APPLIED PER DE-TYP-GEN-PIP-001. SOIL TO AIR INTERFACES (TRANSITIONS FROM BELOW TO ABOVE GROUND) REQUIRE AN OVERCOAT OF TRENTON WAX TAPE NUMBER 2 APPLIED PER SP 2-13-11. ALL BURIED PIPING TO BE CATHODICALLY PROTECTED WITHIN ONE YEAR OF INSTALLATION. ABOVE GROUND PIPING IS TO BE COATED PER SP 2-13-11. CONSULT CORROSION ENGINEERING FOR PIPELINE COATING EQUIVALENTS.
7. FIELD VERIFY WALL THICKNESS AT ALL TIE-IN LOCATIONS.
8. ALL VALVES MUST HAVE APPROPRIATE LOCKING DEVICES.
9. BALL VALVES - REMOVE ALL MANUFACTURER VENT PLUGS AND REPLACE WITH SMALL BALL VALVES.
10. ALL CHECK VALVES TO BE VENTED.
11. INSULATE GAUGE AND CONTROL LINES, RELIEF STACK, SUPPORT BRACKETS, ETC.
12. ENSURE INSULATION POINTS ARE NOT SHORTED /BYPASSED THROUGH FUEL GAS PIPING, ELECTRICAL CONDUIT, ETC. THAT ARE ATTACHED TO THE PIPE SUPPORTS.
13. ALL PIPE SHALL HAVE MILL TEST REPORTS (MTR'S) AS DEFINED WITHIN STANDARD PRACTICE 3-95-01.
14. THE FORMULA USED TO CALCULATE THE MAWP FOR ALL STEEL PIPE AND NON-RATED FITTINGS IS P=(2St/D) x F x E x T, WHERE F=0.5 FOR A CLASS 3 LOCATION, E=1, AND T=1.
15. 2" IN SERVICE FILLET WELDS SHALL RECEIVE 100% NDE.
16. PIPE IS DESIGNED TO WITHSTAND ANTICIPATED EXTERNAL PRESSURES AND LOADS FOLLOWING SP 1-01-02.

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS

DRAWING NUMBER	REV	DRAWING DESCRIPTION
DEU-B-FV11651-CCS-001	A	SITE AND GRADING PLAN
DEU-B-FV11651-PID-001	A	PIPING AND INSTRUMENTATION DIAGRAM
DE-STD-GEN-CCS-002	2	E-Z LINE PIPE SUPPORTS

WORK ORDERS

WO NUMBER	DESCRIPTION
97169.23	INSTALL ABOVE GROUND BLOCK VALVE ASSEMBLY

REVISIONS

NO	DESCRIPTION	DATE	BY	CHECK
0	ISSUED FOR CONSTRUCTION	04/12/24	PHH	IAT

ENGINEERING RECORD

DRAWN BY: P HAHN
CHECKED BY: I TORRES
PROJECT ENGR: C LAIHO
SURVEYOR: G NEWHART
ENGR MNGR: S MESSERSMITH
CONSTR MNGR: D FRANCIS
MEAS & CTRLS:

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DOMINION ENERGY UTAH

SECTION: 4 T4S R1E
ELEVATION: 4700'
LAT: 40.50612 LONG: -111.8444
SCALE: NONE

LINE NUMBER: FL- 6
FACILITY: CHERRY CANYON BLOCK VALVE
TITLE: 12" BLOCK VALVE FV-11651 RMV
DESCRIPTION: VICINITY MAP, ISOMETRIC AND MATERIALS
ADDRESS: 13461 SOUTH HIGHLAND DRIVE

CITY	COUNTY	STATE
DRAPER	SALT LAKE	UTAH

DRAWING NUMBER	SHEET	REVISION
DEU-B-FV11651-PIP-001	1 OF 4	0

DEU-P-F006-PP-002-01 dwg 04/12/2024 10:00am

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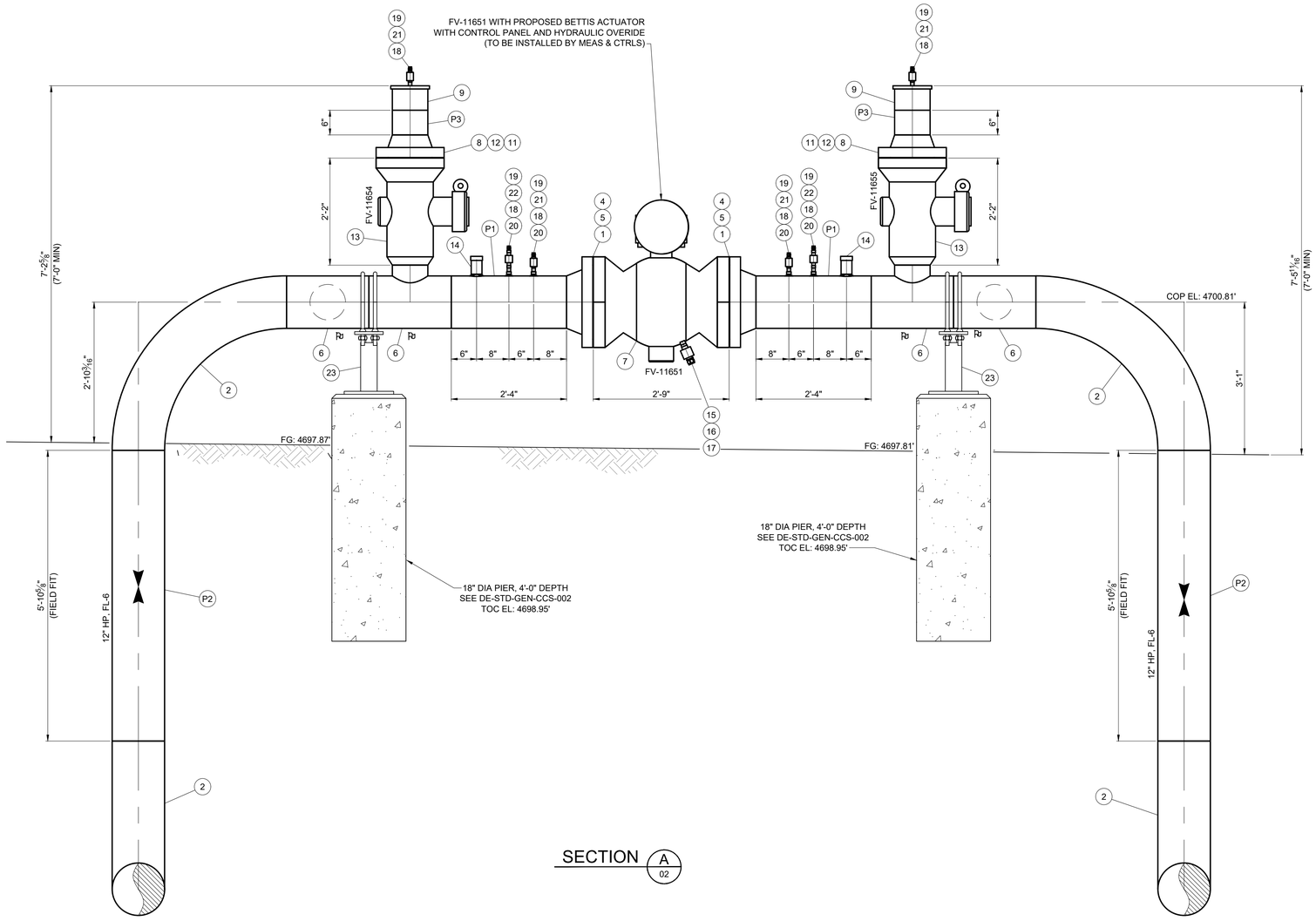

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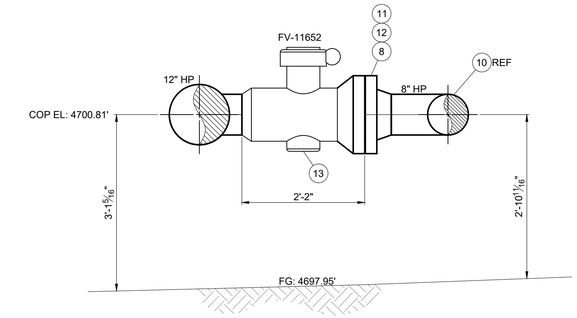
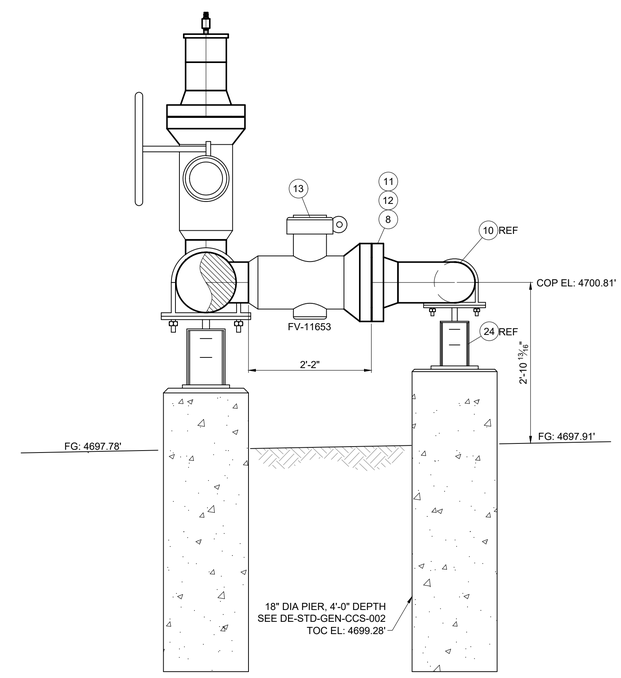


SECTION B 02



SECTION C 02

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DEU-B-FV11651-CCS-001	A	SITE AND GRADING PLAN
DEU-B-FV11651-PID-001	A	PIPING AND INSTRUMENTATION DIAGRAM
DE-STD-GEN-CCS-002	2	E-Z LINE PIPE SUPPORTS

WORK ORDERS	
WO NUMBER	DESCRIPTION
97169.23	INSTALL ABOVE GROUND BLOCK VALVE ASSEMBLY

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
0	ISSUED FOR CONSTRUCTION	04/12/24	PHH	IAT

ENGINEERING RECORD
DRAWN BY: P HAHN
CHECKED BY: I TORRES
PROJECT ENGR: C LAIHO
SURVEYOR: G NEWHART
ENGR MNGR: S MESSERSMITH
CONSTR MNGR: D FRANCIS
MEAS & CTRLS:

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ELEVATION: 4700'
LAT: 40.50612 LONG: -111.8444
SCALE: 3/4" = 1'-0"

LINE NUMBER: FL- 6
FACILITY: CHERRY CANYON BLOCK VALVE
TITLE: 12" BLOCK VALVE FV-11651 RMV
DESCRIPTION: SECTION VIEWS
ADDRESS: 13461 SOUTH HIGHLAND DRIVE

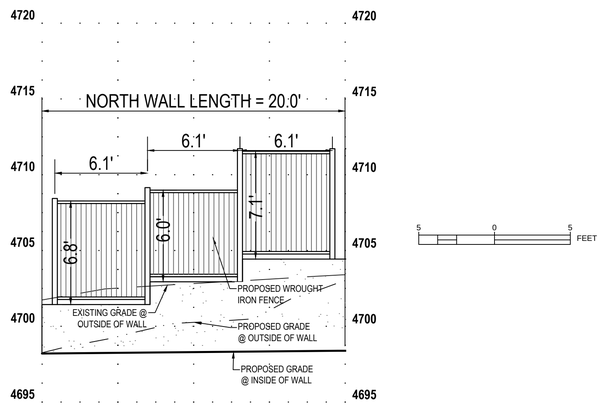
CITY	COUNTY	STATE
DRAPER	SALT LAKE	UTAH

DRAWING NUMBER	SHEET	REVISION
DEU-B-FV11651-PIP-001	3 OF 4	0

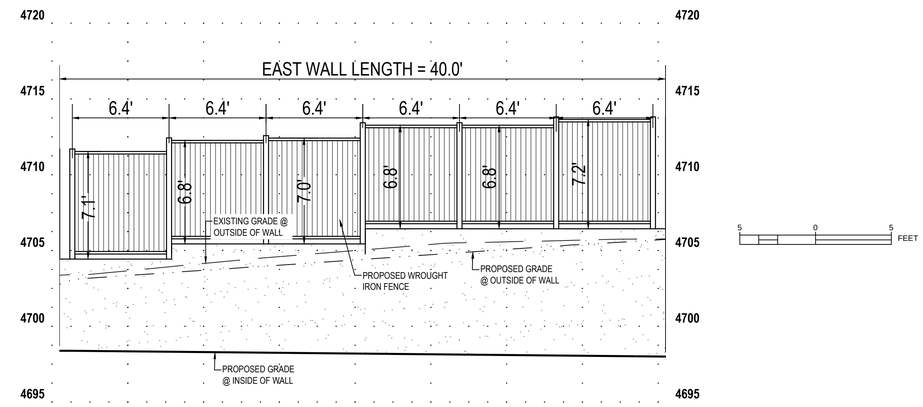
DEU-P-F09S-PIP-002-S3.dwg - 04/12/2024 - 10:04am

DOMINION ENERGY_ANSI_D

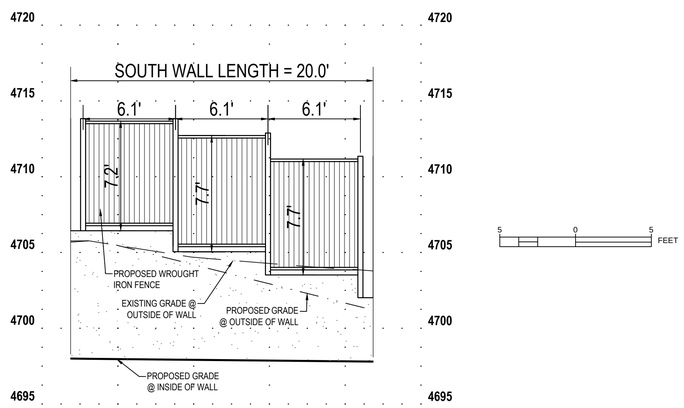
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



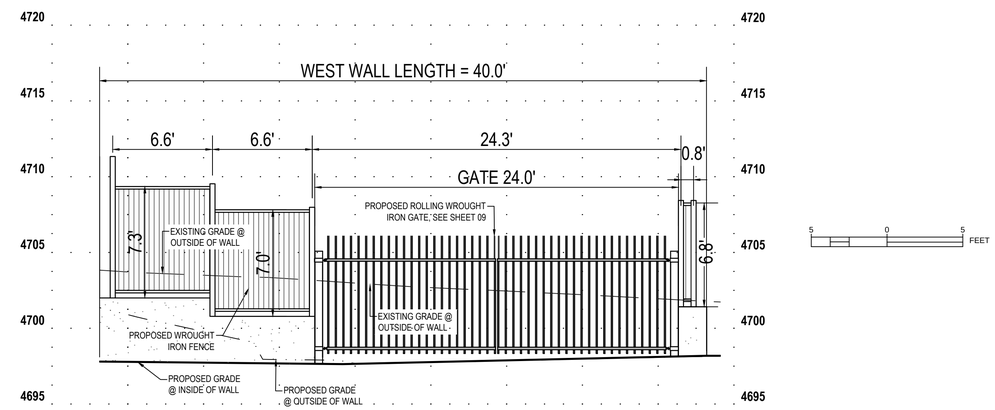
NORTH WALL PROFILE
VIEWED FROM INSIDE FACE OF WALL



EAST WALL PROFILE
VIEWED FROM INSIDE FACE OF WALL



SOUTH WALL PROFILE
VIEWED FROM INSIDE FACE OF WALL



WEST WALL PROFILE
VIEWED FROM INSIDE FACE OF WALL

ISSUED FOR CONSTRUCTION

PROFESSIONAL STRUCTURAL ENGINEER No. 175238 DAVID B. ALTER 04/16/2024 STATE OF UTAH

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY 45 West 10000 South Suite 500 Sandy, Utah 84070 Phone:801.255.0529 Fax: 801.255.4449 WWW.ENSIGNUTAH.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453

ENSIGN PROJ. No.: 12076A PROJ. MANAGER: D. ALTER PROJ. ENGINEER: D. ALTER
ENSIGN SHEET: C-06WP WALL PLAN

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DEU-P-F006-PIP-002	0	CHERRY CANYON- 12" BLOCK VALVE PIPING

WORK ORDERS	
WO NUMBER	DESCRIPTION
97169.23	INSTALL 100' OF 12" HP STEEL PIPELINE AND 12" ABOVE GROUND VALVE ASSEMBLY

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK
A	ISSUED FOR 90% REVIEW	02/08/2024	ENSIGN	IAT

ENGINEERING RECORD
DRAWN BY: J. LINFORD (ENSIGN)
CHECKED BY: I. TORRES
PROJECT ENGR: C. LAIHO
SURVEYOR: G. NEWHART
ENGR MNGR: W. RADFORD
CONSTR MNGR: D. FRANCIS

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Dominion Energy®
DOMINION ENERGY UTAH

SECTION: 4 T4S R 1E
ELEVATION: 4700'
LAT: 40.50612 LONG:-111.8444
SCALE: AS SHOWN

LINE NUMBER: FL-06
FACILITY:
TITLE: CHERRY CANYON BLOCK VALVE
DESCRIPTION: 12" BLOCK VALVE FV-11651 RMV
ADDRESS: WALL PLANS 13461 HIGHLAND DRIVE

CITY	COUNTY	STATE
DRAPER	UTAH	UTAH

DRAWING NUMBER	SHEET	REVISION
DEU-B-FV11651-CCS-001	06 OF 10	A

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EXHIBIT H
APPLICANT RESPONSES

Enbridge Gas
1140 West 200 South
Salt Lake City, Utah 84104
United States

Overview of Proposed Use

Enbridge Gas Cherry Canyon Project

This conditional use will be for natural gas pipeline operations. Once construction is completed, intermittent access for maintenance will be need. It is intended for this site to have access twenty-four hours per day, seven days per week. Maintenance vehicle parking will be required adjacent to the facility. Proposed site improvements include adjustments to grade, installing retaining wall and wrought iron fencing and new pipeline valve assembly and communication equipment. The existing gas will be excavated to tie-in. The impact to traffic and overall noise, light and dust pollution is expected to be minimal with this conditional use.

Enbridge Gas
1140 West 200 South
Salt Lake City, Utah 84104
United States

Statement of Compliance with Standards

Enbridge Gas Cherry Canyon Project

It is the intent of the Enbridge Gas Cherry Canyon to comply with standards set forth in DCMC 9-5-080(E) The proposed project is intended to be accessed, maintained, operated in a manner that protects the public and complies with the latest Company and industry standards. The proposed project is not intended to be injurious to potential and existing development, nor have an economic impact on the surrounding area. Secured perimeter fencing will be installed to prevent access to the facility by the general public. This conditional use will have minimal impact to the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

EXHIBIT I
RESIDENT LETTERS

From: MICHELLE LEWIS
To: Todd Draper
Cc: Tim Lewis
Subject: [EXT] Re: No to "Cherry Canyon Block Valve Conditional use permit"
Date: Tuesday, May 19, 2026 7:57:24 AM
Attachments: image001.png

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

Thank you for your quick reply. Our concerns are as follows;

Public safety hazard
Fire hazard for a residential area
Too large for a residential area
Property values decreasing
Loss of important trees and grasses that aid with run off into the road
Loss of space and shelter for local wildlife
Risk of vandalism in such a highly visible area, there have been multiple times guns have been fired off on Highland Dr., terrorism risk

Each of these concerns can be dug into much deeper.

Tim and Michelle Lewis
Apple Orchard Lane, Draper residents

From: Todd Draper <Todd.Draper@draperutah.gov>
Sent: Monday, May 18, 2026 12:08 PM
To: MICHELLE LEWIS [redacted]
Subject: RE: No to "Cherry Canyon Block Valve Conditional use permit"

Michelle,

Yes. Send your comments to me and I will forward them on to the Planning Commission. If I have them before the staff report is finalized they get attached to the meeting packet. If they come in afterwards we will send them to the Commissioners separately.

Sincerely,

Todd A. Draper, AICP
Planning Manager | Community Development
Office: 801-576-6500 | Mobile: 385-296-8978 | draperutah.gov
Connect with us on Facebook | Instagram | X | YouTube

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

From: MICHELLE LEWIS [redacted]
Sent: Monday, May 18, 2026 11:57 AM
To: Todd Draper <Todd.Draper@draperutah.gov>
Cc: Tim Lewis [redacted]
Subject: [EXT] No to "Cherry Canyon Block Valve Conditional use permit"

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

My husband and I live next to the equestrian park and have for 25 years; we will not be able to attend the meeting in person. Are you the person to email (the only email listed in the notice mailed out) with regard to the Cherry Canyon Block Value permit? We are opposed to the use of the land and as long-term residents of the area under consideration, we would like our views known. Please let us know if you are the one to email or which email we should use to voice our concerns.

Kindly,

Michelle Lewis

MEMO

To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2026-05-28
Re: Public Hearing: Mitchell Landscaping, LLC. 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 0.70 acres located on the south side of 12900 S. at approximately 1354 E. 12900 S. The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office that operates a landscaping business.

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:

Mitchell Landscaping LLC. HOCUP Report.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 15, 2026

To: Draper City Planning Commission
Business Date: May 28, 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: **Mitchell Landscaping, LLC. – Home Occupation Conditional Use Permit Request**

Application No.:	2026-0080-USE
Applicant:	Michele Mitchell, representing Mitchell Landscaping, LLC.
Project Location:	1354 E. 12900 S.
Current Zoning:	RA2 (Residential Agricultural 20,000 ft^2 minimum lot size) Zone
Acreage:	0.70 Acres (Approximately 30,492 ft^2)
Request:	Request for approval of a Home Occupation Conditional Use Permit in the RA2 zone to operate a Home Office.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.70 acres located on the south side of 12900 S. at approximately 1354 E. 12900 S. (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a home office that operates a landscaping business.

The subject property is Lot 1 of the Jessica's Cove Subdivision. A detached single-family dwelling was built on the subject property in 1962 and a detached garage was constructed in the rear yard in 2019.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	R3 (Single-Family Residential)	
West	RA1 (Residential Agricultural)	
North	RA2	
South	RA2	

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to, "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and*

industrial uses."

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

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

- The Applicant and her husband own the business and reside at the dwelling (Exhibit H).

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

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

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

- The business does not have nonresident or nonfamily 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 will comply with necessary inspections (Exhibit H).

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

- The applicant indicates that no inventory is kept in the home.
- The applicant indicates that equipment is stored outside of the home within an enclosed 7x14 (98 ft^2) trailer parked in the rear yard.
- A deviation to this criterion is needed for the outdoor storage of the trailer and equipment.

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

- The applicant indicates that a trailer used for the business is stored in the rear yard area. (Exhibit H).
- The Trailer is not loaded at the property as it is already loaded with equipment and is only unloaded at the properties where services are being provided.
- A deviation to this criterion is needed.

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 tools and equipment used for their business are stored within the trailer and are not used at the property (Exhibit H).

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

- The applicant indicates that the business will utilize 25 ft^2 of a spare room as an office. The total square footage being used is approximately 0.6% of the dwelling.

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 fixed to the property (Exhibit H).
- The home occupation will park a business trailer with a business logo wrap in the rear yard area. A picture is included in Exhibit H.
- A deviation to this criterion is needed.

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

- The home occupation will not generate any additional traffic.
- The home occupation will include parking a business-related trailer on a cement pad in the rear yard area.
- The applicant confirmed with Staff that the trailer is pulled by a truck that is also the applicant's personal vehicle and is parked in the garage.

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*.

- A business-related trailer will be stored at the property in the rear yard area. (Exhibits F & H).
- The business utilizes a truck that is also the applicant's personal vehicle and is parked in the garage.
- A deviation to this criterion is needed.

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*.

- A business-related trailer will be stored at the property in the rear yard area. (Exhibits F & H).
- Equipment related to the business will be stored inside of the trailer (Exhibit H).
- A deviation to this criterion is needed.

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

- No customers come to the home (Exhibit H).

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

- The applicant indicates that the business will comply with this criterion (Exhibit H).

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property*.

- The applicant will store a business related trailer which contains business related equipment in the rear yard area (Exhibit H).
- A deviation to this criterion is needed.

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 property contains 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 cottage food production.

A home office that is used for business administration is located within the home (Exhibit G). Customers request landscaping services online and all work is completed at the customers property. There are no employees or customers who come to the home. The applicant parks an enclosed work trailer that has a company logo wrap at the subject property and takes it to work sites when needed. When the work trailer is not in use it is stored in the rear yard area. Staff notes that the rear yard area is not screened by a fence.

Staff recognizes the potential for negative impacts related to the storing of a business-related trailer that has a business logo wrap at the subject property. The particular impacts would be the potential of having trailers parked on the street and negatively impacting the established residential aesthetic of the neighborhood by having noticeable commercial

signage on the trailer. However, Staff believes that the applicant has mitigated these impacts by parking the trailer in the rear yard area which both keeps the trailer off the street and, though it is not screened by a fence, Staff did visit the property and observed that the rear yard parking location is located behind a shed and is set back far enough from the street that it conceals the trailer and the commercial signage affixed to it from view.

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.

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

Staff recommends that the Planning Commission review the request based on the findings and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

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 only one (1) business-related trailer shall be stored at the subject property in the rear yard in the location illustrated on the approved site plan.
4. That all equipment be stored inside the business related trailer and not in outdoor yard areas.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Michele Mitchell, representing Mitchell Landscaping, LLC. Application 2026-0080-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated May 15, 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 Michele Mitchell, representing Mitchell Landscaping, LLC. Application 2026-0080-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated May 15, 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 Michele Mitchell, representing Mitchell Landscaping, LLC. Application 2026-0080-USE, based on the following findings for denial listed in the Staff Report dated May 15, 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: 2026.05.20 16:38:52-06'00'

Draper City Public Works Department

Todd Draper
Digitally signed by Todd Draper
DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper
Date: 2026.05.20 13:41:36-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.05.20 15:33:40-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.05.20 15:48:04-06'00'

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

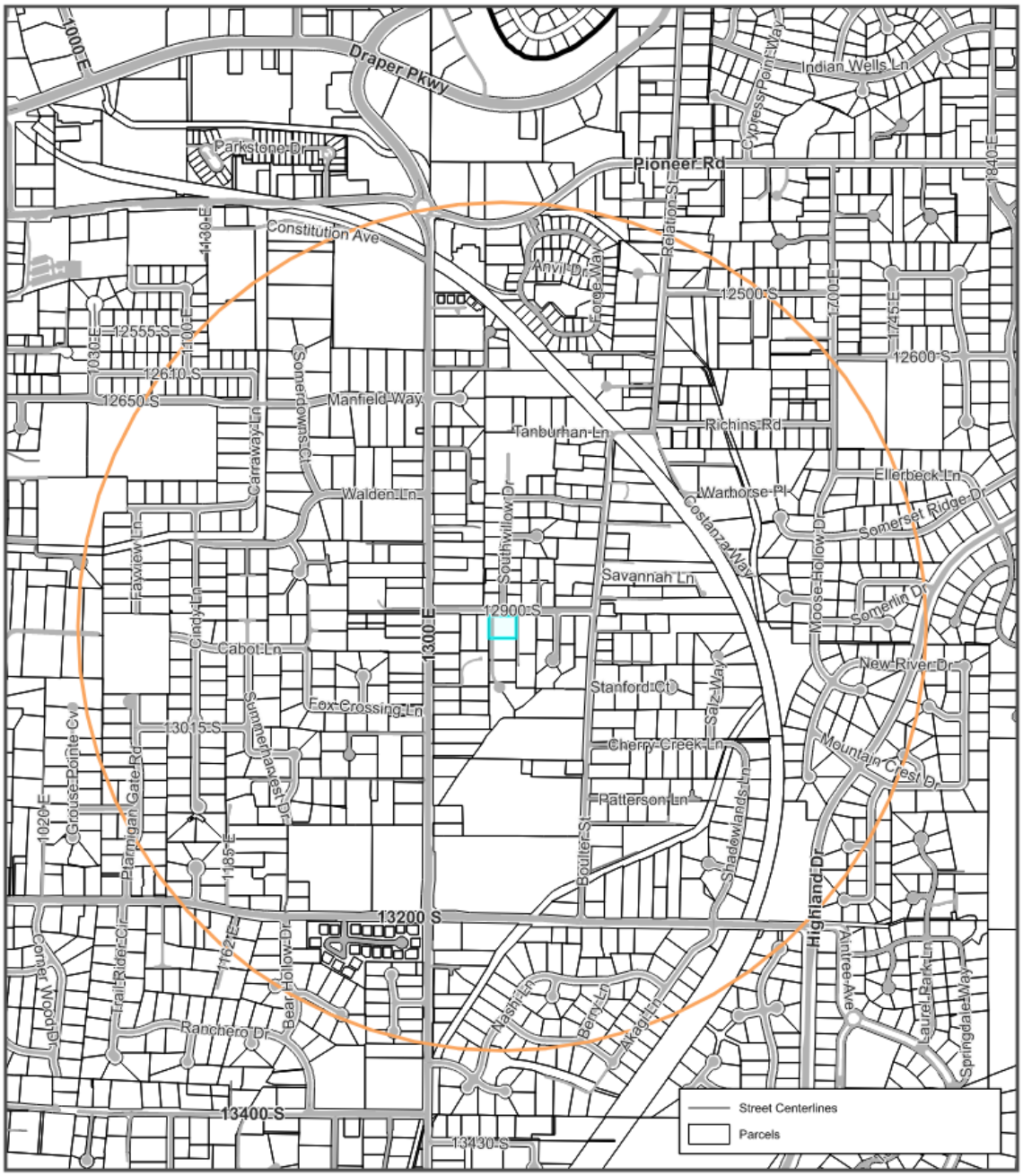
Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B
VICINITY MAP



1354 E. 12900 S.

Mitchell Landscaping LLC.

0 0.1 0.2
mi

N

Date Printed: 5/14/2026

EXHIBIT C
AERIAL MAP

EXHIBIT D
LAND USE MAP

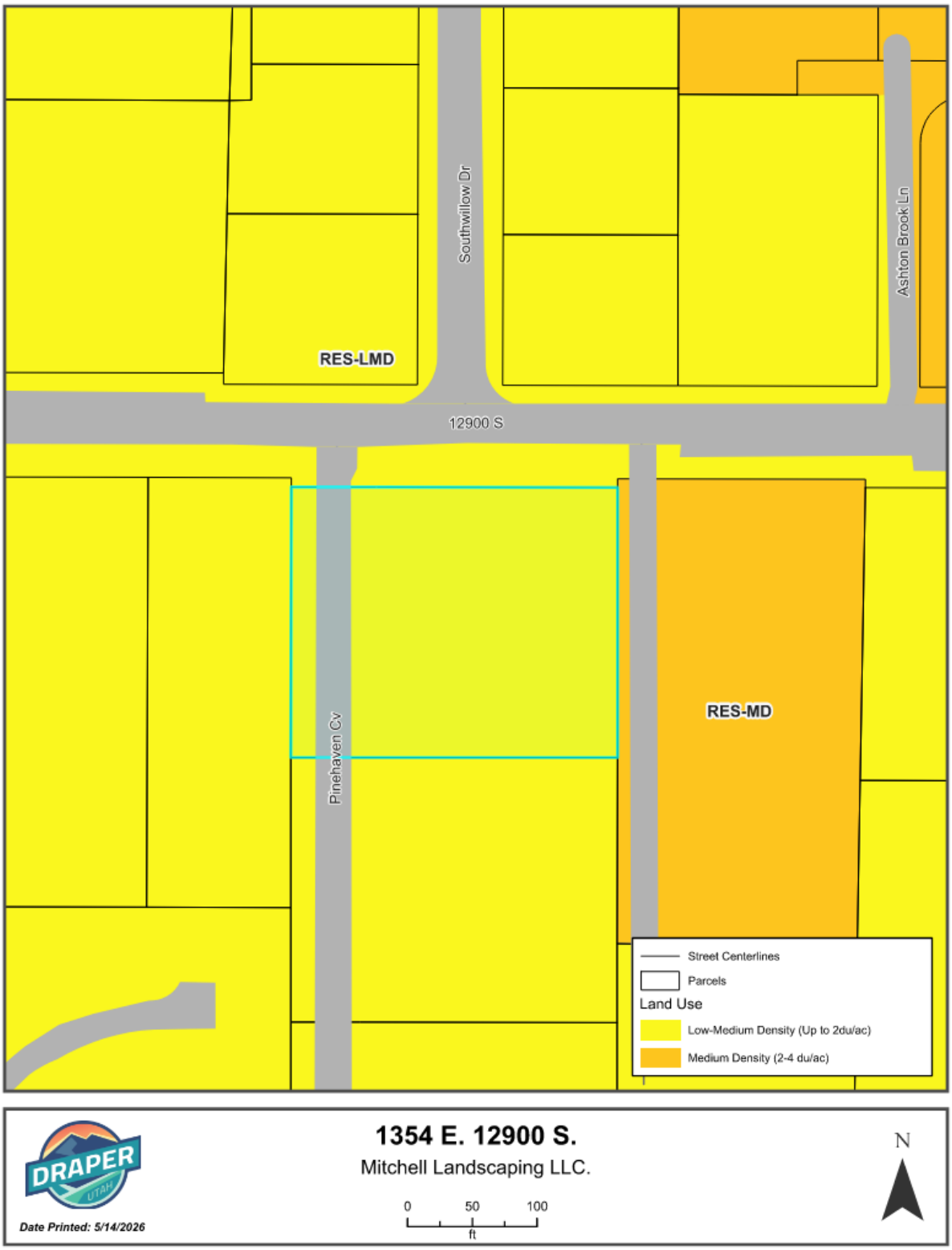


EXHIBIT E
ZONING MAP

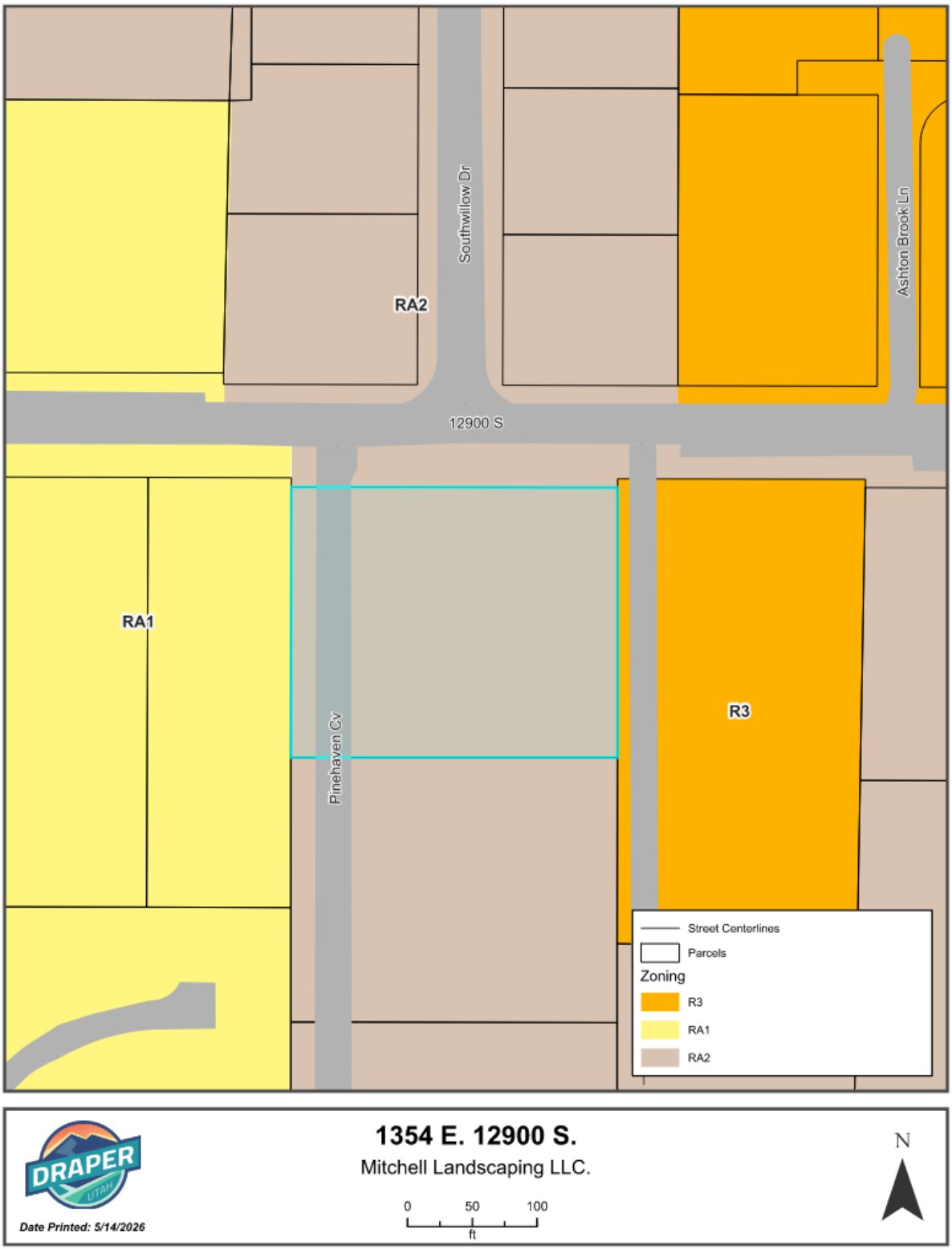


EXHIBIT F
SITE PLAN

Mitchells Landscaping

Joshua Mitchell

1354 E 12900 S
Draper, UT 84020

Drawing Date: 03/30/2026

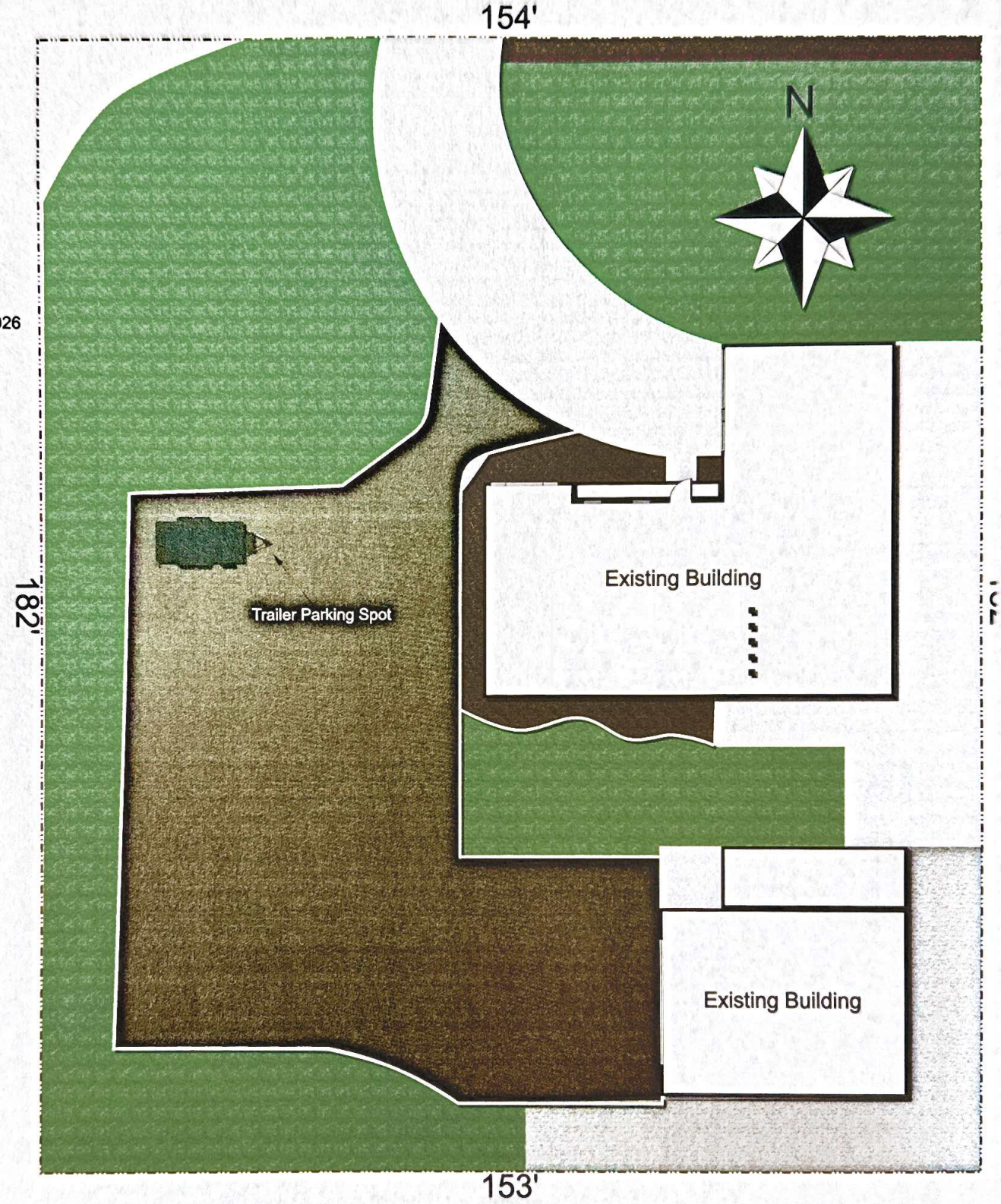


EXHIBIT G
FLOOR PLANS

Mitchells Landscaping

Joshua Mitchell

1354 E 12900 S
Draper, UT 84020

Drawing Date: 03/30/2026

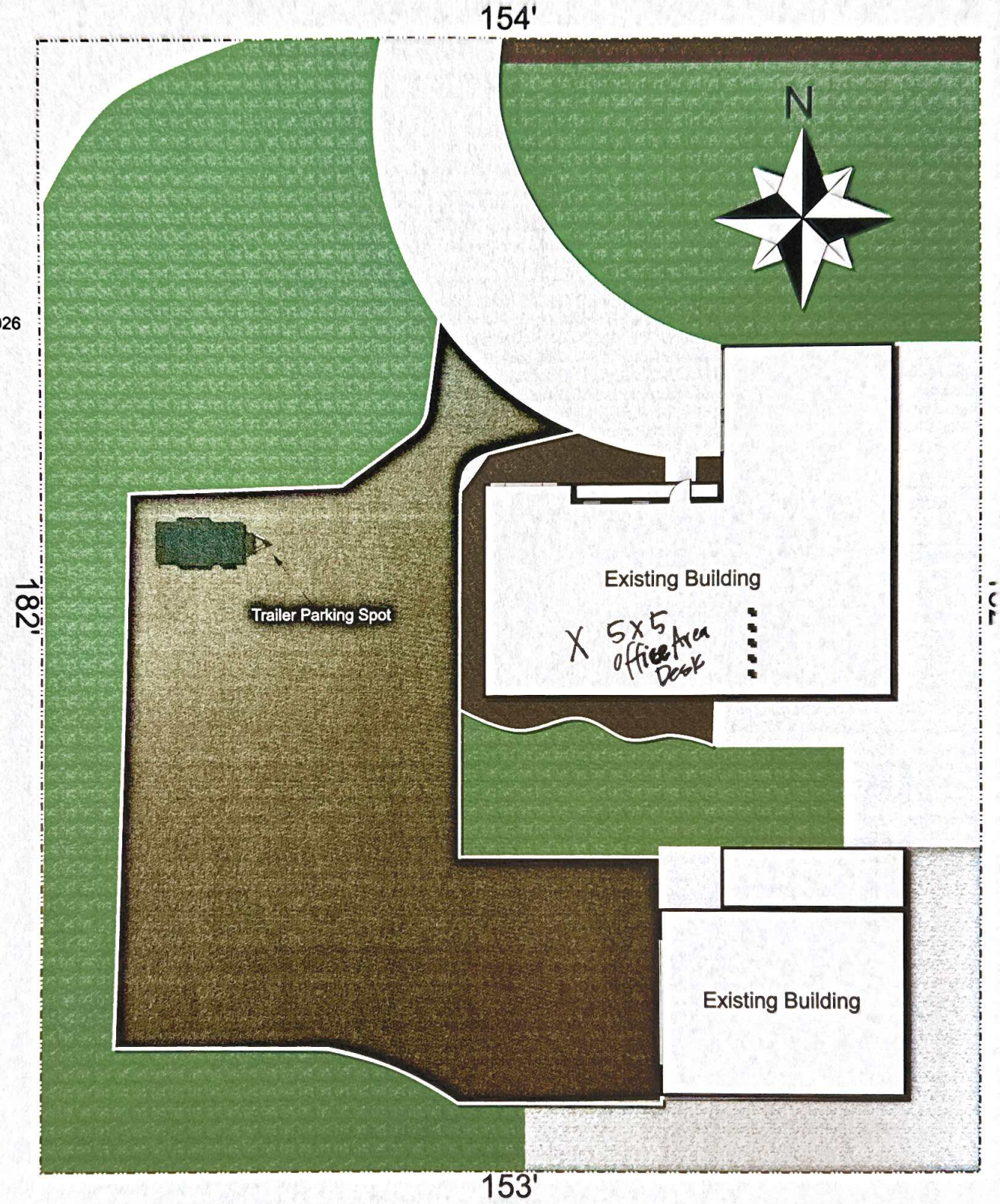


EXHIBIT H
APPLICANT STATEMENTS

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

- My husband and I both live in this residence and we run the business. He has 100% ownership and I help with the administrative duties of the business.

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.

- Everything we do here at the home will stay up to code.

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.

- There are NO nonfamily or nonresident employees residing in our home.

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.

- Our home is up to all city, state, and federal code.

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

- We have no stock, inventory or merchandise within our residence. We do keep our 7X14 enclosed trailer that stores equipment inside of it in the rear side yard area.

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

- We are making no modifications to our home or yard for parking or anything dealing with our business.

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

- All tools and equipment for our business are stored in the trailer. There is nothing obvious or noise offensive at our home.

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.

- This is first and foremost our home that we live in and raise our kids. No changes are being made to the home or neighborhood to run our business.
- A 5x5 space is used in a spare room for the home office.

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

- We have no signage displayed at our home. We have a logo on the trailer, which again, is stored on the side of our home.

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.

- Our employees do not park at our home. They meet onsite to perform work.

K. Vehicles: Other than the business owners 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.

- All equipment is stored inside an enclosed trailer. We only have our logo on our trailer.

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.

- No surrounding yards or areas are being used for our business.

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

- No customer's will be coming to our home and no daycare.

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.

- NO utilities outside normal use for our home and family are needed to run the business.

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

- NO other structure besides our home is needed to run our business.

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

- Our family of 5 people is all that live in our home.
-

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

- There is no daycare or childcare used in our home. No food being provided for anyone other than a regular family life.

MITCHELLS
LANDSCAPING
COMMERCIAL AND RESIDENTIAL
801-440-9553
Passport

MEMO

To: Planning Commission
From: Todd Taylor
Date: 2026-05-28
Re: Public Hearing: City Initiated Short-Term Rentals Text Amendment Request (Legislative Item)

Comments:

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

Findings for Approval:

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

Findings for Denial:

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

ATTACHMENTS:

City Initiated STR TA Staff Report_Finalized.pdf

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

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

From: Development Review Committee

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

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

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

BACKGROUND AND SUMMARY

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

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

ANALYSIS

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

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

Text Amendments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Criteria For Approval.

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

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

REVIEWS

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

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Text Amendment submission.

Comments from these divisions, if any, can be found in Exhibit A.

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

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

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

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

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

Findings for Approval:

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

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

1. (List any additional modifications or findings…)

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

Findings for Denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

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

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper Date: 2026.05.20 13:42:13-06'00'

Draper City Planning Division

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

Draper City Fire Department

Draper City Legal Counsel

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

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments received.

Business Licensing Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Police Department Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

TITLE 6

BUSINESS REGULATIONS

...

CHAPTER 14
MULTIPLE-FAMILY AND RENTAL DWELLING UNITS

6-14-010: DEFINITIONS:

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

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

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

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

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

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

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

6-14-020: LICENSE REQUIRED:

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

6-14-030: FEES:

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

6-14-040: PERMIT REQUIRED:

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

6-14-050: MUNICIPAL TRANSIENT ROOM TAXES:

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

6-14-060: VIOLATIONS:

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

...

9-3-040: DEFINITIONS:

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

...

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

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

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

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

...

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

...

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

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

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

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

D. Procedure

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

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

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

b. Scaled site plans illustrating:

(1) Property boundaries;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

...

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

TABLE 9-9-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

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

...

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

TABLE 9-10-1

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

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

...

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

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

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

...

9-14-050: USE REGULATIONS

...

TABLE 9-14-1

ALLOWED USES IN THE TSD ZONE

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

...

CHAPTER 17

RESIDENTIAL SPECIAL DISTRICTS (RSD)

...

ARTICLE A. FOX GATE FARMS

...

9-17A-020: PERMITTED USES:

...

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

...

ARTICLE B. CORNER CANYON VISTA

...

9-17B-020: PERMITTED USES:

...

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

...

ARTICLE C. SOUTH FORK ESTATES

...

9-17C-020: PERMITTED USES:

...

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

...

ARTICLE D. VALLE DI VILLA/VALLE DI VILLA EAST

...

9-17D-020: PERMITTED USES:

...

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

...

ARTICLE E. BELLEVUE

...

9-17E-020: PERMITTED USES:

...

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

...

CHAPTER 18

COMMERCIAL SPECIAL DISTRICTS (CSD)

...

ARTICLE E. DAY DAIRY COMMERCIAL SPECIAL DISTRICT

...

9-18E-020: PERMITTED USES:

...

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

...

ARTICLE H. DRAPER POINTE MIXED USE COMMERCIAL SPECIAL DISTRICT

...

9-18H-020: PERMITTED USES:

...

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

...

ARTICLE K. HIGHLINE COMMERCIAL SPECIAL DISTRICT

...

9-18K-020: PERMITTED USES:

...

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

...

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

...

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

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

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

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

...

CHAPTER 43

SHORT-TERM RENTALS

9-43-010: PURPOSE

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

9-43-020: SCOPE

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

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

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

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

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

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

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

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

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

9-43-030: GENERAL REGULATIONS

A. Occupancy

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

B. Parking:

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

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

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

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

C. Urgent Response:

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

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

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

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

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

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

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

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

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

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

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

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

G. Health and Safety:

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

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

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

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

9-43-040: INSPECTION:

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

MEMO

To: Planning Commission
From: Todd A. Draper, AICP
Date: 2026-05-28
Re: Public Hearing: City Initiated Draper-Highland Boundary Adjustment #2 Land Use Map and Zoning Map Amendment Requests (Legislative Items).

Comments:

This application is a request for approval of Land Use Map Amendment and Zoning Map Amendments for approximately 0.31 acres located on the southeastern boundary of the City at approximately 16377 S. Suncrest Drive. The property was recently incorporated within the Draper City boundaries and the intent of the application is to officially assign Land Use and Zoning Designations for the property.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

ATTACHMENTS:

City Initiated Draper-Highland BL LUMA and ZMA #2 staff report- final.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 15, 2026

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

From: Development Review Committee

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

Re: City Initiated Draper-Highland Boundary Adjustment #2 - Land Use Map and Zoning Map Amendment Requests

Application No.:	2026-0112-MA & 2026-0117-MA
Applicants:	Draper City
Project Location:	Approximately 16377 S. Suncrest Drive.
Current Zoning:	N/A
Acreage:	Approximately 0.31 Acres (13,504 ft^2)
Request:	Request for approval of Amendments to the Land Use Map and Zoning Map of Draper City.

BACKGROUND AND SUMMARY

This application is a request for approval of Land Use Map Amendment and Zoning Map Amendments for approximately 0.31 acres located on the southeastern boundary of the City at approximately 16377 S. Suncrest Drive. (Exhibit C & D). The property was recently incorporated within the Draper City boundaries and the intent of the application is to officially assign Land Use and Zoning Designations for the property.

Draper City and Highland City mutually adjusted their municipal boundary lines in the area to incorporate a small parcel of land that was purchased by Highland City into Highland City, and to add the subject property previously in Highland City inside Draper City's boundary. The requested designations of Residential Hillside Low Density for the Land Use Map and A5 (Agricultural) and Hillside Sensitive Overlay Zone for the Zoning Map are consistent with the immediately adjacent property located within the city.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	none	Exhibit E
Current Zoning	none	Exhibit F
Adjacent Zoning		
East	R-1-40 (Residential) (Highland City)	
West	A5, Hillside Sensitive Overlay Zone	
North	R-1-40 (Residential) (Highland City)	
South	R-1-40 (Residential) (Highland City)	

The Residential Hillside Low Density Land Use Designation is characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Large lot single-family neighborhoods or ranchettes • Natural features and vegetation is predominant and special care is required in order to preserve those features • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools
DENSITY	• Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH)	

According to the Draper City Municipal Code (DCMC) Section 9-8-20(B)(3) the purpose of the A5 zone is to *"maintain the status of large tracts of agricultural land by allowing most commercial agricultural uses. Typical uses include farming, dairy, and cattle production."*

The purpose of the OSL (Sensitive Lands Overlay Zone) is to, *"regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas."*

Map Amendments. The modifications will update the respective Draper City Zoning and Land Use Maps by adding zoning and land use designations for the property.

Criteria For Approval.

Zoning Map Amendment

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

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

Land Use Map Amendments

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

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)." That section is noted as follows:

D. *Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
    1. *A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
        a. *The name, address and telephone number of the applicant and the applicant's agent, if any.*
        b. *The name and address of every person or company the applicant represents.*

c. The requested amendment and reasons supporting the request.

d. If the proposed amendment requires a change in the zoning map, the application shall include:

(1) An accurate property map showing present and proposed zoning classifications;

(2) All abutting properties showing present zoning classifications; and

(3) An accurate legal description and an approximate common address of the area proposed to be rezoned.

e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application. 3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.

4. The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.

REVIEWS

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

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the requests based on the findings and criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0117-MA and 2026-0112-MA, based on the findings and criteria for approval as listed in the Staff Report dated May 15, 2026.

Findings for Approval:

1. The proposed amendments are consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendments will not affect the standards of any applicable overlay zone.
4. The proposed amendments will not adversely affect adjacent property.
5. There will be adequate facilities and services to serve the subject property within Highland City.
6. The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).

Sample Motion for Modified Approval – I move that we forward positive recommendations to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0117-MA and 2026-0112-MA, based on the findings and criteria for approval as listed in the Staff Report dated May 15, 2026, including the following additional or modified findings.

1. (List any additional or modified findings…)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield Digitally signed by Brien Maxfield DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield Date: 2026.05.21 08:57:11-06'00'

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper Date: 2026.05.20 17:02:56-06'00'

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley Date: 2026.05.21 08:51:00-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes Date: 2026.05.21 06:14:04-06'00'

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.

GIS Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

BEGINNING AT A POINT 1180.89 FEET WEST AND 960.13 FEET SOUTH OF THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 77°14'01" EAST 20.19 FEET, THENCE SOUTH 12°46'00" EAST 661.04 FEET, THENCE S 69°51'08" WEST 20.36 FEET, THENCE NORTH 12°46'00" WEST 663.65 FEET TO THE POINT OF BEGINNING. CONTAINS 13,374 SQUARE FEET (0.31 ACRES)

EXHIBIT C
VICINITY MAP

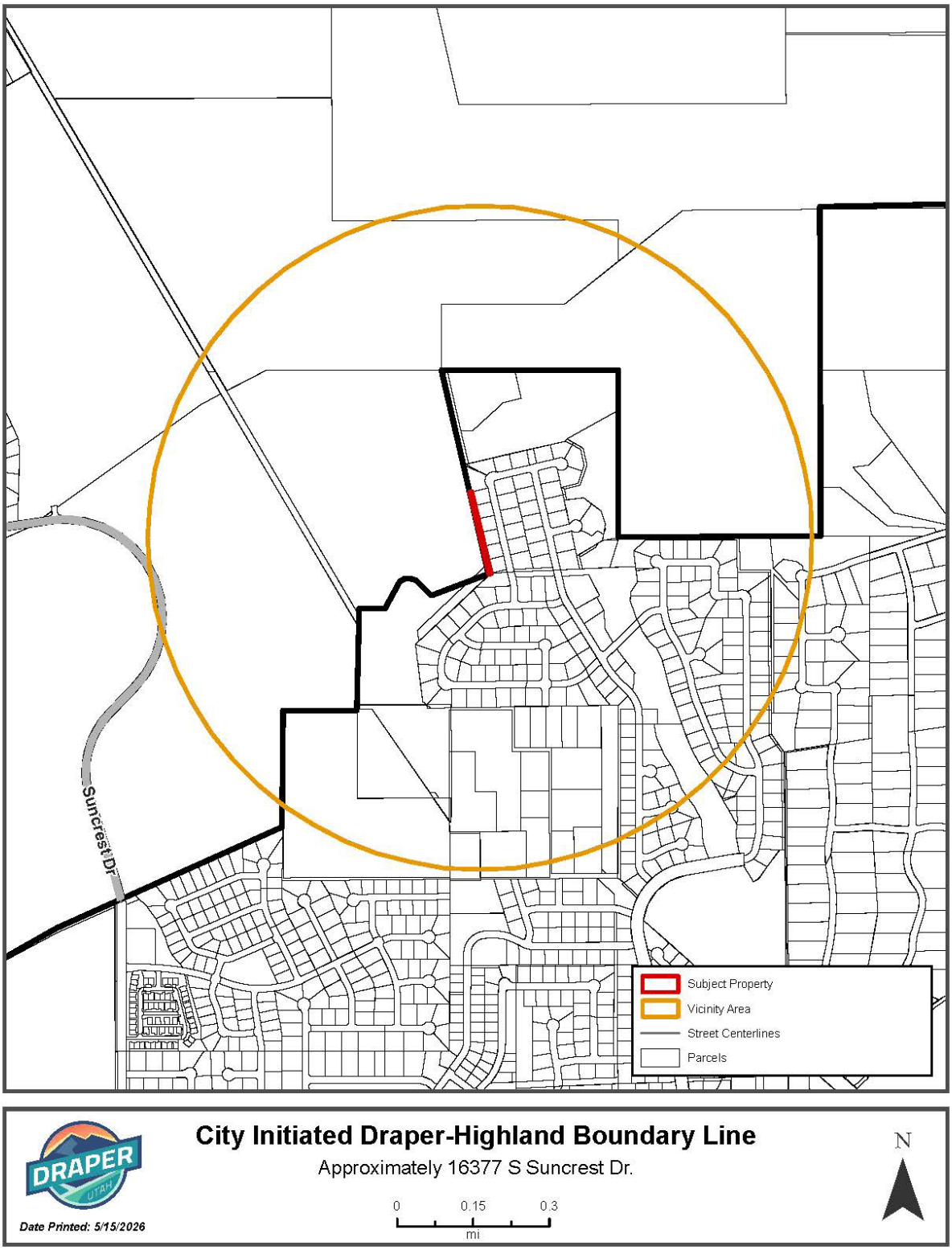
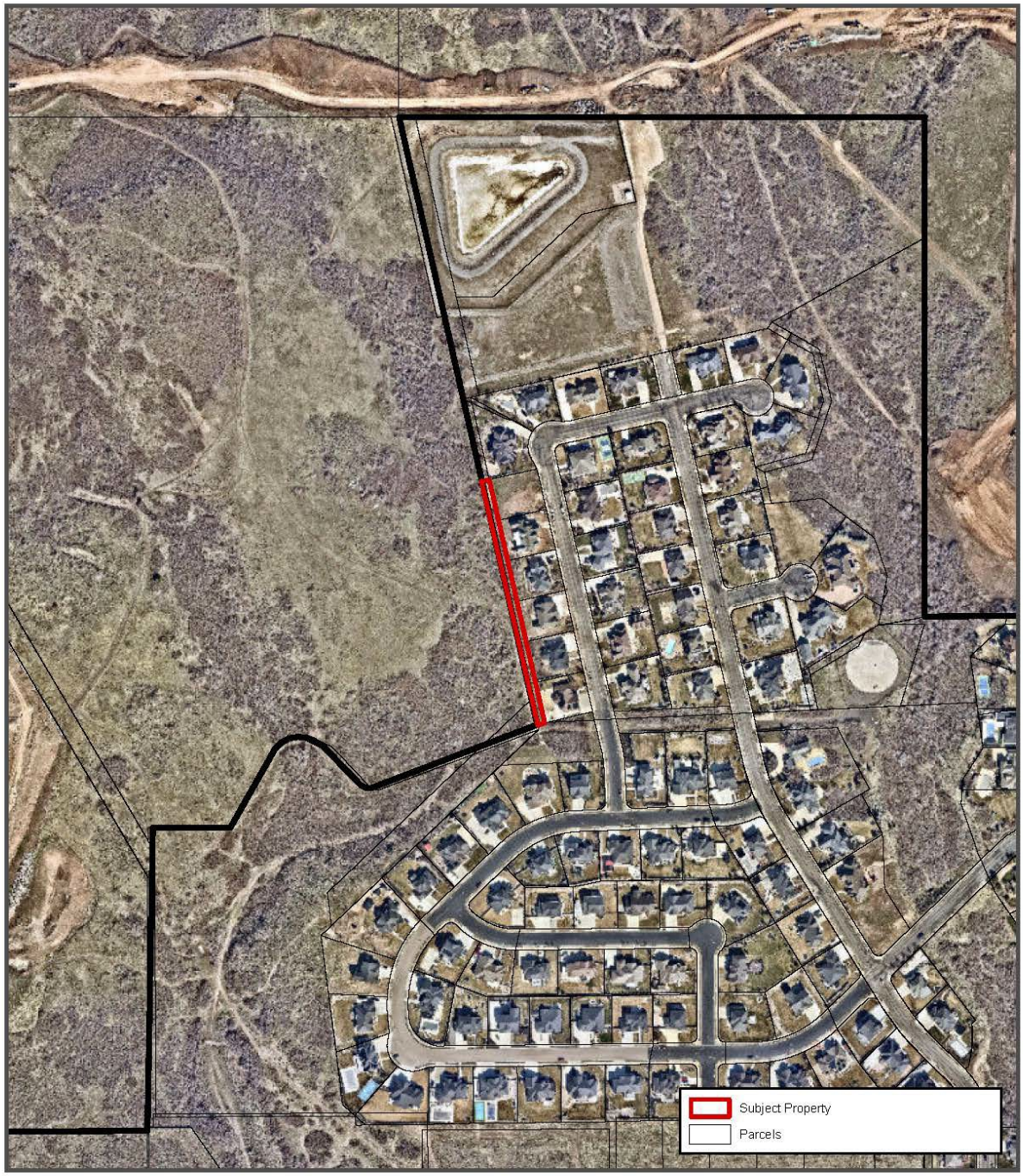


EXHIBIT D
AERIAL MAP



City Initiated Draper-Highland Boundary Line

Approximately 16377 S Suncrest Dr.

0 0.06 0.11
mi

N

Date Printed: 5/15/2026

EXHIBIT E
LAND USE MAP

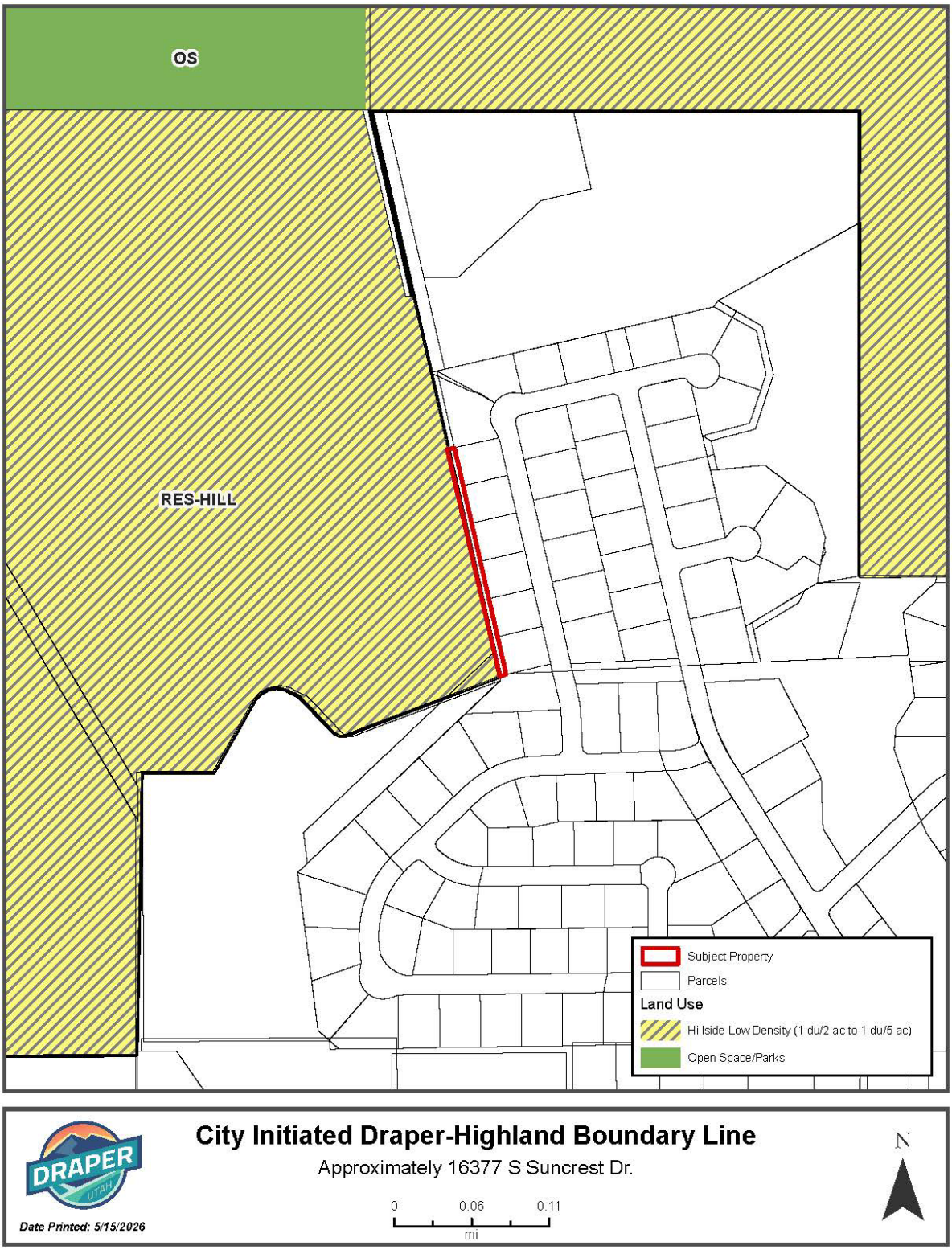
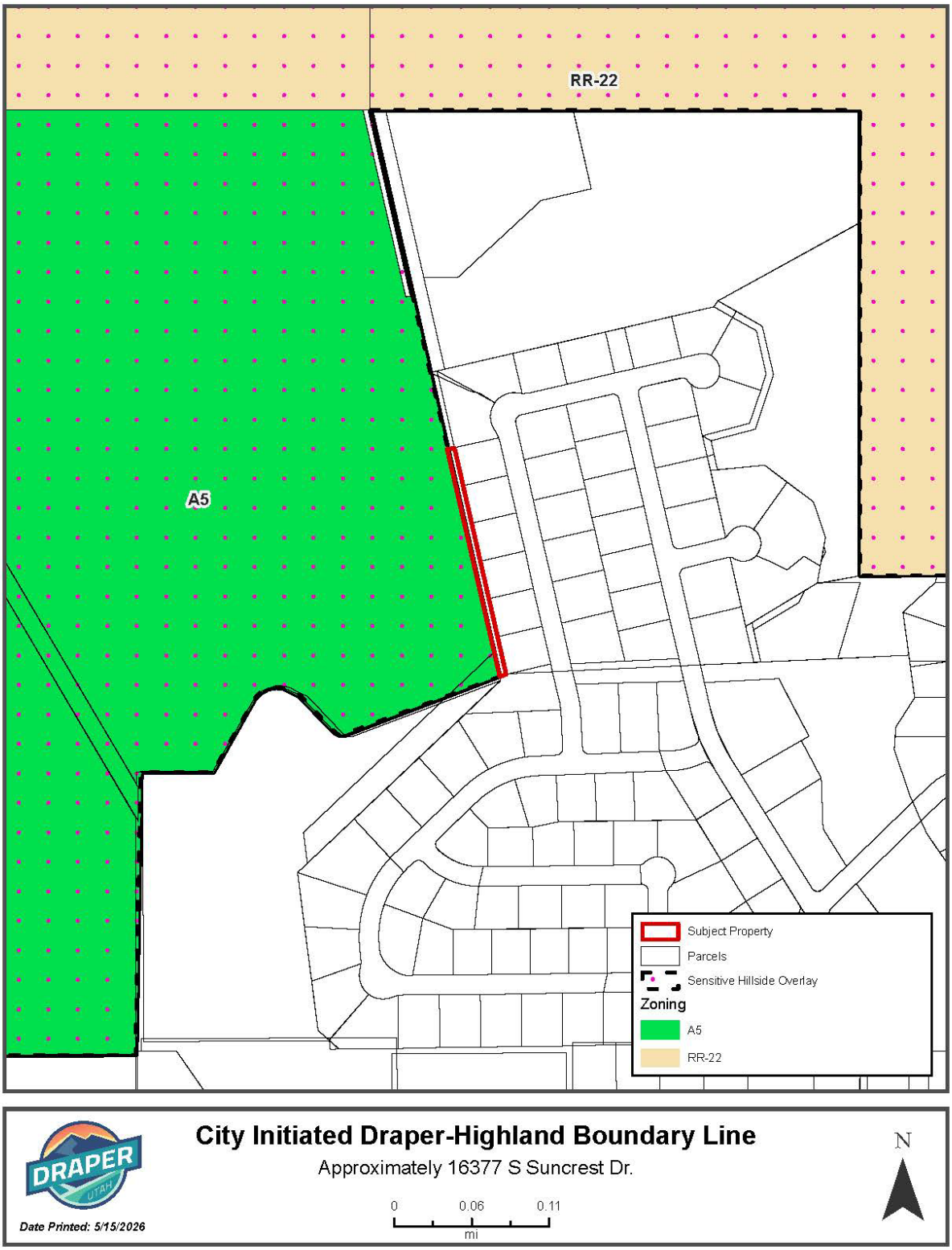



EXHIBIT F
ZONING MAP