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**Development Review Committee**  
1020 East Pioneer Road  
Draper, UT 84020

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**STAFF REPORT**  
April 21, 2026

**To:** Jennifer Jastremsky, Zoning Administrator

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Approved                      Date

**From:** Jennifer Jastremsky, AICP, Community Development Director / Zoning Administrator  
801-576-6328, [jennifer.jastremsky@draperutah.gov](mailto:jennifer.jastremsky@draperutah.gov)

**Re:** **Monti – Site Plan Amendment Request**

Application No.: 2026-0048-SP  
Applicant: Ian Galanis, representing Lone Peak Market Place  
Project Location: 82 E 11400 South  
Current Zoning: CR (Regional Commercial) Zone  
Acreage: 0.448 Acres (Approximately 19,508 ft<sup>2</sup>)  
Request: Request for approval of a Site Plan Amendment in the CR zone regarding the expansion of an existing restaurant building and outdoor patio.

**SUMMARY AND BACKGROUND**

This application is a request for approval of a Site Plan Amendment for approximately 0.448 acres located on the south side of 11400 South, at approximately 82 E 11400 South (Exhibit B & C). The property is currently zoned CR. The applicant is requesting that a Site Plan Amendment be approved to allow for the redevelopment of the existing restaurant building.

The property is part of the Lone Peak Market Place development and had been a Taco Time for a number of years. The building has been vacant since Taco Time closed in 2021.

The property owner obtained a Site Plan Amendment for a bakery to locate in the building in 2023, but the application expired with no construction taking place.



**ANALYSIS**

*General Plan and Zoning.*

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community Commercial	Exhibit E
Current Zoning	CR	Exhibit F
Proposed Use	Restaurant	
Adjacent Zoning		
East	CR	
West	CR	
North	CBD (Central Business District) (Sandy City)	
South	CR	

The Community Commercial land use designation is characterized as follows:

*Community Commercial*

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Includes the full scope of commercial land uses that require and utilize exposure to the freeway</li> <li>• Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses</li> <li>• Frontage roads</li> <li>• Deeper setbacks for landscaping and enhancements</li> <li>• Limited traffic access points</li> <li>• Visual unity</li> <li>• Uniform design standards and aesthetics</li> <li>• Access to individual properties should be provided only from frontage roads</li> <li>• Well landscaped street frontages</li> <li>• Limited traffic access points for the site</li> <li>• Common off-street traffic circulation and parking areas</li> <li>• Pedestrian access from surrounding residential areas</li> </ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"> <li>• Large-scale, master-planned commercial centers</li> <li>• Big-box stores and offices</li> </ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Community Commercial (CC)</li> <li>• General Commercial (CG)</li> <li>• Interchange Commercial (CI)</li> <li>• Institutional Care (IC)</li> </ul>
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas</li> </ul>

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CR zone is to *"provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone*



include large scale, master planned commercial centers with outlying commercial pads, big box stores, and offices."

Site Plan Layout. The existing building will remain, with an expansion of a 1,214 sq ft outdoor patio area, movement of parking spaces, and new cooler and freezer equipment added to the building. The proposed site plan can be found as Exhibit F of this report.

<b>Standard</b>	<b>DCMC Requirements</b>	<b>Proposal</b>	<b>Notes</b>
Lot/Parcel Size	NA	0.448	No change
Street Frontage	50-feet	169.72-feet	No change
Setback-			
Front	0-feet	50-feet	No Change
Rear	0-feet	18-feet	16-feet closer to property line
Side	0-feet	45-feet	
Side	0-feet	35-feet	2-feet closer to property line

Landscaping and Lot Coverage. The majority of existing landscaping will remain on site, including along the north and east property lines. There will be 553 sq ft of landscaping added around the building, including along the patio and equipment areas, along with 381 sq ft of existing landscaping that will be replanted to match the new landscaping. A landscape plan can be found in Exhibit G of this report.

<b>Standard</b>	<b>DCMC Requirements</b>	<b>Proposal</b>	<b>Notes</b>
Lot Coverage	60%	14%	
Overall Landscaping Coverage	20%	33%	
Parking Lot Landscaping	7%	8.5%	No change
Perimeter Landscaping	10-feet	15-feet to 32-feet	No change
Water Wise Landscaping	Plants and Irrigation	Yes	
Street Trees	From approved tree list	NA	Streetscape landscaping is not being changed

Parking. The subject site is part of a larger shopping center which shares access and

parking. Seven stalls of the existing parking located on the same property as the proposed restaurant will be removed for the expansion and remodel of the building (Exhibit F). A total of 448 parking spaces for the shopping center will remain, which provides sufficient parking for this proposed change to the restaurant and all other uses currently in the shopping center. All lots in the development are under common ownership.

**Table 6** Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)	25-30	13	448 spaces total for shopping center

Architecture. Minor changes will occur to the outside of the building (Exhibit H). Some of the windows have been replaced with larger windows, and the main building entrance has been oriented to the west side of the building. That work was done previously and is not part of this application. There have been no changes to the building façade materials, which are brick and stucco. The building was previously painted white and will remain in a color pattern that matches the overall shopping center. The previous main entrance on the south of the building will be utilized to access an outdoor seating area. The new cooler/freezer equipment will be screened from view by composite wood fencing and landscape planters.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Amendment request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

Site Plan Amendment 9-5-090 (E) and (H)

*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.*

*H. Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:*

- 1. Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
  - a. The proposed use is consistent with uses permitted on the site;*
  - b. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;*
  - c. The proposed use and site will conform to applicable requirements of this Code;*
  - d. The proposed expansion meets the approval standards of subsection E of this section;*
  - e. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and**
- 2. If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.*
- 3. If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.*
- 4. Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.*

## **REVIEWS**

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

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

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

*Fire Division Review.* The Draper City Fire Marshal has completed his review of the Site Plan

Amendment submission. Comments from this division, if any, can be found in Exhibit A.

*Noticing.* A notice of decision will be issued as outlined in City and State Codes.

### **STAFF RECOMMENDATION**

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

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

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

The findings for approval are as follows:

1. The entire site will be developed at one time.
2. The site plan conforms to applicable standards set forth in DCMC.
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.
6. The proposed use is consistent with uses permitted on the site.
7. Existing uses were permitted when the site plan was approved.
8. The proposed use and site will conform to applicable requirements of this Code.

## DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield  
DN: C=US,  
E=brien.maxfield@draperutah.gov,  
O=Draper, OU=Public Works -  
Engineering, CN=Brien Maxfield  
Date: 2026.04.23 17:24:32-06'00'

Draper City Public Works Department



Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley  
DN: C=US, E=don.buckley@draper.ut.us,  
O=Draper City Fire Department, OU=Fire  
Marshal, CN=Don Buckley  
Date: 2026.04.23 17:58:06-06'00'

Draper City Fire Department



Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes  
DN: C=US, E=matthew.symes@draperutah.gov,  
O=Draper City Corp., CN=Matthew Symes  
Date: 2026.04.27 08:26:34-06'00'

Draper City Building Division

## EXHIBIT A DEPARTMENT REVIEWS

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

### Planning Division Review.

None provided

### Engineering and Public Works Divisions Review.

1. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

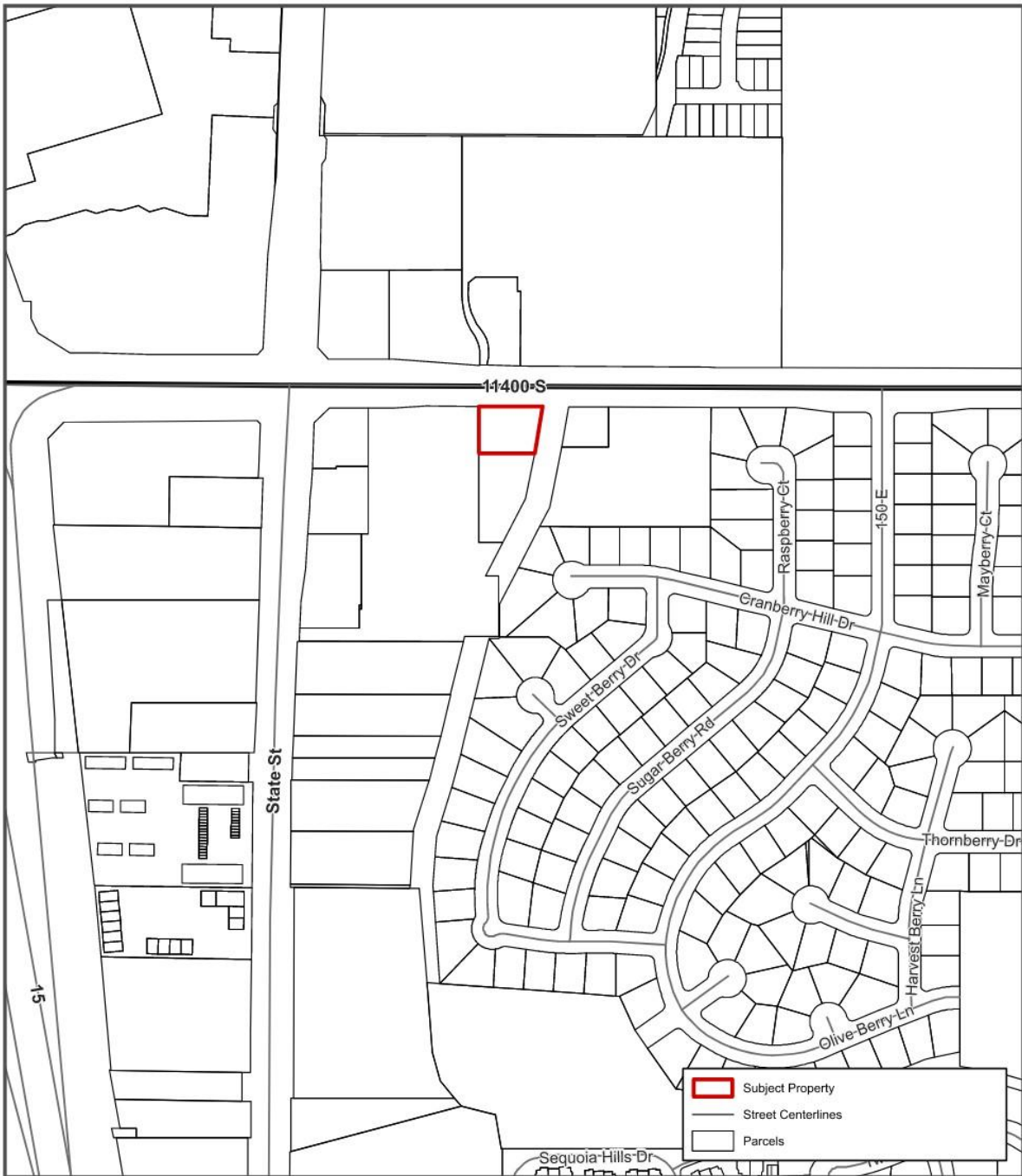
### Fire Division Review.

1. Fire Sprinkler Modifications Required. If the existing building already has a fire sprinkler system and during the remodel more than twenty (20) sprinkler heads are relocated. A Deferred submittal for 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.
2. Fire Alarm Modifications Required. If the existing building already has a fire alarm system and during remodel more than five (5) devices are to be relocated. 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.
3. UL300 System Required. Deferred submittal for the Ansul UL 300 wet chemical kitchen hood system should be sent emailed directly to the Draper Fire Marshal Don Buckley fire.permits@draperutah.gov you will need to send plans, complete with manufacturer cut sheets in a pdf format. It is understood that the hood system is pre-engineered.
4. Class "K" Extinguishers Required. A Class "K" kitchen extinguisher shall be placed for use with deep fat fryers. Within 30 feet of unit and mounted

appropriately.

5. 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.
6. 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. See attached information form. The current gate will need to have a Knoxbox installed for fire access.
7. 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. The current building does not have a clear visible address that can be seen from the road since the fencing has gone up. This will need to be fixed.

# EXHIBIT B VICINITY MAP



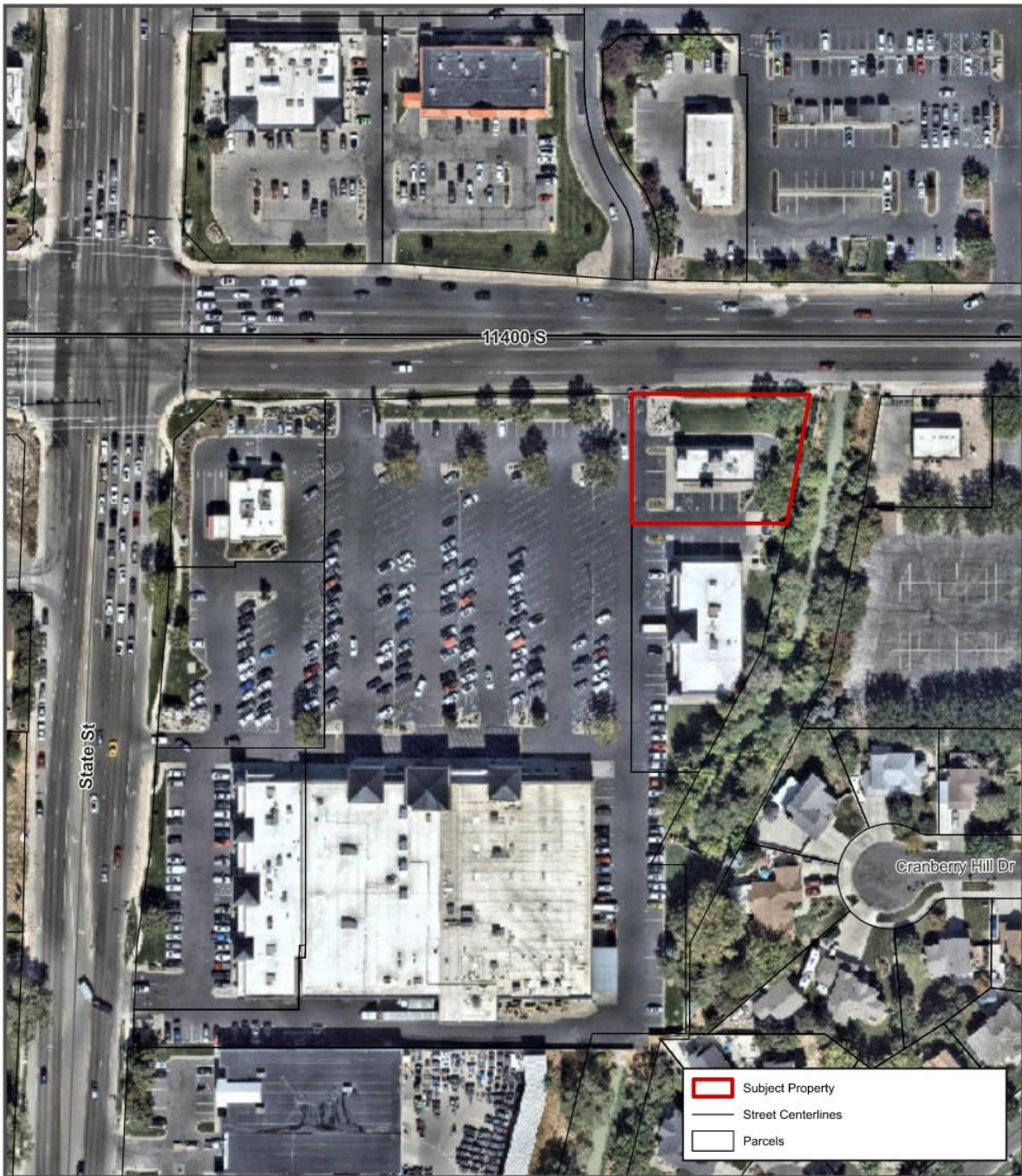
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## Monti Site Plan Amendment

Vicinity Map



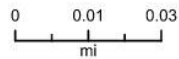
EXHIBIT C  
AERIAL MAP



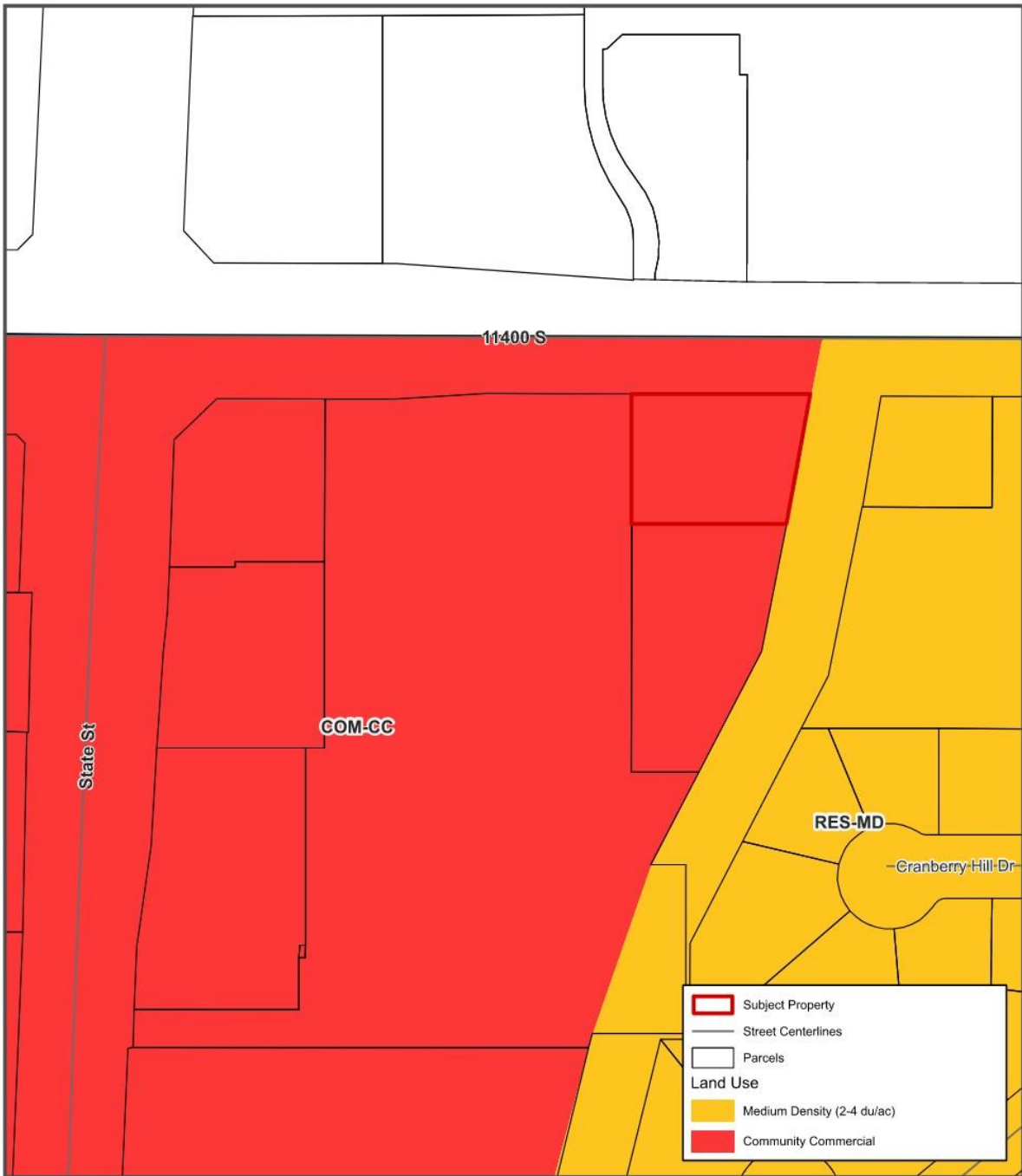
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Monti Site Plan Amendment

Aerial Map



# EXHIBIT D LAND USE MAP



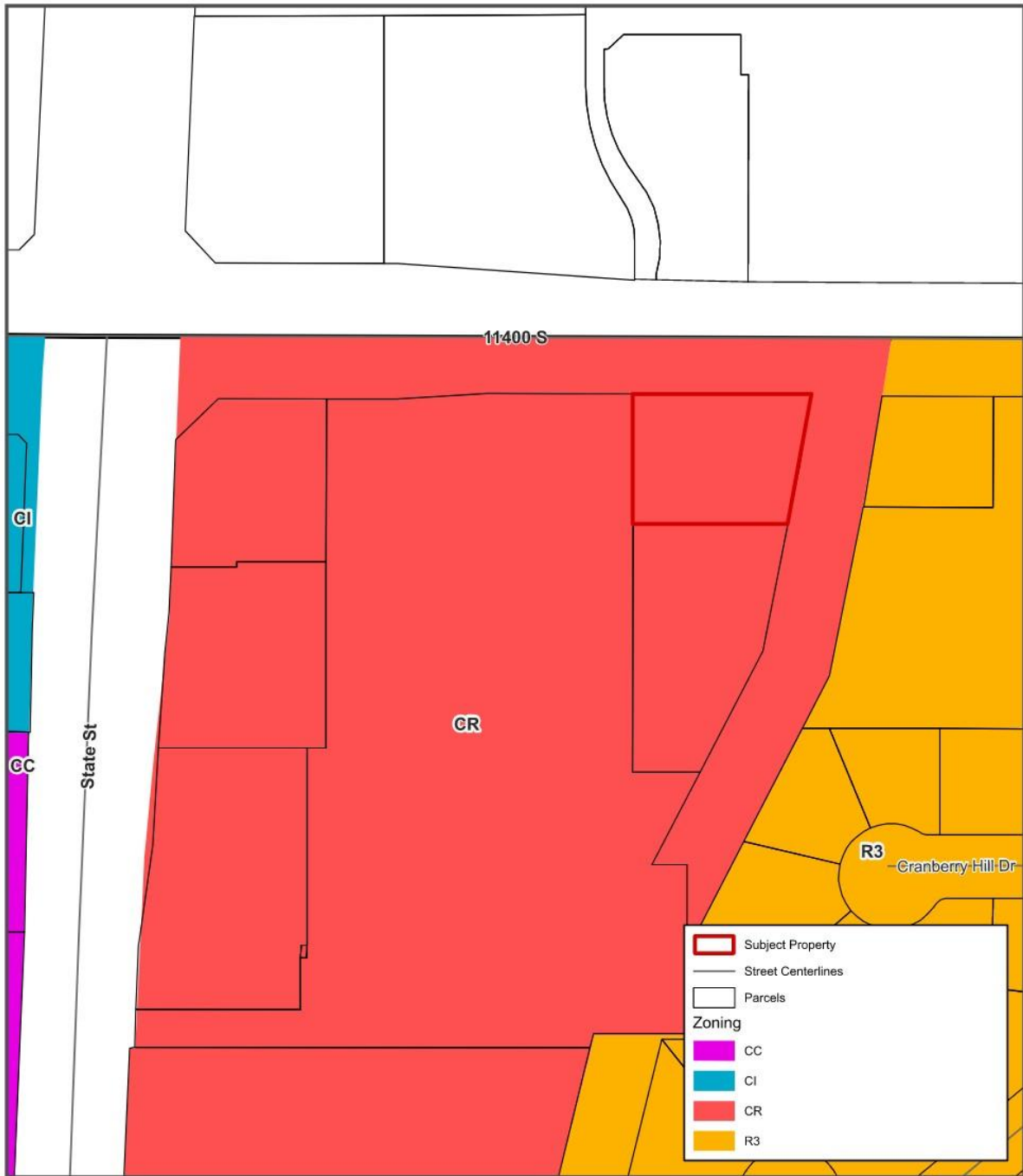
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## Monti Site Plan Amendment

Land Use Map



# EXHIBIT E ZONING MAP



Date Printed: 4/21/2026

## Monti Site Plan Amendment

Zoning Map

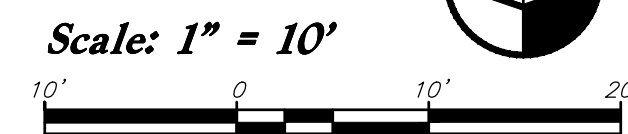


**EXHIBIT F  
SITE PLAN**

# 11400 South Street

Paved Public Street

**Site Data**  
 Site Area = 19,508 s.f. (0.448 ac.)  
 Landscape Area Provided = 6,480 s.f. (33%)  
 Impervious Area Provided = 10,251 s.f. (53%)  
 Existing Building Area = 2,381 s.f.  
 New Building Area = 2,777 s.f. (14%)  
 Parking Provided = 13 stalls  
 Existing Landscaping around building = 381.29 s.f.  
 Proposed Landscaping around building = 553 s.f.



**Site Construction Notes**

- 1 Const. 24" Curb & Gutter (1/ C4.1)
- 2 Const. Asphalt Paving (2/ C4.1)
- 3 Const. Conc. Sidewalk (3/ C4.1)
- 4 Conn. & Match Existing Improvements
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1/ C2.3)
- 6 Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (5/ C2.3)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2/ C2.3)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2/ C2.3)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (5/ C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Const. Retaining Wall (9/ C4.1)
- 13 Decorative Rock around Menu Board
- 14 Const. 18" Curb & Gutter (7/ C4.1)
- 15 Install Bollards to Match Existing Bollards on Property (4/ C4.2)
- 16 Const. Stairs w/ Handrail (4/ C2.3)
- 17 Const. Ramp Handrail (2/ C2.3)
- 18 Const. Curb Wall (4/ C4.1)
- 19 Const. Guardrail (6/ C2.3)

**Hatch Legend**

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

**General Site Notes:**

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

**Construction Survey Note:**

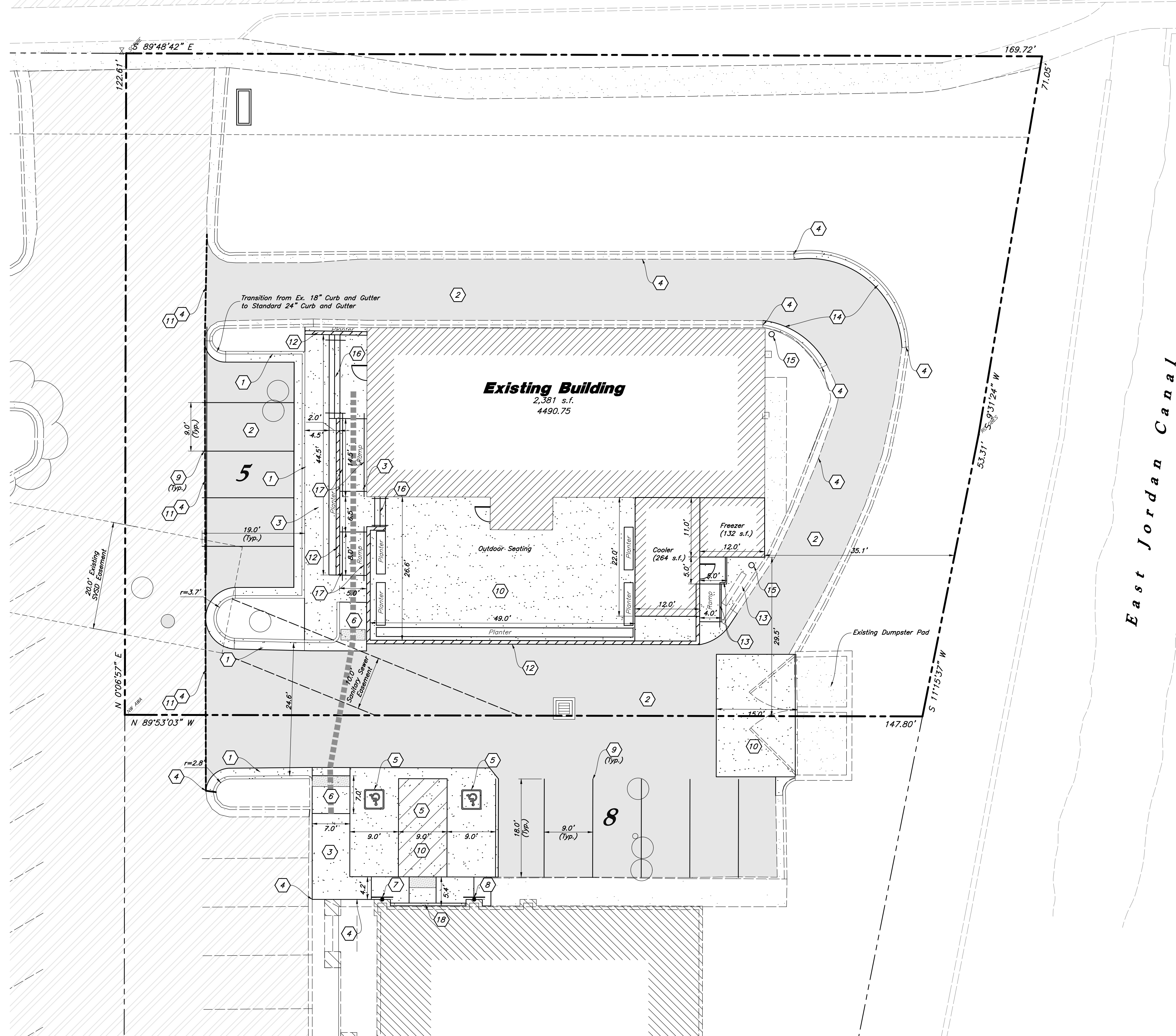
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**Survey Control Note:**

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



REV	DATE	DESCRIPTION

Designed by: DG  
 Drafted by: AL  
 Client Name:  
 Mountain High Real Estate Investors  
 25-146 SP



**Site Plan**  
**Lone Peak Marketplace**  
 82 East 11400 South  
 Draper, Utah 84020



14 Oct, 2025  
 SHEET NO.  
**C1.1**

EXHIBIT G  
LANDSCAPE PLAN

**11400 South Street**  
*Paved Public Street*

**SITE DATA**  
 SITE AREA: 19,508 SF  
 LANDSCAPE AREA: 6,549 SF (33.6%)  
 IMPERVIOUS AREA: 10,182 SF (52.2%)  
 BUILDING AREA: 2,777 SF (14.2%)  
 PARKING PROVIDED: 13 STALLS

THIS IS PART OF AN OVERALL SHOPPING CENTER CC&R THAT IS RECORDED AND THEREFORE THIS PARCEL IS LIMITED TO CHANGE SUBJECT TO WHAT IS AROUND THE BUILDING.

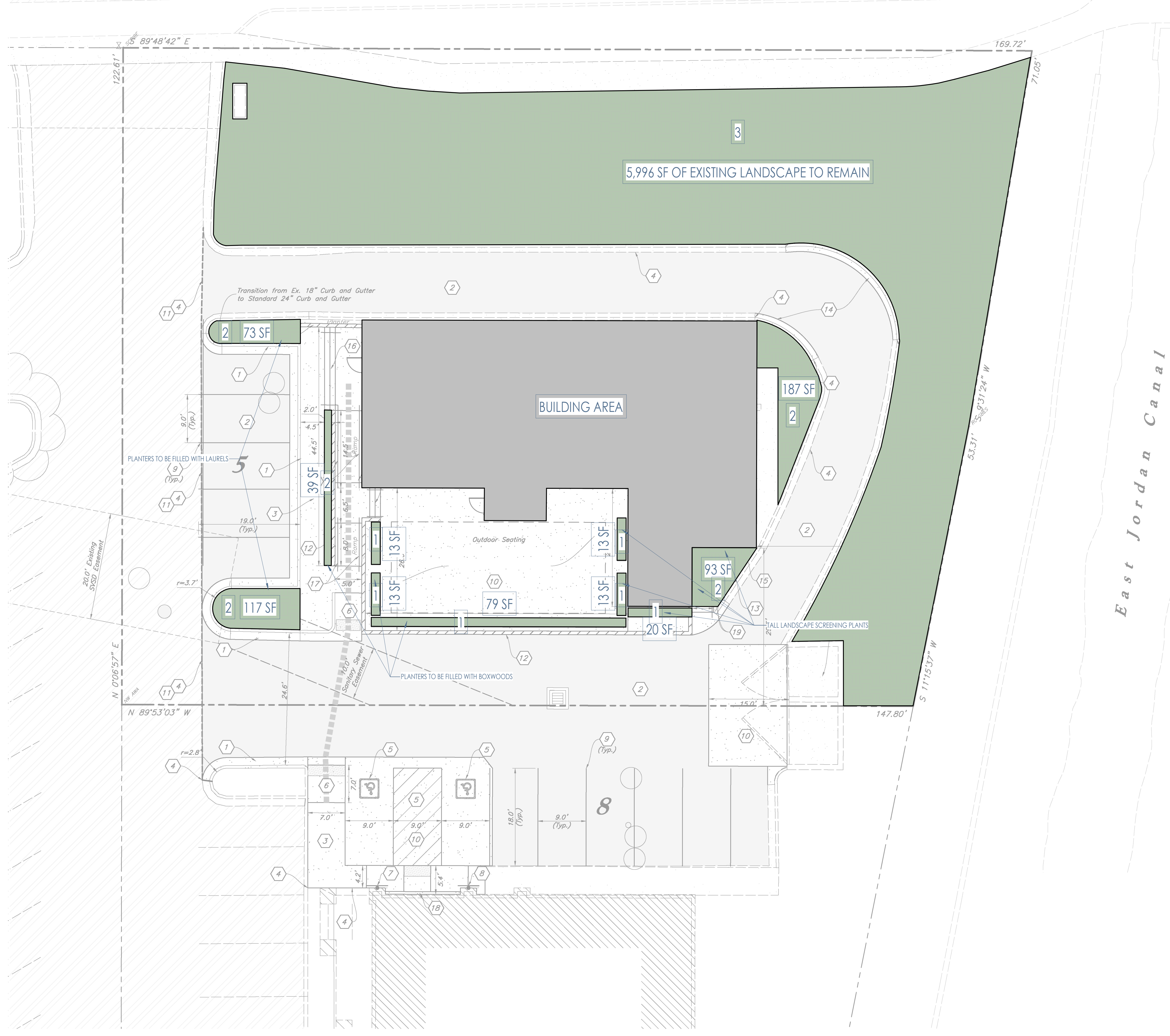
ANY NEW LANDSCAPING AROUND THE BUILDING WILL ADHERE TO THE JORDAN VALLEY WATER CONSERVATION DEPARTMENT AND REGIONAL WATER-CONSERVATION STANDARDS AND PLANT DATABASES.

**LANDSCAPING LEGEND**

1. PATIO LANDSCAPING  
 GREEN MOUNTAIN BOXWOODS  
 SEASONAL FLOWERS

2. REAR BUILDING LANDSCAPE AREA  
 YELLOWWOOD - CLADRASTIS, KENTUCKY OR PERKINS PINK  
 HARDSCAPE - 1"-2" MEXICAN BEACH COBBLE

3. EXISTING LANDSCAPING TO REMAIN

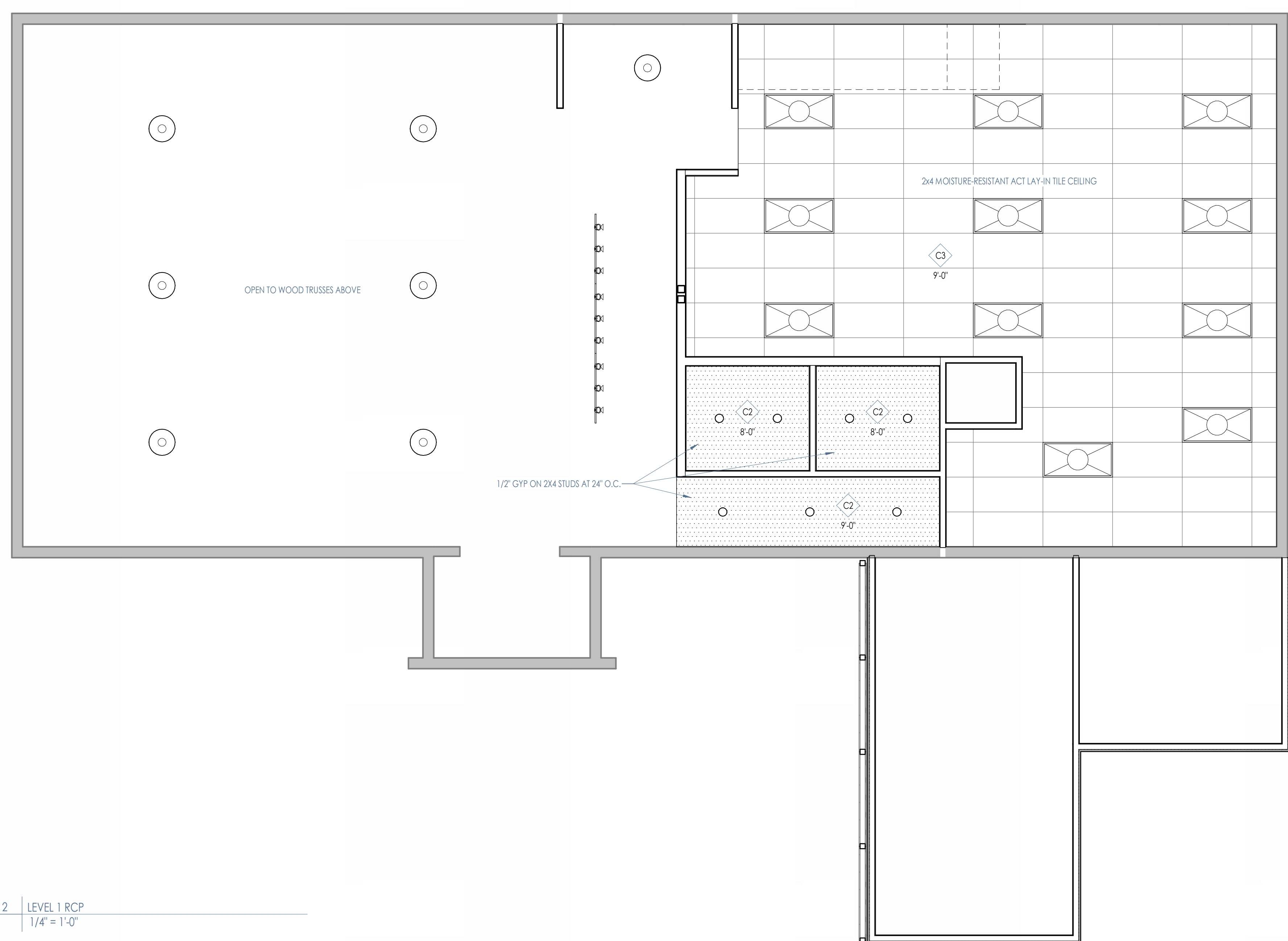


1 | LANDSCAPE PLAN  
 1" = 10'-0"

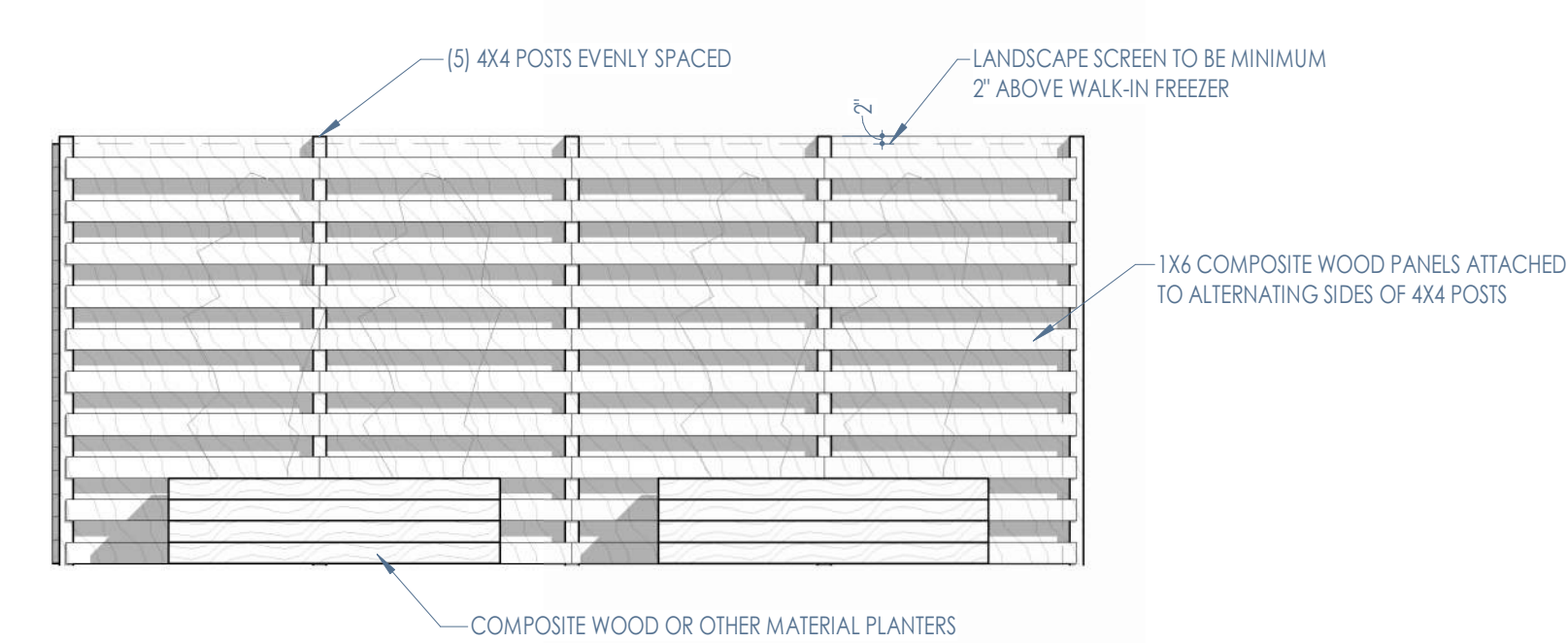
DATE	REVISION DESCRIPTION

**DRAPER MONTI**  
**LANDSCAPE PLAN**  
 822 E 11400 S  
 DRAPER, UT 84020

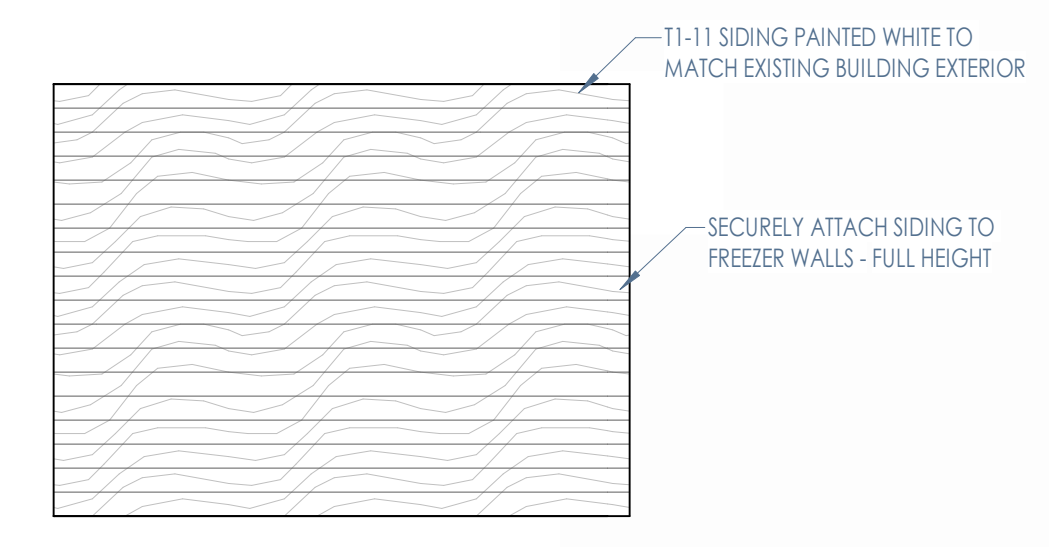
EXHIBIT H  
ELEVATIONS



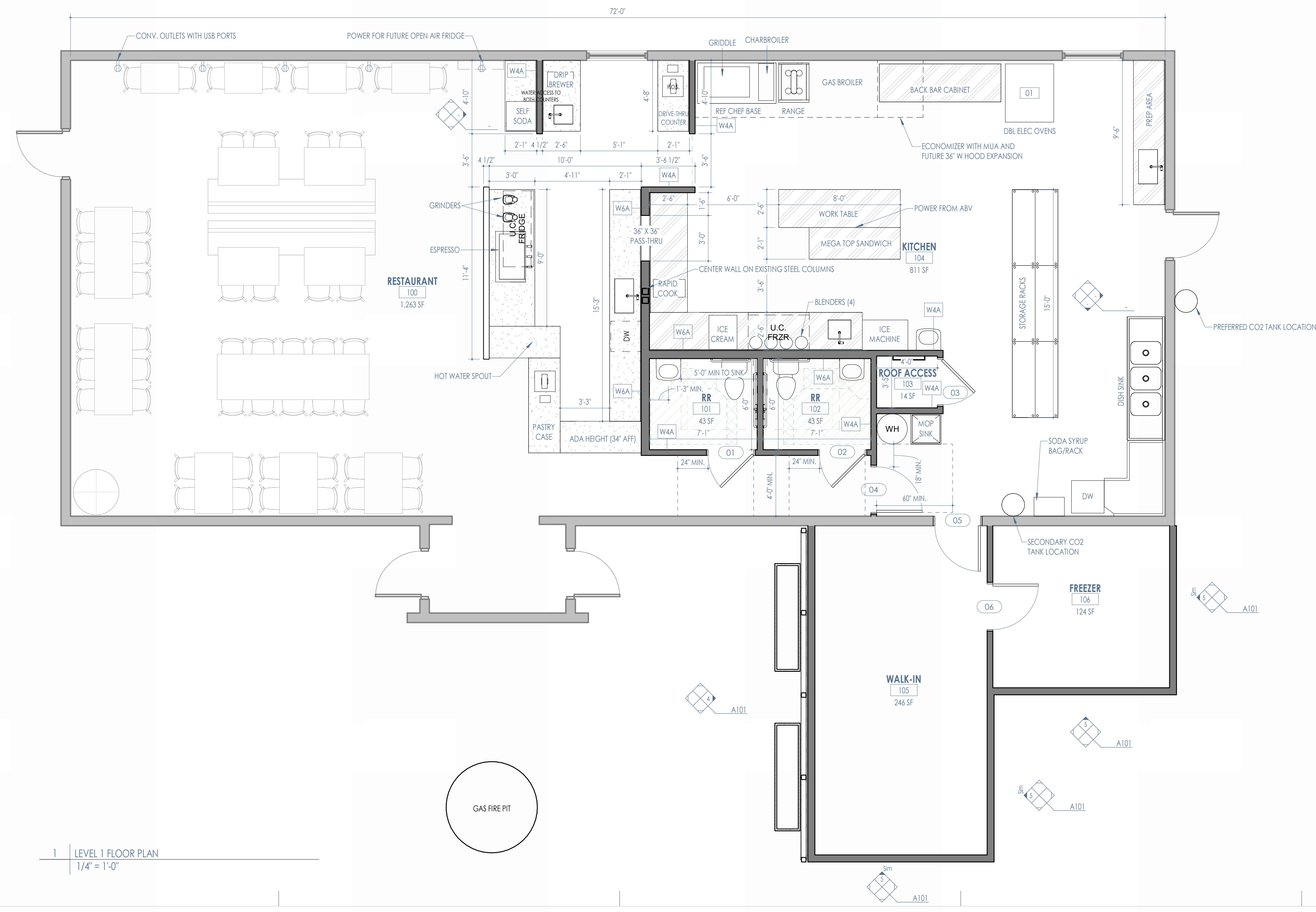
2 LEVEL 1 RCP  
 1/4" = 1'-0"



4 EXTERIOR ELEVATION - PLANTERS  
 A101 1/4" = 1'-0"

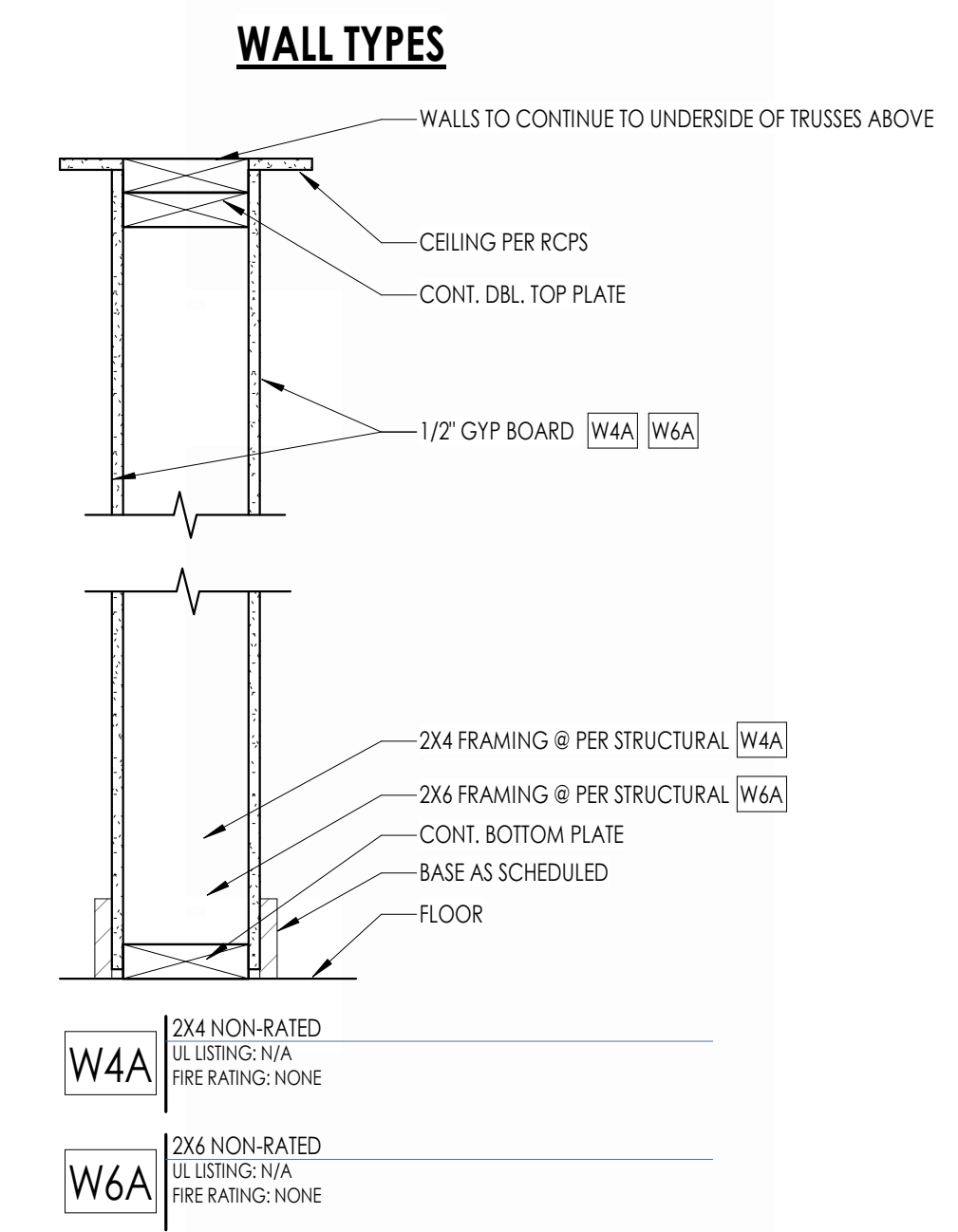
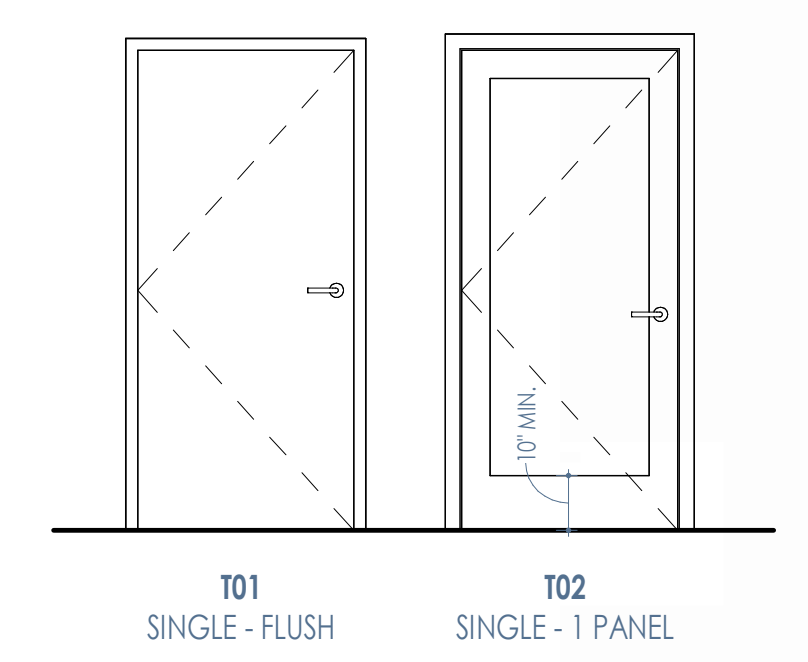


5 EXTERIOR ELEVATION - SIDING  
 A101 1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
 1/4" = 1'-0"

#	DESCRIPTION	WIDTH	HEIGHT	DOOR PANEL			DOOR FRAME		FIRE RATING	HW
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
01	SINGLE - RESTROOM	3'-0"	6'-8"	HCW	PTD	T02	WG	PTD	-	PASSAGE SET W/ ADA DEADBOLT
02	SINGLE - RESTROOM	3'-0"	6'-8"	HCW	PTD	T02	WG	PTD	-	PASSAGE SET W/ ADA DEADBOLT
03	SINGLE - ENTRY	3'-0"	6'-8"	HCW	PTD	T02	WG	PTD	-	PASSAGE SET
04	SINGLE - KITCHEN	3'-0"	6'-8"	HCW	PTD	T02	WG	PTD	-	PASSAGE SET
05	SINGLE - WALK-IN ACCESS	3'-0"	6'-8"	HCW	PTD	T02	WG	PTD	-	PASSAGE SET
06	SINGLE - FREEZER - PER MANUF.	3'-0"	6'-8"	-	-	-	-	-	-	BY MANUF.



<b>W4A</b>	2x4 NON-RATED 1/2 SIDING W/VA FIRE RATING: NONE
<b>W6A</b>	2x6 NON-RATED 1/2 SIDING W/VA FIRE RATING: NONE