



DRAPER CITY HALL

Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

October 1, 2026

*Draper City Planning Division
Administrative Interpretation*

RE: *The Recovery Spot Use Interpretation*

This letter evaluates whether a proposed business, The Recovery Spot, is classified as a *Reception Center* use or a *Club or Service Organization* use under Draper City Municipal Code (DCMC). The business is looking to locate at 12608 South Lone Peak Parkway Suite D, parcel number 27-36-228-001. This property is 1-acre in size and located in the CBP (Business Manufacturing Park) zone.

The DCMC defines potential uses in Section 9-3-040:

9-3-040: DEFINITIONS:

CLUB OR SERVICE ORGANIZATION: A nonprofit or private establishment providing meeting, recreational, or social facilities, excluding a private club as defined herein. Typical uses include lodges, meeting halls, recreation centers, and facilities operated by social clubs and fraternal or service organizations.

MEDICAL SERVICE: An establishment providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis services.

PERSONAL INSTRUCTION SERVICE: An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, martial arts training, and swimming clubs.

RECEPTION CENTER: A facility rented for private social gatherings.

Since the definition for *Club or Service Organization* specifically excludes the term *Private Club*, the definition provided in the 2001 DCMC of the term *Private Club* has been provided

below for reference. This term was removed from the DCMC after Utah State Law changed and eliminated *Private Clubs* from the State code.

2001 DCMC 9-3-040: DEFINITIONS:

Club, Private: Any nonprofit corporation operating as a social club, recreational, fraternal, or athletic association, or kindred association which allows the consumption of liquor on its premises pursuant to a license granted by the Utah Alcoholic Beverage Control Commission.

The applicant is requesting The Recovery Spot business be classified as a *Club or Service Organization* use. The application states that the business offers fee-based meeting facilities used by multiple independent 12-step, peer-support, business, organizational, and recovery-focused wellness groups. This includes peer-support meetings like alcoholics anonymous or cocaine anonymous, recovery-focused classes like breath work, movement, and yoga. Other users include business and organization meetings like BNI (Business Network International). The Recovery Spot provides a room for physical meetings, with typical meeting room amenities for a fee. Typical groups are small, generally consisting of approximately 12-15 participants. Meetings are often during evening hours, but the business is open from 7:00am-10:00pm Sunday through Thursday and open until 11:00pm on Friday and Saturday. The business does not have employees and does not run or facilitate the meetings. They also do not provide instruction for the classes. The business has about twenty-five 12-step meetings a month, along with four BNI meetings a month. There are also quarterly BNI meetings.

The Planning and Zoning Division classified the business as *Reception Center* based on the information provided with business license application CBL-7481-2026. *Reception Center* is not permitted in the CBP zone. The Recovery Spot has clarified with this interpretation application that it does not operate as an event or reception center and is not available for weddings, receptions, parties, celebrations, concerts, baby showers, or similar private social gatherings. It does not provide event planning, catering, alcohol, entertainment, decorating, or reception services.

While evaluating the proposed business, the Zoning Administrator reviewed a sample meeting schedule and general layout of the space. The business held five public meetings for various 12-step programs a week, along with a few private meetings not open to the general public. The meeting room had 34 chairs, along with a small table and chairs for meeting moderators, a podium, and a screen for images and videos.

The Zoning Administrator's task under DCMC 9-8-050(B) is to determine the use that the business most closely aligns with.

9-8-050: CLARIFICATION OF ZONING:

B. Ambiguous Use Classification: If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, the following process applies:

1. Application: An applicant may submit a classification request to the Zoning Administrator to determine if a proposed business use aligns with an existing permitted or conditional use in this title. The application shall include information specified by the Zoning Administrator, such as use description, operational details, and site plans.
2. Zoning Administrator Review: The Zoning Administrator shall determine if the proposed use is substantially similar to an existing permitted or conditional use based on the following criteria:
 - a. Type of goods and services provided;
 - b. Number of customers and employees;
 - c. Amount and type of on-site storage; and
 - d. Noise, odor, or vibration generated.

When reviewing the criteria under DCMC Section 9-8-050(B)(2), the Zoning Administrator can remove Subsection c from the analysis as there is no on-site storage that would be generated from the proposed business or the use classifications being considered.

The applicant has provided its own analysis as to why it believes the business falls under the *Club or Service Organization* definition. It has stated that the plain language of the definition includes “private establishment providing meeting....facilities” and identified “meeting halls” as a typical use. The applicant stated that the definition does not expressly require the establishment to be a non-profit, operated by only one organization, limited to members of one organization, or provided without a room-reservation fee. The Zoning Administrator agrees that those limitations are not included in the definition and the business, especially the business meetings, could fall under the *Club or Service Organization* use. That said, based on the business model, there are also different use classifications that would be a better fit for The Recovery Spot.

After analyzing the various uses in the DCMC, the Zoning Administrator finds that The Recovery Spot should be classified as *Club or Service Organization*, *Medical Service* and *Personal Instruction Service*. The primary purpose of the meeting space is to provide therapeutic personal treatment from practitioners of the medical or healing arts. A 12-step meeting or peer-support meeting is a therapeutic endeavor similar to mental health therapy. The classes held, such as breath work and yoga, would fall under the *Personal Instruction Service* as they are instructional personal improvement classes of a nonprofessional nature.

When evaluating *Medical Service* and *Personal Instruction Service* against the criteria found in DCMC Section 9-8-050(B)(2) the business and uses are compatible. Subsection a

addresses type of services and goods provided. Based on the previous analysis of the business, it provides space for therapeutic services to be provided in a group setting, as well as group classes. Subsection b reviews number of customers and employees. The business does not have any employees and is run by the two owners. The customers are the individual people running the meetings and those attending the meetings. Subsection d address potential for noise, odor, or vibration generated. Given the nature of the type of therapy provided low volumes of noise, odor, or vibration are expected. There may be a sound bath class in conjunction with the breath work or yoga classes that could create noise or vibration. This would be similar to other locations that allow *Personal Instruction Service* classes.

The Zoning Administrator finds that the proposed The Recovery Spot business is substantially similar to *Club or Service Organization*, *Medical Service* and *Personal Instruction Service* use as the business model closely aligns with other typical *uses in these categories*.

There are a couple options available to you if you wish to pursue this matter further. You may seek a text amendment in order to change the code, or you may appeal this determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 10 days of the decision which is appealed. Applications for all options can be found on the city's website.

If you have further questions, please contact me at jennifer.jastremsky@draperutah.gov or at 801-576-6328.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jennifer Jastremsky', written over a horizontal line.

Jennifer Jastremsky, AICP
Community Development Director / Zoning Administrator
Community Development Department