

# Draper City

## *Moderate Income Housing Plan*

### *2025 Subsequent Progress Report*



## Response Summary:

# Department of Workforce Services

## 2025 Moderate Income Housing Report Form

This report can be saved and revised if a responder accesses the report from the emailed link, using the same browser and computer.

If you access the report from the Housing and Community Development (HCD) website or use another browser or computer to complete it, the report will need to be submitted in the same session.

**Each time you hit the "Next" button, your progress will save.**

All materials must be received by HCD no later than 11:59:59 PM on **August 1, 2025.**

Late submissions will not be accepted.

*Please direct any questions to [mih@utah.gov](mailto:mih@utah.gov).*

### Q2. To Get Started, Please Select Your County or Municipality

- Draper city

### Q3. Who is filling out this report?

<b>Preparer's Name</b>	Todd Taylor
<b>Preparer's Job Title</b>	Planner III
<b>Preparer's Email</b>	Todd.Taylor@draperutah.gov
<b>Preparer's Phone</b>	801-576-6510

### Q4. County or Municipality Mailing Address

1020 E. Pioneer Road, Draper, UT 84020

### Q5. Legislative Body's email (either one central council or commission email, or emails for each council member or commissioner)

troy.walker@draperutah.gov, mike.green@draperutah.gov, bryn.johnson@draperutah.gov,  
tasha.lowery@draperutah.gov, fred.lowry@draperutah.gov, Marsha.Vawdrey@draperutah.gov

### Q6. Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)

Todd.Draper@draperutah.gov, Jennifer.Jastremsky@draperutah.gov, Kellie.Challburg@draperutah.gov,  
Mike.Barker@draperutah.gov

**Q8. Provide the following information for your moderate-income housing element:**

<b>Link to adoption resolution or ordinance:</b>	<a href="http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O_1623.pdf.pdf?id=DOC416S343.A0&amp;parent=DOC416S343">http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O_1623.pdf.pdf?id=DOC416S343.A0&amp;parent=DOC416S343</a>
<b>Link to general plan, moderate income housing element:</b>	<a href="https://www.draperutah.gov/media/x1wekkss/draper-city-general-plan-v2024-1.pdf">https://www.draperutah.gov/media/x1wekkss/draper-city-general-plan-v2024-1.pdf</a>

**Q7. You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point.**

**TYPE OF REPORT**

**Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.**

- We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

**2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS**

The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies.

*Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy B, then report on the progress made on strategy A from August to January 1).*

**1\_Q9. STRATEGY SELECTION & PLANNING**

**Select which strategy from Utah Code that you included in your moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities, and Section [17-27a-403](#) for counties)*

- E

**1\_Q10.**

**For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)**

2024: Evaluate current ADU ordinance with respects to reducing the minimum requirements for D-ADUs and I-ADUs in specific circumstances and propose ordinance changes for adoption by the City Council. Specific examples may include changes to the deviation criteria to allow for more I-ADUs in prohibited areas and an allowance for additional flexibility regarding owner occupation of either of unit

2025: Create an ADU brochure to provide the public with easily accessible information on the requirements and process for permitting an ADU on their property as a part of efforts to educate and encourage residents to create more ADUs within the city.

2026: Continue to monitor and track application data regarding the creation of ADUs within the city. Adjust policies and procedures for processing applications as needed

2027: Re-evaluate ADU ordinance to determine if additional modifications are warranted.

**1\_Q11. Would you like to submit an additional strategy?**

**(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)**

- No

**ZONING MAP**

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

**Please be aware that zoning data submitted will be shared with the [Utah Geospatial Resource Center](#).**

**Q14. Shapefiles (.shp) must be uploaded using this [link](#). After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact [mih@utah.gov](mailto:mih@utah.gov).**

Uploaded

**Q15. When did the last zoning map or text amendment occur?**

July 1, 2025

**ENTITLED UNITS**

The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025.

Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.*

If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.

**Q17. Provide a count of entitled residential units (as defined above) that have NOT received a building permit.**

3,345

**Q18. Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.**

None. The City doesn't have an overlay zone that grants additional density.

**Q19. Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.**

None. All entitled units were reported in the first question.

**Q20. From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.**

362

**Q21. Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.**

During the reporting period, economic uncertainty continued to be the primary obstacle to developing these units. Although inflationary pressures have eased somewhat, interest rates remain elevated, which has dampened activity in the residential real estate market. Freddie Mac reported that the average 30-year fixed mortgage rate reached 7.04% in January 2025, just slightly below the October 2023 peak of 7.79%, which marked a 23-year high. While compiling data for this report, staff also identified additional challenges that may be affecting development. One factor is the availability and condition of remaining buildable sites. In areas such as South Mountain, Suncrest, and Hidden Canyon Estates, most of the easier-to-develop lots, i.e. those requiring minimal geotechnical work and using standard floorplans, have already been built out. The remaining lots feature more difficult terrain, including steeper slopes, which adds complexity and cost. Another factor is location preference; developers of multifamily housing are developing areas where they can either command higher rents, typically in the region's urban core, or where they can reduce development costs, often by building on the outer edges of the region. Finally, many of the City's entitled units are located in the vicinity of The Point Development project that is overseen by the State, and uncertainty surrounding the State's plans might also be exerting additional influence in the local market.

**Q22. Provide any notes or explanations for the data entered above (e.g., upcoming developments, clarifying data, context, etc.).**

The data was gathered from the City's records of approved development agreements, approved master area plans in our Transit Station District, and other entitled developments. Additional data was gathered through the City's Geographic Information System (GIS) by identifying vacant, residentially zoned lots/parcels. This data was then compared to the City's building permit data which is uploaded from the permitting software into GIS. Please note that the City receives will-serve letters for sewer and water service only. These letters are provided as part of the subdivision application process. Will-serve letters are not provided for roads, power, phone, and gas. Therefore, City staff used the most recent aerial photography from 2024, and inquiries to project managers to verify if road infrastructure had been completed for newer developments.



## ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

**Q24. How does the county or municipality track known "for-rent" Accessory Dwelling Units? (select one)**

- Other:  
Accessory Dwelling Unit Permits

**Q25. Total known number of Accessory Dwelling Units recorded as of the report submission date:**

38

**Q26. Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:**

5

**Q27. Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:**

None. The City issues Accessory Dwelling Unit Permits.

**Q28. Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 (if applicable, please provide the count and type of permit or license issued)**

5 Accessory Dwelling Unit Permits

## REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**1\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)*

- F

**1\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

2024: Begin implementation of the Town Center Station Area Plan by amending the zoning map as applicable.

2025: Continue the implementation of the Town Center Station Area Plan by amending the zoning map as applicable

2025: Implement the updated Vista Station Area Plan. Amend zoning Map as applicable.

**1\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

During the reporting period, the City concentrated its efforts on finalizing the Draper Town Center Station Area Plan (SAP). The process kicked off with a City Council work session on September 3, 2024, featuring presentations from Andrew Gruber (WFRC) and Cameron Diehl (ULCT) about the SAP planning process. Later that month, staff organized a tour for the City Council members to visit examples of mixed-use and transit-oriented developments in the region.

In November 2024, the City brought on a sub-consultant to produce photo-realistic renderings that illustrated the types of development envisioned in the Draper Town Center SAP. These visualizations were shared at the November 19, 2024 City Council work session, where staff provided project updates and received direction. The final round of public input included a stakeholder meeting on February 11, 2025 and a public open house on February 20, 2025. This was the fifth stakeholder meeting and third open house in the Draper Town Center SAP planning process. After incorporating final feedback, the draft plan was presented to the Planning Commission on February 27, 2025 for a recommendation and to the City Council on March 4, 2025 for approval. The final Draper Town Center SAP envisions 30–40 multifamily units, 20–30 townhomes or duplexes, and 30,000 square feet of commercial space on the City-owned site, and 450–500 multifamily units and 22,000 square feet of commercial space on the UTA-owned site. In addition, it allows for eventual redevelopment of several properties surrounding the City property and UTA-owned site which will allow for additional units when that redevelopment happens.

Following City Council adoption, the Draper Town Center SAP went before WFRC's Regional Growth Council on May 15, 2025 for a recommendation and to the WFRC Council on May 22, 2025 for certification. The Draper Town Center SAP was heard by the UTA Local Advisory Board on July 23, 2025. The certification with the UTA Board of Trustees occur in the next reporting period, on August 27, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration.

The City's focus on completing the Draper Town Center SAP temporarily delayed the City's work on the remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. However, the City secured a grant from WFRC in September 2024 to fund the completion of these remaining SAPs. A consultant was hired in January 2025, and work began quickly.

Public engagement started with stakeholder interviews on March 24 and 26, aimed at gathering insights and aspirations for each station area. An additional interview was held with the City Council on April 2, 2025 to receive broad policy direction. The consultant facilitated design charrettes on April 21 and 22 with stakeholders and the Planning Commission to develop potential options for each of the remaining SAP areas. Results of the charrettes were shared with the City Council during a work session on April 22, 2025. The first round of public feedback followed, featuring presentations of potential development concepts at an open house on June 5, 2025 and through an online survey that remained open through June 30. With community input in hand, the consultant is now working to refine the visions and create a first draft of the SAPs with a preferred development concept. Following adoption, necessary amendments to the zoning map or zoning ordinance (as applicable) will then be taken to the City Council for adoption.

**1\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

The draft Draper Town Center SAP was presented to the Planning Commission on February 27, 2025 for a recommendation and was approved by the City Council on March 4, 2025. The SAP was then presented to WFRC's Regional Growth Council on May 15, 2025 for a recommendation and was certified by the WFRC Council on May 22, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration. This process will be repeated for the remaining SAPs after their adoption.

**1\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

One barrier to implementing this strategy has been the time required to complete the Draper Town Center SAP. Staff efforts were heavily concentrated on this SAP, delaying progress on the City's other SAPs which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. Now that the Draper Town Center SAP has been certified by WFRC, staff has shifted focus to the remaining SAPs, with adoption targeted for September 2025.

**1\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

The Draper Town Center SAP was adopted four months ago and certified by WFRC two months ago. Following certification by WFRC, staff shared the SAP with the consultant leading the City's comprehensive update of zoning and subdivision codes. The consultant will now begin drafting new zoning standards for City Council consideration. Staff does not anticipate any new housing proposals until these standards are in place. However, discussions have been ongoing with the Historic Preservation Commission, Historical Society, and City Manager regarding the potential construction of a Historical Society Museum and community center on City-owned property within the SAP area. The City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, are still in progress. No new land use regulations or decisions related to their adoption were made during the reporting period. However, a Development Agreement for the Kimballs Lane SAP area was submitted by Edge Homes for a 20-acre site. This Development Agreement, approved by the City Council on June 17, 2025, establishes a residential density of 25–27 dwelling units per acre, totaling approximately 500–540 units. Edge Homes remains an active stakeholder in the Kimballs Lane SAP planning process.

**1\_Q38. 7. Links to supporting documentation (Optional)**

Draper Town Center Station Area Plan: Planning Webpage  
<https://townshipandrange.maps.arcgis.com/apps/MapSeries/index.html?appid=ef3edd11ee6c4ea589a3b43956a80ec9> Draper Town Center Station Area Plan: September 3, 2024 City Council Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_e68c2bd0dc1e51ae5865e1e2fc850f93.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_e68c2bd0dc1e51ae5865e1e2fc850f93.pdf&view=1) Draper Town Center Station Area Plan: September 3, 2024 City Council Work Session Video [https://draper.granicus.com/player/clip/1755?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1755?view_id=1&redirect=true) Draper Town Center Station Area Plan: November 19, 2024 City Council Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_798e65b80a033d280eaf52d368476e4.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_798e65b80a033d280eaf52d368476e4.pdf&view=1) Draper Town Center Station Area Plan: November 19, 2024 City Council Work Session Video [https://draper.granicus.com/player/clip/1815?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1815?view_id=1&redirect=true) Draper Town Center Station Area Plan: February 27, 2025 Planning Commission Minutes [https://draper.granicus.com/MinutesViewer.php?view\\_id=1&clip\\_id=1866&doc\\_id=02c98eb4-4b98-11f0-b7f5-005056a89546](https://draper.granicus.com/MinutesViewer.php?view_id=1&clip_id=1866&doc_id=02c98eb4-4b98-11f0-b7f5-005056a89546) Draper Town Center Station Area Plan: February 27, 2025 Planning Commission Video [https://draper.granicus.com/player/clip/1866?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1866?view_id=1&redirect=true) Draper Town Center Station Area Plan: March 4, 2025 City Council Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_11bcf882e73cc58447a703000d5de3da.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_11bcf882e73cc58447a703000d5de3da.pdf&view=1) Draper Town Center Station Area Plan: March 4, 2025 City Council Video [https://draper.granicus.com/player/clip/1869?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1869?view_id=1&redirect=true) Draper Town Center Station Area Plan: Ordinance No. 1635 [http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O\\_1635.pdf?id=DOC444S107.A1&parent=DOC444S107](http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O_1635.pdf?id=DOC444S107.A1&parent=DOC444S107) Draper Town Center Station Area Plan: Adopted Station Area Plan [https://www.draperutah.gov/media/2cyn30lf/draper-tc-sap-final\\_reduced.pdf](https://www.draperutah.gov/media/2cyn30lf/draper-tc-sap-final_reduced.pdf) Draper Town Center Station Area Plan: May 15, 2025 WFRC Regional Growth Committee Agenda [https://wfrc.org/Committees/RegionalGrowth/2025/15May/15May2025\\_RGC\\_Agenda.pdf](https://wfrc.org/Committees/RegionalGrowth/2025/15May/15May2025_RGC_Agenda.pdf) Draper Town Center Station Area Plan: May 15, 2025 WFRC Regional Growth Committee Video <https://www.youtube.com/watch?v=aWKyXCNIQTQ> Draper Town Center Station Area Plan: May 22, 2025 WFRC Council Agenda [https://wfrc.org/Committees/Council/2025/03\\_May22/2025May22\\_Council\\_Agenda\\_Final.pdf](https://wfrc.org/Committees/Council/2025/03_May22/2025May22_Council_Agenda_Final.pdf) Draper Town Center Station Area Plan: May 22, 2025 WFRC Council Video <https://www.youtube.com/watch?v=LEeiod-CRpl> Draper Town Center Station Area Plan: July 23, 2025 Local Advisory Committee Agenda <https://rideuta.legistar.com/MeetingDetail.aspx?ID=1243572&GUID=FE0CF9DB-7DD6-4FEB-8685-0A355863CEB9&Options=info|&Search=> Other Station Area Plans: Kimballs Lane, Crescent View, and Draper FrontRunner (Vista) Station Area Planning Webpage <https://storymaps.arcgis.com/stories/9d0e23263be54f8d8fdcc9716db8af9d> Other Station Area Plans: April 22, 2025 City Council Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_177173d9f52359f9d8d93a0ab5e68873.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_177173d9f52359f9d8d93a0ab5e68873.pdf&view=1) Other Station Area Plans: April 22, 2025 City Council Work Session Video [https://draper.granicus.com/player/clip/1891?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1891?view_id=1&redirect=true) Code Update: September 17, 2024 Joint Council and Planning Commission Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_dc066c389f45466520dbc07e52b9a411.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1) Code Update: September 17, 2024 Joint Council and Planning Commission Work Session Video [https://draper.granicus.com/player/clip/1758?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1758?view_id=1&redirect=true) Kimballs Junction Development Agreement: May 22, 2025 Planning Commission Minutes (minutes are not all inclusive) [https://draper.granicus.com/MinutesViewer.php?view\\_id=1&clip\\_id=1912&doc\\_id=b4b129fa-6266-11f0-b7f5-005056a89546](https://draper.granicus.com/MinutesViewer.php?view_id=1&clip_id=1912&doc_id=b4b129fa-6266-11f0-b7f5-005056a89546) Kimballs Junction Development Agreement: May 22, 2025 Planning Commission Video [https://draper.granicus.com/player/clip/1912?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1912?view_id=1&redirect=true) Kimballs Junction Development Agreement: June 17, 2025 City Council Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_c47c13545b91fa142e74d7c942c6cbae.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_c47c13545b91fa142e74d7c942c6cbae.pdf&view=1) Kimballs Junction Development Agreement: June 17, 2025 City Council Video [https://draper.granicus.com/player/clip/1917?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1917?view_id=1&redirect=true)

**1\_Q39. Attachment to supporting documentation (Optional)**

N/A

1\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

2\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

3\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

4\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

5\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

6\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes

7\_Q40. Do you need to submit another strategy?

(You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- No

## REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

2\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.

(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)

- G



**2\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);**
- ii) the new report shows the action is still helpful to making progress on the strategy.**

2023: Evaluate current mixed-use zones for potential to include increased density when located near major transit investment corridors, commercial centers, or employment centers where units will meet targeted affordability thresholds.

2023: Evaluate the feasibility of creating a mixed use zone for targeted implementation near major transit investment corridors.

2024: Amend text of current mixed-use zones based on prior evaluation of opportunities.

2024: Begin implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance to increase residential densities as applicable.

2025: Continue implementation of the Town Center Station Area Plan by amending the text of the zoning ordinance as applicable.

2025: Implement the updated Vista Station Area Plan. Amend text of the zoning ordinance to increase residential densities as applicable.

**2\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

The City is actively working on a comprehensive update to its zoning and subdivision codes to support the implementation of this strategy. Significant progress has been made during both the current and previous reporting periods.

As part of the ongoing public outreach, a second joint workshop with the Planning Commission and City Council was held on September 17, 2024 where key concepts from the Preliminary Recommendations Report (PRR) were presented. The PRR proposed expanding the range of permitted housing types and rethinking the City's master planned development standards to improve their effectiveness.

In January 2025, staff received initial draft chapters from the consultant, including: Chapter 2: Base and Overlay Districts, Chapter 3: Master Planned Development, and Chapter 4: Use Standards. A second draft of these chapters, along with proposed definitions, was delivered in May and June 2025. The proposed chapters include a new Residential Infill Overlay and an Affordable Home Ownership Overlay. The Affordable Home Ownership Overlay leverages the density bonus provisions from House Bill 37 (2025). New use standards are also being proposed for cottage courts, duplexes, triplexes, fourplexes, and townhomes. Staff is currently reviewing the second drafts.

Staff has also provided the Draper Town Center SAP to the consultant to guide the drafting of specific zoning standards for that area. This process will be repeated for the remaining SAPs after their adoption.

Once the comprehensive code update is finalized, the proposed zoning and subdivision code amendments will be presented to the City Council for adoption.

**2\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions related to this strategy were enacted during the reporting period.

Staff will continue reviewing draft chapters of the comprehensive zoning and subdivision code update, while the Planning Commission and City Council will provide ongoing guidance to the consultants through additional joint workshops. Although the Draper Town Center SAP was adopted on March 4, 2025, and certified by WFRC on May 22, 2025, corresponding zoning standards still need to be drafted and formally adopted. The same applies to the City's other remaining SAPs, which remain in progress. Once the comprehensive zoning and subdivision code update is complete, the proposed amendments will be brought before the City Council for adoption.

**2\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A key barrier to implementing this strategy has been the need to balance limited staff time and resources while meeting State-mandated requirements. Supporting all moderate-income housing strategies simultaneously requires substantial additional effort, forcing staff to allocate time to certain tasks at the detriment of others. Over the past two reporting periods, staff prioritized completing the station area plans (SAPs) and the comprehensive zoning and subdivision code update, both of which are critical to advancing this strategy. However, the significant focus on finalizing the Draper Town Center SAP delayed progress on the City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, and the comprehensive zoning and subdivision code update. Additionally, staff has had to advance work on drafting a new Water Element for the General Plan, which is required by the State to be adopted before the end of the current calendar year.

Several specific challenges have complicated the drafting of the comprehensive zoning and subdivision code update. First, the large number of development agreements in place within the City has slowed the process. Each agreement must be carefully reviewed to identify alternative development standards, determine which standards remain applicable, and ensure proper integration into the updated code. Second, the commercial special district (CSD) zones encompass most of the City's mixed-use areas and include negotiated residential densities and performance benchmarks tied to those densities. This structure hampers or delays the City's ability to increase density or revise land use regulations within these districts as part of the code update.

**2\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy.

**2\_Q38. 7. Links to supporting documentation (Optional)**

Comprehensive Code Update: September 17, 2024 Joint Council and Planning Commission Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_dc066c389f45466520dbc07e52b9a411.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1)

Comprehensive Code Update: September 17, 2024 Joint Council and Planning Commission Video [https://draper.granicus.com/player/clip/1758?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1758?view_id=1&redirect=true)

**2\_Q39. Attachment to supporting documentation (Optional)**

N/A

## **REPORTING ON STRATEGY PROGRESS**

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**3\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)*

- J

**3\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

The adopted moderate-income housing plan timeline did not identify any benchmarks for completion during this reporting period.

**3\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

The City is actively working on a comprehensive update to its zoning and subdivision codes to support the implementation of this strategy. Significant progress has been made during both the current and previous reporting periods. A Preliminary Recommendations Report (PRR) was presented to the Planning Commission and City Council in September 2025. The PRR proposed expanding the range of permitted housing types and rethinking the City's master planned development standards to improve their effectiveness. In January 2025, staff received initial draft chapters from the consultant. The proposed chapters included a new Residential Infill Overlay and an Affordable Home Ownership Overlay. The Affordable Home Ownership Overlay leverages the density bonus provisions from House Bill 37 (2025). New use standards are also being proposed for cottage courts, duplexes, triplexes, fourplexes, and townhomes. Once the comprehensive code update is finalized, the proposed zoning and subdivision code amendments will be presented to the City Council for adoption.

Additionally, the City is exploring other methods to incentivize moderate-income and workforce housing. On January 7, 2025, the City entered into an agreement with the Clark and Christine Ivory Foundation to provide \$100,000 in funding. In exchange, Ivory Homes agreed to sell seven (7) affordable workforce housing units to employees of Draper City and the Canyon School District. These homes will include 2- and 3-bedroom units, with a 4-bedroom option available. Eligible buyers must earn between 80% and 120% of the Area Median Income (AMI). The units will be deed-restricted for 50 years, with annual appreciation capped at 4%. On June 17, 2025, the City approved the Kimballs Junction Development Agreement with Edge Homes. Under this Development Agreement, Edge Homes is required to provide at least thirty (30) workforce housing units for moderate-income City employees, schoolteachers, and first responders. The City has agreed to support Edge Homes' efforts by committing to make good faith efforts to contribute up to \$30,000 per toward the purchase price of each workforce housing unit, preferably using available Community Reinvestment Agency (CRA) funds.

**3\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. The Planning Commission and City Council will continue to provide direction to the consultants through additional joint workshops on how best to incorporate and implement this strategy into the proposed ordinance revisions. Upon completion of the comprehensive zoning and subdivision code update, amendments to the code will be taken to the City Council for adoption. However, as noted above, the City has entered into two development agreements with private developers for the development of at least thirty-seven (37) affordable workforce housing units.

**3\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

A key barrier to implementing this strategy has been the need to balance limited staff time and resources while meeting State-mandated requirements. Supporting all moderate-income housing strategies simultaneously requires substantial additional effort, forcing staff to allocate time to certain tasks at the detriment of others. Over the past two reporting periods, staff prioritized completing the station area plans (SAPs) and the comprehensive zoning and subdivision code update. However, the significant focus on finalizing the Draper Town Center SAP delayed progress on the City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, and the comprehensive zoning and subdivision code update. Additionally, staff has had to advance work on drafting a new Water Element, which is required by the State to be adopted by the end of the year.

A specific challenge to zoning incentives is the City's limited ability to ensure that units approved through incentives remain affordable for moderate- or lower-income households over time. Staff has observed that previous efforts, such as reducing lot sizes to encourage moderate-income housing, have often resulted in large homes that occupy the entire buildable area of the lot and are priced well beyond affordability for the intended income groups. In response, and in alignment with the provisions of House Bill 37 (2025), the City is now considering requiring development agreements as a condition of granting density bonuses under the proposed Affordable Home Ownership Overlay zone. This approach has already shown promise through the existing development agreements with Ivory and Edge Homes, providing for deed-restricted workforce housing within the City.

**3\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy, therefore, no changes or market response can be identified with respect to this strategy. However, as previously noted, the City has entered into two agreements supporting the development of at least thirty-seven (37) affordable workforce housing units. The Ivory Homes project is being constructed in two phases. In Phase 1, three units have been claimed by Canyon School District employees, with all of those households having already moved in. In Phase 2, three of the four available units have been reserved by City employees. Home prices have varied, ranging from \$390,000 for a two-bedroom unit to \$475,000 for a four-bedroom unit with a finished basement.

### **3\_Q38. 7. Links to supporting documentation (Optional)**

Comprehensive Code Update: September 17, 2024 Joint Council and Planning Commission Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_dc066c389f45466520dbc07e52b9a411.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1) Comprehensive Code Update: September 17, 2024 Joint Council and Planning Commission Video [https://draper.granicus.com/player/clip/1758?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1758?view_id=1&redirect=true) Ivory Workforce Housing: January 7, 2025 Community Reinvestment Agency Minutes [https://draper.granicus.com/DocumentViewer.php?file=draper\\_8906dc1dc0533ad9971cfcbe7e333a1.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_8906dc1dc0533ad9971cfcbe7e333a1.pdf&view=1) Ivory Workforce Housing: January 7, 2025 Community Reinvestment Agency Video [https://draper.granicus.com/player/clip/1828?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1828?view_id=1&redirect=true) Kimballs Junction Development Agreement: May 22, 2025 Planning Commission Minutes (minutes are not all inclusive) [https://draper.granicus.com/MinutesViewer.php?view\\_id=1&clip\\_id=1912&doc\\_id=b4b129fa-6266-11f0-b7f5-005056a89546](https://draper.granicus.com/MinutesViewer.php?view_id=1&clip_id=1912&doc_id=b4b129fa-6266-11f0-b7f5-005056a89546) Kimballs Junction Development Agreement: May 22, 2025 Planning Commission Video [https://draper.granicus.com/player/clip/1912?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1912?view_id=1&redirect=true) Kimballs Junction Development Agreement: June 17, 2025 City Council Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_c47c13545b91fa142e74d7c942c6cbae.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_c47c13545b91fa142e74d7c942c6cbae.pdf&view=1) Kimballs Junction Development Agreement: June 17, 2025 City Council Video [https://draper.granicus.com/player/clip/1917?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1917?view_id=1&redirect=true)

### **3\_Q39. Attachment to supporting documentation (Optional)**

N/A

## **REPORTING ON STRATEGY PROGRESS**

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

### **4\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)*

- L

### **4\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

2025: Budget for cost of conducting a study regarding the reduction or elimination of impact fees for developments that provide Moderate Income Housing.

### **4\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

Much of the initial discussion surrounding this strategy took place during previous reporting periods (see last year's report). On July 16, 2024, the City Council held a study session to review the Moderate Income Housing Plan and to address the significant challenges encountered in implementing this strategy. During the session, City Council members expressed concerns, particularly regarding the lack of reliable funding sources to offset reduced or waived impact fees, and skepticism about whether developers would pass those savings on to homebuyers. Given these concerns, the City Council concluded that further progress on this strategy was unlikely and directed staff to explore replacing it with another from the State's approved strategy list for future reporting periods. Subsequently, a General Plan Amendment to replace this strategy with Strategy E was presented to the Planning Commission on August 22, 2024, for a recommendation, and the City's Moderate Income Housing Plan was amended to include Strategy E and remove Strategy L by the City Council on September 17, 2024.

### **4\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

No new land use regulations or land use decisions were enacted during the reporting period with respect to this strategy. On September 17, 2024 the City Council approved a General Plan Amendment to replace this strategy with Strategy E.

**4\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

The primary barrier to implementing this strategy was the lack of available funding. The financial burden of conducting required studies, combined with the absence of a sustainable funding source to offset reduced or waived impact fees, made it infeasible to include in past or foreseeable future City budgets. Additionally, the City Council raised concerns regarding whether the cost savings from fee waivers or reductions would actually be passed on to homebuyers. Given these limitations and uncertainties, City staff was directed to prepare a General Plan Amendment to replace this strategy with another strategy from the State's approved list.

**4\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

No changes to impact fees were made, therefore, no reportable changes in the market with respect to this strategy would have occurred during the reporting period.

**4\_Q38. 7. Links to supporting documentation (Optional)**

July 16, 2024 City Council Work Session Minutes (minutes are not all-inclusive)  
[https://draper.granicus.com/DocumentViewer.php?file=draper\\_94d5ca76113ae15a94cceb82bc27ccf8.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_94d5ca76113ae15a94cceb82bc27ccf8.pdf&view=1)  
July 16, 2024 City Council Audio [https://archive-video.granicus.com/draper/draper\\_7ced48d8-b479-4576-995c-fb6ed249f938.mp4](https://archive-video.granicus.com/draper/draper_7ced48d8-b479-4576-995c-fb6ed249f938.mp4)  
August 22, 2024 Planning Commission Minutes (minutes are not all-inclusive)  
[https://draper.granicus.com/DocumentViewer.php?file=draper\\_5047640201e1930b34ec412ad1718aaf.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_5047640201e1930b34ec412ad1718aaf.pdf&view=1)  
August 22, 2024 Planning Commission Video [https://draper.granicus.com/player/clip/1751?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1751?view_id=1&redirect=true)  
September 17, 2024 City Council Minutes (minutes are not all-inclusive)  
[https://draper.granicus.com/DocumentViewer.php?file=draper\\_dc066c389f45466520dbc07e52b9a411.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1)  
September 17, 2024 City Council Video [https://draper.granicus.com/player/clip/1758?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1758?view_id=1&redirect=true)

**4\_Q39. Attachment to supporting documentation (Optional)**

N/A

## **REPORTING ON STRATEGY PROGRESS**

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**5\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)*

- W

**5\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

2023: Complete and adopt the Town Center Station Area Plan. Plan creation process begun in 2022.

2024: Update existing Vista Station Area Plan and adopt changes as necessary for compliance with minimum requirements of Utah Code.

2025: Evaluate Kimballs Lane Station Area for potential Station Area Plan and/or waiver based on existing characteristics.

2025: Evaluate 11400 S. Station area zoning and potential for a waiver based on existing characteristics.

2025: Create and adopt additional Station Area Plans as applicable before December 31, 2025.



**5\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

During the reporting period, the City concentrated its efforts on finalizing the Draper Town Center Station Area Plan (SAP). The process kicked off with a City Council work session on September 3, 2024, featuring presentations from Andrew Gruber (WFRC) and Cameron Diehl (ULCT) about the SAP planning process. Later that month, staff organized a tour for the City Council members to visit examples of mixed-use and transit-oriented developments in the region.

In November 2024, the City brought on a sub-consultant to produce photo-realistic renderings that illustrated the types of development envisioned in the Draper Town Center SAP. These visualizations were shared at the November 19, 2024 City Council work session, where staff provided project updates and received direction. The final round of public input included a stakeholder meeting on February 11, 2025 and a public open house on February 20, 2025. This was the fifth stakeholder meeting and third open house in the Draper Town Center SAP planning process. After incorporating final feedback, the draft plan was presented to the Planning Commission on February 27, 2025 for a recommendation and to the City Council on March 4, 2025 for approval. The final Draper Town Center SAP envisions 30–40 multifamily units, 20–30 townhomes or duplexes, and 30,000 square feet of commercial space on the City-owned site, and 450–500 multifamily units and 22,000 square feet of commercial space on the UTA-owned site. In addition, it allows for eventual redevelopment of several properties surrounding the City property and UTA-owned site which will allow for additional units when that redevelopment happens.

Following City Council adoption, the Draper Town Center SAP went before WFRC's Regional Growth Council on May 15, 2025 for a recommendation and to the WFRC Council on May 22, 2025 for certification. The Draper Town Center SAP was heard by the UTA Local Advisory Board on July 23, 2025. The certification with the UTA Board of Trustees occur in the next reporting period, on August 27, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration.

The City's focus on completing the Draper Town Center SAP temporarily delayed the City's work on the remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. However, the City secured a grant from WFRC in September 2024 to fund the completion of these remaining SAPs. A consultant was hired in January 2025, and work began quickly.

Public engagement started with stakeholder interviews on March 24 and 26, aimed at gathering insights and aspirations for each station area. An additional interview was held with the City Council on April 2, 2025 to receive broad policy direction. The consultant facilitated design charrettes on April 21 and 22 with stakeholders and the Planning Commission to develop potential options for each of the remaining SAP areas. Results of the charrettes were shared with the City Council during a work session on April 22, 2025. The first round of public feedback followed, featuring presentations of potential development concepts at an open house on June 5, 2025 and through an online survey that remained open through June 30. With community input in hand, the consultant is now working to refine the visions and create a first draft of the SAPs with a preferred development concept. Following adoption, necessary amendments to the zoning map or zoning ordinance (as applicable) will then be taken to the City Council for adoption.

**5\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

The draft Draper Town Center SAP was presented to the Planning Commission on February 27, 2025 for a recommendation and was approved by the City Council on March 4, 2025. The SAP was then presented to WFRC's Regional Growth Council on May 15, 2025 for a recommendation and was certified by the WFRC Council on May 22, 2025. With certification by WFRC complete, staff provided the SAP to the consultant leading the City's comprehensive zoning and subdivision code update, who will begin drafting new zoning standards for City Council consideration. This process will be repeated for the remaining SAPs after their adoption.

**5\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

One barrier to implementing this strategy has been the time required to complete the Draper Town Center SAP. Staff efforts were heavily concentrated on this SAP, delaying progress on the City's other SAPs which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station. Now that the Draper Town Center SAP has been certified by WFRC, staff has shifted focus to the remaining SAPs, with adoption targeted for September 2025.

**5\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

The Draper Town Center SAP was adopted four months ago and certified by WFRC two months ago. Following certification by WFRC, staff shared the SAP with the consultant leading the City's comprehensive update of zoning and subdivision codes. The consultant will now begin drafting new zoning standards for City Council consideration. Staff does not anticipate any new housing proposals until these standards are in place. However, discussions have been ongoing with the Historic Preservation Commission, Historical Society, and City Manager regarding the potential construction of a Historical Society Museum and community center on City-owned property within the SAP area. The City's remaining SAPs, which include the Kimballs Lane and Crescent View TRAX stations, and the Draper FrontRunner (Vista) station, are still in progress. No new land use regulations or decisions related to their adoption were made during the reporting period. However, a Development Agreement for the Kimballs Lane SAP area was submitted by Edge Homes for a 20-acre site. This Development Agreement, approved by the City Council on June 17, 2025, establishes a residential density of 25–27 dwelling units per acre, totaling approximately 500–540 units. Edge Homes remains an active stakeholder in the Kimballs Lane SAP planning process.

**5\_Q38. 7. Links to supporting documentation (Optional)**

Draper Town Center Station Area Plan: Planning Webpage  
<https://townshipandrange.maps.arcgis.com/apps/MapSeries/index.html?appid=ef3edd11ee6c4ea589a3b43956a80ec9> Draper Town Center Station Area Plan: September 3, 2024 City Council Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_e68c2bd0dc1e51ae5865e1e2fc850f93.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_e68c2bd0dc1e51ae5865e1e2fc850f93.pdf&view=1) Draper Town Center Station Area Plan: September 3, 2024 City Council Work Session Video [https://draper.granicus.com/player/clip/1755?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1755?view_id=1&redirect=true) Draper Town Center Station Area Plan: November 19, 2024 City Council Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_798e65b80a033d280eaf52d368476e4.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_798e65b80a033d280eaf52d368476e4.pdf&view=1) Draper Town Center Station Area Plan: November 19, 2024 City Council Work Session Video [https://draper.granicus.com/player/clip/1815?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1815?view_id=1&redirect=true) Draper Town Center Station Area Plan: February 27, 2025 Planning Commission Minutes [https://draper.granicus.com/MinutesViewer.php?view\\_id=1&clip\\_id=1866&doc\\_id=02c98eb4-4b98-11f0-b7f5-005056a89546](https://draper.granicus.com/MinutesViewer.php?view_id=1&clip_id=1866&doc_id=02c98eb4-4b98-11f0-b7f5-005056a89546) Draper Town Center Station Area Plan: February 27, 2025 Planning Commission Video [https://draper.granicus.com/player/clip/1866?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1866?view_id=1&redirect=true) Draper Town Center Station Area Plan: March 4, 2025 City Council Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_11bcf882e73cc58447a703000d5de3da.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_11bcf882e73cc58447a703000d5de3da.pdf&view=1) Draper Town Center Station Area Plan: March 4, 2025 City Council Video [https://draper.granicus.com/player/clip/1869?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1869?view_id=1&redirect=true) Draper Town Center Station Area Plan: Ordinance No. 1635 [http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O\\_1635.pdf?id=DOC444S107.A1&parent=DOC444S107](http://vx.draper.ut.us:81/tylercm/eagleweb/downloads/O_1635.pdf?id=DOC444S107.A1&parent=DOC444S107) Draper Town Center Station Area Plan: Adopted Station Area Plan [https://www.draperutah.gov/media/2cyn30lf/draper-tc-sap-final\\_reduced.pdf](https://www.draperutah.gov/media/2cyn30lf/draper-tc-sap-final_reduced.pdf) Draper Town Center Station Area Plan: May 15, 2025 WFRC Regional Growth Committee Agenda [https://wfrc.org/Committees/RegionalGrowth/2025/15May/15May2025\\_RGC\\_Agenda.pdf](https://wfrc.org/Committees/RegionalGrowth/2025/15May/15May2025_RGC_Agenda.pdf) Draper Town Center Station Area Plan: May 15, 2025 WFRC Regional Growth Committee Video <https://www.youtube.com/watch?v=aWKyXCNIQTQ> Draper Town Center Station Area Plan: May 22, 2025 WFRC Council Agenda [https://wfrc.org/Committees/Council/2025/03\\_May22/2025May22\\_Council\\_Agenda\\_Final.pdf](https://wfrc.org/Committees/Council/2025/03_May22/2025May22_Council_Agenda_Final.pdf) Draper Town Center Station Area Plan: May 22, 2025 WFRC Council Video <https://www.youtube.com/watch?v=LEeiod-CRpl> Draper Town Center Station Area Plan: July 23, 2025 Local Advisory Committee Agenda <https://rideuta.legistar.com/MeetingDetail.aspx?ID=1243572&GUID=FE0CF9DB-7DD6-4FEB-8685-0A355863CEB9&Options=info|&Search=> Other Station Area Plans: Kimballs Lane, Crescent View, and Draper FrontRunner (Vista) Station Area Planning Webpage <https://storymaps.arcgis.com/stories/9d0e23263be54f8d8fdcc9716db8af9d> Other Station Area Plans: April 22, 2025 City Council Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_177173d9f52359f9d8d93a0ab5e68873.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_177173d9f52359f9d8d93a0ab5e68873.pdf&view=1) Other Station Area Plans: April 22, 2025 City Council Work Session Video [https://draper.granicus.com/player/clip/1891?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1891?view_id=1&redirect=true) Code Update: September 17, 2024 Joint Council and Planning Commission Work Session Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_dc066c389f45466520dbc07e52b9a411.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_dc066c389f45466520dbc07e52b9a411.pdf&view=1) Code Update: September 17, 2024 Joint Council and Planning Commission Work Session Video [https://draper.granicus.com/player/clip/1758?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1758?view_id=1&redirect=true) Kimballs Junction Development Agreement: May 22, 2025 Planning Commission Minutes (minutes are not all inclusive) [https://draper.granicus.com/MinutesViewer.php?view\\_id=1&clip\\_id=1912&doc\\_id=b4b129fa-6266-11f0-b7f5-005056a89546](https://draper.granicus.com/MinutesViewer.php?view_id=1&clip_id=1912&doc_id=b4b129fa-6266-11f0-b7f5-005056a89546) Kimballs Junction Development Agreement: May 22, 2025 Planning Commission Video [https://draper.granicus.com/player/clip/1912?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1912?view_id=1&redirect=true) Kimballs Junction Development Agreement: June 17, 2025 City Council Minutes (minutes are not all inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_c47c13545b91fa142e74d7c942c6cbae.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_c47c13545b91fa142e74d7c942c6cbae.pdf&view=1) Kimballs Junction Development Agreement: June 17, 2025 City Council Video [https://draper.granicus.com/player/clip/1917?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1917?view_id=1&redirect=true)

**5\_Q39. Attachment to supporting documentation (Optional)**

N/A

## REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

**6\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)*

- ☐

**6\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

2023-2027: Draper City will continue to partner with other Cities and Salt Lake County in pooling CDBG funds for use regionally inclusive of funds utilized for affordable housing projects.

**6\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

The Draper City Council previously passed Resolution 23-28 approving and authorizing the execution of an interlocal cooperation agreement with Salt Lake County and other cities and townships to conduct the Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG) Program, and Home Investment Partnership (HOME) Programs. Salt Lake County applies for and manages the funding for the benefit of all participating communities. The interlocal agreement runs through June 30, 2027.

**6\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

The implementation of this strategy requires no changes to land use regulations, or a particular land use decision to be made. The decision to continue pooling federal funding with that of other cities helps produce moderate income housing on a regional level in a more cost-effective manner. This allows for increased access to needed housing for those employed within the City irrespective of jurisdictional boundaries.

**6\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

None.

**6\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

Reliable or readily available data on the market impacts of this strategy is currently lacking with Salt Lake County monitoring the effects of the interlocal agreement. Any impacts associated with this strategy, or the City's contribution, are regional in scope, making it difficult to isolate or attribute specific changes in the local housing market directly to this approach.

**6\_Q38. 7. Links to supporting documentation (Optional)**

Resolution 23-28 [http://vx.draper.ut.us:81/tylercm/eagleweb/viewAttachment.jsp?docName=R\\_23\\_28.pdf&id=DOC349S324.A0&parent=DOC349S324](http://vx.draper.ut.us:81/tylercm/eagleweb/viewAttachment.jsp?docName=R_23_28.pdf&id=DOC349S324.A0&parent=DOC349S324)

**6\_Q39. Attachment to supporting documentation (Optional)**

N/A

## REPORTING ON STRATEGY PROGRESS

The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025.

A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

### **7\_Q32. 1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element.**

*(For the list of strategies, visit [jobs.utah.gov/mihreporting](https://jobs.utah.gov/mihreporting) or refer to Utah Code Section [10-9a-403](#) for municipalities and Section [17-27a-403](#) for counties)*

- E

### **7\_Q33. 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it:**

- i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing);
- ii) the new report shows the action is still helpful to making progress on the strategy.

2024: Evaluate current ADU ordinance with respects to reducing the minimum requirements for D-ADUs and I-ADUs in specific circumstances and propose ordinance changes for adoption by the City Council. Specific examples may include changes to the deviation criteria to allow for more I-ADUs in prohibited areas and an allowance for additional flexibility regarding owner occupation of either unit.

2025: Create an ADU brochure to provide the public with easily accessible information on the requirements and process for permitting an ADU on their property as a part of efforts to educate and encourage residents to create more ADUs within the city.

### **7\_Q34. 3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.**

This is a newly adopted strategy that replaced Strategy L. On June 4, 2024, the City Council held a study session to discuss the ADU ordinance and directed staff to begin exploring potential modifications. At a subsequent study session on July 16, 2024, the City Council reviewed the Moderate Income Housing Plan and the ongoing challenges associated with implementing Strategy L. As a result, staff was directed to evaluate replacing Strategy L with an alternative from the State's approved list.

A General Plan Amendment to substitute Strategy L with this strategy was presented to the Planning Commission on August 22, 2024 for a recommendation and to the City Council on September 17, 2024 for approval.

Following the General Plan Amendment's adoption, staff began drafting revisions to the ADU ordinance aimed at decreasing certain standards in order to facilitate the construction of more ADUs. Proposed changes included allowing owner occupancy of either the primary single-family dwelling or the ADU (instead of requiring occupancy of the primary dwelling) and reducing the minimum lot size for geographic deviation requests for I-ADUs from 20,000 square feet to 6,000 square feet. These ordinance changes were presented to the Planning Commission on October 10, 2024 for a recommendation and approved by the City Council on November 12, 2024.

The updated ADU standards are available on the City's Accessory Dwelling Unit webpage, which also includes a comprehensive FAQ section. Staff plans to begin developing informational brochures in the latter half of 2025.

### **7\_Q35. 4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.**

On November 12, 2024 the City Council adopted an ordinance which reduced the existing regulations related to ADUs. The ordinance allows the property owners to occupy either the primary single-family dwelling or the ADU, instead of requiring occupancy of only the primary dwelling. Additionally, the ordinance reduces the minimum lot size for geographic deviation requests for I-ADUs from 20,000 square feet to 6,000 square feet, which allows for more property owners to apply for an I-ADU deviation.

### **7\_Q36. 5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."**

None.

**7\_Q37. 6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).**

Since amending the code to reduce the regulations related to the minimum lot size for I-ADU deviations, the City has seen a significant increase in applications. During the previous MIHP reporting period, three (3) applications were submitted. During the current MIHP reporting period, eight (8) applications were submitted. This is a 166% increase in the number of applications submitted.

**7\_Q38. 7. Links to supporting documentation (Optional)**

June 4, 2024 City Council Work Session Minutes [https://draper.granicus.com/DocumentViewer.php?file=draper\\_674467ba3626dc0f7a5ae3d0a39ce6e5.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_674467ba3626dc0f7a5ae3d0a39ce6e5.pdf&view=1) June 4, 2024 City Council Work Session Video [https://draper.granicus.com/player/clip/1719?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1719?view_id=1&redirect=true) July 16, 2024 City Council Work Session Minutes (minutes are not all-inclusive) [https://draper.granicus.com/DocumentViewer.php?file=draper\\_94d5ca76113ae15a94cceb82bc27ccf8.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_94d5ca76113ae15a94cceb82bc27ccf8.pdf&view=1) July 16, 2024 City Council Audio [https://archive-video.granicus.com/draper/draper\\_7ced48d8-b479-4576-995c-fb6ed249f938.mp4](https://archive-video.granicus.com/draper/draper_7ced48d8-b479-4576-995c-fb6ed249f938.mp4) October 10, 2024 Planning Commission Agenda [https://granicus\\_production\\_attachments.s3.amazonaws.com/draper/c9f37e492e796eb955933484757c780b0.pdf](https://granicus_production_attachments.s3.amazonaws.com/draper/c9f37e492e796eb955933484757c780b0.pdf) October 10, 2024 Planning Commission Video [https://draper.granicus.com/player/clip/1784?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1784?view_id=1&redirect=true) November 12, 2024 City Council Minutes [https://draper.granicus.com/DocumentViewer.php?file=draper\\_6e0e698ae624ca28779896f0461b0a92.pdf&view=1](https://draper.granicus.com/DocumentViewer.php?file=draper_6e0e698ae624ca28779896f0461b0a92.pdf&view=1) November 12, 2024 City Council Video [https://draper.granicus.com/player/clip/1810?view\\_id=1&redirect=true](https://draper.granicus.com/player/clip/1810?view_id=1&redirect=true) Accessory Dwelling Unit Webpage <https://www.draperutah.gov/business-development/planning-and-development/accessory-dwelling-units-permits/>

**7\_Q39. Attachment to supporting documentation (Optional)**

N/A

**Q29. FEEDBACK & RECOMMENDATIONS**

**What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)**

- Housing supply data
- Planning technical assistance
- Case studies for strategies

**Q30. Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? (If none, please write N/A)**

Provide examples of where/how these moderate-income strategies are working in Utah.

Allow each jurisdiction more flexibility to find solutions that work for their unique circumstances, as not every jurisdiction is the same.



If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.

2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to [mih@utah.gov](mailto:mih@utah.gov).

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

[Clicking the "Next" button at the bottom of the form will submit your report.](#)

---

**Embedded Data:**

N/A