



Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
May 11, 2026

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

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

Prepared By: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Lone Peak Retail 3 – Site Plan Request**
Application Nos.: 2026-0029-SP
Applicant: Eric Gairan of Price Real Estate, property owner
Project Location: Approximately 218 W. 12300 South
Current Zoning: CSD-LP (Lone Peak Commercial Special District) Zone
Acreage: Approximately 0.85 acres (approximately 37,026 sq. ft.)
Request: The purpose of the request is to construct two new retail/restaurant buildings with drive-thru's on a vacant lot.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan for approximately 0.85 acres located on the north side of 12300 South near 265 West, at approximately 218 W. 12300 South (Exhibits B and C). The property is currently zoned CSD-LP. The applicant is requesting that a Site Plan approved to allow for the development of the currently vacant site as a retail/restaurant building with drive-thru's.



A text amendment to the CSD-LP zoning district was approved in June, 2019. That text amendment modified some of the development standards for the CSD and made it possible for the Zoning Administrator to administratively approve site plan applications within the boundaries of the CSD. The property is one of the last few remaining vacant lots in the Lone Peak Commercial Special District.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District	Exhibit D
Current Zoning	CSD-LP	Exhibit E
Proposed Use	Retail/Restaurant Buildings	
Adjacent Zoning		
East	CSD-LP	
West	CSD-LP	
North	CSD-LP	
South	CBP (Commercial Business Park)	

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



Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

According to DCMC Section 9-8-020(F)(5) *"the purpose of each CSD zone is to permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses."*

Site Plan Layout. The applicant is proposing to develop the site with two one-story commercial buildings with a total square footage of 7,400 square feet (Exhibit F). The two



buildings will be connected by a raised uncovered patio accessed by exterior stairs. The proposed site is located within an existing shopping center. Access will come from the existing drive lanes that are located within the center. New vehicle drive thru lanes will be added as part of this project. Very little new parking will be added to this site as the parking exists already.

Standard	CSD-LP Requirements	Proposal	Notes
Lot/Parcel Size	0.85 acres		
Setbacks			
Front	None	Approx. 70 ft.	Complies
Rear	None	Approx. 84 ft.	Complies
Sides	None	Approx. 24 ft. and 14 ft.	Complies

Landscaping and Lot Coverage. A landscaping plan has been provided and can be found in Exhibit G. The proposed plan meets the minimum standards of the CSD-LP.

Standard	CSD-LP Requirements	Proposal	Notes
Lot Coverage	50%	19.9%	Complies
Overall Landscaping Coverage	13%	15%	Complies
Parking Lot Landscaping	7%	7%	Complies
Water Wise Landscaping	Required	Provided	Complies
Street Trees	From approved tree list	Street trees will be provided	Complies

Parking. According to the CSD-LP zone, required parking for all retail uses is 4 spaces per 1,000 square feet of retail use. Based on the plans provided (Exhibit F), 32 total parking stalls are required. Between the two existing developed properties and the proposed property, there are a total of 166 shared parking stalls. All existing and proposed uses are retail or restaurant users and the minimum parking is complied with.

The applicant has shown that both of these buildings will have an associated drive-thru. While there are no specific standards in the CSD-LP, the applicant has shown that the queuing from the menu board to the pick-up window meets Section 9-28-060(D). There are a minimum of three car lengths from the menu board to each pick-up window.



A traffic study (Exhibit H) has been provided which shows the site will be able to accommodate the proposed development with the drive-thru's.

Table 4 **Parking Lot Design Requirements**

Standard	CSD-LP Requirements	Proposal	Notes
Parking Required			
Retail	32	34	Complies
Pedestrian Connections	Public sidewalk to entrance	Provided	Complies
Cross Walks	Different material from parking lot required	Provided	Complies

Architecture. The architectural elevations show the proposed construction of two single story buildings connected by the raised uncovered patio with a total of 7,400 square feet (Exhibit I). The design and materials of this building are subject to the requirements of the CSD-LP and meet those requirements.

Table 5 **Architectural Design Requirements**

Standard	CSD-LP Requirements	Proposal	Notes
Building Height			
Main Building	120 ft. max.	Approx. 22 ft.	Complies
Materials			
Primary	No restrictions	Element of interest provided with wood panel soffit	Complies
Dumpsters	Enclosed and decorative masonry	Enclosed and decorative masonry	Complies

Lighting. The applicant has provided a photometric plan (Exhibit K) that complies with the lighting requirements of the CSD-LP. All light poles are existing and the applicant has added some accent and safety lighting to the proposed buildings. There will not be light spillage onto adjacent residential areas as there are no residential areas nearby.

Table 6 **Lighting Design Requirements**

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



Criteria For Approval.

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

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:
1. The entire site shall be developed at one time unless a phased development plan is approved.
 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

REVIEWS

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

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

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



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

Noticing. Notice of decision will be properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Zoning Administrator review the request and approve the Site Plan Amendment application based on the findings and conditions listed below and the criteria for approval as listed within the staff report.

If the Zoning Administrator approves the request, staff suggests 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.
3. Provide Draper City Water Easement for each of the water meter vaults located onsite, adjacent to public right-of-way. Easement description and language to be reviewed during site construction. Recording of the easement required prior to Temporary Certificate of Occupancy or Certificate of Occupancy.

This recommendation is based on the following 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.



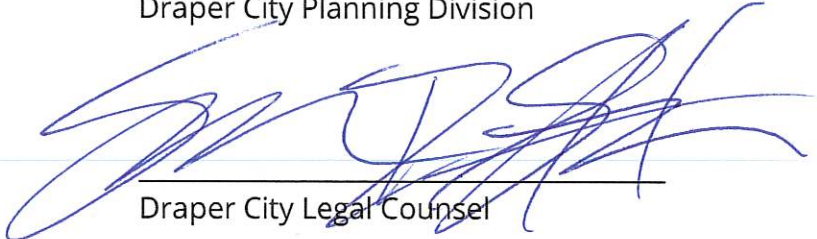
Draper City Public Works Department


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: 2026.05.05 11:00:50-06'00'

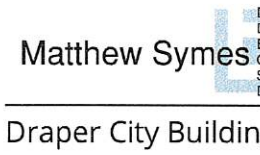
Todd Draper
Draper City Planning Division


Digitally signed by Don Buckley
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City Fire Department, OU=Fire Marshal, CN=Don
Buckley
Date: 2026.05.05 10:00:20-06'00'

Don Buckley
Draper City Fire Department



Draper City Legal Counsel


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Symes
Date: 2026.05.05 11:33:23-06'00'

Matthew Symes
Draper City Building Division



EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. Condition of approval; provide Draper City Water Easement for each of the water meter vaults located onsite, adjacent to public right-of-way. Easement description and language to be reviewed during site construction. Recording of the easement required prior to Temporary Certificate of Occupancy or Certificate of Occupancy.
2. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Maintenance plan received with second submittal. No additional response or action required for comment prior to site plan approval. Agreement will be a required submittal as part of LDP.*
3. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Informational comment – no additional action is required prior to site approval.*
4. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment – no additional action is required prior to site approval.*
5. Draper City requires the engineer of record to provide the site as-built drawings, detention/retention basin(s) volume certification(s), and site grading and drainage certification letter after site construction is complete. *Informational comment – no additional action is required prior to site approval.*
6. Hales Engineering report indicated the project has insufficient queuing storage at peak demand. Provide additional analysis showing anticipated impacts during peak demand and mitigation requirements. *Updated TIS indicates a “lower” intensity drive-thru may be necessary in east building to avoid spilling out into the drive-isles. Stacking shall not spill into public right-of-way.*
7. Water meter is required to be located within public ROW. *Third submittal shows the two water meters just within the site abutting the public right-of-way due to*

- extensive utility conflicts. This is an acceptable placement of meter vaults.*
8. Fire line (keyed note 9) PVC is required to be C900 DR14 Class 305 pipe material. *V3 Utility Plan, sheet C4.01, specifies two-inch C900 pipe. Smallest diameter C900 pipe manufactured is four-inches. Update to poly-pipe, or other available and accepted material type for two-inch fire line, keyed note 9. Fire line connection to onsite private system is acceptable.*

Fire Division Review.

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued. **(Fire Department access shall be, maintained at all times throughout the entire project.)**
2. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION
 - **3310.1.1 Required access.** Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.
 - Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
3. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. **This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.**
4. A Fire Safety Plan is required and shall be, developed by the construction company and submitted to the Draper City Fire Marshal's office for review. This shall

submitted prior to any combustible construction takes place. The plan should include but not be limited to:

- A. Name and 24-hour emergency contact information for the site safety director and fire watch personnel.
 - B. Documentation of the training of the site safety director and fire watch personnel.
 - C. Procedures for reporting emergencies.
 - D. Fire Department vehicle access routes (where the temporary fire access is going to be.)
 - E. Location of fire protection equipment, including but not limited to, location of all portable fire extinguishers for use during construction, standpipes (if required), fire department connections (temporary and permanent), and all fire hydrant locations.
 - F. Smoking and cooking polices designated areas to be used, where *approved*, and signage locations in accordance with 2021 IFC section 3305.8 (No smoking allowed on site).
 - G. Location and safety considerations for temporary heating equipment.
 - H. Hot works permit plan.
 - I. Plans for control of combustible waste material.
 - J. Locations and methods for storage and use of flammable and combustible liquids and other hazardous materials.
 - K. Provisions for site security.
 - L. Emergency accountability for employees on site (How many, how are you tracking who is on site)
 - M. Any other site-specific information required by the Draper City Fire Marshal.
 - N. This plan shall be, updated consistently throughout the project until completion.
5. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site **shall be, installed and APPROVED by the Fire Department prior to the issuance of any Building Permits.** If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
6. **No combustible construction** shall be, allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
7. **Fire Sprinklers Required.** A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) **FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.** The 2" fire line shown on the

Civil Drawing C4.01 is improperly sized. It should be a minimum of 4" you will need to verify with your fire sprinkler designer.


8. **Post Indicator Valve with Tamper May Be Required.** If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch. Any new or existing P.I.V will be required to be identified as to which riser or part of the system they shut off.
9. **Fire Department Connection (FDC):** The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the fire department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100-feet of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal.
10. **Fire Alarm Required.** A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. **ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.**
11. **Emergency Responder Radio Coverage Required.** Emergency responder radio coverage shall be provided in accordance with the IFC 510. Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERRCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.
12. **Knox Boxes Required.** Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor.
13. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
14. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Geotechnical and Geologic Hazards Review.

1. No additional comments.

EXHIBIT B VICINITY MAP



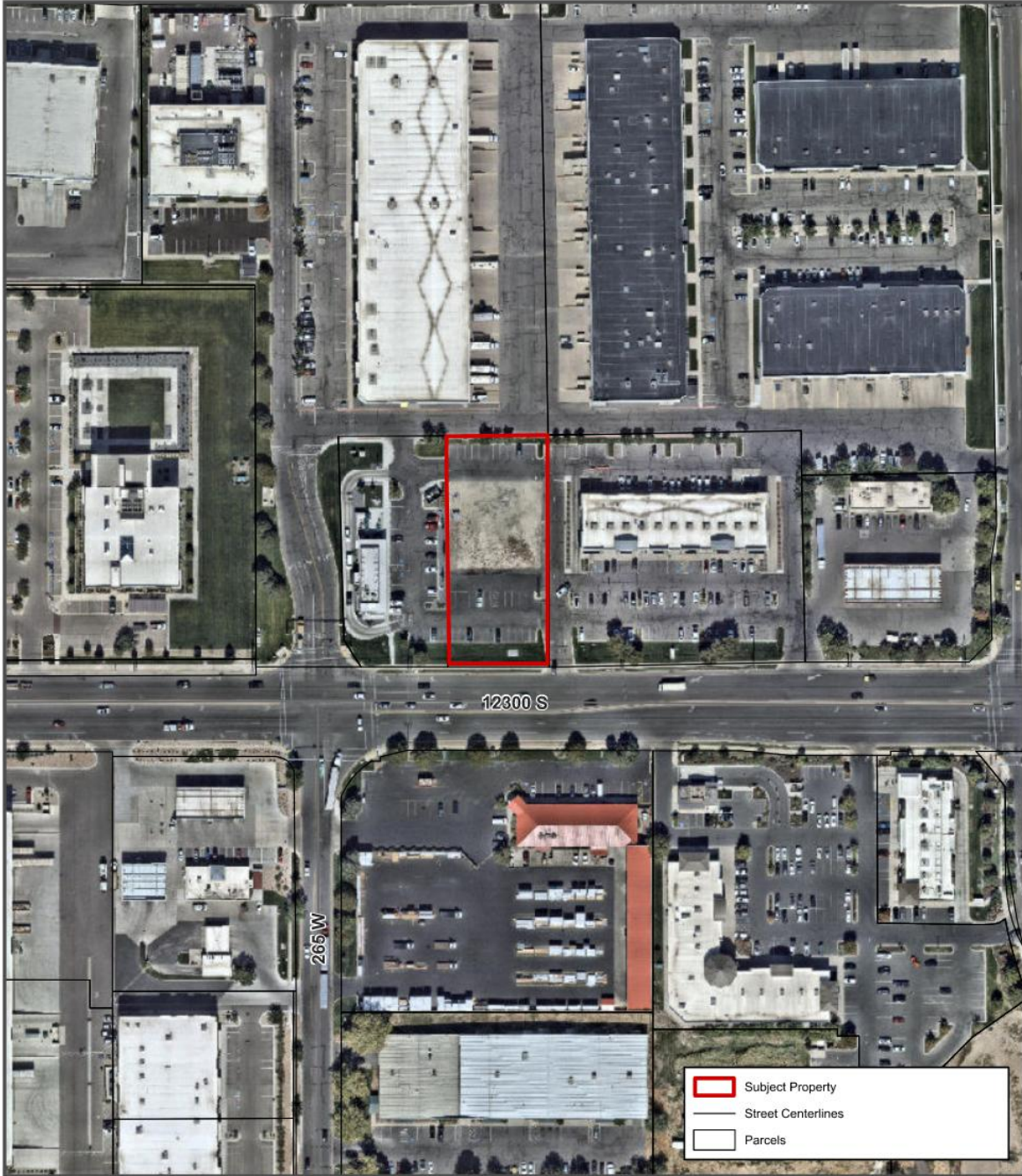
**Lone Peak Retail 3**
218 W. 12300 South

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Date Printed: 4/29/2026

EXHIBIT C
AERIAL MAP



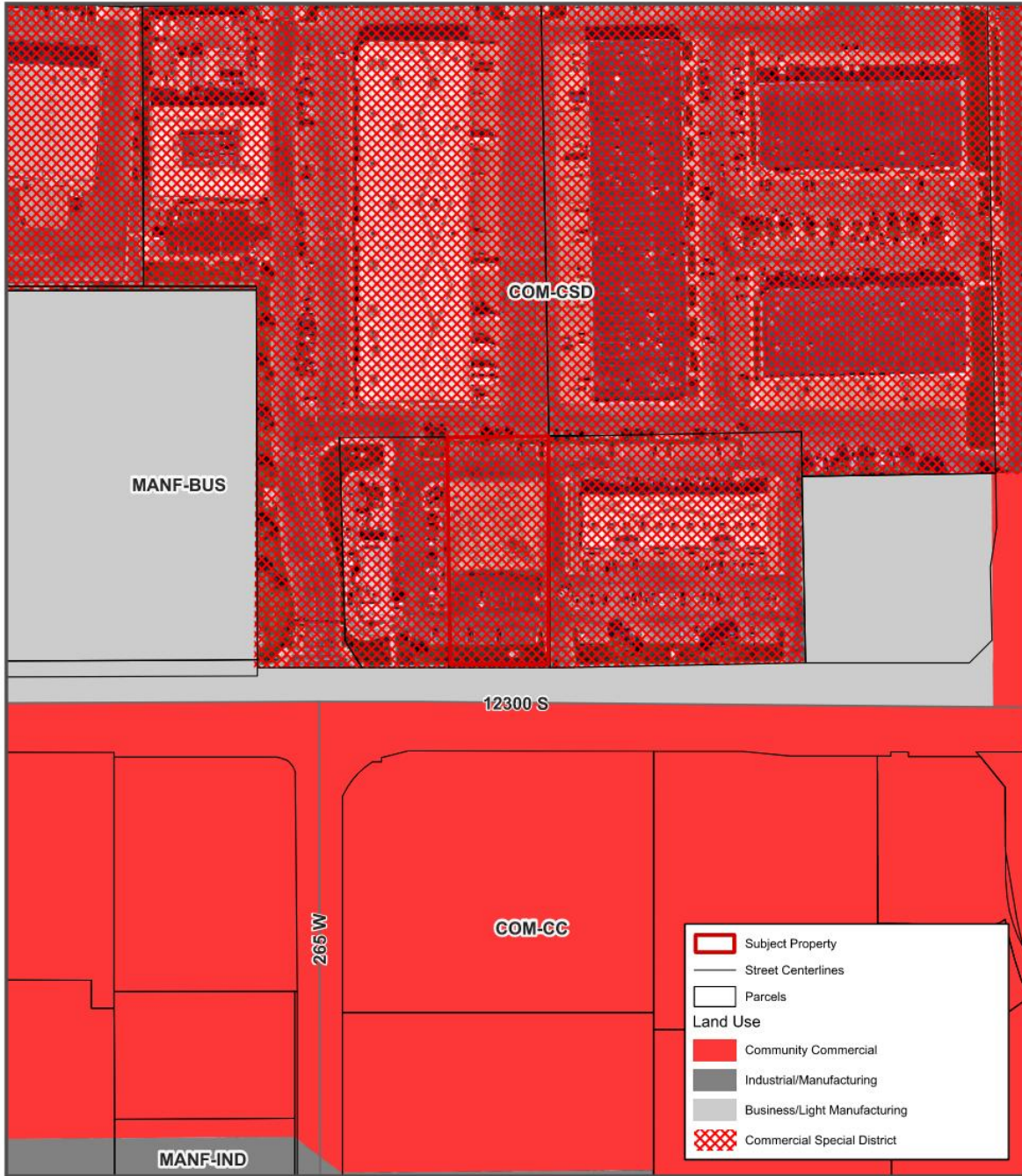
Date Printed: 4/29/2026


Lone Peak Retail 3

218 W. 12300 South



EXHIBIT D
LAND USE MAP



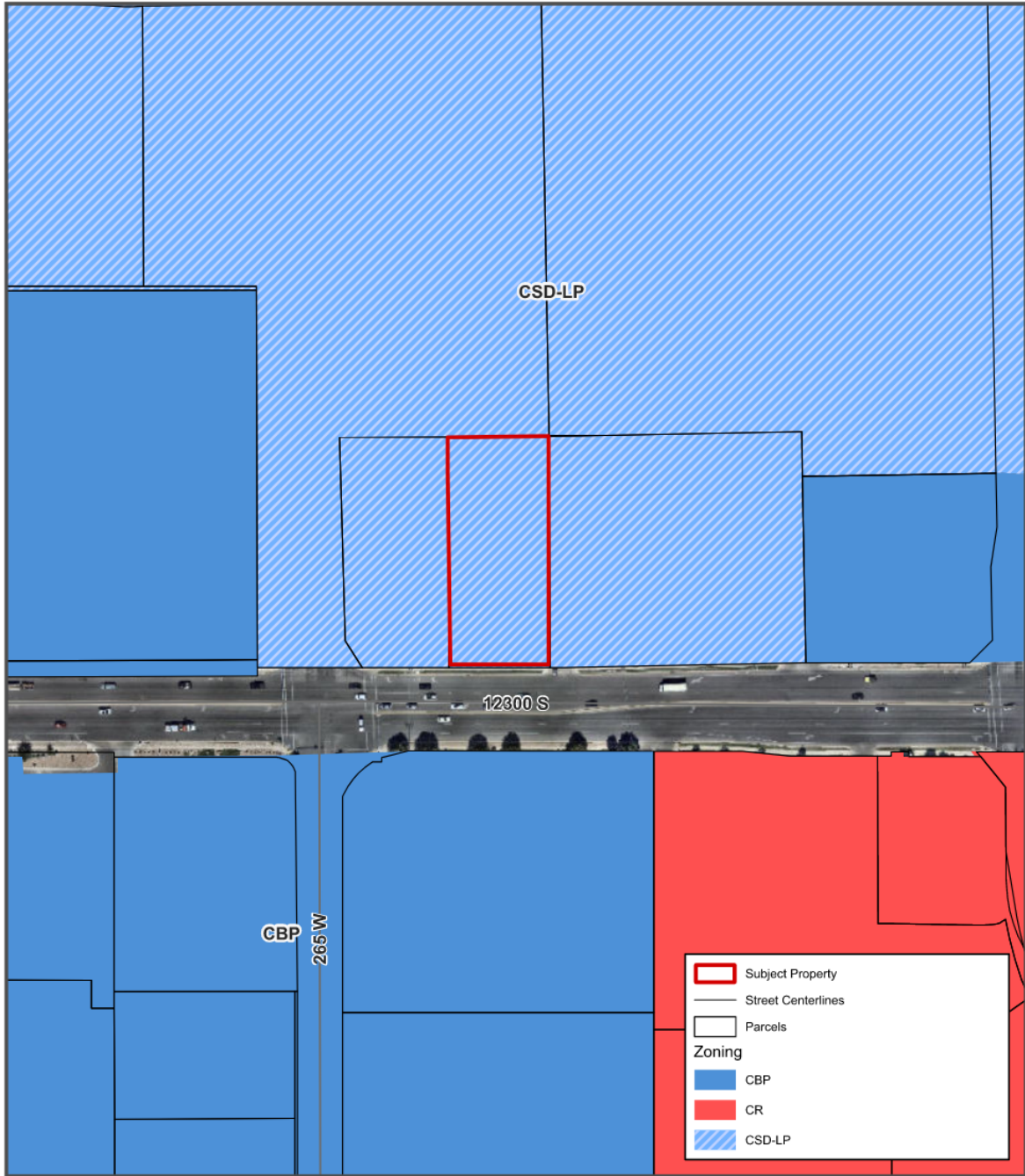
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218 W. 12300 South

Date Printed: 4/29/2026

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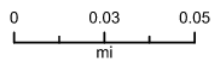
EXHIBIT E
ZONING MAP



Date Printed: 4/29/2026

Lone Peak Retail 3

218 W. 12300 South

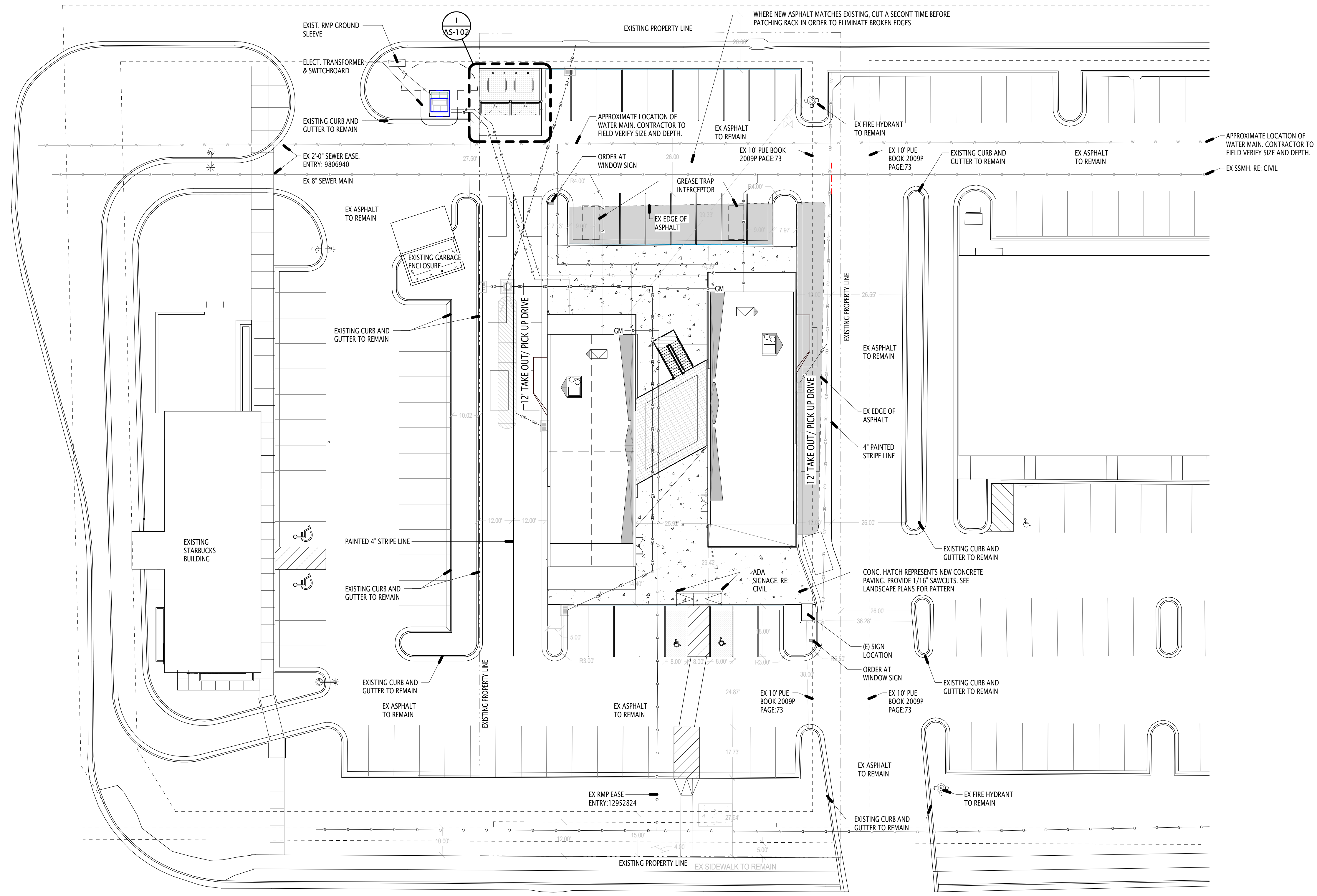
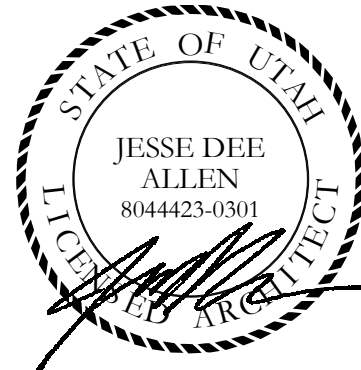


**EXHIBIT F
SITE PLAN**

SITE PARKING	
TABLE 9.25.1 PARKING REQUIREMENT FORMULAS:	
LAND USE: RETAIL	
PARKING CALCULATION STANDARDS: 2.5 SPACES PER 1,000 SQUARE FEET GROSS BUILDING FLOOR AREA: (2) 3,700 SF. = 7,400 SF/2.5=18.5 SPACES=19 SPACES REQUIRED; 26 PROVIDED	

SITE LEGEND	
---	PROPERTY LINE
—G—G—G—	EXISTING UTILITY LINE
—S—S—S—	NEW UTILITY LINE
NOTES:	
1. REFER TO LANDSCAPE DRAWINGS FOR IRRIGATION LINES	
2. REFER TO CIVIL FOR GRADING INFORMATION	

REVISIONS:



12600 SOUTH

1 ARCHITECTURAL SITE PLAN
AS-101 1" = 20'-0"

PERMIT SET
LONE PEAK RETAIL 3

LONE PEAK BUSINESS PARK LOT 202,
218 WEST 12300 SOUTH, SOUTH DRAPER, UT 84020

PRICE REAL ESTATE

230 E S TEMPLE ST, SALT LAKE CITY, UT
84111

OWNER PROJECT NO.: 2022.036.00
GSBS PROJECT NO.: November 14, 2025
ISSUED DATE:

ARCHITECTURAL SITE
PLAN

EXHIBIT G
LANDSCAPE PLAN



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	2	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL	D/L5.01
	3	MUSASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSASHINO'	2" CAL	D/L5.01
	3	EXISTING DECIDUOUS TREE TO REMAIN			
SHRUBS					
	8	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	5 GAL.	B/L5.01
	8	CREEPING OREGON GRAPE	MAHONIA REPENS	5 GAL.	B/L5.01
	5	JAKOBSEN MUGO PINE	PINUS MUGO 'JAKOBSEN'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	23	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.	A/L5.01
	36	PIXIE FOUNTAIN TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	5 GAL.	A/L5.01
	36	HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.	A/L5.01
	3	GIANT SACATON	SPOROBOLUS WRIGHTII	5 GAL.	A/L5.01
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE
	626 S.F.	"IMPERIAL BLUE" LAWN SOD	INSTALL OVER MINIMUM 8" TOPSOIL LAYER.		CHANSHARE FARMS (866) SOD-EASY OR APPROVED EQUAL
	4,428 S.F.	EXISTING LAWN TO REMAIN			
CRUSHED ROCK					
	1,048 S.F.	"WASATCH GREY" CRUSHED ROCK	INSTALLED A MINIMUM 4" DEEP OVER DEWITTS 4.1 OZ. WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE WASHED AND FREE OF DIRT & OTHER FOREIGN DEBRIS PRIOR TO INSTALLATION. DO NOT DUMP ROCK ON ASPHALT. DUMP OVER FILTER FABRIC AND WASH PRIOR TO PLACEMENT.	1" DIAMETER	STAKER & PARSON COMPANIES (801) 819-9089 OR APPROVED EQUAL
	93 S.F.	MEXICAN PEBBLES	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1-1/2" DIAMETER	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL
			ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL		

DRAPER CITY DATA

ARTICLE G (9-18G-050): LONE PEAK COMMERCIAL SPECIAL DISTRICT DEVELOPMENT STANDARDS

CHAPTER 23: LANDSCAPING AND SCREENING

ZONED AS

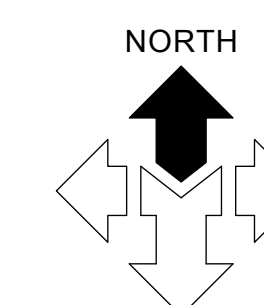
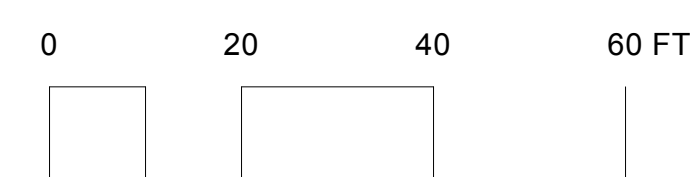
	REQUIRED	PROVIDED
TOTAL SITE AREA	37,238 S.F.	
ON-SITE LANDSCAPE AREA	5,622 S.F.	
GENERAL:		
LANDSCAPE AREA - 10% MIN.	3,724 S.F.	15%
PLANT COVERAGE - 75% MIN.		YES
SHRUB DIVERSITY - SINGLE SPECIES CANNOT ACCOUNT FOR MORE THAN 20% OF PLANT COVERAGE		YES
TREE DIVERSITY - SINGLE SPECIES CANNOT ACCOUNT FOR MORE THAN 50% OF TOTAL NUMBER		YES
FRONTAGE:		
PLANTING BED	100 S.F.	315 S.F.
REQUIRED TREES - 2 PER 100 L.F.	125 L.F. / 100 X 2 = 2	2
REQUIRED SHRUBS - 16 PER 100 L.F.	125 L.F. / 100 X 16 = 20	>20
CONTINUOUS BERM		YES
INTERIOR PARKING LOT:		
REQUIRED LANDSCAPE AREA	7% MIN.	873 S.F. = 7%
PARKING ISLANDS	MIN. 5' WIDE & 100 S.F.	YES
TREES - 1 PER 300 S.F. OF LANDSCAPE AREA	873 S.F. / 300 = 3	3

REFERENCE NOTES

- L-1. REMOVE THE EXISTING SOD AND SOIL AS NEEDED TO ALTER THE GRADE AS SHOWN (4:1 SLOPE). CREATE A SMOOTH & NATURAL TRANSITION FROM NEW GRADES TO EXISTING. REPLACE SOD AS NEEDED PROVIDING A SEAMLESS TRANSITION TO THE EXISTING ADJACENT LAWN AREAS.
- L-2. EXISTING LANDSCAPE BERM TO REMAIN.
- L-3. SCORE JOINT PATTERN IN PAVING - 4' x 4'
- L-4. OPENING IN CONCRETE WITH METAL EDGING 6" ABOVE FINISH GRADE
- L-5. BACKFLOW PREVENTION ASSEMBLY FOR NEW IRRIGATION SYSTEM HOUSED IN A STAINLESS STEEL ENCLOSURE AND MOUNTED ON A CONCRETE PAD - REFER TO IRRIGATION PLANS

GENERAL NOTE

- 1. REFER TO COMMON EARTHWORK NOTES, TOPSOIL & GRADING NOTES, PLANTING NOTES, AND SODDING NOTES ON SHEET L0.01



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS:

A	3-11-2026	CITY REVIEW COMMENT



100% BID SET

LONE PEAK
RETAIL 3

LONE PEAK BUSINESS PARK, LOT 202
218 WEST 12300 SOUTH
DRAPER, UTAH 84020

PRICE REAL ESTATE

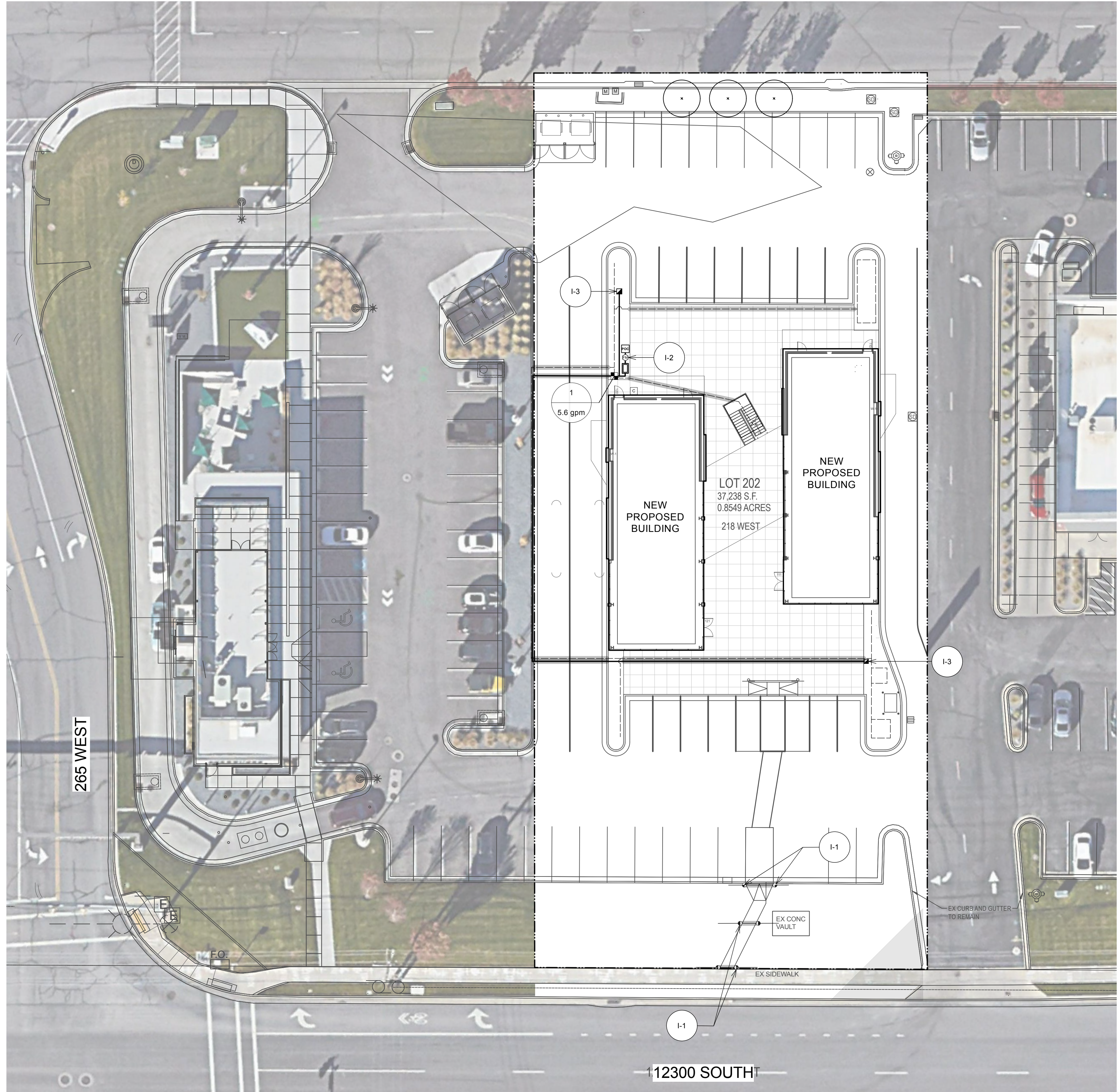
230 E S TEMPLE ST.
SALT LAKE CITY, UT 84111

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2022.036.000
ISSUED DATE: NOVEMBER 14, 2025

LANDSCAPE PLANTING
PLAN

REVISIONS:

A	3-11-2026	CITY REVIEW COMMENT



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	NOZZLE	DETAIL
○	NEW 6" POP-UP SPRAY HEAD	Rain Bird	MP2000 ROTATOR NOZZLE	90	FL5.02
●	NEW 6" POP-UP SPRAY HEAD	Rain Bird	MP2000 ROTATOR NOZZLE	180	FL5.02
■	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV		CL5.02
□	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESP8LXME		GL5.03
⊞	POINT OF CONNECTION				AL5.03
⊙	QS200 INSERTION ULTRASONIC IN-LINE FLOW METER	FLOMEC			AL5.03
■	QUICK COUPLER VALVE	RAIN BIRD 33DRC			FL5.03
■	BACKFLOW PREVENTION ASSEMBLY FOR THE IRRIGATION SYSTEM HOUSED IN STAINLESS STEEL CABINET MOUNTED ON A CONCRETE PAD				CL5.03
SYMBOL	TYPE	MATERIAL	DETAIL		
—	1" DRIP SUPPLY LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	AL5.02		
—	3/4" - 1-1/2" LATERAL LINE	SCHEDULE 40 OVC PIPE & FITTINGS	AL5.02		
—	1" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS	AL5.02		
—	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	BL5.02		

VALVE NUMBER
gpm VALVE FLOW

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
FRONTIER ELM	(4) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	E/L5.02
MUSASHINO COLUMNAR ZELKOVA	(4) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	E/L5.02
ALPINE CARPET JUNIPER	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02
CREeping OREGON GRAPE	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02
GIANT SACATON	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02
HAMELN DWARF FOUNTAIN GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02
JAKOBSEN MUGO PINE	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02
PIXIE FOUNTAIN TUFTED HAIR GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB20 (RED)	D/L5.02

REFERENCE NOTES

- I-1. INSTALL NEW RAINBIRD 6" POP-UP HEADS WITH MP2000 ROTATOR NOZZLES AND CONNECT NEW LATERAL LINE ONTO THE EXISTING AS NEEDED (FIELD VERIFY SIZE, LOCATION, AND DEPTH). MODIFY THE EXISTING SYSTEM AS NEEDED TO MINIMIZE OVERSPRAY ONTO NEW WALK. SEE DETAILS F&G/L5.02
- I-2. 1" METER FOR IRRIGATION SYSTEM SEE POC DETAIL AL5.03
- I-3. QUICK COUPLER VALVE FOR SWIVEL HOSE CONNECTION SEE DETAIL FL5.03

GENERAL NOTE

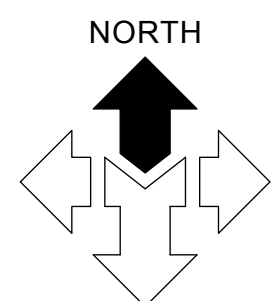
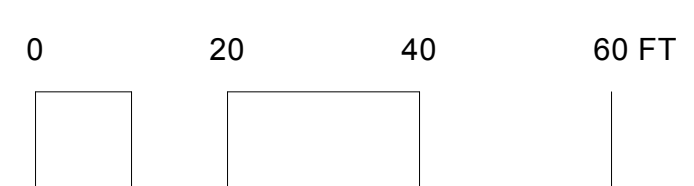
- 1. REFER TO IRRIGATION NOTES ON SHEET L0.01

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
1-800-662-4111

NOTICE!

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100% BID SET

LONE PEAK RETAIL 3

LONE PEAK BUSINESS PARK, LOT 202
218 WEST 12300 SOUTH
DRAPER, UTAH 84020

PRICE REAL ESTATE

230 E S TEMPLE ST.
SALT LAKE CITY, UT 84111

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2022.036.000
ISSUED DATE: NOVEMBER 14, 2025

LANDSCAPE IRRIGATION PLAN

EXHIBIT H
TRAFFIC STUDY

MEMORANDUM



Date: April 16, 2026
To: Draper City
From: Hales Engineering

Subject: Draper Lone Peak Commercial Trip Generation Study

UT26-3178

Introduction

This memorandum discusses the trip generation study completed for the proposed Lone Peak commercial development in Draper, Utah. A vicinity map of the proposed development is shown in Figure 1.

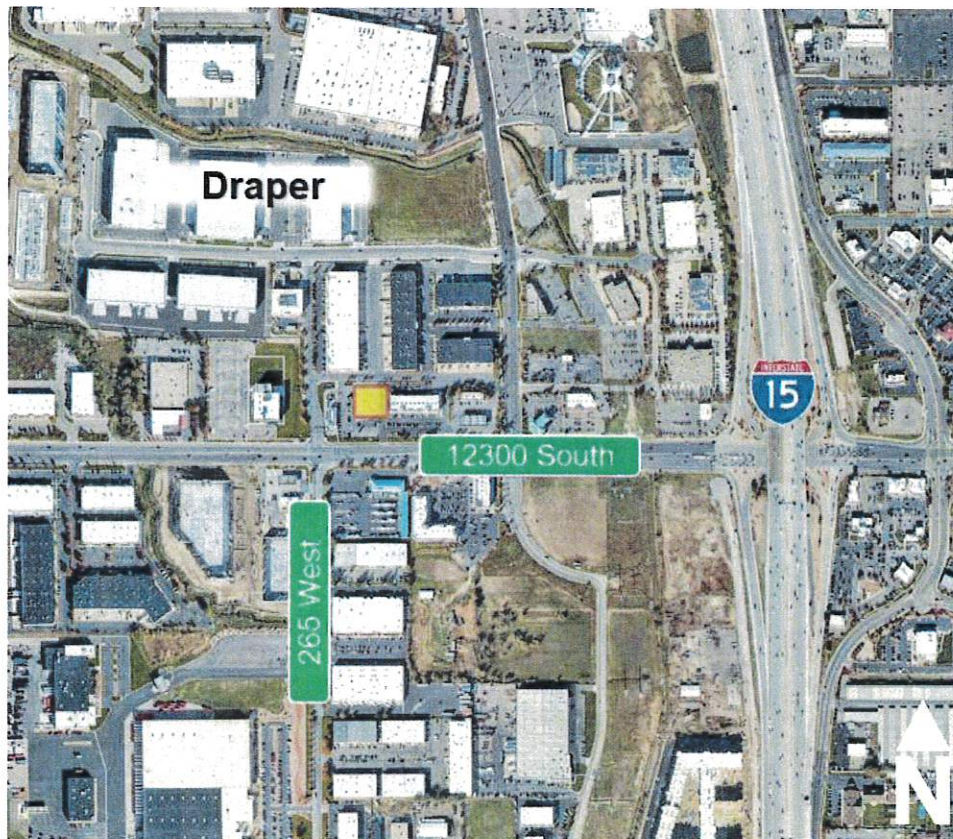


Figure 1: Vicinity map of the proposed development in Draper, Utah

Background

The proposed development is located northeast of the 265 West / 12300 South intersection in Draper, Utah. The project includes two 2,600 sq. ft. fast-casual restaurants. A site plan for the proposed development is included in Appendix A.

Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (12th Edition, 2025)*. Trip generation for the proposed project is included in Table 1. The Fast Casual Restaurant (930) land use was selected based on the ITE-provided description, which states that the dataset includes locations with drive-thru lanes.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 712 new trips on an average weekday, including 6 trips during the morning peak hour, and 46 trips during the evening peak hour.

Based on ITE pass-by trip data, the average pass-by percentage for a fast-casual restaurant is 40% during both morning and evening peak hours. Therefore, it is anticipated that there will be a total of 10 morning peak hour trips and 76 evening peak hour trips that will use the project access points.

Table 1: Trip Generation

Trip Generation Draper - Lone Peak Retail 2026 TGS												
Land Use ¹	# of Units	Unit Type	Trip Generation					Reductions	New Trips			
			Total	% In	% Out	In	Out	Pass-by	In	Out	Total	
Weekday Daily												
Fast Casual Restaurant (930)	5.2	KSF	1,186	50%	50%	593	593	40%	356	356	712	
AM Peak Hour												
Fast Casual Restaurant (930)	5.2	KSF	10	64%	36%	6	4	40%	4	2	6	
PM Peak Hour												
Fast Casual Restaurant (930)	5.2	KSF	76	53%	47%	40	36	40%	24	22	46	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.
SOURCE: Hales Engineering, January 2026

Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the peak hour is shown in Table 2.

Table 2: Trip Distribution

Direction	% To/From Project
East	70%
West	30%

Additionally, pass-by trips were assumed to be split along 12300 South based on existing volumes along 12300 South. In the morning peak hour, these trips are split 50% westbound / 50% eastbound, and in the evening peak hour, they are split 60% westbound / 40% eastbound. These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development for the morning and evening peak hours is shown in Figure 2. The lane configurations and striping shown in Figure 2 are conceptual and may not accurately reflect actual conditions at the project access. No changes to striping are recommended within the scope of this study.

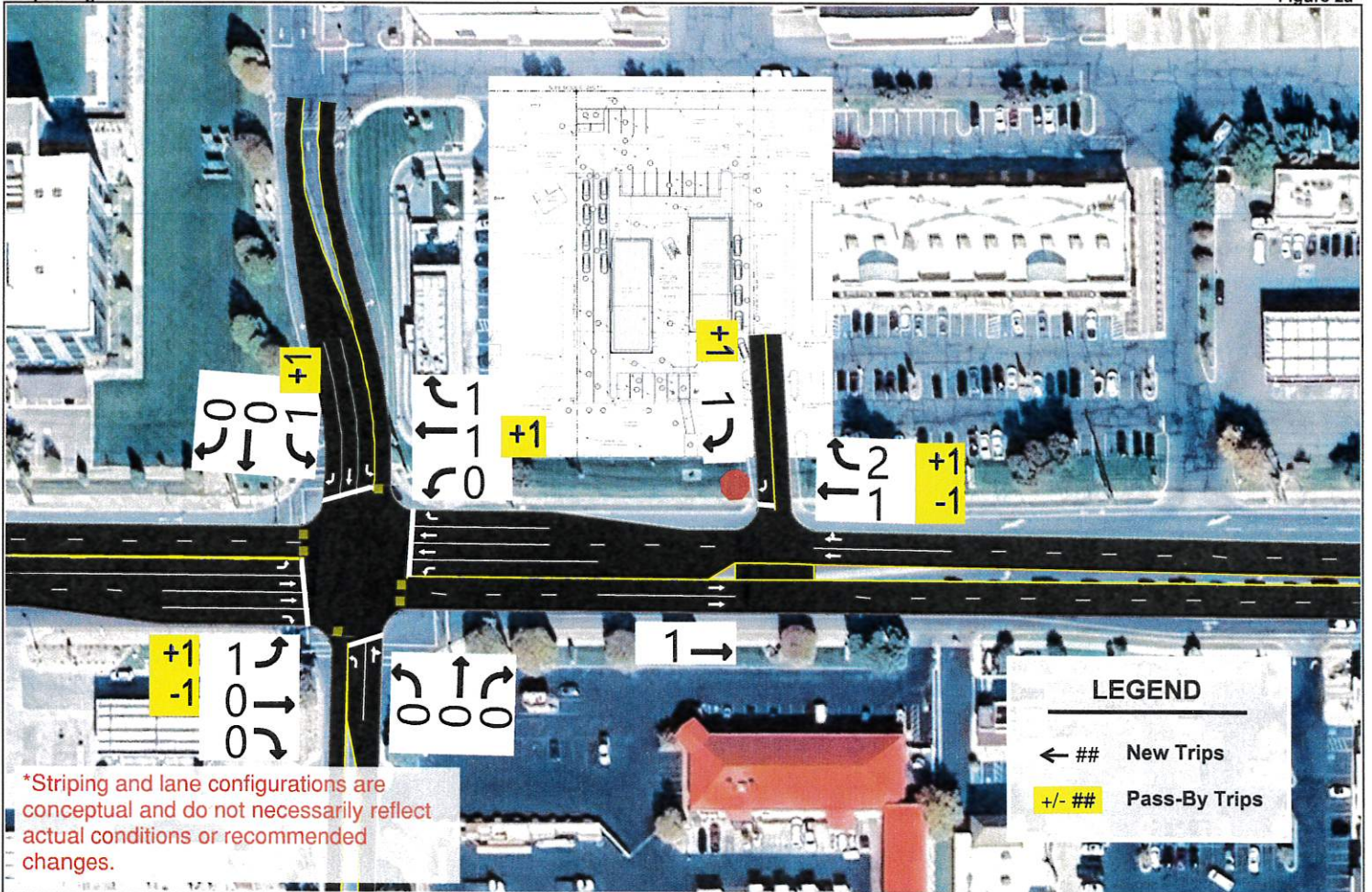
Auxiliary Lanes

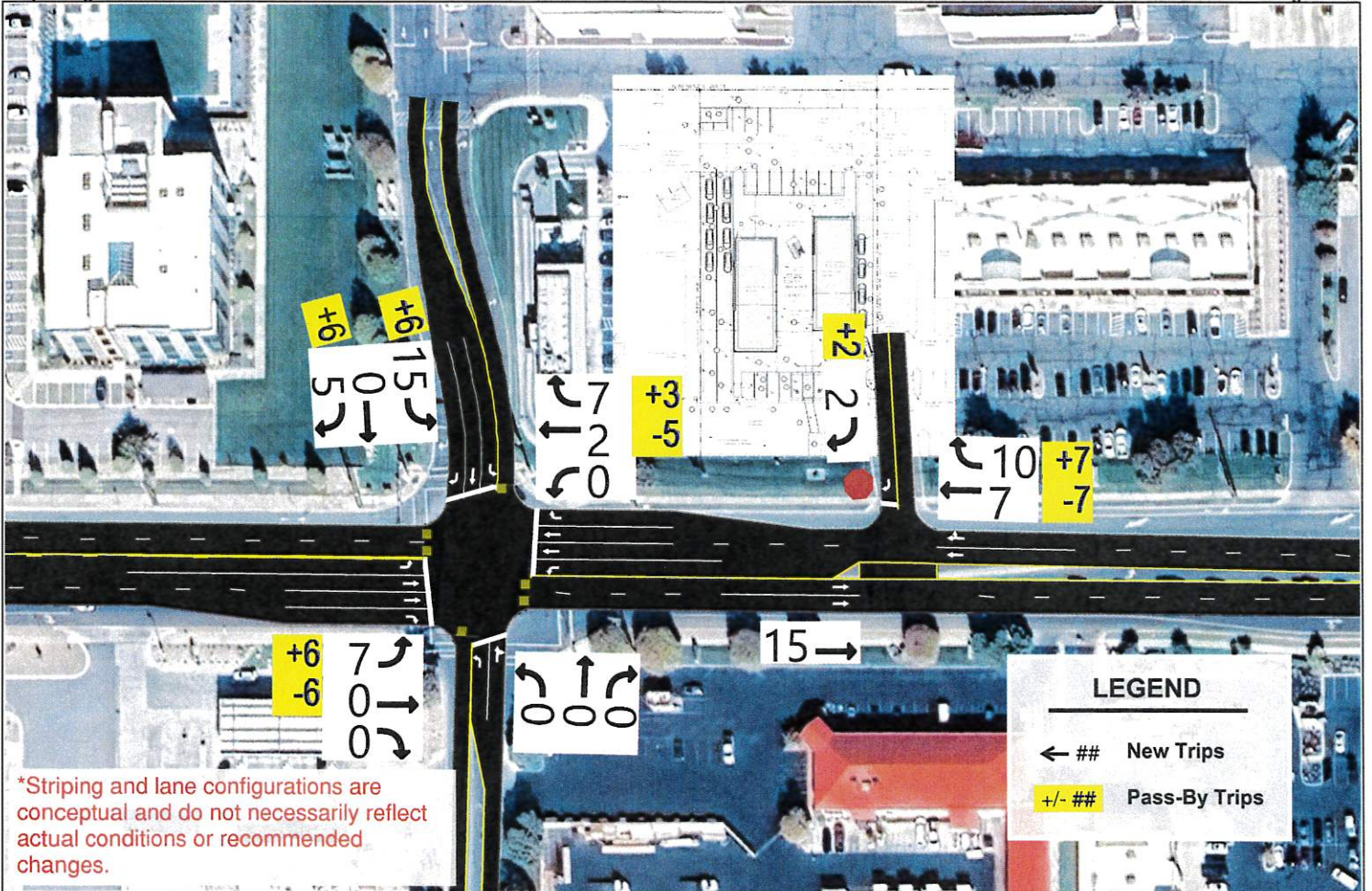
Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to warrant auxiliary lanes on UDOT roadways. 12300 South is a state-maintained roadway (classified by UDOT access management standards as a “Regional – Rural Importance” facility, or access category 4 roadway). Therefore, the following are the minimum requirements for auxiliary lanes on 12300 South:

- Right-turn Deceleration (Ingress): 25 right-turn vehicles per hour
- Right-turn Acceleration (Egress): 50 right-turn vehicles per hour

Based on these guidelines, existing auxiliary lanes at the 265 West / 12300 South intersection, and the anticipated project traffic, no new auxiliary lanes are required per UDOT guidelines.





On-site Queuing Discussion

The proposed fast-casual restaurant space includes space for two drive-thrus with capacity for approximately 4-5 vehicles at either building, per drive-thru lane. Queuing data was obtained from locations with comparable land uses to the proposed restaurants. Observed Costa Vida and Chipotle drive-thrus have shown maximum queue lengths of 7 vehicles observed during peak hours. When compared to these examples of fast-casual restaurants with traditional pick-up windows, the proposed project has insufficient queue storage at both restaurants for expected peak demand. Chipotle and Costa Vida are generally considered higher intensity for fast-casual restaurants. Other lower intensity fast-casual locations with drive-thrus have also been observed, including a bakery and a Zao Asian Cafe. These locations were both observed to have maximum queue lengths of 4 vehicles during a peak period.

Based on conversations with the developer, the future tenant of the west building is planning to have a non-traditional order and pickup configuration with employees outside managing traffic and curb-side delivery. Additionally, there are planned parking spaces outside of the pickup lines for patrons to wait during periods of peak queuing demand. It is anticipated that this configuration can accommodate a higher-intensity fast-casual land use.

At the time of this memorandum, it is not certain if the east building will be used by a tenant with a drive-thru service, but additional reserved pick-up stalls are recommended to prevent queues from exceeding the storage capacity and blocking internal drive aisles or access to 12300 South. It is recommended that potential tenants for the east building be lower intensity uses similar to the bakery and Zao Asian Cafe restaurant to prevent backing onto 12300 South or spilling into internal drive aisles.

Conclusions

The findings of this study are as follows:

- The proposed development includes two fast-casual restaurants.
- It is anticipated that the proposed project will generate approximately 712 new trips on an average weekday, including 6 new trips during the morning peak hour, and 46 new trips during the evening peak hour.
- Based on UDOT guidelines for Access Category 4 roadways and the anticipated project traffic, no new auxiliary lanes are anticipated to be required on 12300 South.
- Contrasted with comparable examples of fast-casual restaurants, the proposed project may have insufficient queue storage to accommodate the anticipated queuing during peak demand times.
 - It is anticipated that the west building will have employees outside of the building managing traffic and delivery on-site to maintain the queuing within the allotted storage. Designated parking stalls are also planned to accommodate surges in drive-thru demand.
 - While the tenant for the east building is not known at the time of the study and a drive-thru may or may not be utilized for that site, it is recommended that

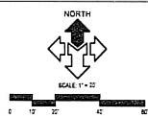
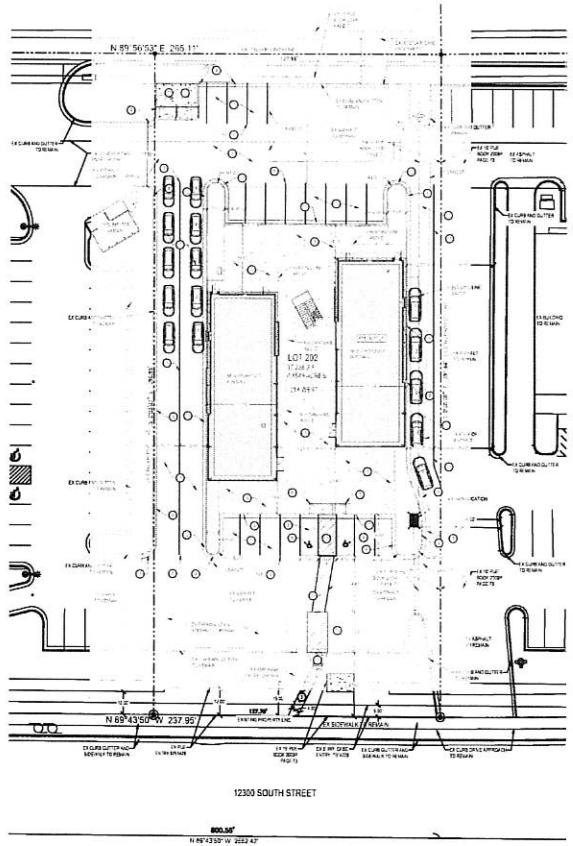
designated parking stalls also be maintained to keep queues contained within the allotted storage.

- o It recommended that the future tenant for the east building be a lower intensity use to prevent queues from backing onto 12300 South or into internal drive aisles.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



DESCRIPTION	AREA	%
IMPROVEMENT	10,811.50	100
LANDSCAPE	1,000.00	9
PAVING	1,000.00	9
TOTAL	12,811.50	100

GENERAL NOTES:
 1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND EASEMENTS.
 2. SEE ALL NOTES FOR DIMENSIONS AND FINISHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.

- KEY NOTES:**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 2. SEE ALL NOTES FOR DIMENSIONS AND FINISHES.
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 4. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.
 - 5. SEE ALL NOTES FOR DIMENSIONS AND FINISHES.
 - 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 7. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.
 - 8. SEE ALL NOTES FOR DIMENSIONS AND FINISHES.
 - 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 10. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.



M. NEIL ENGINEERING
 12345 SOUTH STREET
 SALT LAKE CITY, UT 84115
 TEL: (801) 555-1234
 FAX: (801) 555-5678
 WWW.MNEIL.COM



100% BID SET
**LONE PEAK
 RETAIL 3**

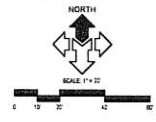
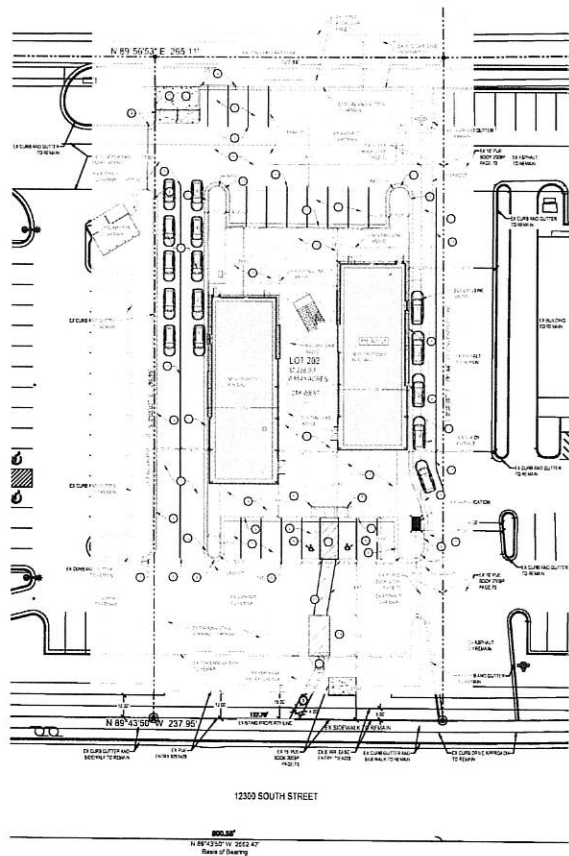
LOT 202, 12300 SOUTH STREET
 SALT LAKE CITY, UT 84115

DESIGNED BY:
 M. NEIL ENGINEERING
 OWNER/PROJECT NO.:
 GSBS PROJECT NO. 12345
 DATE: 12/15/2023

CIVIL SITE PLAN



C1.01



DESCRIPTION	AREA	%
LANDSCAPE	1,200 SQ FT	10%
LANDSCAPE	1,200 SQ FT	10%
LANDSCAPE	1,200 SQ FT	10%
TOTAL	12,000 SQ FT	100%

GENERAL NOTES:
 1. CONSULT THE UTILITY RECORDS FOR ALL UTILITIES.
 2. SEE ARCHITECTURAL SITE PLAN FOR LOCATION INFORMATION.
 3. SEE LANDSCAPE PLAN FOR PLANTING AND LIGHTING.
 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48\"/>

- KEYED NOTES:**
- 1. SEE ARCHITECTURAL SITE PLAN FOR LOCATION INFORMATION.
 - 2. SEE LANDSCAPE PLAN FOR PLANTING AND LIGHTING.
 - 3. SEE UTILITY RECORDS FOR ALL UTILITIES.
 - 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48\"/>



100% BID SET
**LONE PEAK
 RETAIL 3**

LONE PEAK SUBDIVISION, LOT 303
 12345 SOUTH STREET
 DAVIS COUNTY, UTAH

2024 8' TRIMMED BY
 811 UTAH CITY OF 811UTAH
 OWNER PROJECT NO. 2024 001
 OWNER PROJECT NO. 2024 001
 811 UTILITY LOCATIONS
 811 UTILITY LOCATIONS
 811 UTILITY LOCATIONS

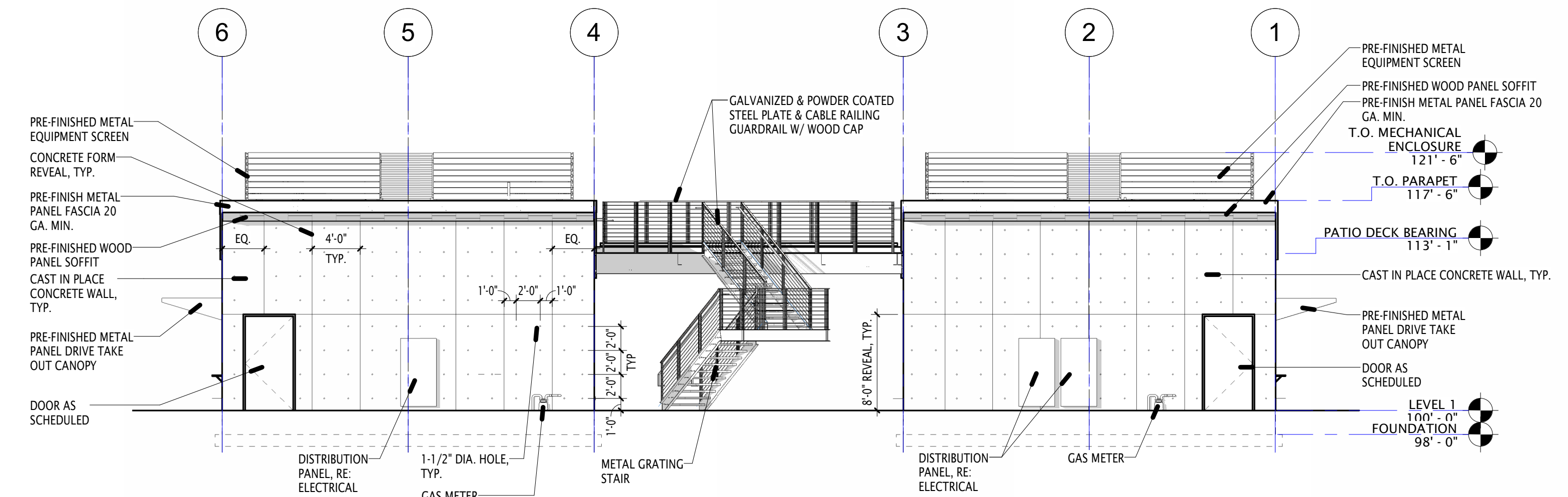
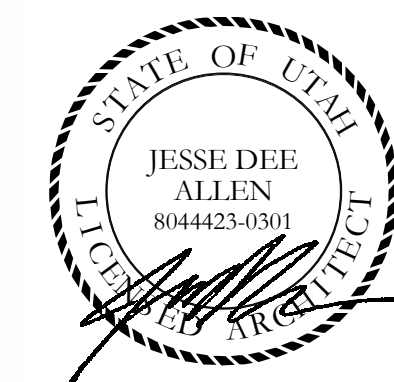
CIVIL SITE PLAN



C1.01

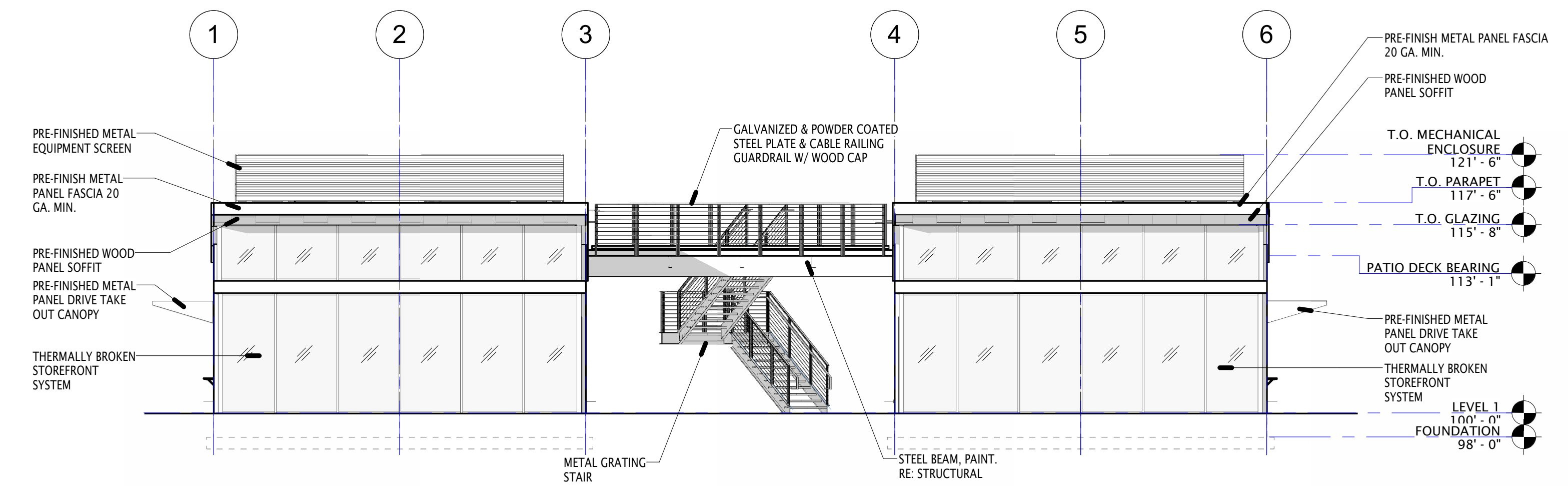
**EXHIBIT I
ELEVATIONS**

REVISIONS:



2 NORTH ELEVATION
A-201 1/8" = 1'-0"

Provide a color and materials board. A digital submission is adequate.



1 SOUTH ELEVATION
A-201 1/8" = 1'-0"

The standards in the CSD require all elevations along 12300 South to have shall have a minimum 10% element of interest as listed in 9-18G-050(1)(b). Please show how this is accomplished.

PERMIT SET
LONE PEAK RETAIL 3

LONE PEAK BUSINESS PARK LOT 202,
218 WEST 12300 SOUTH, SOUTH DRAPER, UT 84020

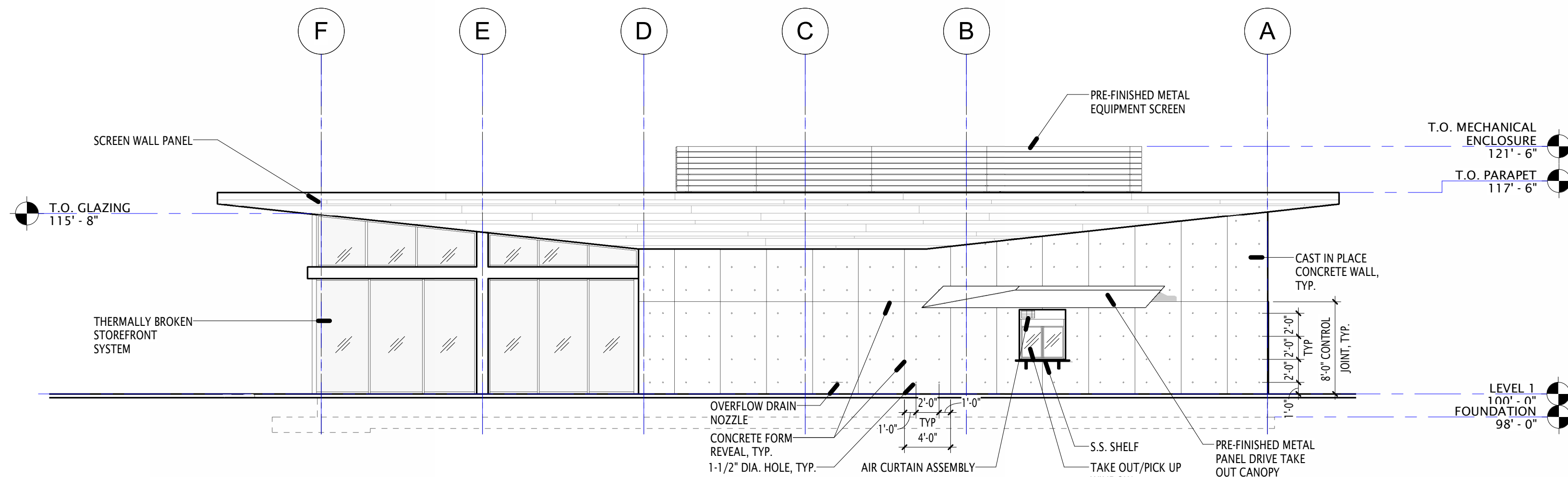
PRICE REAL ESTATE

230 E S TEMPLE ST, SALT LAKE CITY, UT
84111

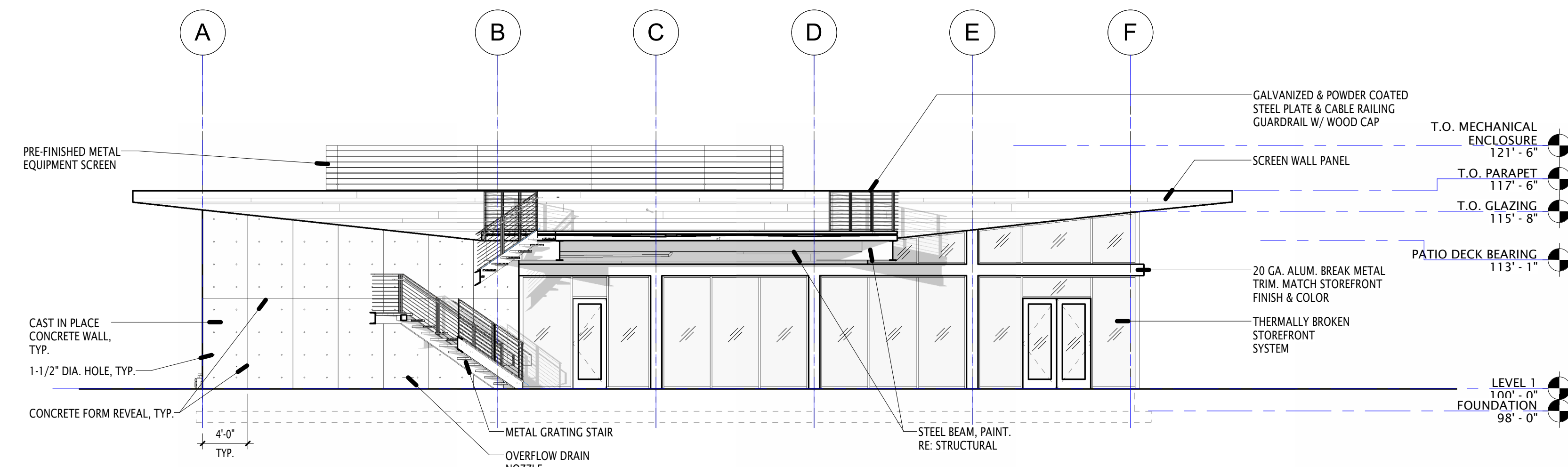
OWNER PROJECT NO.: 2022.036.00
GSBS PROJECT NO.: November 14, 2025
ISSUED DATE:

EXTERIOR ELEVATIONS

REVISIONS:



1 EAST ELEVATION
A-202 1/8" = 1'-0"



2 WEST ELEVATION
A-202 1/8" = 1'-0"

PERMIT SET
LONE PEAK RETAIL 3

LONE PEAK BUSINESS PARK LOT 202,
218 WEST 12300 SOUTH, SOUTH DRAPER, UT 84020

PRICE REAL ESTATE

230 E S TEMPLE ST, SALT LAKE CITY, UT
84111

OWNER PROJECT NO.: 2022.036.00
GSBS PROJECT NO.: November 14, 2025
ISSUED DATE:

EXTERIOR ELEVATIONS

LONE PEAK RETAIL 3 PERMIT SET - (CORE & SHELL)

CIVIL ENGINEERING:

CIVIL ENGINEER

ADDRESS

PHONE

STRUCTURAL ENGINEERING:

STRUCTURAL ENGINEER

ADDRESS

PHONE

MECHANICAL ENGINEERING:

MECHANICAL ENGINEER

ADDRESS

PHONE

ELECTRICAL ENGINEERING:

ELECTRICAL ENGINEER

ADDRESS

PHONE

SPECIALTY ENGINEERING:

SPECIALTY ENGINEER

ADDRESS

PHONE



LONE PEAK RETAIL 3

LONE PEAK BUSINESS PARK LOT 202,
218 WEST 12300 SOUTH, SOUTH DRAPER, UT 84020

PRICE REAL ESTATE

230 E S TEMPLE ST, SALT LAKE CITY, UT
84111

OWNER PROJECT NO.:

GSBS PROJECT NO.:

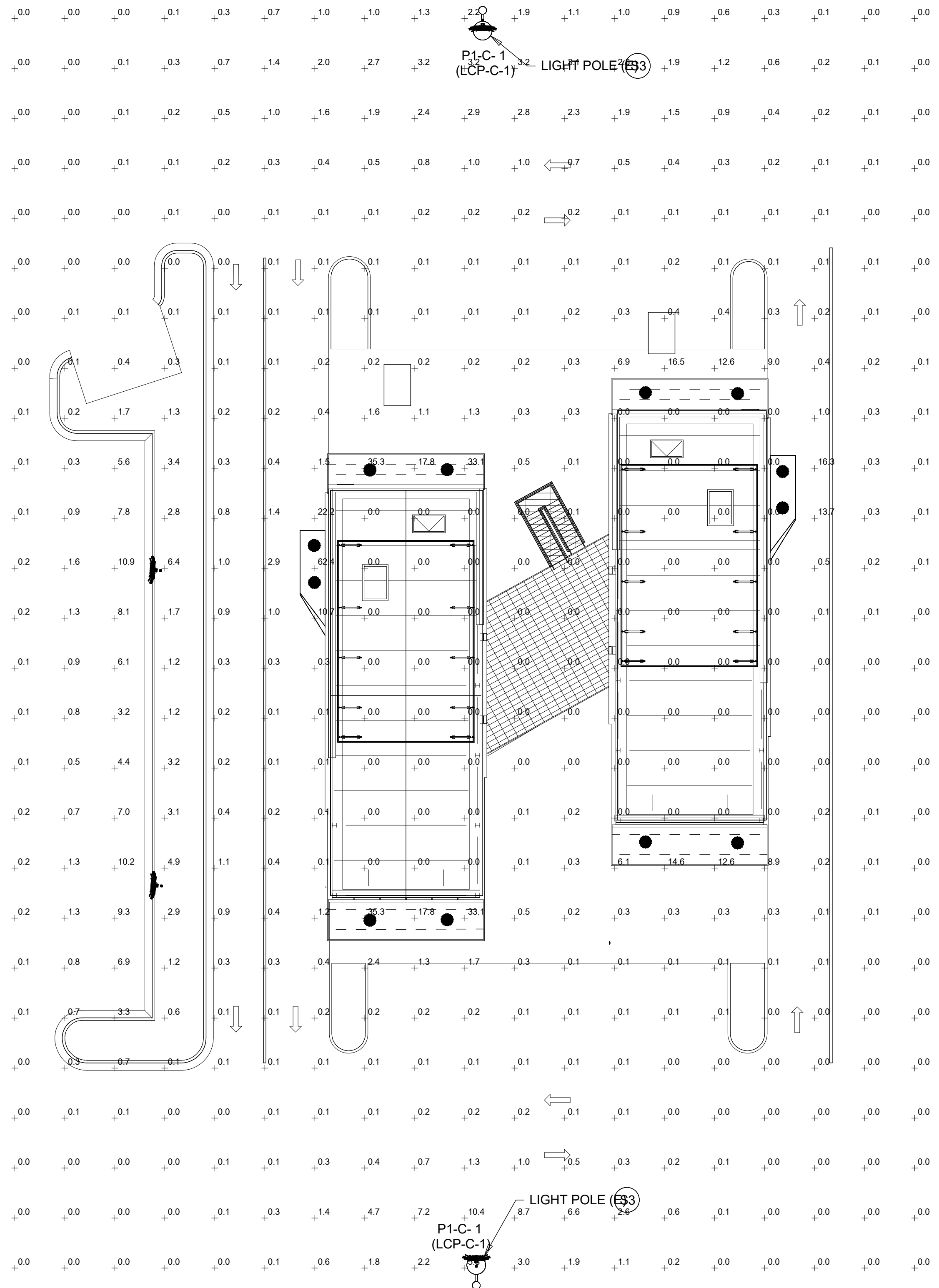
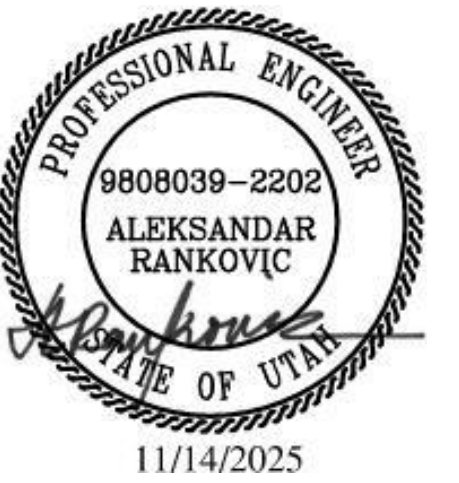
ISSUED DATE:

2022.036.00

November 14, 2025

**EXHIBIT J
LIGHTING PLAN**

REVISIONS:



1 SITE PHOTOMETRICS
SCALE: NTS

PERMIT SET
**LONE PEAK
RETAIL 3**

LONE PEAK BUSINESS PARK LOT 202,
218 WEST 12300 SOUTH, SOUTH DRAPER, UT
84020

PRICE REAL ESTATE

230 E S TEMPLE ST, SALT LAKE CITY, UT
84111
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2022.036.00
ISSUED DATE: November 14, 2025

SITE PHOTOMETRICS