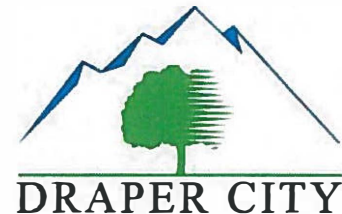


Zoning Ordinance, General Plan, & Master Plan  
 Text Amendment Application  
 Community Development Department  
 1020 East Pioneer Road, Draper, UT 84020  
 (801) 576-6539 Fax (801) 576-6526  
[www.draper.ut.us](http://www.draper.ut.us)



*Notice:* The applicant must submit copies of the proposed text amendment to be reviewed by the City in accordance with the terms of the City Code. Once the proposed text amendment is submitted, it is subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements detailed in the City Code. All submitted text amendment proposals shall be reviewed in accordance with §9-2-020(h) & §9-5-060 of the Draper City Code. Submission of a proposed text amendment in no way guarantees placement of the application on any particular agenda of any City reviewing body.

Project Information						
Date of Submission: February 3, 2020		Zone: A-5		Parcel #(s): 33133000130000		
Project Name: Geneva Rock Products <del>Rezone</del> Text Amend.				Acres: 91.35		
Project Address: 15547 S Minuteman Drive						
Project Description: Rezone of property to M-2 and OS.						
Property Owner(s): Geneva Rock Products, Inc.			Applicant(s): Geneva Rock Products, Inc.			
Address: 302 West 5400 South, Suite 200			Address: 302 West 5400 South, Suite 200			
City: Murray	State: UT	Zip: 84107	City: Murray	State: UT	Zip: 84107	
Phone: 801-281-7900			Phone: 801-281-7900			
Contact Person: Dave Kallas			Address: 730 N 1500 W			
Phone: 801-802-6900			City: Orem	State: UT	Zip: 84057	
Cellular:		Fax:		Email: dkallas@clydeinc.com		

\*The application you are submitting may become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Draper City does not currently share your private, controlled or protected information with any other person or government entity.

**Text Amendment Fees**

  X   Zoning Ordinance / General Plan / Master Plan Text Amendment Fee - \$2,000.00  
 Section to amend: 9-13-080, Table 9-13-1

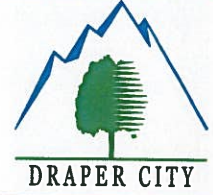
       **Noticing Fee- Includes fee for sign(s), paper, envelopes, and postage. The amount of the noticing fee will be determined at time of submittal.**

For Office Use Only		
Received By: <u>Jerd</u>	Date Received: <u>2/3/2020</u>	App. #: <u>TEXT MAP-946-2020</u>

INVOICE (INV-00021037)  
FOR DRAPER CITY

**BILLING CONTACT**

Geneva Rock Products  
302 W 5400 S  
Murray , UT 84107



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00021037	02/03/2020	02/03/2020	Due	Geneva Rock Products II Text Amendment, TEXTMAP-946-2020

REFERENCE NUMBER	FEE NAME	TOTAL
TEXTMAP-000946-2020	PL- Text Amendment Review Fee	\$2,000.00
15547 S Minuteman Dr Draper, UT 84020		<b>SUB TOTAL</b> \$2,000.00

REMITTANCE INFORMATION
Draper City 1020 E. Pioneer Road Draper, UT 84020

**TOTAL** **\$2,000.00**

# Zoning Ordinance, General Plan, & Master Plan Text Amendment Application Checklist

*Incomplete applications will not be accepted or held.  
All required items shall be submitted.*

## Submission Requirements

- Application Fee
- Noticing Fee *w/fezm*
- Completed Application Form
- Mailing labels from the county recorder's office of all property owners within 400'. Labels must be original label sheets obtained from the Utah (100 E. Center St.) or Salt Lake (2001 S. State St.) County Recorder Office as applicable. **Note: The county recorder's office will not give labels unless applicant has application and checklist. Labels from a title company will not be accepted.**
- Copies of the original label sheets.

## Zoning Ordinance Text Amendment

- Copy of ordinance (with chapter and section references) to be amended.
- The requested amendment with proposed text & reasons supporting the request (be as specific as possible).
- If the proposed amendment requires a change in the zoning map please include the following:
  - An accurate property map showing present & proposed zoning classifications.
  - All abutting properties showing present zoning classifications.
  - An accurate legal description & an approximate common address of the area proposed to be rezoned.

## General Plan & Master Plan Text Amendment

- Copy of a master plan section or resolution (with chapter & section references) to be amended.
- The requested amendment with proposed text & reasons supporting the request (be as specific as possible).



3312300063  
MOUNTAIN OASIS HOLDINGS LTD  
395 W MARION VISTA DR  
DRAPER UT 84020

3312400039  
UTAH TRANSIT AUTHORITY  
669 W 200 S  
SALT LAKE CITY UT 84101-1004

3313100018  
WESTBROOK, GEORGE L & MICHAEL D;  
JT  
117 E 12675 S  
DRAPER UT 84020-9576

3313100019  
POINT OF THE MOUNTAIN  
MANAGEMENT, LLC  
1775 N WARM SPRINGS RD  
SALT LAKE CITY UT 84116-2353

3313100020  
UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148420  
SALT LAKE CITY UT 84114-8420

3313100021  
UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148420  
SALT LAKE CITY UT 84114-8420

3313100022  
UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148420  
SALT LAKE CITY UT 84114-8420

3313100036  
MOUNTAIN OASIS HOLDINGS LTD  
1462 E EDGECLIFF DR  
SANDY UT 84092-6102

3313200003  
SALT LAKE COUNTY  
2001 S STATE ST  
SALT LAKE CITY UT 84114-4575

3313200007  
CARLSON, MICHAEL  
14800 S 1300 W  
BLUFFDALE UT 84065

3313200011  
METROPOLITAN WATER DISTRICT OF  
SALT LAKE  
3430 E DANISH RD  
COTTONWOOD HTS UT 84093-2139

3313300012  
AFM LIMITED CO  
2318 ROSEMONT PL  
MONTGOMERY AL 36106

3313300013  
GENEVA ROCK PRODUCTS INC  
PO BOX 428  
OREM UT 84059

3313400001  
SALT LAKE COUNTY  
2001 S STATE ST  
SALT LAKE CITY UT 84114-4575

3314400005  
AFM LIMITED COMPANY  
2318 ROSEMONT PL  
MONTGOMERY AL 36106

3323200001  
AFM LIMITED COMPANY  
2318 ROSEMONT PL  
MONTGOMERY AL 36106

3323200002  
STAKER & PARSON COMPANIES  
2350 S 1900 W  
OGDEN UT 84401-3481

3323200003  
STAKER & PARSON COMPANIES  
2350 S 1900 W  
OGDEN UT 84401-3481

3418152032  
DRAPER CITY  
1020 E PIONEER RD  
DRAPER UT 84020-4700





110130164  
LEHI CITY  
153 N 100 E  
LEHI, UT 84043

580010013  
GENEVA ROCK PRODUCTS INC  
PO BOX 538  
OREM, UT 84059

110130194  
PERRY & ASSOCIATES INC  
17 E WINCHESTER ST # 200  
MURRAY, UT 84107

110120004  
DRAPER CITY  
1020 E PIONEER RD  
DRAPER, UT 84020

110130193  
PACIFICORP (ET AL)  
825 NE MULTNOMAH ST # 1900  
PORTLAND, OR 97232

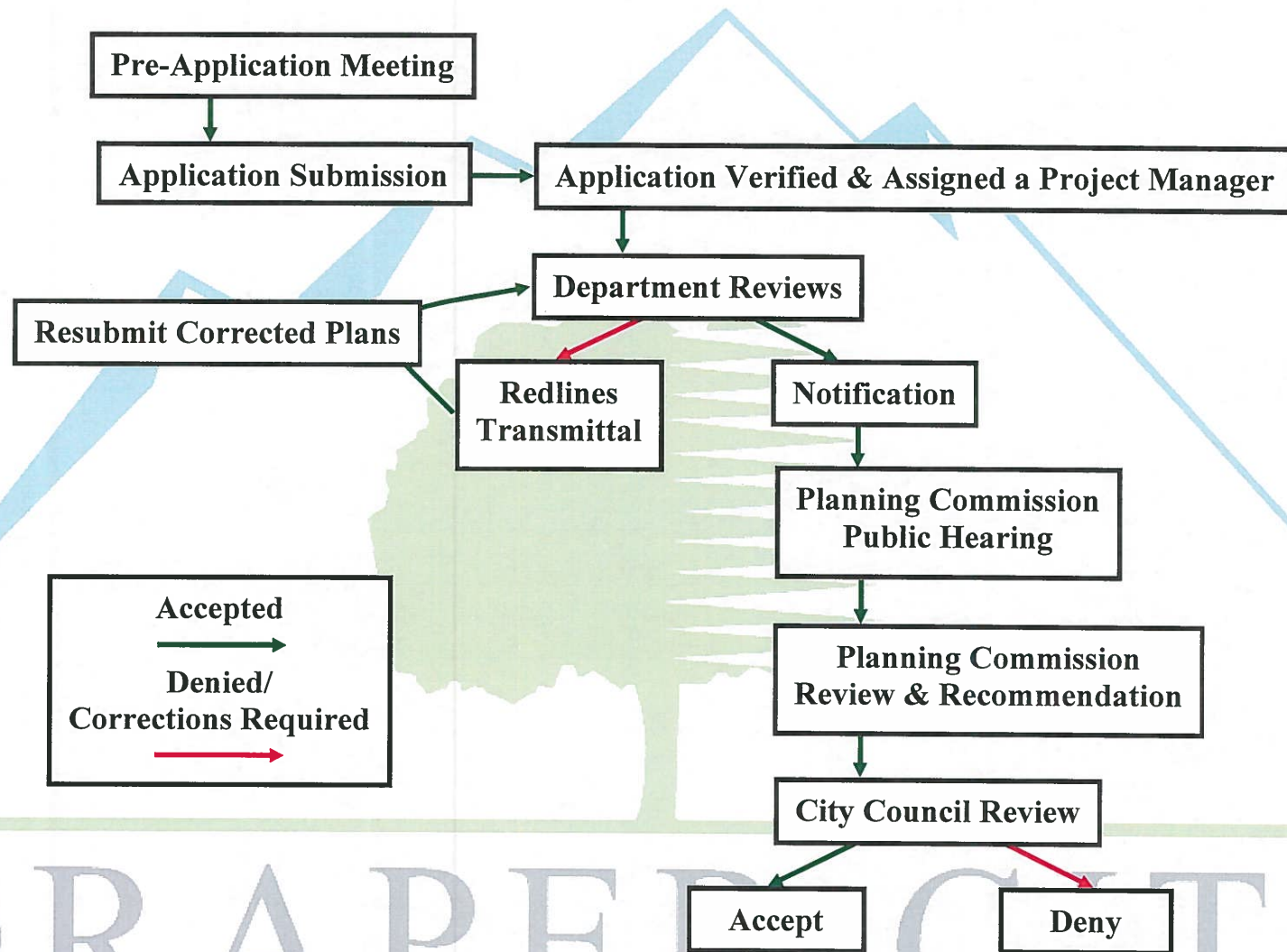
580010053  
STAKER & PARSON COMPANIES  
3333 K 405 ST NW  
WASHINGTON, DC 20007

580010054  
STAKER & PARSON COMPANIES  
PO BOX 148420  
SALT LAKE CITY, UT 84114





# Zoning Ordinance, General Plan, & Master Plan Text Amendment General Review Process



DRAPER CITY

## Zoning Ordinance Text Amendment

Changes requested in legislative form

Changes to M2 Zone Use Section 9-13-080, Table 9-13-1: The following changes are shown in legislative redline. This will change “Basic Industry” from “Conditional” to “Permitted” use in M2, and “Mineral Extraction” from “Conditional” to “Permitted” use in M2 if an existing Division of Oil, Gas and Mining permit exists.

Use	Zones	
	M1	M2
Basic Industry	NP	€ P
Mineral Extraction	NP	€ P*

\*Permitted use with existing Division of Oil, Gas and Mining permit.

### Reasons Supporting the Zoning Ordinance Text Amendment request:

1. Conditional uses are difficult to administer.
2. Any necessary operational conditions for a unique project such as the one related to this application would be better prepared in a development agreement.
3. The assurances by Geneva Rock that the property can be used for basic industry and mineral extraction are part of the proposed development agreement.
4. Gravel pits at the Point of the Mountain are the only properties in the city zoned M2.
5. Operational conditions for the mineral extraction industry are regulated by various federal and state agencies (Mine Safety Health Administration, Division of Air Quality, Division of Oil, Gas and Mining, etc.). Said agencies have the training, experience and existing resources to regulate the health, safety and operations of the mineral extraction industry.