



DRAPER CITY HALL

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

January 28, 2026

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

RE: Hutch Cove Use Interpretation

This letter evaluates whether a proposed business, Tee Box, is classified as a Personal Instruction Service use or a Recreation and Entertainment, Indoor use under Draper City Municipal Code (DCMC). The business is looking to locate at 74 East 13065 South Units 2 and 3, parcel numbers 28-31-303-002 and 28-31-303-003. This property is a 4,996.23 square foot condominium unit in the Hutch Cove development. The application is proposing to utilize both units 2 and 3 for the business. The property is located in the CR (Regional Commercial) zone. Both uses are permitted in the CR zone.

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

9-3-040: DEFINITIONS:

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.

RECREATION AND ENTERTAINMENT, INDOOR: An establishment offering recreation, entertainment or games of skill to the general public that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts, and amusement rides.

The applicant is requesting the Tee Box business be classified as a Recreation and Entertainment, Indoor use. The application states that the primary use is self-directed recreational golf simulation and entertainment, with optional incidental, not instructor-led and largely technology-based analysis. It further states that the patrons reserve simulator bays for play and social activities and functions similar to bowling alleys, billiard halls and other indoor entertainment uses. Patrons can optionally bring in a personal golf coach, but that is optional and not the primary intent of the business. The business also contains a gym area, but that is intended for ancillary and limited use. There is usually only one

person per simulator bay, and they are restricted to a maximum of four per bay. Generally, 3-4 people use the gym during peak times, with an average of one person at a time.

While evaluating the proposed business, the Zoning Administrator reviewed their website, <https://tbx.golf/>, and Instagram page, https://www.instagram.com/teebox_riverton, along with the proposed building permit plans. The business offers memberships for exclusive access to golf simulators. It also offers a gym, instruction via AI or instructor, and advertises group lessons, leagues, tournaments, fitness and golf coaching, parties, and private events. The website includes language about coaching and developing every golfer. Membership is required for use of the facility and access is available 24 hours a day, 7 days a week. Members are required to book their time in advance.

The proposed building permit plans show five golf simulators, an approximately 128 square foot golf green, an approximately 133 square foot putting green, an approximately 652 square foot gym, locker room, gathering space with table seating and wet bar, and two office spaces. The golf simulators have room for 4-6 chairs each, and the tables seat nine people combined. Under the building code, the maximum occupancy for the space is 87 people. The plans show seating for 35, not including the office rooms or the gym equipment.

While it appears the specific business may fall somewhere in between the two use categories, providing both improvement and instruction, as well as recreation activities, the Zoning Administrator's task under DCMC 9-8-050(B) is to determine the use that it 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 Subsections c and d from the analysis as there is no on-site storage or noise, odor, or vibration what would be generated from the proposed business or either use classification.

Subsection a addresses type of services and goods provided. Based on the previous analysis of the business, it does provide typical uses that can be found in each use category. Subsection b reviews number of customers and employees. Based on the data provided by the applicant, the business is by membership only and patrons have to make reservations. It appears the day-to-day typical use may be low, with an uptick in evenings and weekends. Employees are minimal, with the applicant stating the Riverton business location has one employee that shows up for a few hours to check on the facility. Peak times would be for events, or leagues, or classes. With a building occupancy of 87, and potential for designated seating for 35, it is clear that events, classes, or weekend peak times could bring significant people to the business. Again, something that can be common with either use classification.

Per DCMC Section 9-8-050(B) the Zoning Administrator shall review the definitions for the use categories to determine the “appropriate classification of a particular use within the meaning and intent of this title”. Within the definition for Personal Instruction Service and Recreation and Entertainment, Indoor there are a couple distinctions. The use Recreation and Entertainment, Indoor provides games of skill *to the general public* (emphasis added). Typical uses listed include bowling alleys, a use that the applicant references in the application materials as being similar. While one can make a reservation for a bowling lane, that is not required. Anyone can walk into a bowling alley and play, while they may have to wait for a lane to be available, they would not be required to have a membership or be required to have a reservation.

The Personal Instruction Service use includes uses which typically require a membership or are exclusive to those who sign up in advance, including instruction classes such as dance, hobby, and martial arts, and health and fitness studios. Health and fitness studios also typically allow patrons to come in at various hours when their schedule allows and peak times are typically in the evenings and weekends during nonbusiness hours.

The Zoning Administrator finds that the proposed Tee Box business is substantially similar to Personal Instruction Service use as the business model closely aligns with other typical Personal Instruction Service uses.

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.



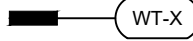



If you have further questions, please contact me at jennifer.jastremsky@draperutah.gov or at 801-576-6328.

Respectfully,

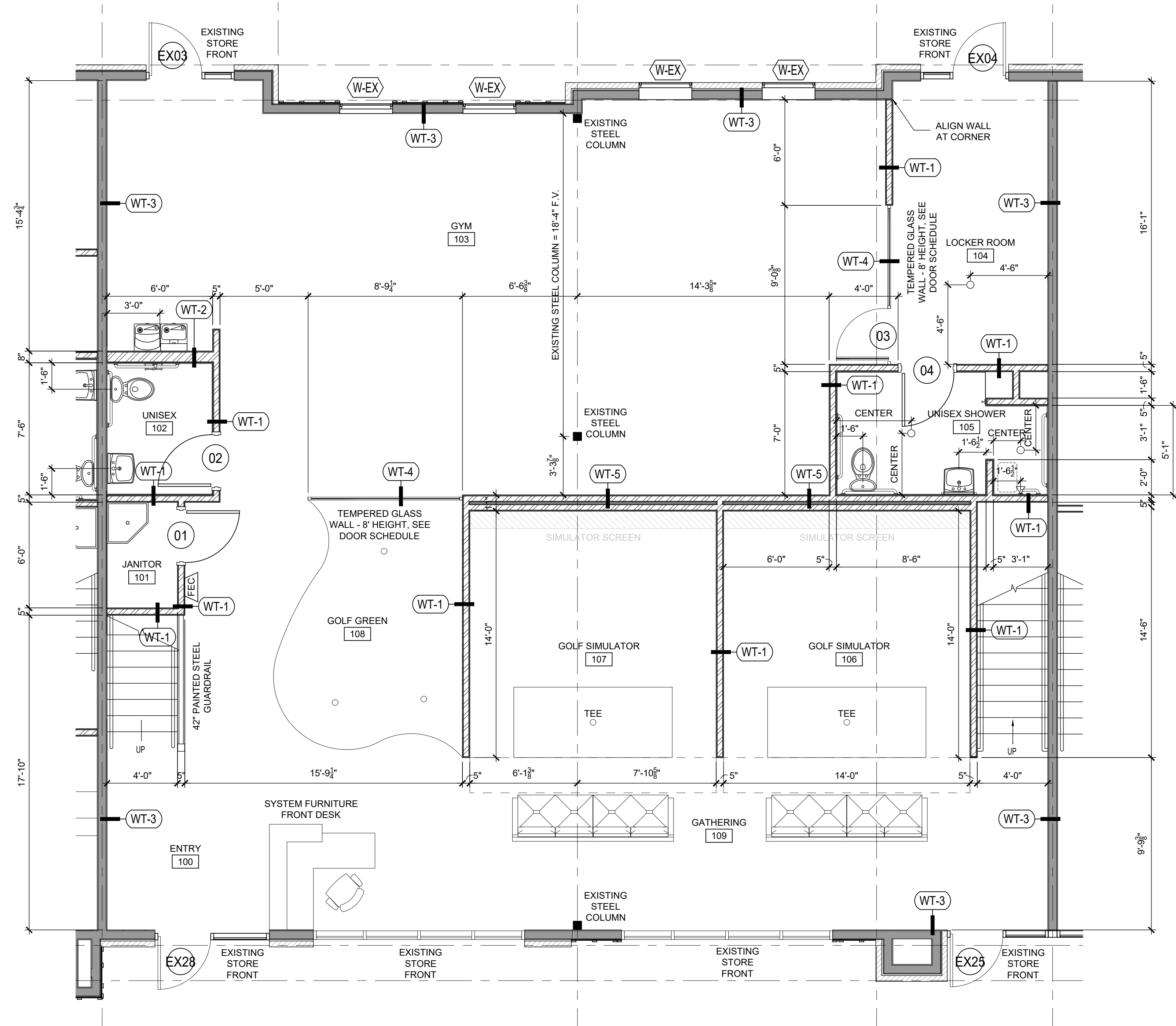
A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name Jennifer Jastremsky.

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

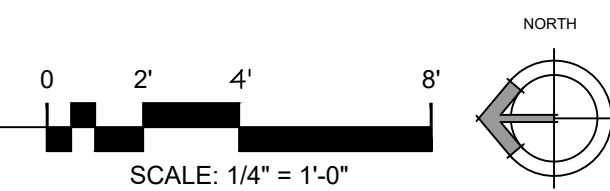
Inclusions:
Building permit plans

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| ROOM NAME  | INDICATES ROOM NAME AND NUMBER |
|  | INDICATES DOOR NUMBER SEE SCHEDULE ON SHEET TF500 |
|  | INDICATES WALL TYPES SEE SHEET TF110 |
|  | INDICATES WINDOW TYPES SEE SHEET TF500 |
| | |
| | |
|  | INDICATES A SEMI-RECESSED TYPE FIRE EXTINGUISHER SEE LS101 - LS102 FOR LOCATION. |
|  | INDICATES INTERIOR / EXTERIOR ELEVATION REFERENCE MARKER |
| FD | INDICATES FLOOR DRAIN SEE PLUMBING |
| WC | INDICATES WOOD COLUMN |
| | |
| | |

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. MILLWORK LOCATIONS AND CONFIGURATIONS ARE TO BE DETERMINED. ALL COUNTERTOP HEIGHTS TO BE A MAXIMUM OF 34" ABOVE FINISH FLOOR AND ACCESSIBLE PER 2009 ICC A117.1 STANDARDS.
3. CONTRACTOR TO PROVIDE PROPER BLOCKING IN WALL FOR ALL ACCESSORIES AND MILLWORK.
4. ALL STUD FURRING AT PERIMETER WALLS TO EXTEND TO UNDERSIDE OF DECK. INSTALL (1) LAYER OF 5/8" GYPSUM BOARD OVER (1) VAPOR BARRIER. EXTEND GYPSUM BOARD AND VAPOR BARRIER TO UNDERSIDE OF DECK.
5. INSTALL ONE (1) LAYER OF 5/8" GYPSUM BOARD AT ALL EXTERIOR WALLS OF TENANT AREA.
6. ALL GYPSUM BOARD TO BE TAPED, SANDED, AND PREPARED FOR PAINT.
7. FURNITURE, CHAIRS, DESKS, ETC. SHALL BE OWNER FURNISHED, OWNER INSTALLED (O.F.O.I.), TYPICAL.
8. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.



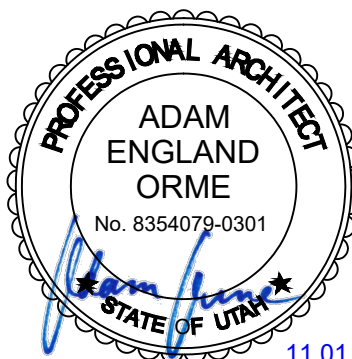
1 MAIN LEVEL FLOOR PLAN



GOULD PLUS
ARCHITECTS

427 W. 11950 S., SUITE 201
DRAPER, UTAH 84020
801.335.9900

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REGISTRATION #: 8354079-0301
LICENCE EXPIRES: MAY 31, 2026

| | |
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| PROJECT NUMBER | 24006.23 |
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TENAT IMPROVEMENT
WITHIN HUTCH COVE

UNIT 02 AND 03
OFFICE BUILD-OUT

74 E. 13065 S DRAPER, UTAH 84020

T.I.
MAIN LEVEL
FLOOR PLAN


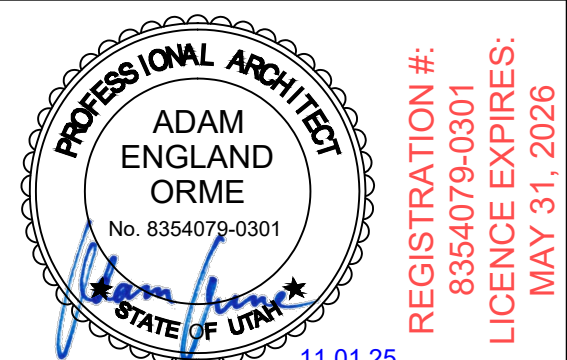
PERMIT SET
NOVEMBER 2025

TF101



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UNIT 02 AND 03
OFFICE BUILD-OUT

74 E. 13065 S DRAPER, UTAH 84020

T.I.
2ND LEVEL
FLOOR PLAN

PERMIT SET
NOVEMBER 2025

TF102