

Expanding Opportunities for Homeownership: Kimballs Station

ULCT Spring Conference

April 23, 2026



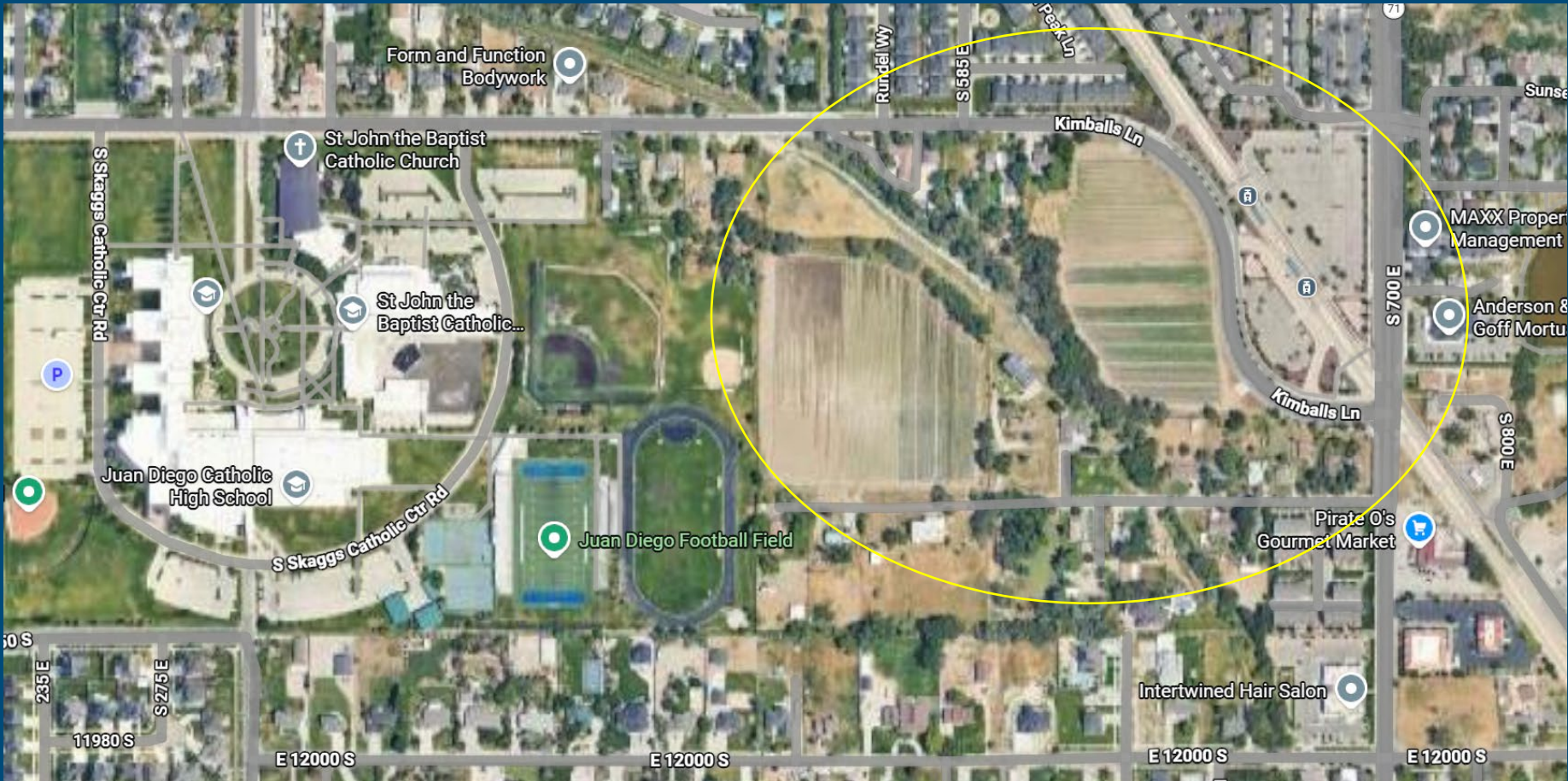
Challenge

- How to align Draper City's housing needs with the realities of the housing market and legislative/executive goals at the state level?

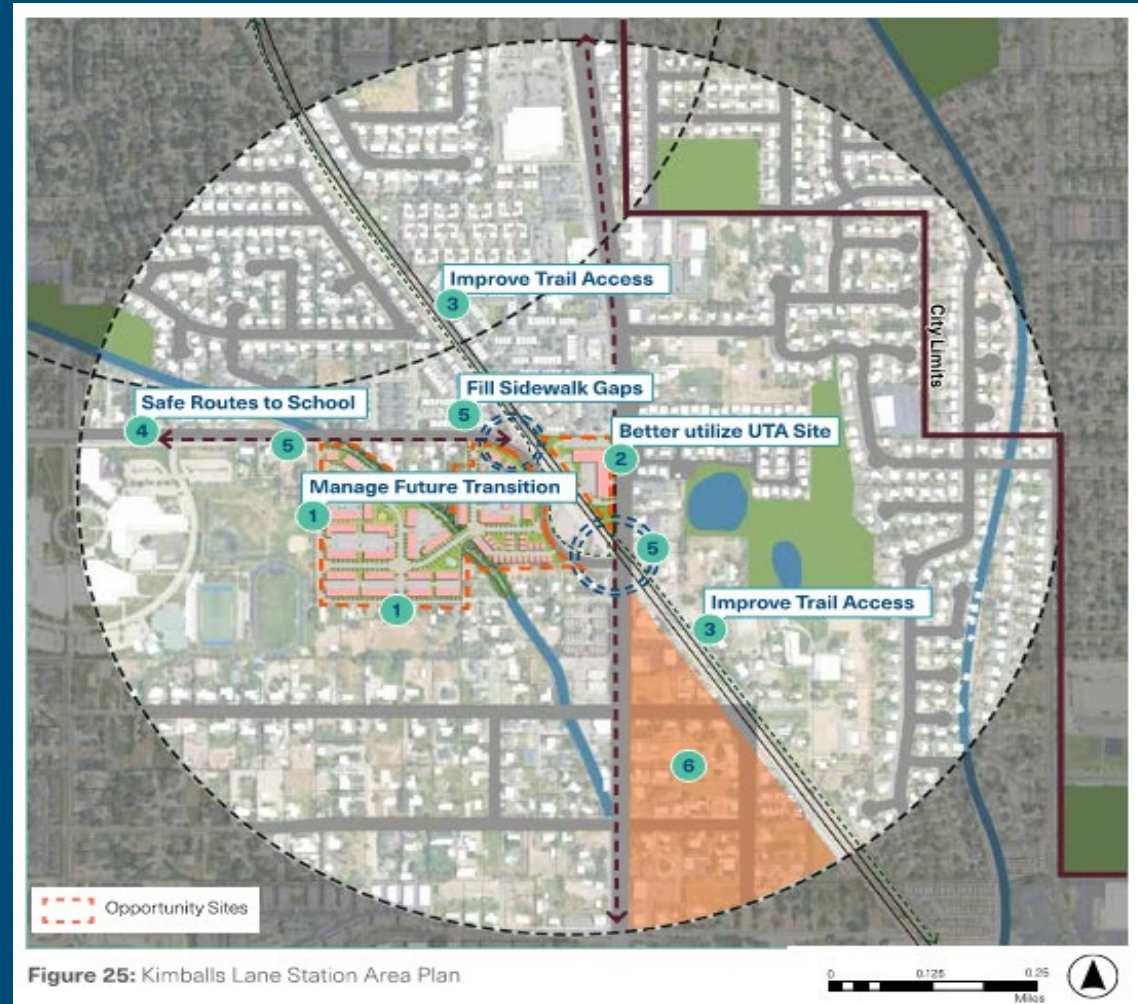
DRAPER CITY ADMINISTRATION



History of the Project



Kimballs Station SAP



SAP Goals

- Incentivize affordable housing near transit
- Ensure a mix of housing types
- Encourage additional affordable housing on UTA-owned property

Kimballs Station SAP



3 Part Development Agreement

- Part 1: Establish density, promote SAP goals, workforce housing; owner occupied units
- Part 2: Project design standards
- Part 3: Deed restrictions

Part 1: Achieves SAP Goal to Incentivize Affordable Housing and Home Ownership

- City and developer contribute a total of \$60K
- 30 units of workforce housing
- Attainable price points
- Development agreement locks in the details

HOUSING INITIATIVES: DRIVING AFFORDABILITY AND COMMUNITY GROWTH

- Community Reinvestment Project Area requirement - 10% TI for affordable housing
- City's housing and affordability needs go beyond state statute
- RDAs can develop affordable housing citywide
- Affordability requirements - Different within project areas vs. citywide
- Become familiar with authorized uses for affordable housing
 - Infrastructure and Neighborhood Enhancements: Invest in improvements that elevate communities and enhance quality of life
 - Loans and Grants: Support developers and non-profits while leveraging funds
 - Construction of Affordable Units through property acquisition and development



Part 2: Kimballs Station Approved Concept Plan



Part 3: Deed Restrictions

- Binding document recorded against the property addressing use, ownership and/or transfer of the property
- Used to ensure ongoing affordability
 - Owner occupancy
 - Capped appreciation
 - Prohibit renting

Buy In

- Supportive elected officials
- Builder you can trust
- Meet state affordability goals
 - Owner-occupied for-sale product
 - For-sale product adjacent to the Trax stop
 - Density and number of units
 - Attainable price points
 - Workforce housing

Questions or Comments?

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Open Space and Amenity Plan

Kimball's Station Amenities

Draper, UT



Pathway connection throughout the entire community. The walking path connects the Kimballs Lane Trax Station through to the far west side near Juan Diego High School.



Clubhouse with pool, exercise facility, and gathering area both indoors and out.



DRAPER CITY ADMINISTRATION

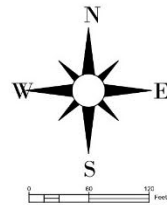
Draper, UT



Dog Parks



Parking Plan



PARCEL 1 - PRODUCT MATRIX		
DESCRIPTION	QUANTITY	UNITS
14-PLEX 4-STORY CONDO	9	126
10-PLEX 3-STORY CONDO	2	20
B2B 10-PLEX TOWNHOME	2	20
TOTAL	13	166

PARCEL 1 - PARKING MATRIX	
DESCRIPTION	QUANTITY
OUTDOOR COVERED PARKING	72
OUTDOOR UNCOVERED PARKING	33
DRIVEWAY PARKING	150
GARAGE PARKING	150
STREET PARKING	0
TOTAL	405

PARCEL 2 - PRODUCT MATRIX		
DESCRIPTION	QUANTITY	UNITS
14-PLEX 4-STORY CONDO	21	294
10-PLEX 3-STORY CONDO	3	30
B2B 10-PLEX TOWNHOME	7	70
TOTAL	31	394

PARCEL 2 - PARKING MATRIX	
DESCRIPTION	QUANTITY
OUTDOOR COVERED PARKING	168
OUTDOOR UNCOVERED PARKING	27
DRIVEWAY PARKING	380
GARAGE PARKING	380
STREET PARKING	15
TOTAL	970

PARCEL 1

AREA: 310,396 SQ. FT., 7.13 ACRES
IMPERVIOUS AREA: 215,826 SQ. FT.
OPEN SPACE AREA: 94,570 SQ. FT.

PARCEL 2

AREA: 604,693 SQ. FT., 13.88 ACRES
IMPERVIOUS AREA: 466,276 SQ. FT.
OPEN SPACE AREA: 138,415 SQ. FT.

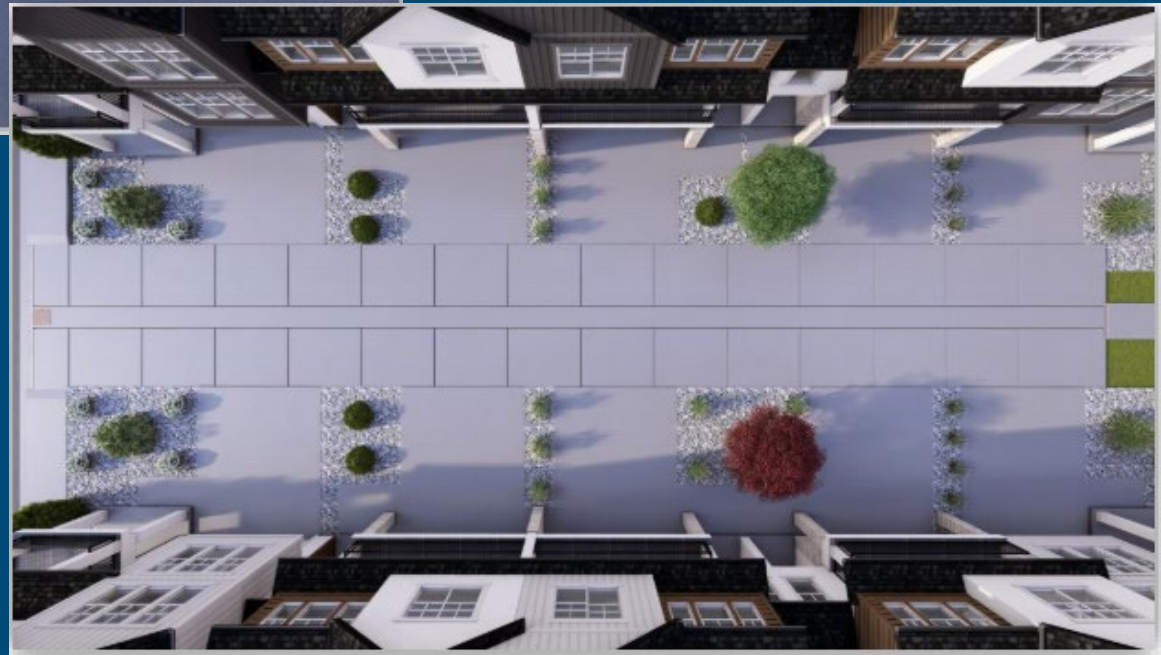
LEGEND:

- 10-PLEX 3 STORY CONDO
- 14-PLEX 4 STORY CONDO
- B2B 10-PLEX TOWNHOME
- COVERED PARKING

PRELIMINARY SITE PLAN



Alley Ways



Concept Elevations- Condos



Aria (14 Plex)
Color A

Elevation Material Percentages

- FRONT**
- Stucco: 38%
 - Composite: 38%
 - Stone/Brick: 24%
- BACK**
- Stucco: 45%
 - Composite: 39%
 - Stone/Brick: 16%
- SIDE**
- Stucco: 53%
 - Composite: 3%
 - Stone/Brick: 44%



Aria
Back Elevation



Aria (14 Plex)
Color B



Aria
Side Elevation



Aria (14 Plex)
Color C

Concept Elevations- Condos



Asher (14 Plex)
Color A

Elevation Material Percentages

- FRONT**
- Stucco: 41%
 - Composite: 37%
 - Stone/Brick: 22%
- BACK**
- Stucco: 45%
 - Composite: 37%
 - Stone/Brick: 18%
- SIDE**
- Stucco: 52%
 - Composite: 3%
 - Stone/Brick: 45%



Asher
Back Elevation



Asher (14 Plex)
Color B



Asher
Side Elevation



Asher (14 Plex)
Color C

Concept Elevations- Condos



Asher (10 Plex)
Color A

Elevation Material Percentages

- FRONT
- Stucco: 42%
 - Composite: 26%
 - Stone/Brick: 32%
- BACK
- Stucco: 43%
 - Composite: 32%
 - Stone/Brick: 25%
- SIDE
- Stucco: 36%
 - Composite: 3%
 - Stone/Brick: 61%



Asher
Back Elevation



Asher (10 Plex)
Color B



Asher
Side Elevation



Asher (10 Plex)
Color C

Concept Elevations- Townhomes



Finley (10 Plex)
Color A

Elevation Material Percentages

- FRONT**
- Stucco: 58%
 - Composite: 36%
 - Stone/Brick: 6%
- BACK**
- Stucco: 58%
 - Composite: 36%
 - Stone/Brick: 6%
- SIDE**
- Stucco: 59%
 - Composite: 41%
 - Stone/Brick: 0%



Finley
Back Elevation



Finley (10 Plex)
Color B



Finley
Side Elevation



Finley (10 Plex)
Color C



EPHRAIM CITY R1B ZONE





About Ephraim

- Current Population ~6200
- Ephraim is a College Town
- Center of Utah
- Economic Hub of Sanpete County



Considerations

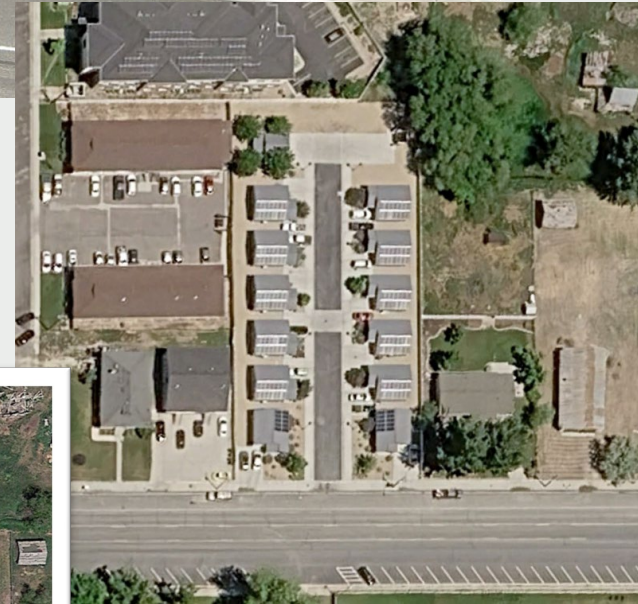
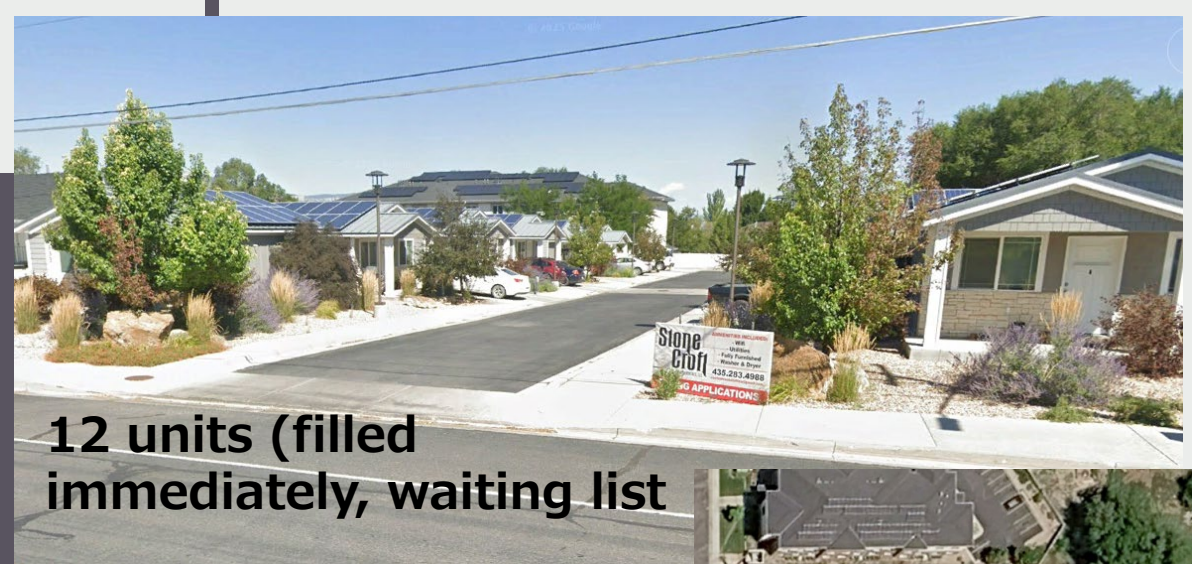
- We are a college town and already familiar with a wide range of housing options
- **We want to offer a WIDE VARIETY of housing for all ages, incomes and life stages**
- Maintain the small-town character that we value
- **DETACHED housing is STRONGLY preferred to rows of townhomes/condos**



Listening to our Residents, GROW IN OUR OWN WAY

Background: How We Got Here

- Started with Tiny Home rentals near Snow College
- 12 tiny homes replaced 2 old houses
- Great for young married couples

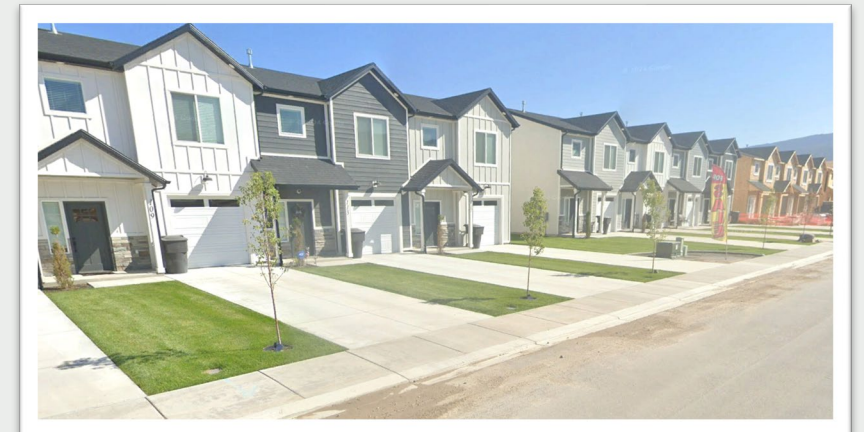


Background: How We Got Here

- Converted trailer court to tiny homes and duplexes (Great!)
- Mixed Use Zone (C2) allowed higher densities
- Other tiny homes/townhomes
 - **We wanted more diversity**



**38 rental units:
Convert trailers to
tiny homes/duplexes
(Filled immediately)**



24 townhomes: "Affordable", but cost the same as a house (sat vacant over a year)

Background: How We Got Here

Mixed Use:

- Commercial on bottom (6 units)
- 30 Residential units above (Condos for rent)
- Billed as “affordable” but came in on the high end of rental market



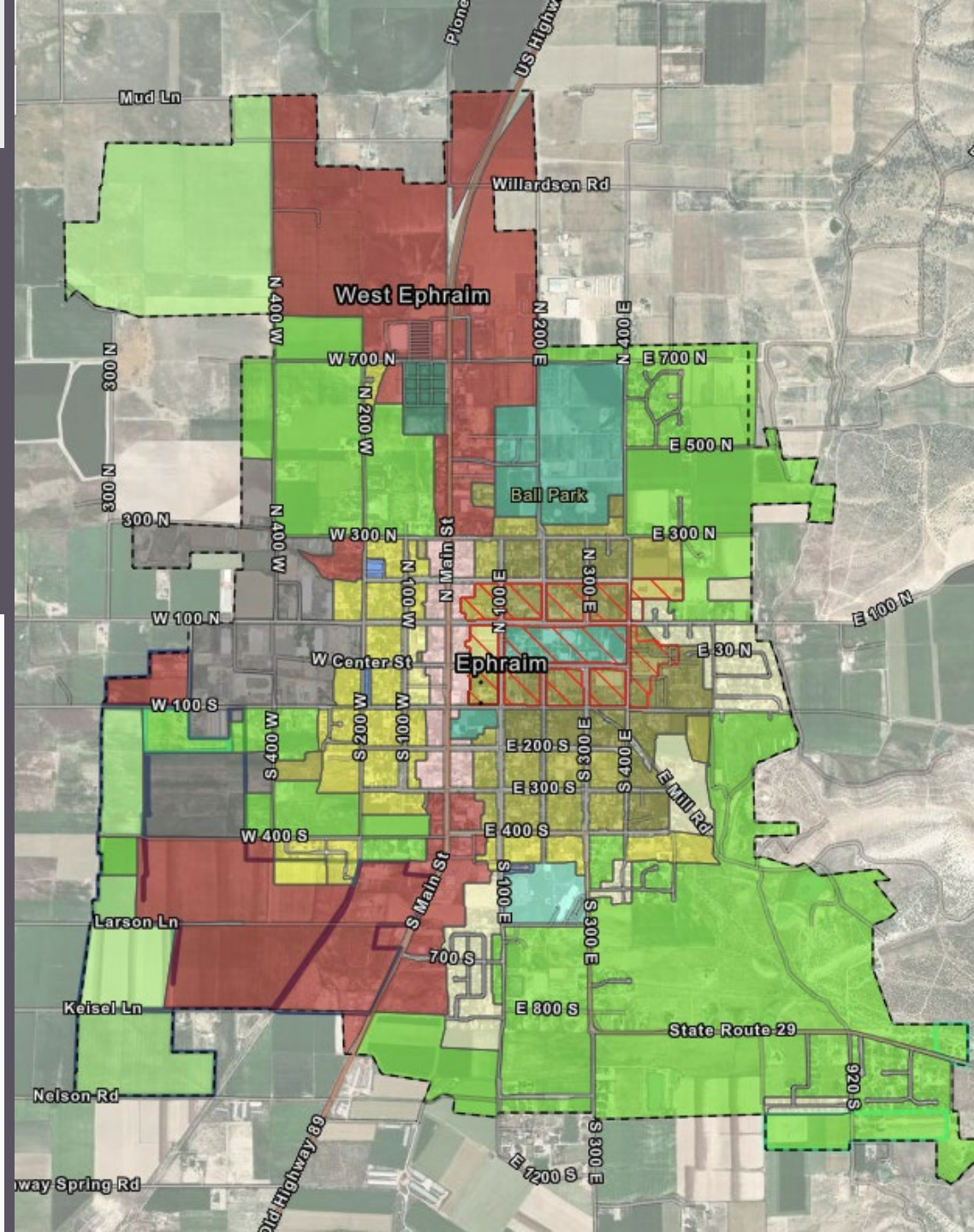
**6 Commercial Units on bottom
30 Condo Rental Units
(Both sat vacant over a year)**

R1B= A thoughtful transition zone

R1B Zone is **not appropriate citywide**, but serves as an ideal **buffer** between:

- **Lower density** single-family neighborhoods
- **Commercial, industrial, or high-density** zones

Supports a gradual shift in uses, **protects single family developments**





R1B Requirements

- Minimum lot size: **3,000 sq. ft.**
- **40 foot frontage** (previously 70')
- Front and Rear yard setback=**15'**
- Side yard Setback=**6'**
- Max Height of building=35' (2 stories)
- No External ADU's allowed. Internal ok

Similar Density and price point as townhomes, w/out shared walls

This allows DETACHED units with HOME OWNERSHIP (not rentals) – Important to our residents!



FlexReady Homes Concept

Base home (1,230 SF)

- 3 bed, 1.5 bath, garage pad
- Expand up to 1700 sq. ft. with 2 car garage and owner suite

Larger homes (1,200 to 2,000 SF)

- Up to 6 bedrooms and 4.5 bathrooms
- 2 car garage, 20 ft driveway, side yard parking

Optional internal ADU's available in all models



Expandable homes: Multiple Price points

Key Features of Rosy Subdivision (36 lots)

- Alley loaded-rear entry for all homes (A first in Ephraim)
- HOA maintains the frontages
- Off-street parking: 3 spaces per unit
- 5' Sidewalks
- Additional green space – walking trail
- Base home and deluxe models available = multiple price points (starting \$349K-\$400K with incentives)



<https://flexreadyhomes.com/ephraim/>

Design considerations

- 26' min internal drives
- 5' sidewalks
- 6' side setbacks (one side bigger for parking?)
- Need common greenspace/amenities for young families (HOA)
- Can plat as either subdivision (R1B) or Condo/Townhome style Plat
- 2 spaces/unit, plus 1/5 guest and toy parking (at least 1 space covered/enclosed)
- Consider small storage units as part of the site



Ephraim City's Approach

1

Acknowledge our strength in offering different housing options (surrounding towns do not)

2

Be **thoughtful** in our transitions between zones

3

Be ahead of the curve.
Grow in our own way.

4

Work with our residents, developers and staff to create something beneficial for our city.

THANK YOU

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