



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

August 26, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: Bainbridge Phase 2 – Final Subdivision Plat Request

Application No.: 2025-0126-SUB

Applicant: Ben Duzett of Focus Engineering, representing Ivory Homes

Project Location: 12460 S. 1130 East

Current Zoning: R5 (Single Family Residential, 8,000 sq. ft. lot minimum) Zone

Acreage: Approximately 6.3 acres (approximately 277,477 sq. ft.)

Request: Request for approval of a Final Subdivision Plat for a 17 lot single family subdivision.

SUMMARY AND BACKGROUND

This application is a request for approval of a Final Subdivision Plat for approximately 6.3 acres located at approximately 12460 S. 1130 East (Exhibit B and C). The property is currently zoned R5. The applicant is requesting that a Final Subdivision Plat be approved to allow for the development of the currently vacant site as a single-family residential neighborhood.

The property has historically been used for agricultural uses. All structures on the property were demolished in 2023. The City Council approved a Development Agreement for the property on July 19, 2022. This Bainbridge Phase 2 final plat allows for 17 lots. At the time the original Development Agreement was approved the Council also approved a Zoning Map Amendment to the R5 zone and Land Use Map Amendment to the Residential Medium High-Density designation. The Planning Commission approved the Preliminary



Subdivision Plat on July 13, 2023. On October 18, 2023 the City Council approved an amendment to the Development Agreement. This Development Agreement amendment set standards for Accessory Dwelling Units within the subdivision and removed a code requirement to connect the street network through to the 12600 South stub road.

In January 2024, the Final Subdivision Plat for Phase 1 was approved and the developer has been working on construction of the lots and homes.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium-High Density	Exhibit D
Current Zoning	R5	Exhibit E
Proposed Use	Single-family Residential	
Adjacent Zoning		
East	R5	
West	TC (Town Center)	
North	RA1 (Residential Agricultural, 40,000 sq. ft. minimum)	
South	RA1 and R5	

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

Residential Medium-High Density

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"> • Abundant landscaping • Uniform design standards which also allow architectural variation between units • Architectural variation between units and/or buildings, designed to look like houses, not boxes • Adequate off-street parking • Avoid walls and fences, except for screening and buffering with neighboring developments 	
LAND USE MIX	Primary <ul style="list-style-type: none"> • Single-family homes • Patio homes • Townhouses • Multifamily housing 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space
DENSITY	<ul style="list-style-type: none"> • Density range: 4-8 dwelling units per acre 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Single-family Residential (R4) • Single-family Residential (R5) • Master Planned Community (MPC) • Multiple-family Residential (RM1) 	
OTHER CRITERIA	<ul style="list-style-type: none"> • The Master Planned Community may be utilized • The developer must demonstrate that the project provides a quality living environment 	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R5 zone is to *"permit medium to medium-high density residential developments with single-family homes. These zones are intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle."*

Subdivision Layout. The subdivision plat includes 17 lots (Exhibit F). Streets will be public and comply with public street width standards.

Table 2 Subdivision Design Requirements

Standard	DCMC or Development Agreement Requirements	Proposal	Notes
Lot/Parcel Size	9,000 sq. ft. min	9,115 – 20,122 sq. ft.	
Lot Width	70 ft min	76 ft	
Lot Depth	276 ft max	210 ft	
Street Frontage	50 ft	59 ft	
Street Width	60 ft	60 ft	
Street Ownership	Public	Public	
Setbacks -			
Front - Interior and Corner	25 ft	25 ft	
Rear - Interior	20 ft	20 ft	
Rear - Corner	8 ft	8 ft	
Side - Interior	8 ft	8 ft	
Easements -			
PUE Front and Corner	7 ft	10 ft	
PUE Rear	7 ft	10 ft	
PUE Side	7 ft	7 ft	
Other		Select lots private rear yard detention easements	

Circulation. Phase 2 contains two connections to existing streets in Phase 1. One cul-de-sac is proposed for 1030 East. The temporary cul-de-sac between Phases 1 and 2 will be removed with this Final Subdivision Plat as the connection road will be completed and the turnaround is no longer needed.

Landscaping. Street trees are shown along 12650 South and 1030 East. Each street has a designated street tree that is listed on the Draper City Street Tree Guide. Tree installation

and maintenance will be the responsibility of each property owner. A note on the street tree plan states such and the street tree plan will be given to all buyers.

Criteria For Approval.

The criteria for review and potential approval of a final subdivision plat request is found in Section 17-4-040 of the DCMC. This section depicts the standard of review for such requests as:

- A. *Upon receipt of the final plat, the Development Review Committee, including the City Engineer, shall review the final plat and construction drawings and determine whether the final plat conforms to the preliminary plat and is in compliance with the engineering and surveying standards and criteria set forth in this chapter and all other applicable standards and ordinances of the City and the State of Utah. If the final plat complies, the Development Review Committee shall forward the plat to the Zoning Administrator, through the Community Development Department. If the final plat does not comply, the Development Review Committee shall return the plat to the subdivider, through the Community Development Department, with comment. Review of the final plat submittal shall follow the process outlined in section 17-1-080 of this title.*
- B. *After the fourth or final review, the Zoning Administrator shall either approve the final plat, or deny the final plat if it does not conform with this title or other applicable ordinances. If the Zoning Administrator denies the final plat, the Zoning Administrator shall specify the reasons for the denial.*
- C. *No final plat shall have any force or effect unless the same has been approved by the Zoning Administrator and signed by the Mayor and City Recorder.*

REVIEWS

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

GIS Division Review. The Draper City GIS Division has completed their review of the Final Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff 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.

The findings for approval as are follows:

1. The plat complies with DCMC Section 17-4-040.
2. The plat complies with DCMC Section 17-4-030 and all engineering standards and specifications.
3. The plat complies with the Fitzgerald Property Development Agreement, and the 1st Amended Fitzgerald Property Development Agreement.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.08.26 13:33:15-06'00'

Draper City Public Works Department

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: 2025.08.27 13:18:46-06'00'

Draper City Fire Department

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.08.26 11:43:39-06'00'

Draper City Building Division

Todd A. Draper

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Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.08.27
13:32:43-06'00'

Draper City Planning Division



Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

2. No additional comments.

Engineering and Public Works Divisions Review.

1. Driveways shall conform to DCMC 9-10-075. *Informational comment – driveways are reviewed with each building permit. No action required for comment.*
2. Once final plat has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division. *Informational comment, no action required prior to subdivision approval.*
3. Any work in a public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment, no action required prior to subdivision approval.*
4. Draper City requires the engineer of record to provide the subdivision as-built drawings, retention basins volume certifications, and site grading and drainage certification letter after subdivision construction is complete. *Informational comment – no additional action is required prior to subdivision approval.*

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

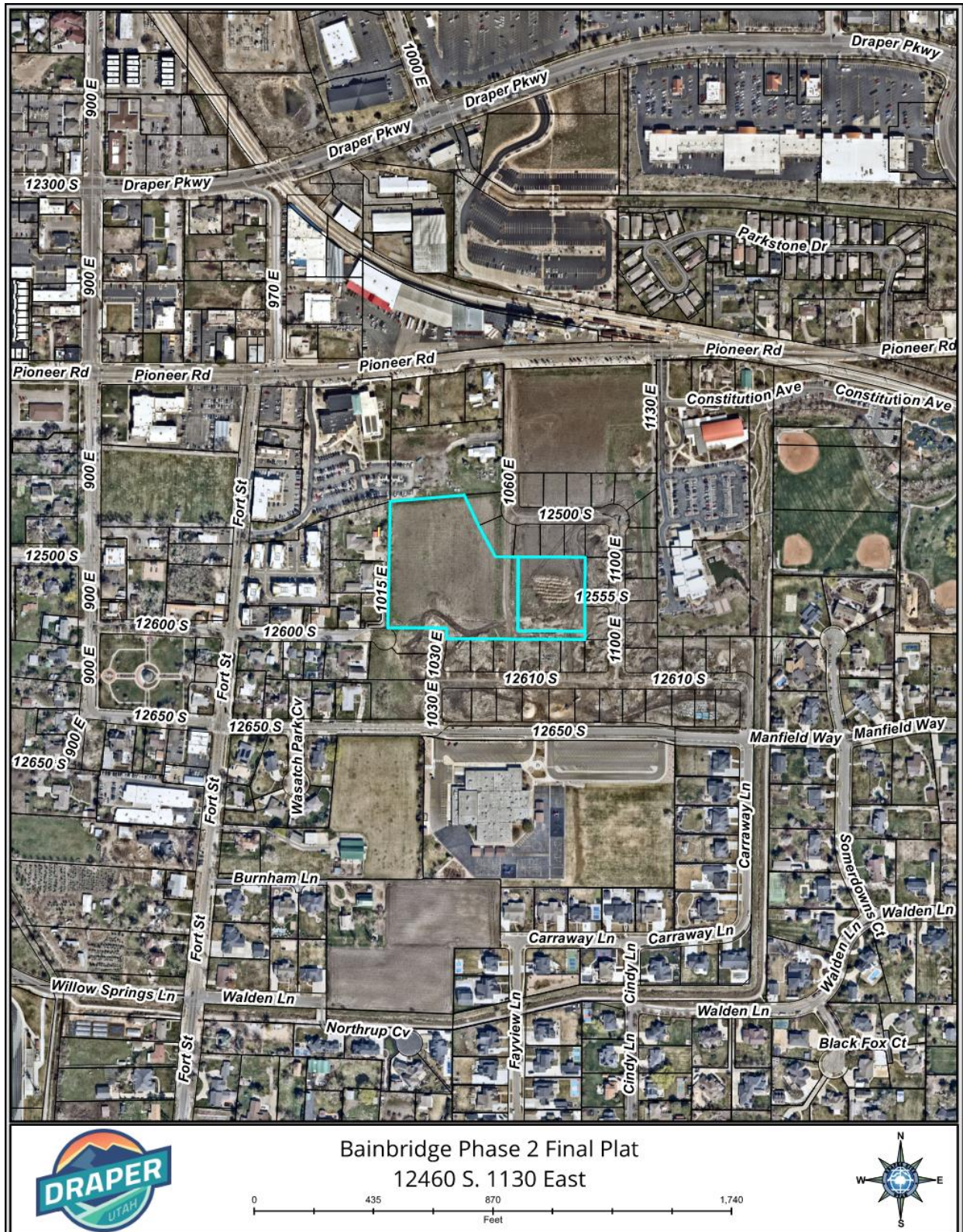


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

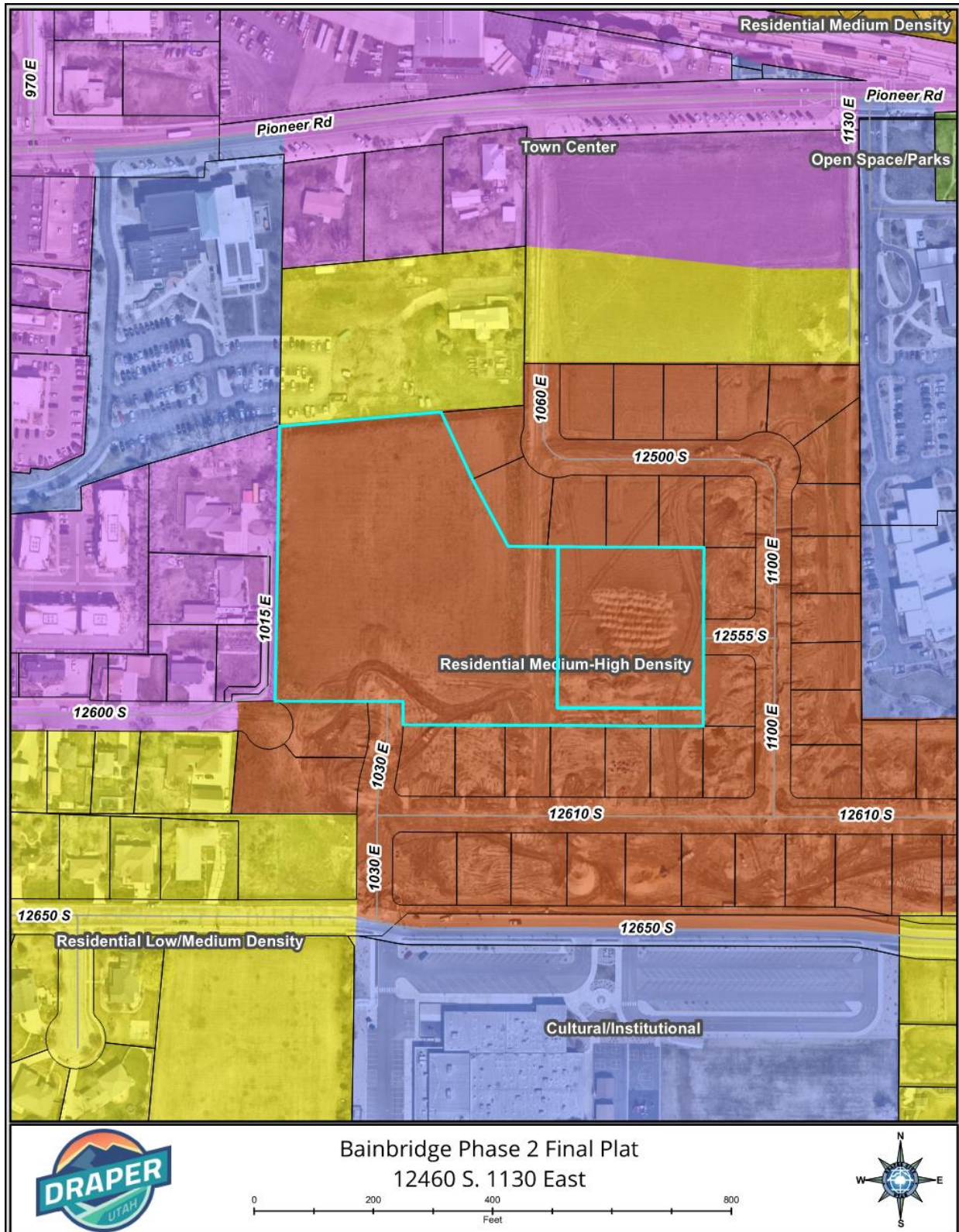


EXHIBIT E ZONING MAP

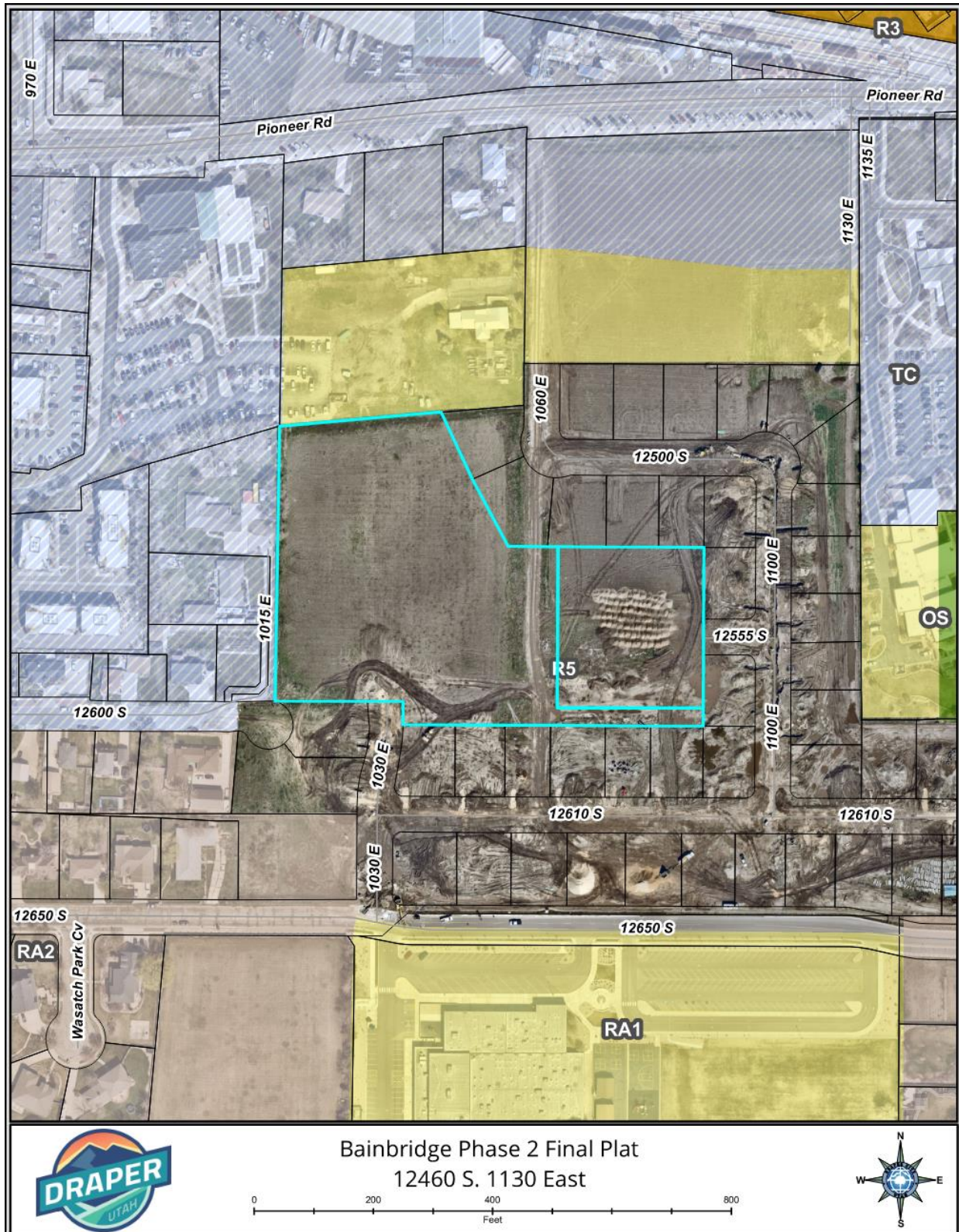
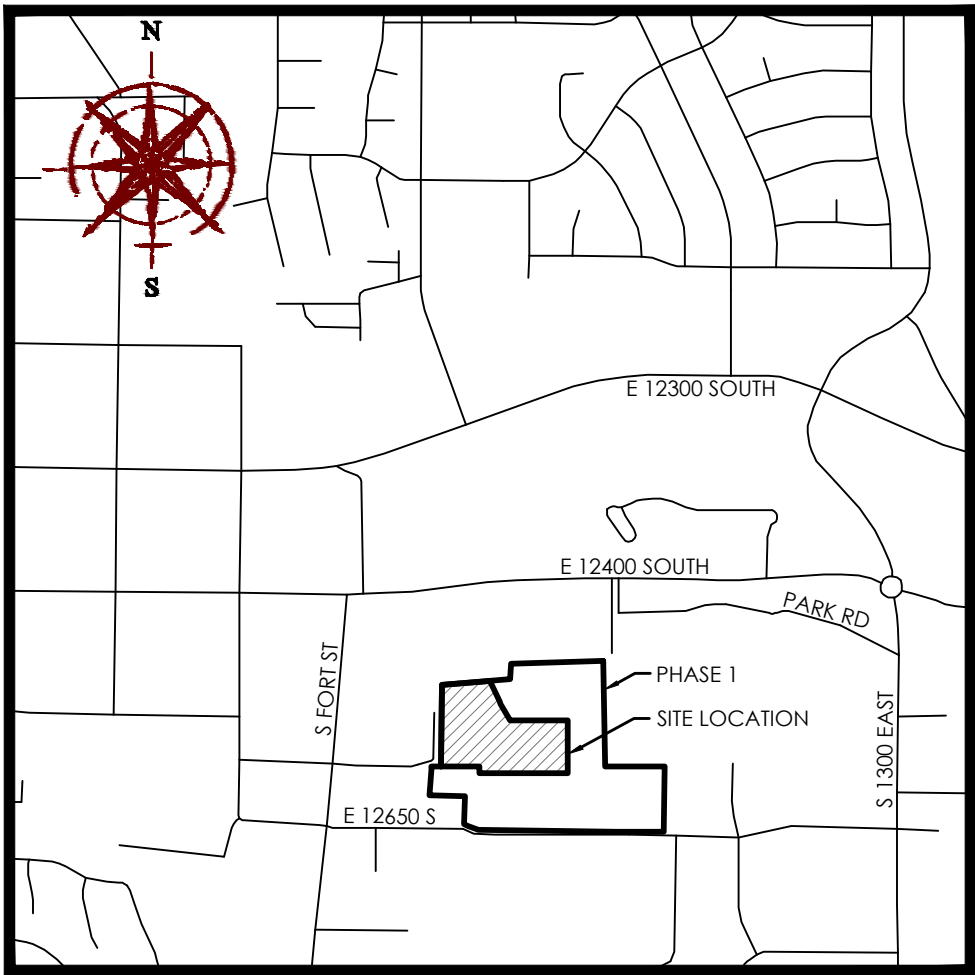


EXHIBIT F
FINAL SUBDIVISION PLAT



VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°02'20"	23.57	N45°01'05"E	21.22
C2	15.00	89°57'40"	23.55	N44°58'55"W	21.21
C3	15.00	53°07'48"	13.91	N26°33'49"E	13.42
C4	60.00	17°24'17"	18.23	N44°25'34"E	18.16
C5	60.00	57°48'55"	60.54	N06°48'58"E	58.01
C6	60.00	55°09'13"	57.76	N49°40'06"W	55.55
C7	60.00	56°31'15"	59.19	S74°29'40"W	56.82
C8	60.00	81°54'27"	85.77	S05°16'49"W	78.65
C9	60.00	17°27'30"	18.28	S44°24'09"E	18.21
C10	15.00	53°07'38"	13.91	S26°34'05"E	13.42
C11	60.00	286°15'37"	299.77	S89°59'55"W	72.00

Line Table		
LINE	DIRECTION	LENGTH
(L1)	N89°59'59"E	20.00
(L2)	S89°59'55"W	20.00
(L3)	S00°02'15"W	20.00
(L4)	N00°00'05"W	223.71
(L5)	N00°59'18"E	113.79

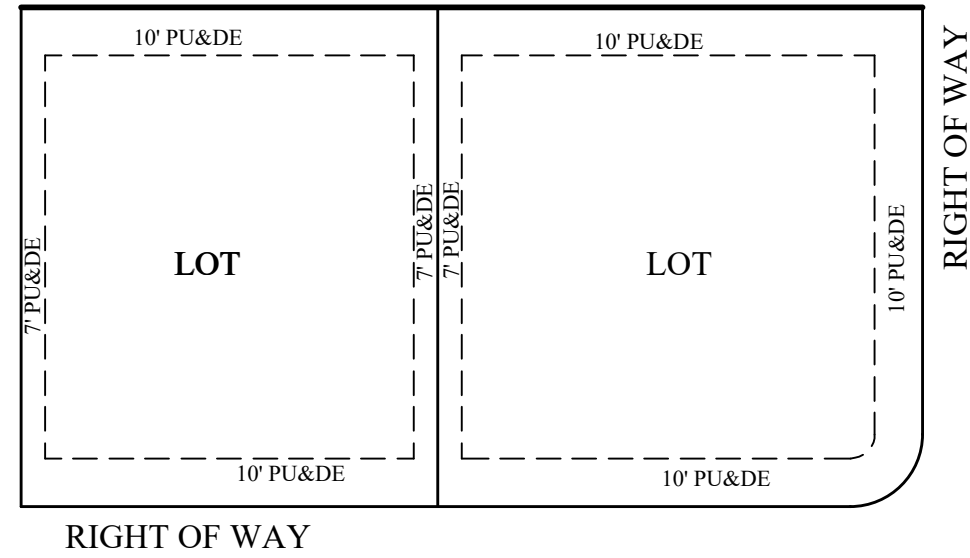
BAINBRIDGE PHASE 2

A RESIDENTIAL SUBDIVISION PLAT

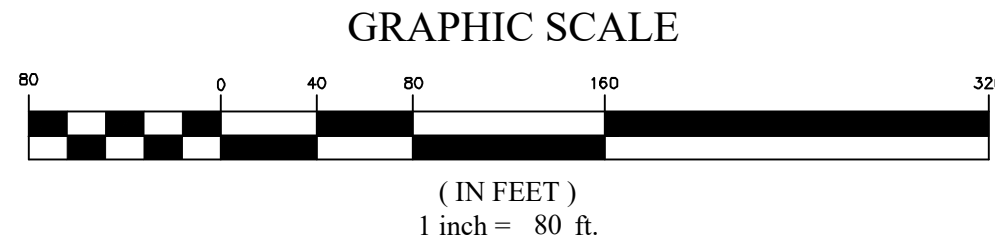
LOCATED IN THE SE 1/4 OF SECTION 29 & NE 1/4 OF SECTION 32, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
JUNE 2025

CENTER CORNER SECTION 29,
T3S, R1E, SLB&M (CALCULATED)
SALT LAKE COUNTY MONUMENT

28-29-452-022
DRAPER CITY
ENTRY No. 10302940
BK:9549 PG:5295



TYPICAL P.U.&D.E.
N.T.S.



NOTES:

1. 85 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. BASEMENT ELEVATION SHALL BE A MINIMUM OF (3) THREE FEET ABOVE HIGHEST MEASURED GROUNDWATER ELEVATION. BASED ON GEOTECHNICAL REPORT FROM IGES PROJECT NO. 00145-029 DATE MAY 10, 2021
3. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
4. FLOODPLAIN IS OUTSIDE OF SUBDIVISION BOUNDARY
5. ALL LOTS IN THIS SUBDIVISION HAVE CONNECTIONS TO THE PRESSURIZED IRRIGATION SYSTEM FOR OUTDOOR IRRIGATION. THAT IRRIGATION SYSTEM MAY UTILIZE TREATED EFFLUENT WATER.
6. ALL EASEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO BE VACATED PRIOR TO RECORDING OF THE MYLAR. VACATION MAY BE BY SEPARATE INSTRUMENT.
7. LOTS 201-205 AND LOTS 212-217 HAVE REAR YARD RETENTION BASINS WITH PRIVATE EASEMENT. REAR YARD RETENTION SYSTEMS ARE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER. LOTS 201-202 REQUIRE 781 SQUARE FEET OF RETENTION PER LOT. LOT 203 REQUIRE 783 SQUARE FEET OF RETENTION PER LOT. LOT 204 REQUIRE 240 SQUARE FEET OF RETENTION PER LOT. LOT 205 REQUIRE 66 SQUARE FEET OF RETENTION PER LOT. LOT 212-217 REQUIRE 269 SQUARE FEET OF RETENTION PER LOT.

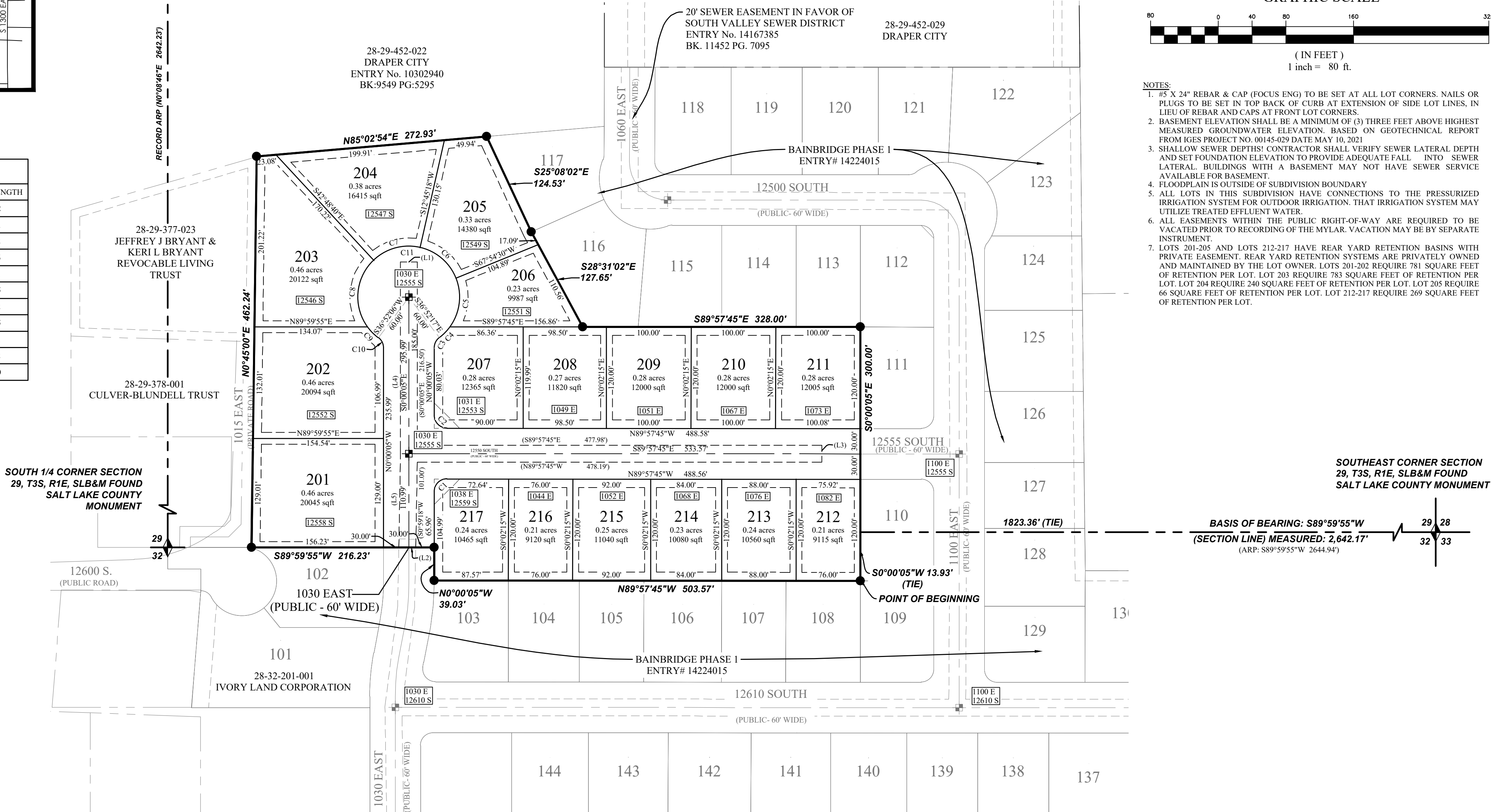
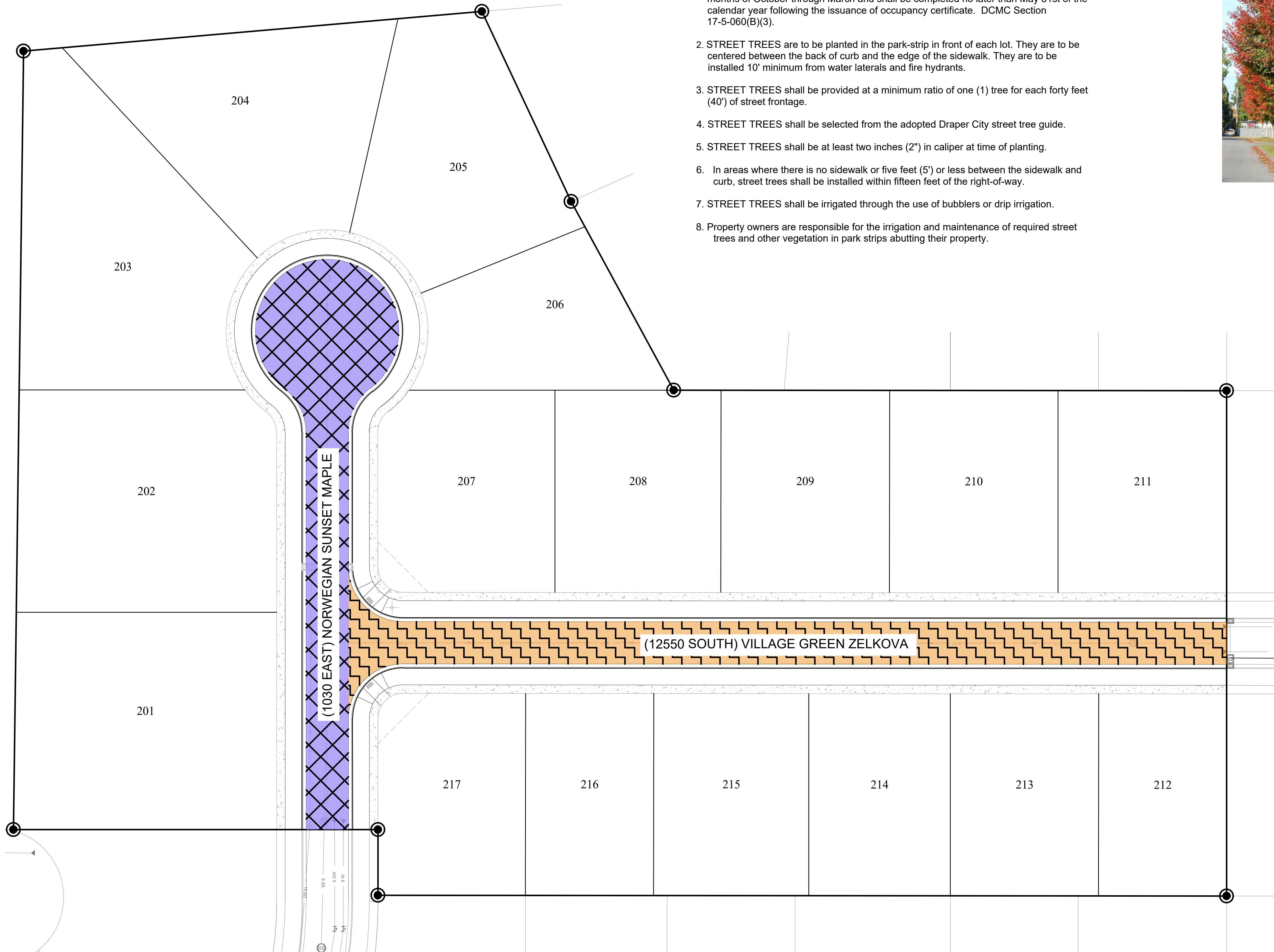
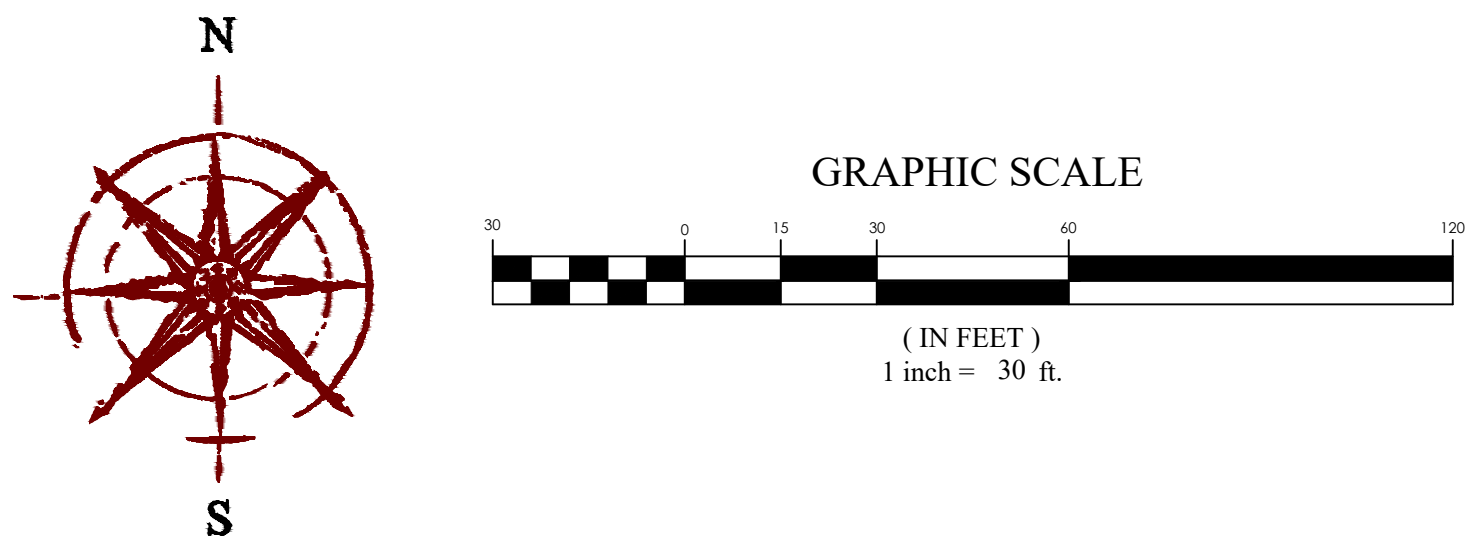


EXHIBIT G
STREET TREE PLAN

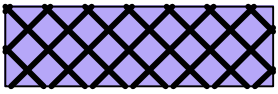


GENERAL REQUIREMENTS

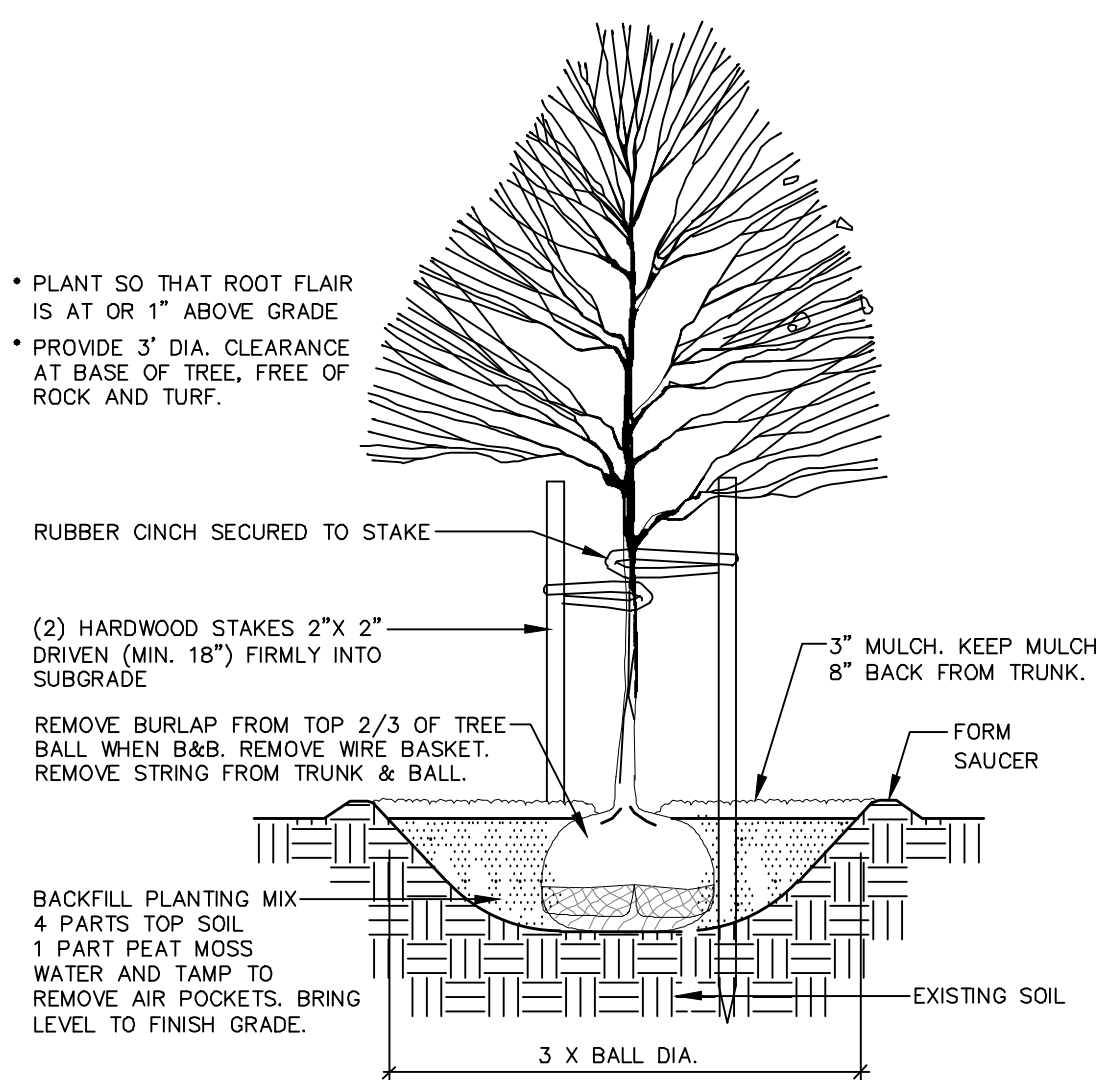
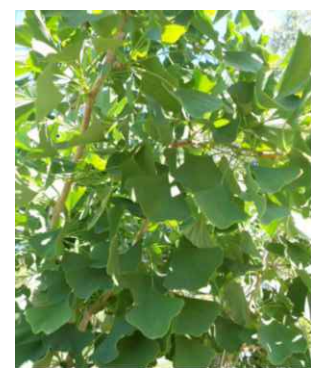
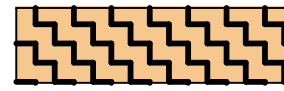
1. Notice to property owners: Individual property owners are required to plant and maintain street trees adjacent to or on their property in compliance with the approved street tree plan for the subdivision on file in the Community Development office of Draper City. Property owners with backyard adjacency to 12650 South shall also plant and maintain trees along street frontage. Installation may not occur during the winter months of October through March and shall be completed no later than May 31st of the calendar year following the issuance of occupancy certificate. DCMC Section 17-5-060(B)(3).
2. STREET TREES are to be planted in the park-strip in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk. They are to be installed 10' minimum from water laterals and fire hydrants.
3. STREET TREES shall be provided at a minimum ratio of one (1) tree for each forty feet (40') of street frontage.
4. STREET TREES shall be selected from the adopted Draper City street tree guide.
5. STREET TREES shall be at least two inches (2") in caliper at time of planting.
6. In areas where there is no sidewalk or five feet (5') or less between the sidewalk and curb, street trees shall be installed within fifteen feet of the right-of-way.
7. STREET TREES shall be irrigated through the use of bubblers or drip irrigation.
8. Property owners are responsible for the irrigation and maintenance of required street trees and other vegetation in park strips abutting their property.



Acer truncatum x platanoides 'Keithsform'
Norwegian Sunset Maple 2" cal.



Zelkova serrata 'Village Green'
Village Green Zelkova 2" cal.



A TREE PLANTING & STAKING
NOT TO SCALE



REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		