



DRAPER CITY HALL

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

October 7, 2025

***Draper City Planning Division
Administrative Interpretation***

RE: Angela Griffith

This letter evaluates whether the property located at 919 East 13800 South, parcel number 34-05-177-010, is a legal parcel. The property does not contain any dwelling units. The property is zoned RA1 (Residential Agricultural). This zone requires a minimum of 40,000 sq ft per lot. The property is 0.9-acres in size or 39,046 sq ft. It also contains a driveway along the western property line which serves a parcel to the north.

The 1978 Salt Lake County Tax ID Map shows the parcel at 0.9-acres in size, along with a 25-foot wide right-of-way easement along the western property line. It also lists an easement owned by Salt Lake County that is 33-feet wide along the existing 13800 South roadway to the south of the lot. Based on the property dimensions on the map, the 0.9-acres does not include the 33-foot right-of-way.

The applicant submitted the chain of title warranty deeds for the property. This record shows chain of title from 1973 to 2016, when the current owners purchased the property. The warranty deeds show the property existing in July 1973, before the City of Draper incorporated in 1978. The warranty deeds include a 25-foot wide right-of-way for ingress and egress along the 25-foot western property line, and a 33-foot right-of-way along the south property line for County road purposes.

Draper City Municipal Code (DCMC) Section 9-6-060 covers the continuation of nonconforming lots or parcels.

9-6-060: NONCONFORMING LOTS OR PARCELS:

A. Continuation: A nonconforming lot or parcel may continue to be occupied and used although it may not conform in every respect with the dimensional requirements of this title, subject to the provisions of this chapter.

B. New Single-Family Dwelling: A new single-family dwelling may be constructed on a legally established lot or parcel which is nonconforming as to area and/or width, provided:

- 1. The lot or parcel was legally nonconforming when the area or width requirements were changed;*
- 2. The use is for the sole purpose of a single-family residence;*
- 3. There is only one primary building on the lot or parcel; and*
- 4. The dwelling shall conform to all other requirements as to frontage, yard setbacks, building heights, street improvements, fire protection, and building codes.*

It is the Zoning Administrator's position that the property is a legal nonconforming parcel as it predates the City incorporation in 1978 and does not conform to the minimum 40,000 sq ft lot size in the RA1 zone.

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