



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

January 28, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved _____ Date

From: Maryann Pickering, AICP, Planner III
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Trailside Townhomes – Site Plan Amendment Request**

Application No.: 2024-0416-SP
Applicant: John Wheatley and David Tillotson, representing IKON Development
Project Location: 2142 East Brookings Drive
Current Zoning: RR-22 (Rural Residential), RR-43 (Rural Residential), and RM (Multi-family) Zone
Acreage: 19.37 acres (approximately 843,757 square feet) total
Request: Request for approval of a Site Plan Amendment in the RR-22 and RR-43 zones in order to revise the design of the previously approved clubhouse building.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan Amendment for approximately 19.37 acres located on corner of Brookings Drive and Suncrest Drive, at 2142 East Brookings Drive (Exhibits B and C). The property is currently zoned RR-22, RR-43, and RM. The applicant is requesting to revise the design of the previously approved clubhouse building.

The property was originally part of the Suncrest development area and was recorded as Lots 1301-1306 of the Maple Hollow Phases 10, 11, and 13 at Suncrest plat. The Suncrest



Master Plan for these properties was for them to be developed with commercial uses. The Suncrest development is vested under the 1999 Draper City Municipal Code (1999 DCMC) and properties in this area still contain zoning designations from the 1999 DCMC, like the RR-22, RR-43, and RM zones.

In 2015, the prior property owner and Draper City entered into a Development Agreement that removed the property from the Suncrest Development Agreement Area and allowed the property to be developed with up to 160 townhomes. While the property was not rezoned to current Draper City Municipal Code (DCMC) zoning designations, it is now vested to the current zoning code regulations and required to comply with Chapter 9-32 of the DCMC.

The initial site plan application for this project was first heard at the July 28, 2022 Planning Commission meeting. The Planning Commission also considered a Subdivision Plat Amendment application for the property at that meeting. The Subdivision Plat Amendment application was approved. As part of the Site Plan request, deviations were requested for sidewalks and building materials. Both deviations were denied and the Site Plan was continued to a date uncertain.

On August 8, 2022, the applicant filed an appeal for the sidewalk deviation denial. The building material deviation was not appealed. After the appeal hearing, the City and applicant negotiated a settlement that the Appeals and Variance Hearing Officer approved. The Appeals and Variance Hearing Officer's final order requires sidewalks on both sides of some streets and sidewalk on just one side of the street for a portion of two streets.

On November 17, 2022, the Planning Commission granted approval of the site plan application for Trailside Townhomes, located at approximately 2142-2318 E. Brookings Drive.

In September 2024, a site plan amendment was approved for architectural design and minor changes to the landscaping. There were no changes to the layout of the original site plan application and private road network.

This application represents the second amendment to the site plan approval from November 17, 2022. The proposed changes impact the construction of the clubhouse building only.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RM, RR-22, and RR-43	Exhibit E
Proposed Use	Multi-family Dwellings	
Adjacent Zoning		
East	RR-22	
West	RM	
North	RM, RR-22	
South	A5 (Agricultural)	

The Residential Medium Density designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION			
CHARACTERISTICS	<ul style="list-style-type: none"> • Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants 		
LAND USE MIX	<table border="0"> <tr> <td> Primary <ul style="list-style-type: none"> • Single-family detached homes </td> <td> Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space </td> </tr> </table>	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space
Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space 		
DENSITY	<ul style="list-style-type: none"> • Density range: 2-4 dwelling units per acre 		
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC) 		
OTHER CRITERIA	<ul style="list-style-type: none"> • Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures 		



According to 1999 DCMC Section 9-4-020 the purpose of the RR-22 and RR-43 zones was to *"promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses."*

According to 1999 DCMC Section 9-4-030 the purpose of the RM zone was to *"provide areas for low-to-medium residential density' with the opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City."*

Site Plan Layout. The updated site plan application is to modify the previously approved design of the clubhouse building. The original approval was a one-story building and a two-story building is now proposed. The footprint and the general architectural style of the building has not changed (Exhibit F).

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Boundary Line Setback			
Front	Minimum of 5 feet to maximum of 20 feet	10 feet	Ranges from 10 feet along Suncrest Drive to more than 20 along Brookings Drive
Front	Minimum of 5 feet to maximum of 20 feet	17 feet	All units are a minimum of 20 feet from any street in the project.
Rear	10 feet minimum	61 feet	
Rear	10 feet minimum	178 feet	
Driveway Depth	20 foot minimum	20 feet	

Circulation. There are no proposed changes to the previously approved circulation plan with this application.

Landscaping and Lot Coverage. There are no proposed changes to the previously approved landscape plan with this application.



Parking. There are no proposed changes to the previously approved parking plan with this application. The previously approved parking around the clubhouse will remain and will not be altered.

Architecture. The applicant is proposing a two-story clubhouse building (Exhibit G). It is located in the same location and footprint as the single-story clubhouse that was approved with the original application. There are no changes to the approved amenity count with this application. The new elevation drawings show the two-story building designed in the same architectural style as the original.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height	35 feet maximum	Approximately 31 feet	
Materials			
Primary	Brick or Stone	Brick, Hardie siding and metal	
Secondary	N/A	N/A	
Percentage of Materials			
All sides	50% minimum of primary materials	100%	Brick is 72% with board and batten siding at 28%.

Lighting. There are no proposed changes to the previously approved lighting plan with this application. The previously approved lights along the first floor will remain unchanged.

Criteria For Approval.

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

- E. Standards for Approval: The following standards shall apply to the approval of a site plan:
 1. The entire site shall be developed at one time unless a phased development plan is approved.
 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.



4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

REVIEWS

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

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

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

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

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

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Site Plan Amendment submission. Comments from this division, if any, can be found in Exhibit A.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the application with the conditions listed below based on the listed findings and the criteria for approval, as listed within the staff report.

If the Zoning Administrator approves the request, staff recommends that the following conditions be included:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.

Findings for approval:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans are consistent with DCMC Chapter 9-14 and the approved Master Area Plan.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.



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: 2025.01.28 15:15:52-07'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.01.28
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Draper City Planning Division



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: 2025.01.28 15:03:51-07'00'

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.

Geotechnical Review.

1. No additional comments.

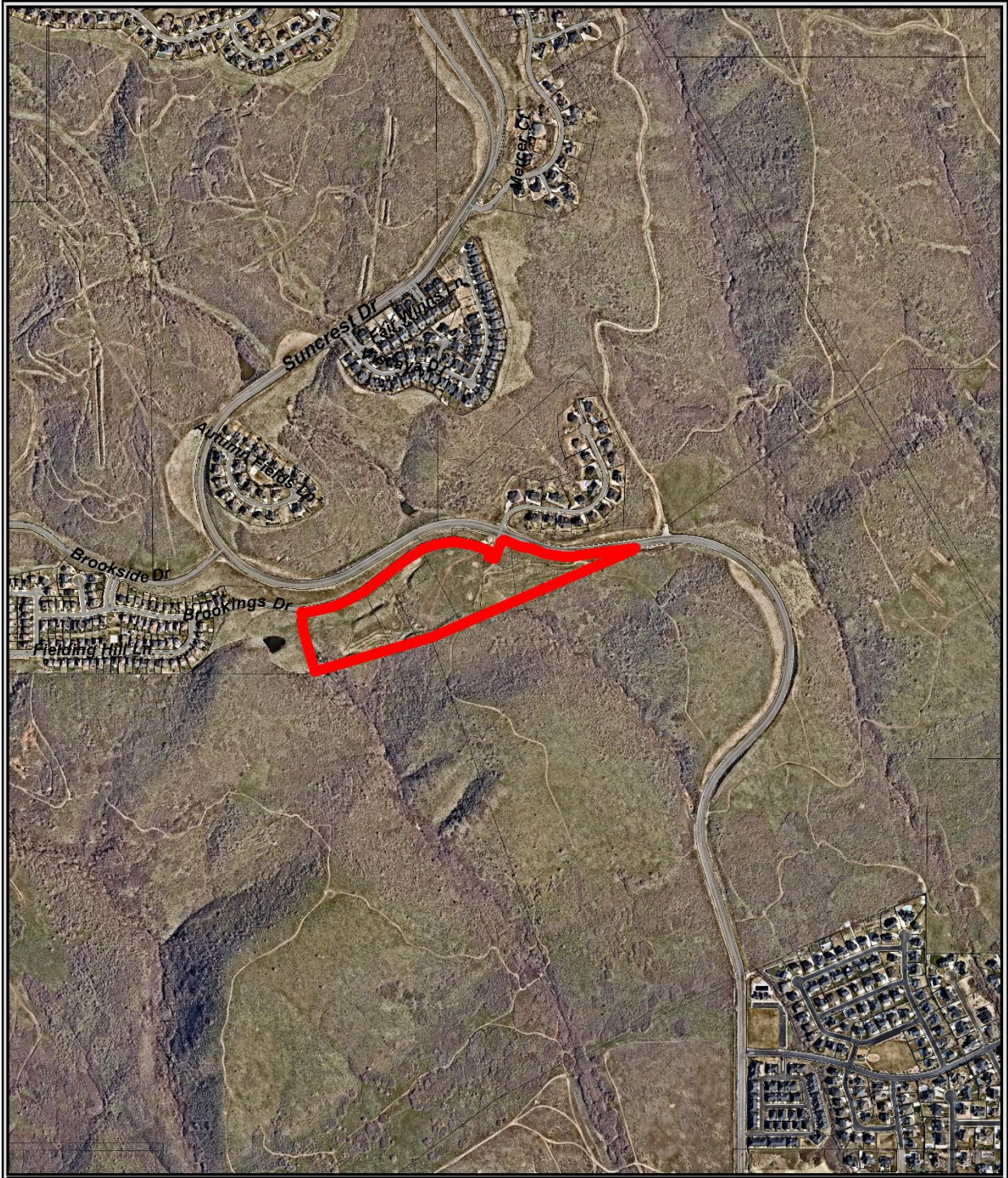
Geologic Hazards Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP



Trailside Townhomes
2142 E. Brookings Drive

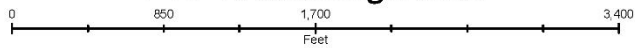


EXHIBIT C
AERIAL MAP



Trailside Townhomes
2142 E. Brookings Drive

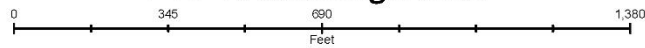
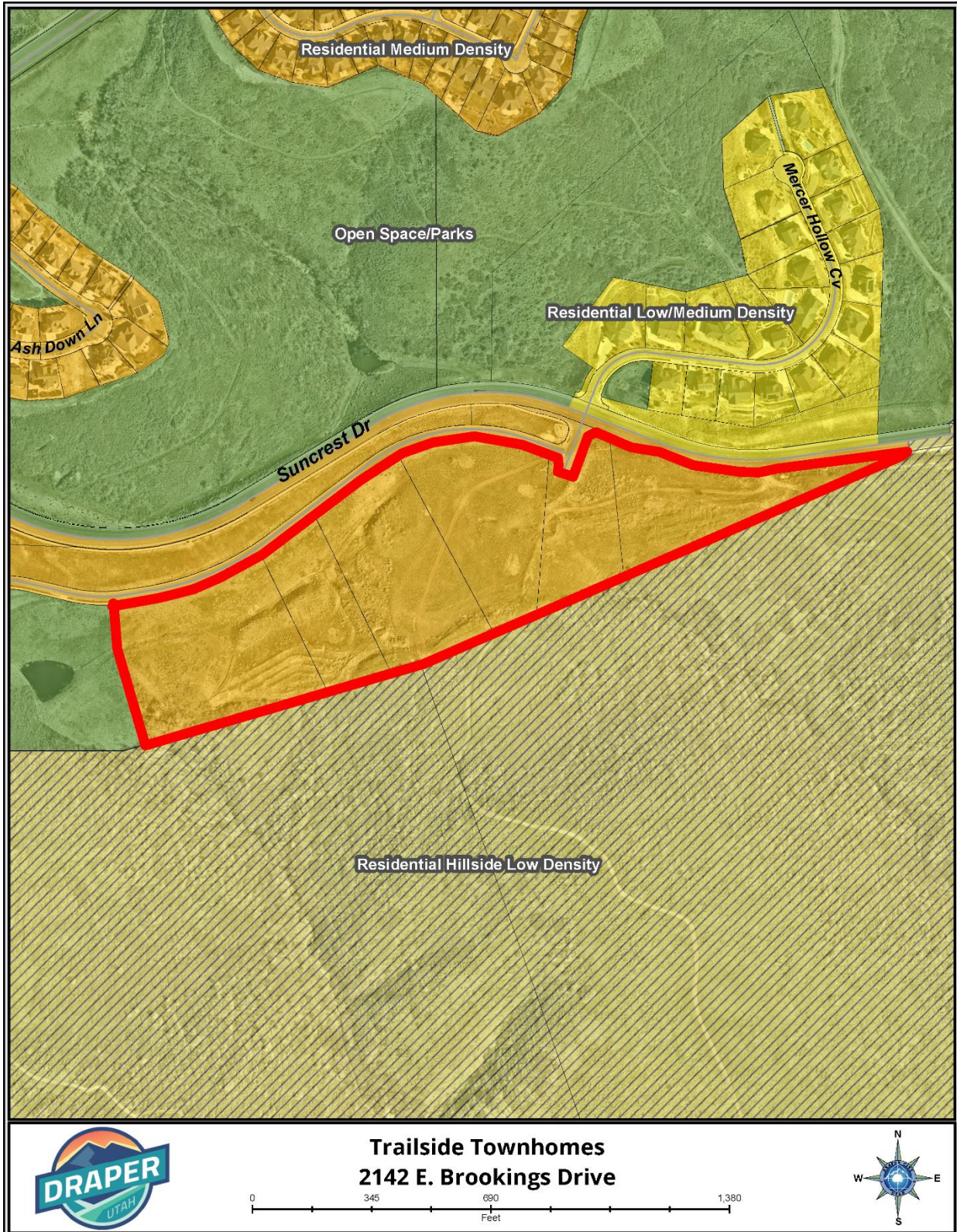


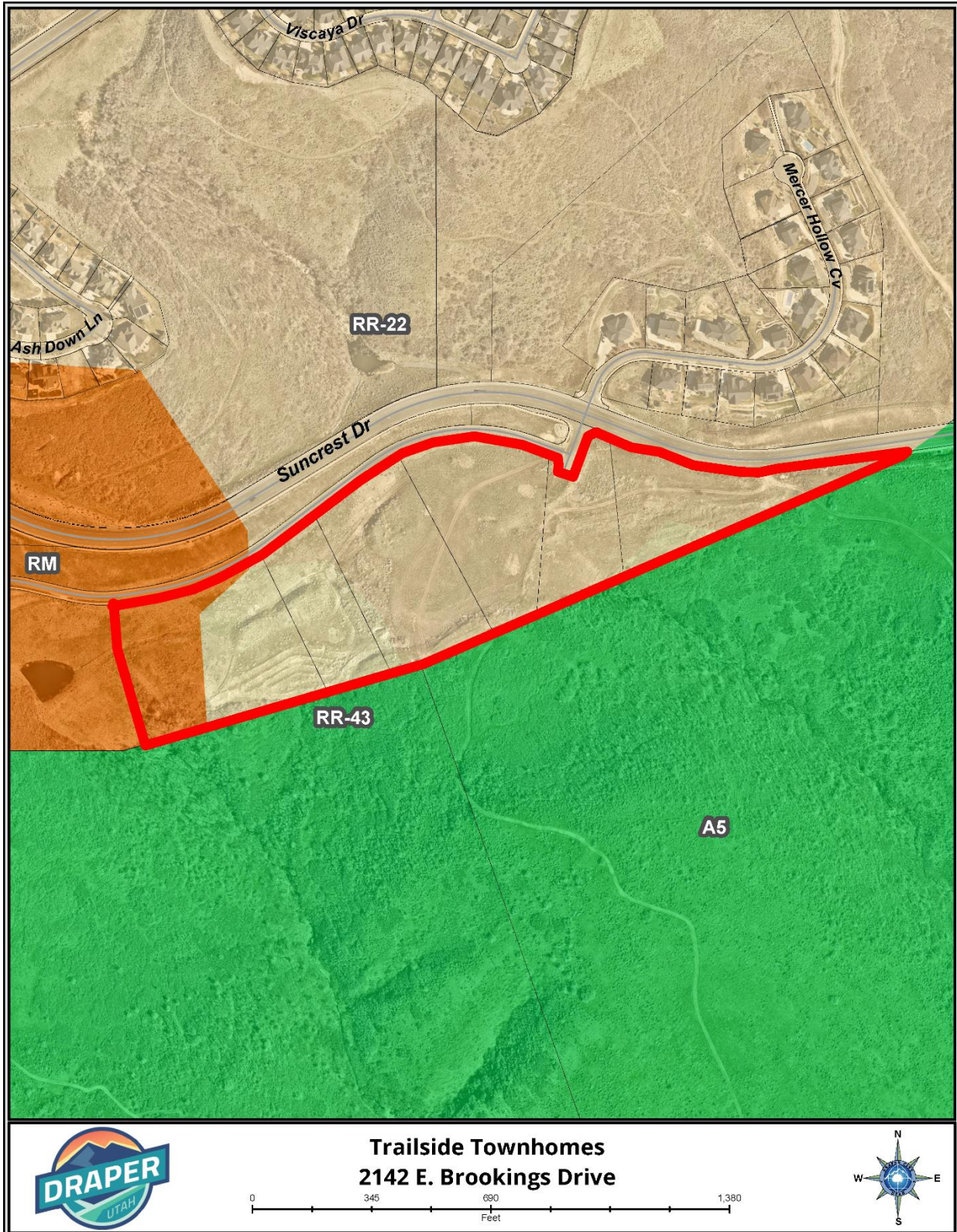
EXHIBIT D
LAND USE MAP



Trailside Townhomes
2142 E. Brookings Drive



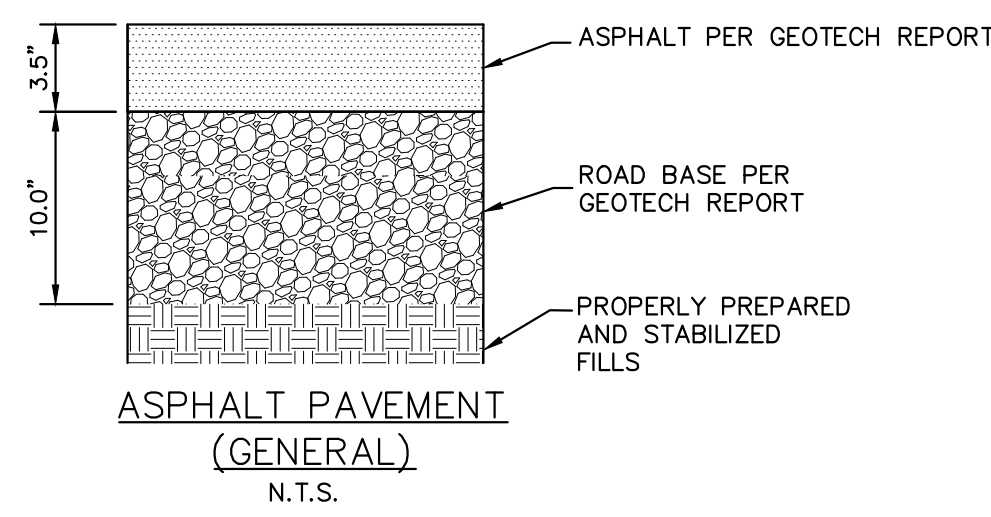
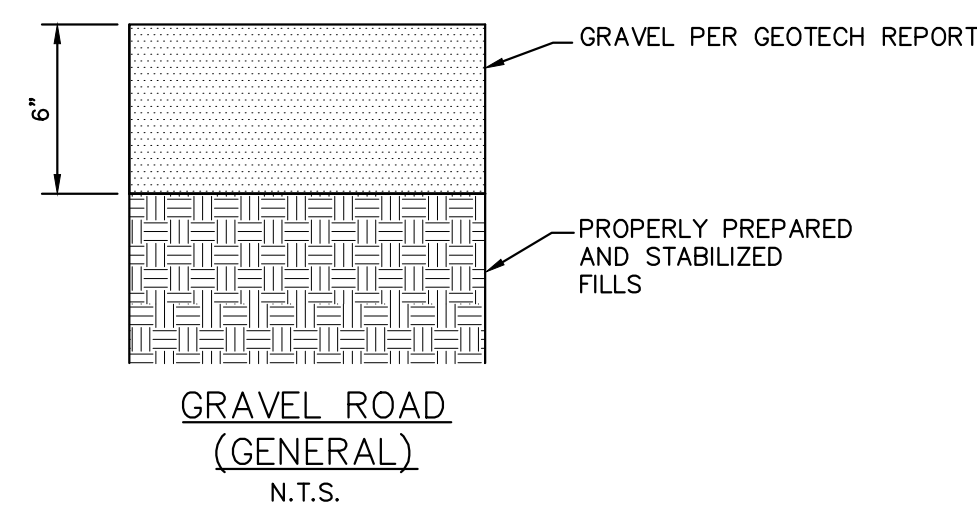
EXHIBIT E
ZONING MAP



Trailside Townhomes
2142 E. Brookings Drive



**EXHIBIT F
SITE PLAN**

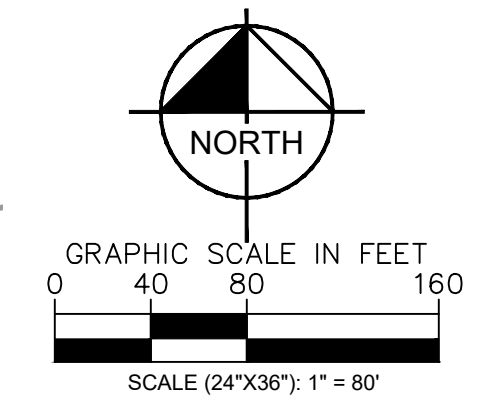
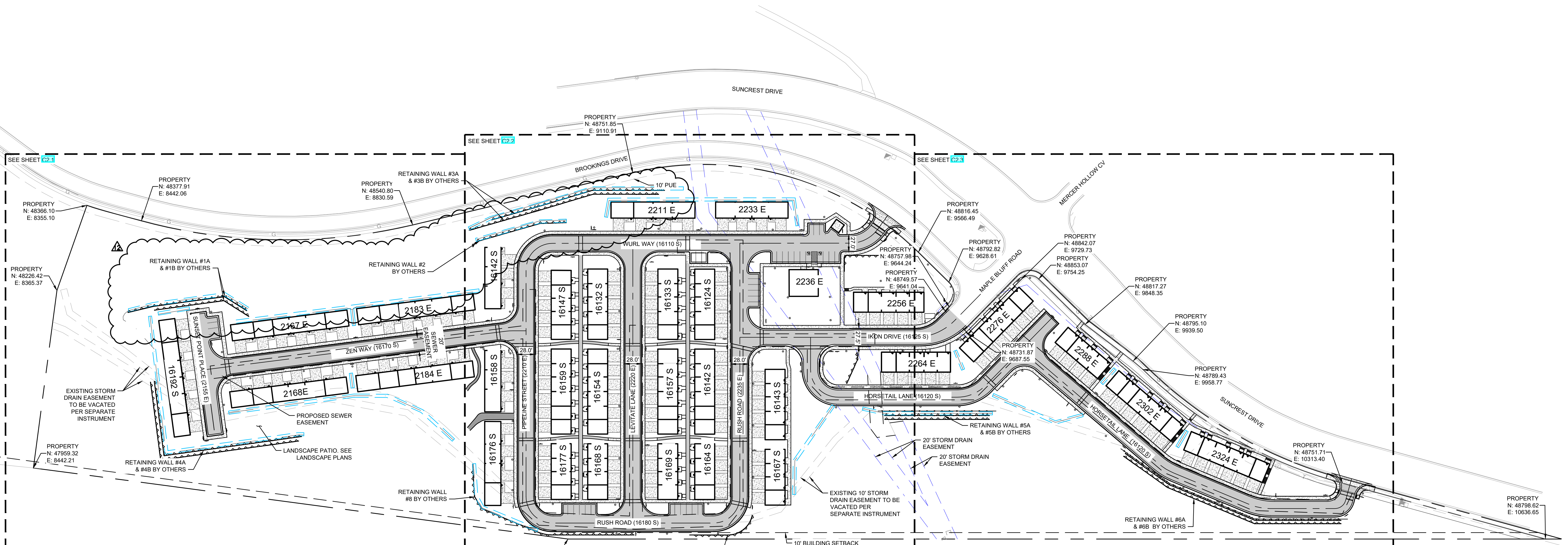


LEGEND

- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED SOUTH VALLEY SEWER DISTRICT EASEMENT
- EXISTING DRAPER CITY DISTRICT STORM EASEMENT
- INSTALL CONCRETE PAVEMENT PER KEYNOTES
- PROPOSED ASPHALT PAVEMENT SECTION PER GEOTECH REPORT. SEE DETAIL THIS SHEET.
- PROPOSED CRUSHED GRAVEL TRAIL PER LANDSCAPE ARCHITECTURE PLANS
- PROPOSED GRAVEL ROAD PER GEOTECHNICAL SPECIFICATIONS
- PARKING COUNT

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. TRAILSIDE TOWNHOMES H.O.A. TO MAINTAIN BROOKINGS DR. PARK STRIP PER DRAPER CITY REQUIREMENTS.
5. PARK STRIPS ON BROOKINGS DRIVE AND SUNCREST DRIVE ARE THE RESPONSIBILITY OF THE DEVELOPMENT.
6. FIRE SPRINKLERS SHALL BE PROVIDED.



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
 BLUE STAKES OF UTAH
 1-800-662-4111
 Dig Safely.

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	DESCRIPTION
05/20/2024	SITE PLAN AMENDMENT 3
06/06/2024	RFI #10
06/06/2024	RFI #16
06/21/2024	WALL UPDATES
07/15/2024	RFI #24
07/17/2024	RFI #25
07/18/2024	RFI #30

OVERALL SITE PLAN
 TRAILSIDE TOWNHOMES
 DRAPER CITY, UTAH

DESIGNED BY: JDL
 CHECKED BY: AJR
 PROJECT No.: 093855000
 SCALE: AS SHOWN

SEAL
 SHEET
 C2.0

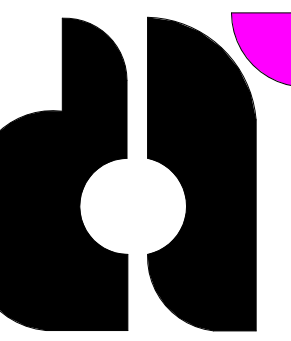


111 East Broadway, Suite 600 Salt Lake City, UT 84111 Tel. No. (385) 212-3176

**EXHIBIT G
ELEVATIONS**

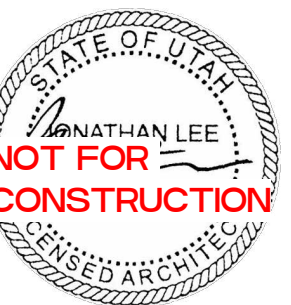
TOTAL BUILDING ELEVATION MATERIALS: 3,005 SF

BRICK - 2,162 SF (72%)
BOARD AND BATTEN SIDING - 843 SF (28%)

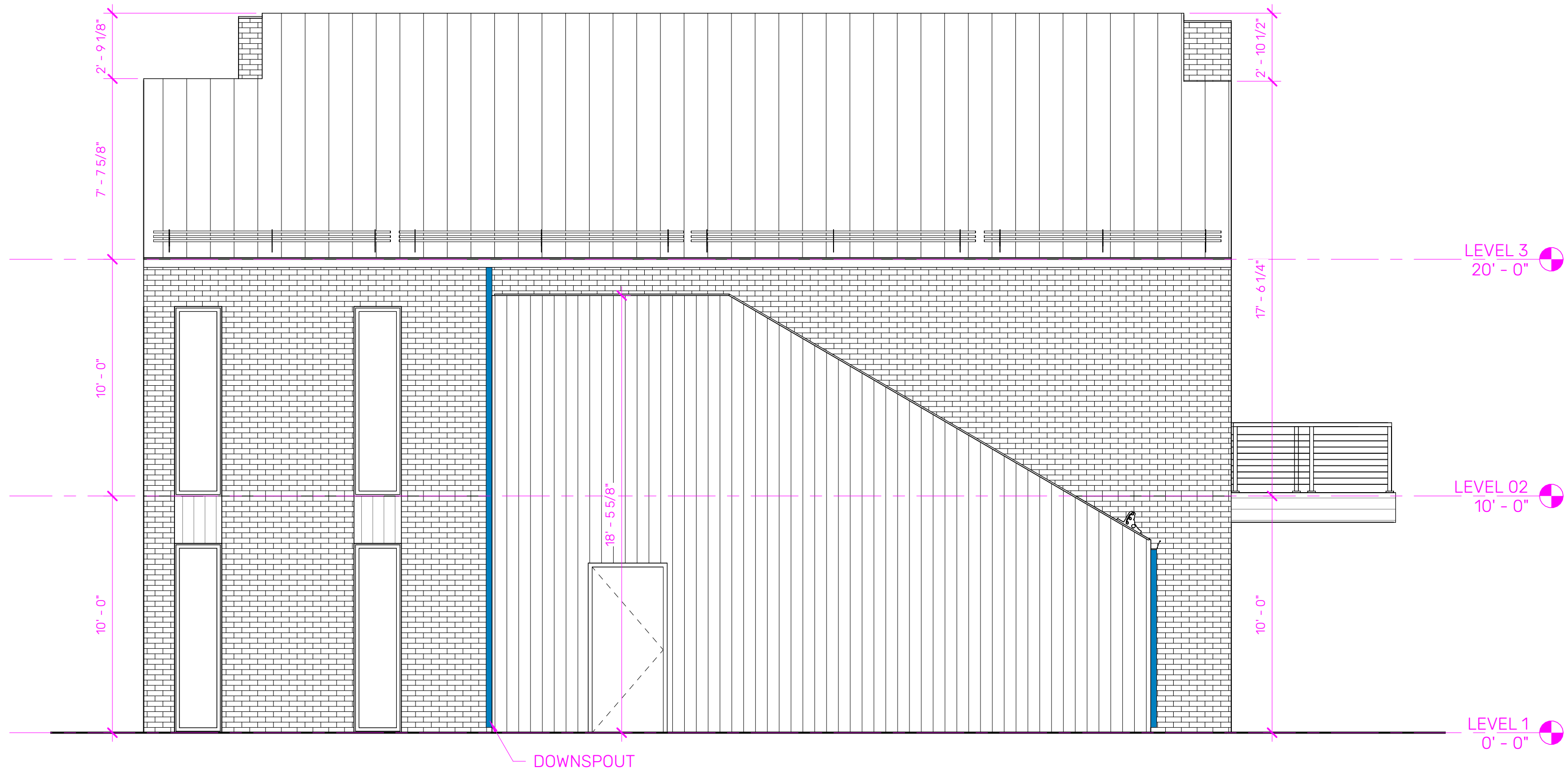


Designs Of Tomorrow -
Architecture

1063 S State St.
Salt Lake City,
UT 84111
Phone: (801) 864-5258



REVISIONS:



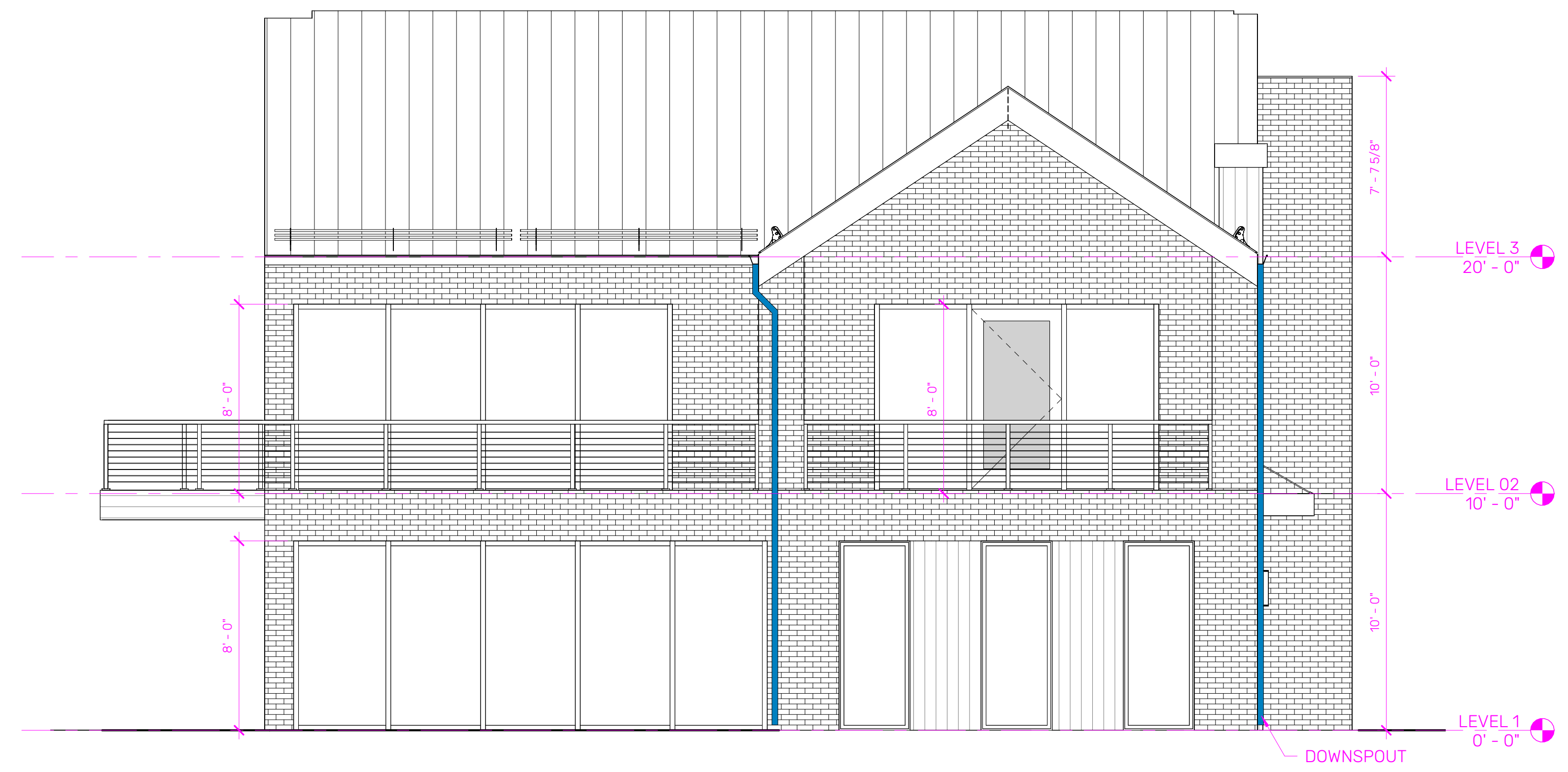
BRICK - 484 SF (54%)
BOARD AND BATTEN SIDING - 408 SF (46%)
TOTAL - 892 SF

C2 ELEVATION - COMMUNITY CENTER -
WEST
SCALE: 1/4" = 1'-0"



BRICK - 520 SF (73%)
BOARD AND BATTEN SIDING - 194 SF (27%)
TOTAL - 714 SF

C4 ELEVATION - COMMUNITY CENTER -
SOUTH
SCALE: 1/4" = 1'-0"



BRICK - 697 SF (99%)
BOARD AND BATTEN SIDING - 6 SF (1%)
TOTAL - 703 SF

A2 ELEVATION - COMMUNITY CENTER -
EAST
SCALE: 1/4" = 1'-0"



BRICK - 461 SF (66%)
BOARD AND BATTEN SIDING - 235 SF (34%)
TOTAL - 696 SF

A4 ELEVATION - COMMUNITY CENTER -
NORTH
SCALE: 1/4" = 1'-0"

IKON TRAILSIDE TOWNHOMES

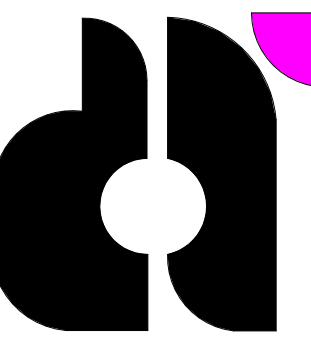
2236 E WURL WAY
Draper, UT 84020

SD

DATE: 12/04/2024
NUMBER: 21020

ELEVATION - COMMUNITY
CENTER

A201



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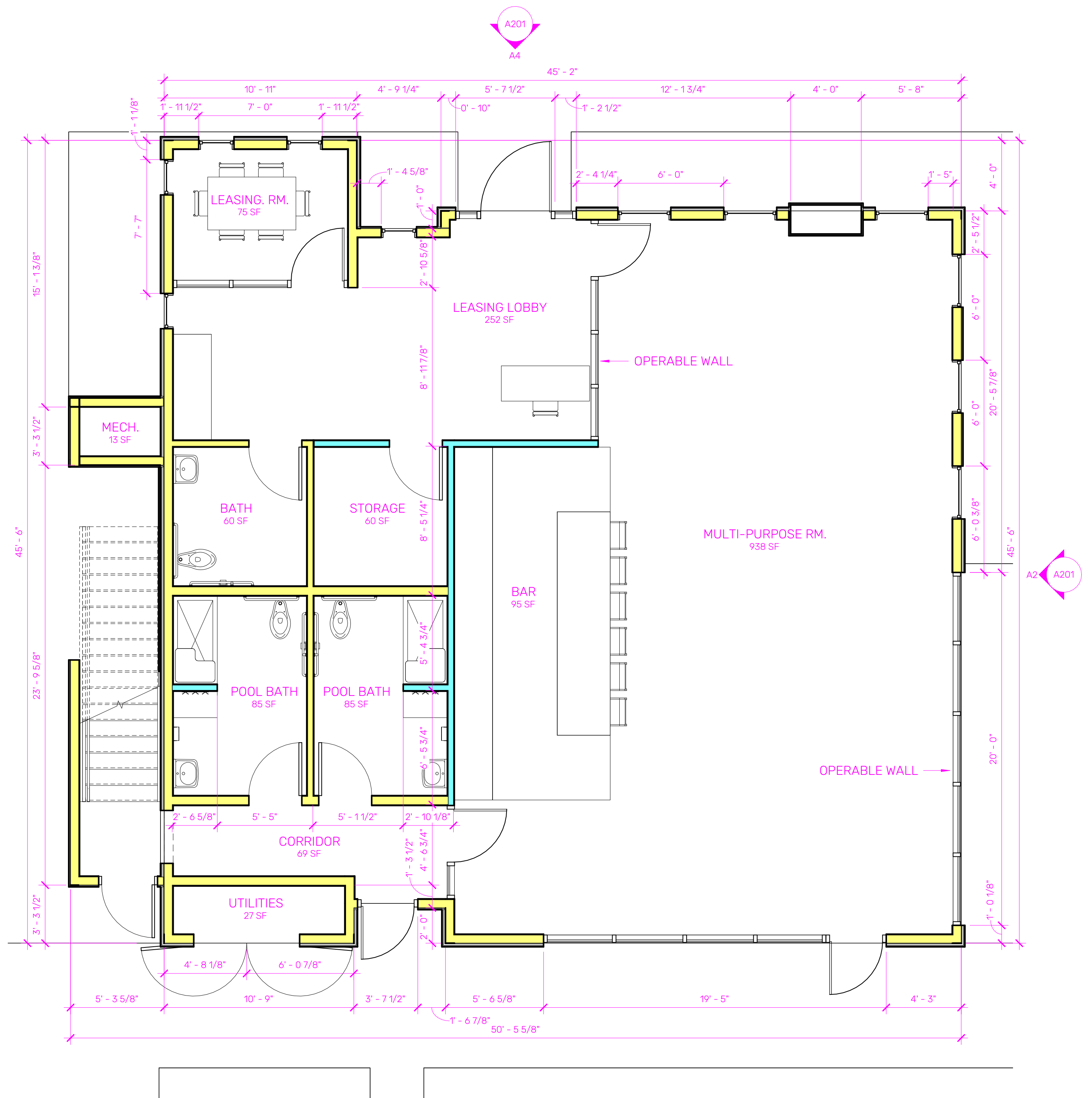
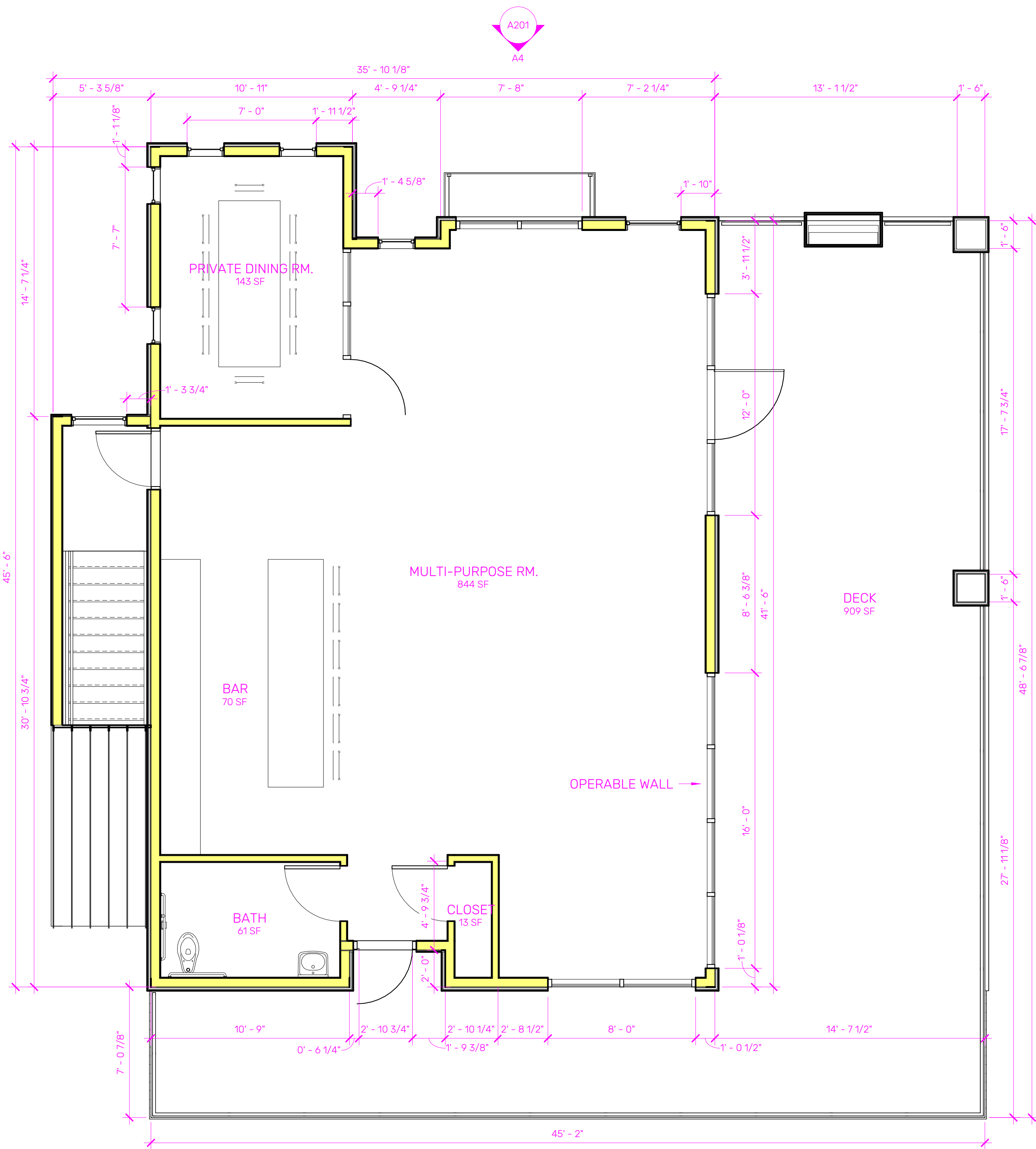


REVISIONS:

IKON TRAILSIDE TOWNHOMES
2236 E WURL WAY
Draper, UT 84020

SD
DATE: 10/09/2024
NUMBER: 21020
PLAN - COMMUNITY CENTER

A111



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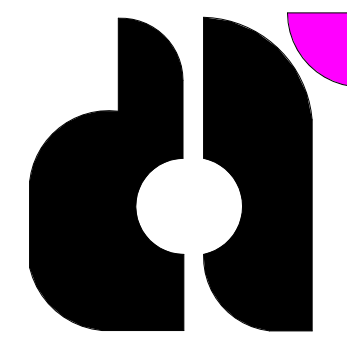
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REVISIONS:

IKON TRAILSIDE TOWNHOMES

2236 E WURL WAY
Draper, UT 84020

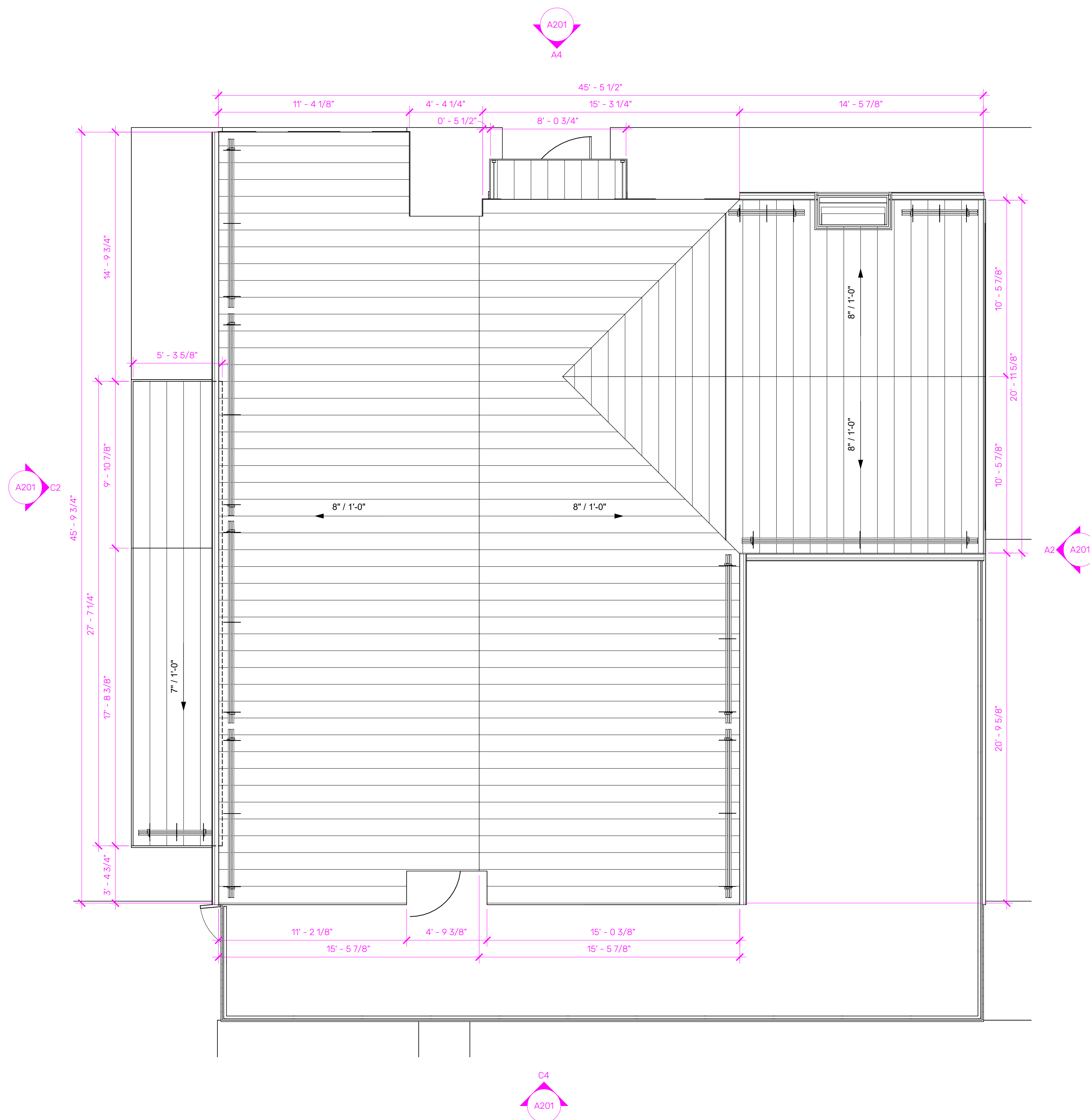
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DATE: 10/09/2024

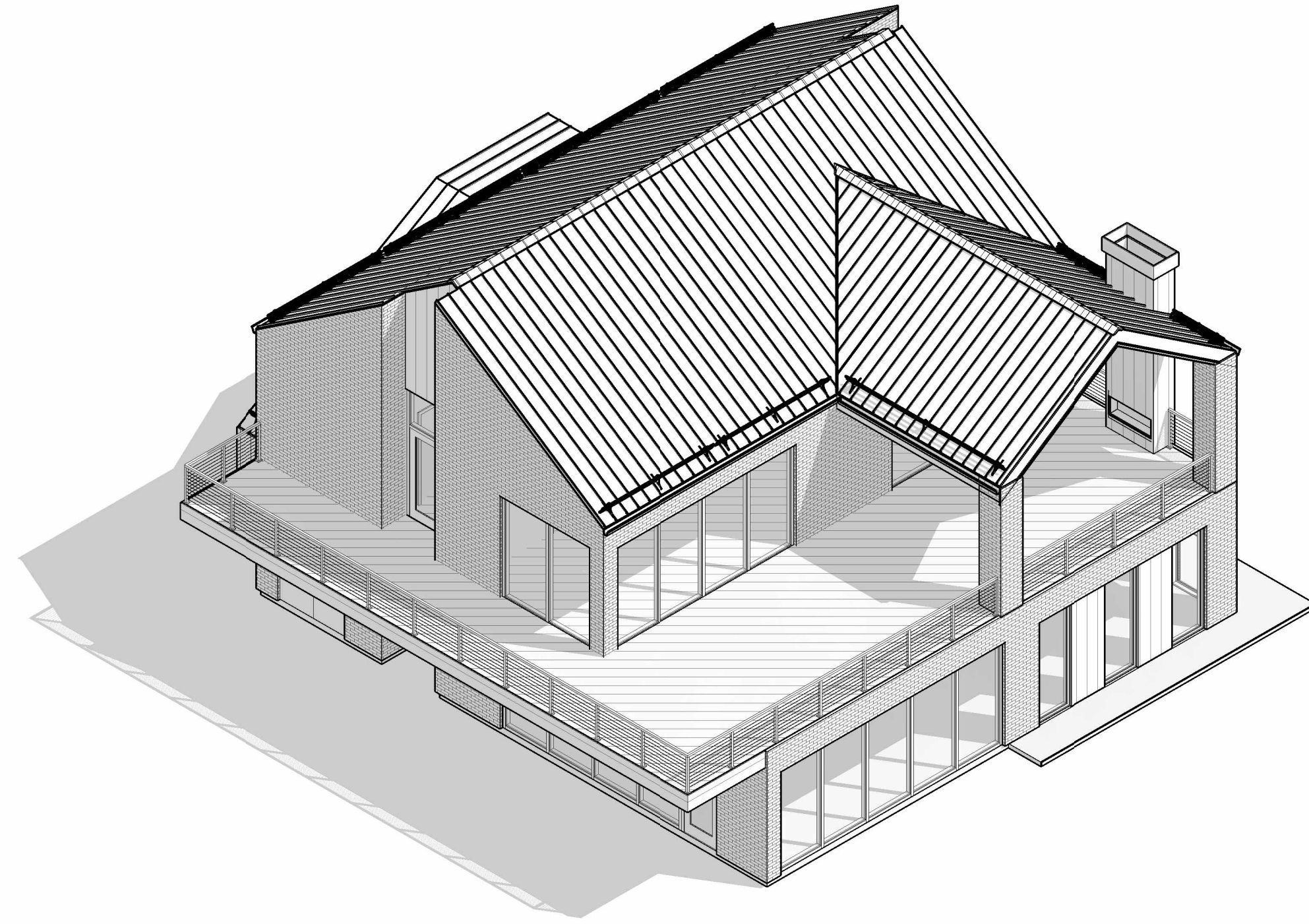
NUMBER: 21020

PLAN - COMMUNITY
CENTER - ROOF

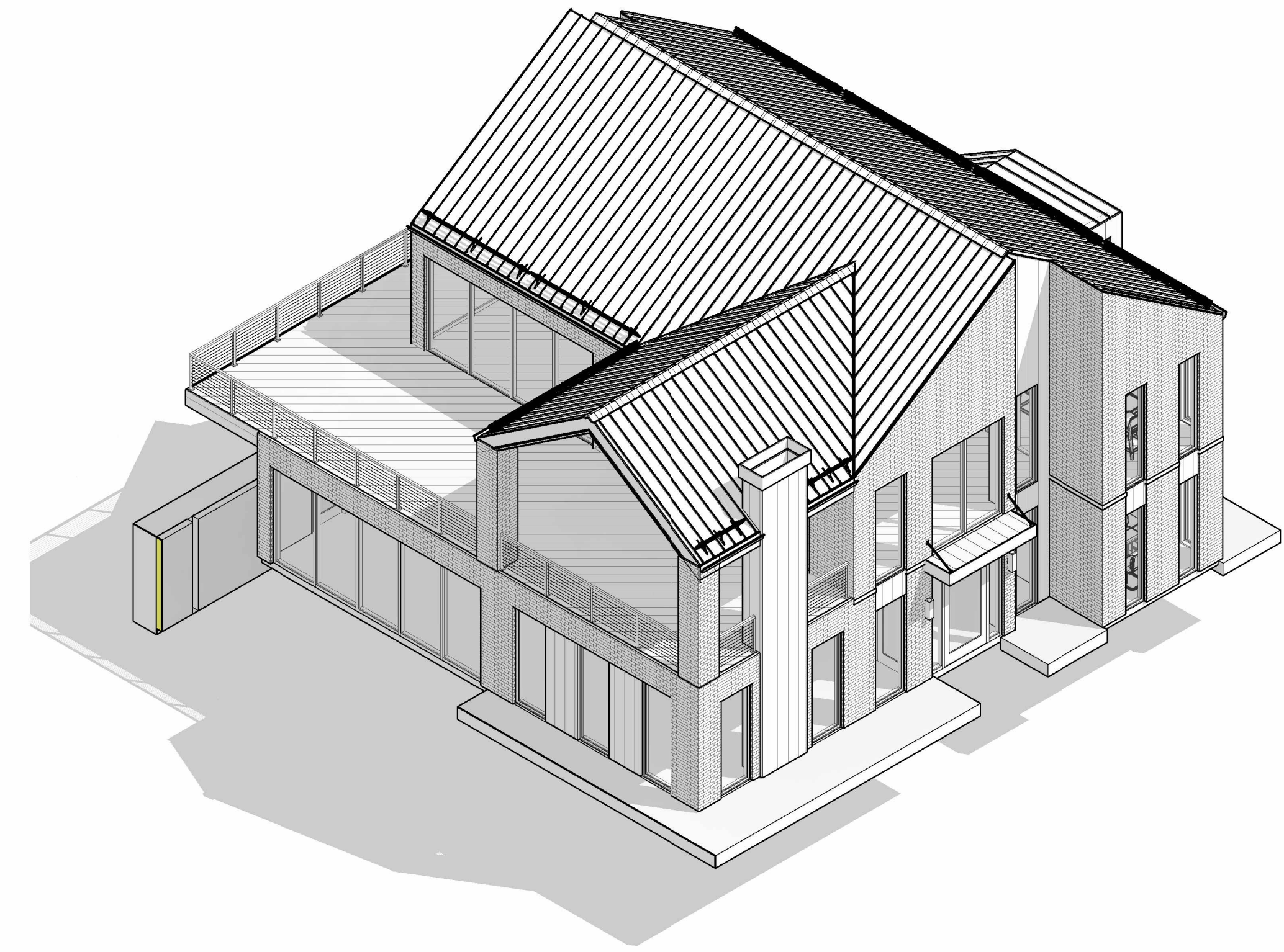
A112



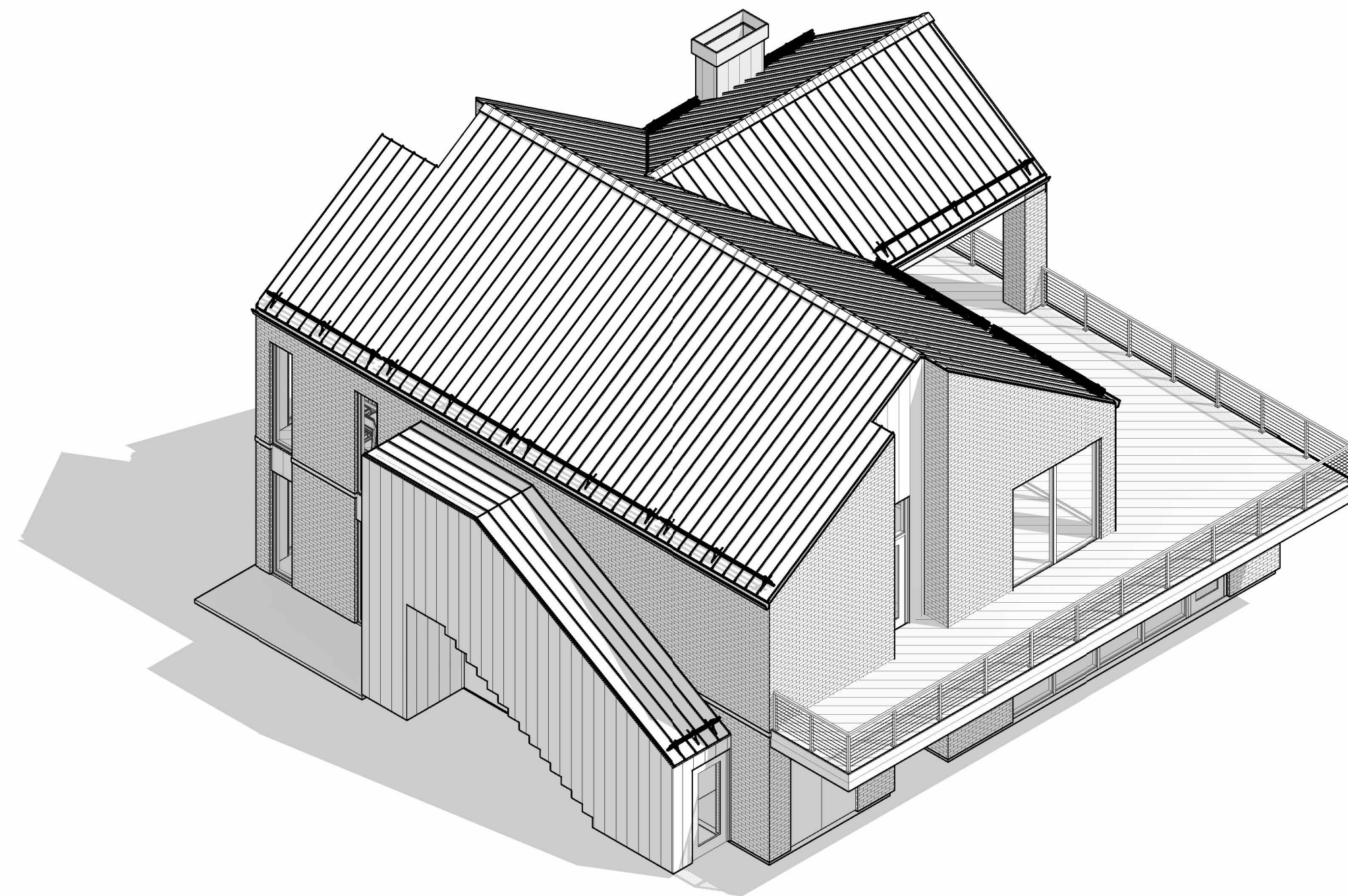
A4 PLAN - COMMUNITY CENTER - ROOF
SCALE: 1/4" = 1'-0"



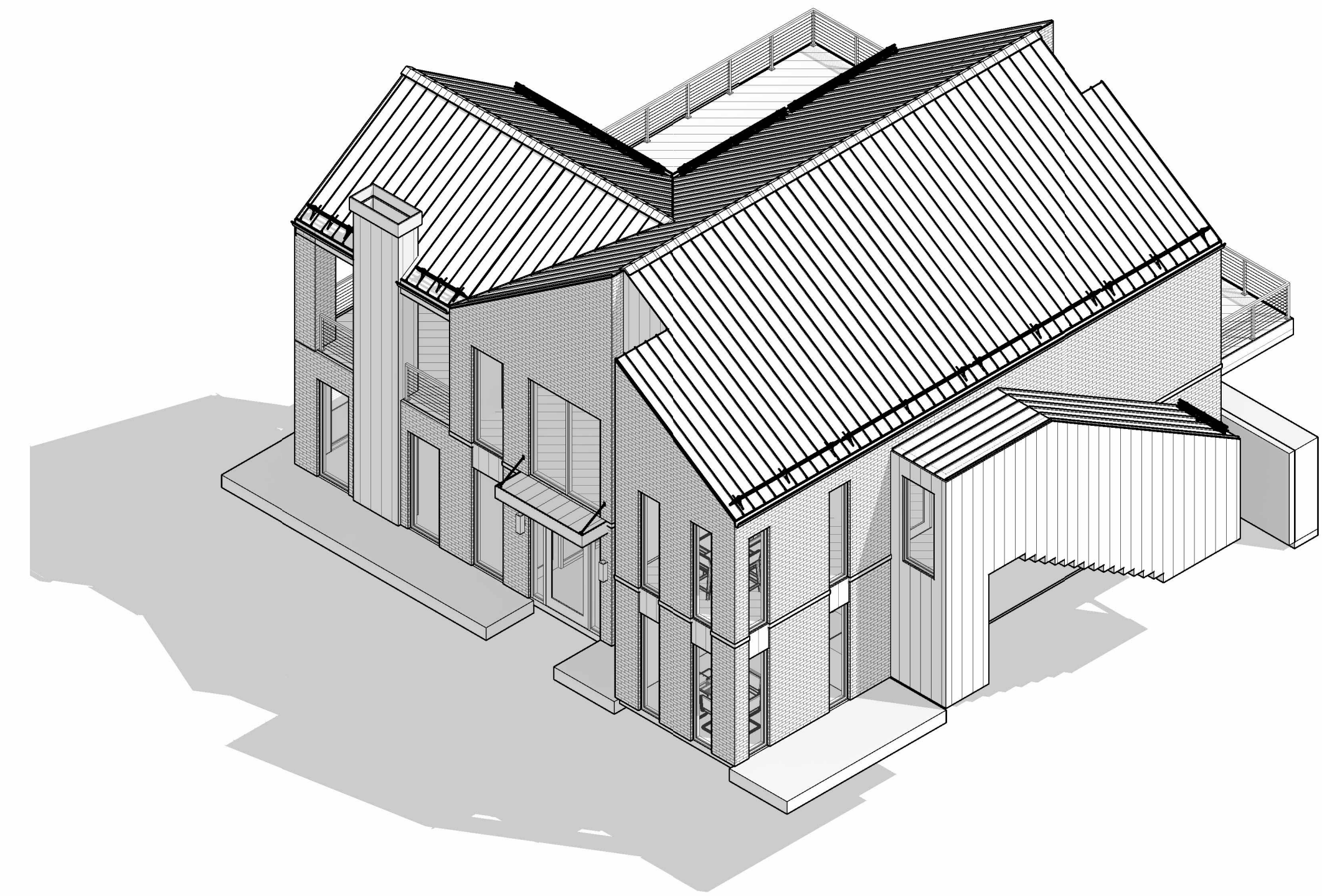
C3 PERSPECTIVE VIEW - COMMUNITY CENTER - SE
SCALE: NOT TO SCALE



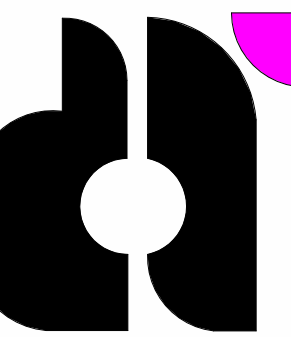
C5 PERSPECTIVE VIEW - COMMUNITY CENTER - NE
SCALE: NOT TO SCALE



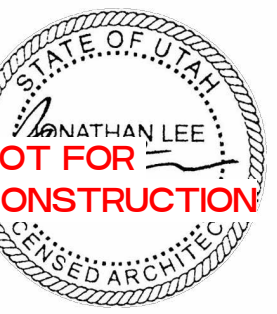
A3 PERSPECTIVE VIEW - COMMUNITY CENTER - SW
SCALE: NOT TO SCALE



A5 PERSPECTIVE VIEW - COMMUNITY CENTER - NW
SCALE: NOT TO SCALE



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2236 E WURL WAY
DRAPER, UT 84020

SD

DATE: 10/09/2024

NUMBER: 21020

PERSPECTIVE ELEVATION - COMMUNITY CENTER

A202