



## PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, April 24, 2014 in the City Council Chambers at 1020 East Pioneer Road.

The Agenda will be as follows: (Times listed on the agenda are approximate and may be accelerated or subject to change)

5:30 p.m. Dinner

**Study Meeting: 6:15 p.m., City Council Chambers on the 1<sup>st</sup> floor**

Study Business Items

**Business Meeting: 6:30 p.m., City Council Chambers on the 1<sup>st</sup> floor**

***Citizen Comments:** To be considerate of everyone attending the meeting and to more closely follow the published agenda times, public hearing comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting.*

1. **Action Item:** Approval of minutes from the March 27, 2014 Planning Commission meeting.
2. **Public Hearing:** On the request of Brandon Lundeen for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential Agricultural) to the Fox Gate Farms Residential Special District (RSD-1-Fox Gate Farms) on approximately 0.56 acres at about 575 E. Fox Farm Place. The application is otherwise known as the ***Kellogg Residence Zone Change Request***, Application #140324-575E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email [Jennifer.Jastremsky@draper.ut.us](mailto:Jennifer.Jastremsky@draper.ut.us).
3. **Public Hearing:** On the request of Shaun Young, representing Rockworks Land LLC, for approval of a Commercial Site Plan in the DC (Destination Commercial) zone regarding the construction of two office buildings on approximately 3.79 acres at about 67 West & 61 West 13490 South. The application is otherwise known as the ***Reynolds Office Complex Phase II and III Site Plan Request***, Application #140224-67W. Staff contact is Jennifer Jastremsky at 801-576-6328 or email [Jennifer.Jastremsky@draper.ut.us](mailto:Jennifer.Jastremsky@draper.ut.us).

*Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final determination.*

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Times listed above are approximate. Items may be held earlier or later than listed. For inquiries, please call the Planning Department, at 576-6502. In compliance with the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Rachelle Conner, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

4. **Public Hearing:** On the request of Matt Lepire, representing D.R. Horton for approval to amend the Galena Park Townhomes Site Plan at approximately 12223 S. Galena Park Blvd. This application is otherwise known as the *Galena Park Townhomes Site Plan Amendment Request*, Application #140319-12223S. Staff contact is Dennis Workman at 801-576-6522 or email [Dennis.Workman@draper.ut.us](mailto:Dennis.Workman@draper.ut.us).
  5. **Public Hearing:** On the request of Matt Lepire, representing D.R. Horton for Preliminary Plat approval of a 78-unit townhome development on 9.68 acres in the RM1 zone at approximately 12223 S. Galena Park Blvd. This application is otherwise known as the *Galena Park Townhomes Preliminary Plat Request*, Application #131118-12223S. Staff contact is Dennis Workman at 801-576-6522 or email [Dennis.Workman@draper.ut.us](mailto:Dennis.Workman@draper.ut.us).
  6. **Staff Reports**
    - a) Discussion Items
    - b) Administrative Reviews
    - c) Other Items
  7. **Adjournment**
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SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the Deputy City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held **Thursday, April 24, 2014**, were posted on the Draper City Bulletin Board, Draper City website [www.draper.ut.us](http://www.draper.ut.us), the Utah Public Meeting Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn), and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal

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Angie Olsen, CMC, Deputy City Recorder  
Draper City, State of Utah



**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD  
ON THURSDAY, MARCH 27, 2014 IN THE DRAPER CITY COUNCIL  
CHAMBERS**

*"This document, along with the digital recording, shall constitute the complete minutes for this Planning Commission meeting."*

PRESENT: Chairperson Leslie Johnson, Planning Commissioners Craig Hawker, Jeff Head, Traci Gundersen, Scott McDonald, Kent Player.

ABSENT: Planning Commissioners Andrew Adams and Drew Gilliland.

STAFF PRESENT: Doug Ahlstrom, Keith Morey, Troy Wolverton, Dan Boles, Dennis Workman, Jennifer Jastremsky, and Angie Olsen.

ALSO PRESENT: Roll on File

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**Study Meeting:**

No Study Meeting was held due to a formally scheduled Harassment Training.

**Business Meeting:**

Chairperson Johnson explained the rules of public hearings and called the meeting to order at 6:30:55 PM.

6:31:32 PM

1.0 **Action Item: Approval of minutes from the February 27, 2014 and March 13, 2014 Planning Commission meetings.**

6:32:00 PM

1.1 **Motion.** Commissioner Head made a motion to approve the minutes of the Planning Commission meetings held on February 27, 2014 and March 13, 2014 with submitted changes. Commissioner Hawker seconded the motion.

6:32:32 PM

1.2 **Vote.** A roll call vote was taken with Commissioners Gundersen, Player, McDonald, Hawker, and Head voting in favor of approving the minutes.

6:32:51 PM

- 2.0 **Public Hearing: On the request of Bryon Prince, representing Ivory Development for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential Agriculture) to R3 (Residential) with a Development Agreement on 3.16 acres at 491 E. Kimballs Lane. The application is otherwise known as the Kimballs Lane Zone Change and Development Agreement Request, Application 131211-491E.**  
The item was continued to the April 10, 2014 Planning Commission meeting.

6:33:17 PM

- 3.0 **Public Hearing: On the request of Steven Parker for approval of a Plat Amendment to remove the Limit of Disturbance (LOD) designation from Lot 7 from the Cove at Corner Canyon Plat. This application is otherwise known as the Cove in Corner Canyon Lot 7 Plat Amendment Request, Application #140121-14239S.**

- 3.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated March 14, 2014, Planner Dennis Workman reviewed the details of the proposed application. He noted this application is a request for plat amendment approval to remove the limit of disturbance (LOD) designation on Lot 7 of the Cove in Corner Canyon Subdivision. He reviewed a plat map and aerial photograph of the subject property to identify some of the identifying characteristics of the property. He focused on Lot 7 and highlighted the LOD area and stated two other lots in the subdivision have already received approval for the removal of the LOD. He noted that relative to LOD's, there is an accompanying note on the subdivision plat that states: "There shall be no construction activity, clearing or grubbing within the boundaries of the areas noted as 'Area of Non-disturbance' hereon." He explained the applicant is seeking approval of this request in order to correct illegal landscaping work that was done on the property and he has no plans to violate the provisions of an LOD. He added that he received contact from a resident living in the area that is concerned about the removal of the LOD because such action could further erosion of the property; the applicant has met with the resident and at the conclusion of their meeting the concerned resident had been convinced that the proposed work to be completed at the property will improve its condition and ensure that the property is less prone to erosion. He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

6:37:14 PM

- 3.2 Commissioner Player asked if the applicant intends to remove the existing rock wall on the property and rebuilt a correctly engineered rock wall, to which Mr. Workman answered yes. Commissioner Head asked if the entire wall be replaced or simply the portion of the wall that is failing. Mr. Workman stated the applicant's engineer is present this evening and can answer detailed questions about the work to be done.

6:38:07 PM

3.3 Commissioner Hawker stated it appears that the rock wall extends beyond the applicant's property and he asked if that is correct and, if so, if the applicant will be repairing an issue that is not located on his property. Mr. Workman deferred to the applicant's engineer.

6:38:38 PM

3.4 Commissioner McDonald inquired as to why the LOD was initially implemented. Mr. Workman stated that he is not sure why all LOD's were initially implemented, but they are intended to protect sensitive portions of canyon areas. He noted that the City Council has typically been receptive to applications to remove LOD's from various parcels of property. Commissioner McDonald asked if it is correct that staff believes the removal of the LOD will not create a negative impact. Mr. Workman stated any impact associated with the removal of the LOD will be positive.

6:40:02 PM

3.5 Commissioner Head inquired as to the slope of the hillside located to the east of the property. Mr. Workman stated he does not have a contour map available this evening, but the slope is considerable. He reviewed the aerial photograph of the area to highlight the view of the slope in question.

6:40:57 PM

3.6 City Attorney Ahlstrom noted LOD's are typically not imposed by the City; when a developer is seeking approval of a subdivision in the City they are required to submit a soils and drainage plan and when unstable soils are identified it is typical to recommend that the area not be disturbed. He noted he is almost certain that the LOD in question was recommended by the developer's engineer and the City is now faced with dealing with the issues created by someone disturbing the area.

6:41:57 PM

3.7 Commissioner Player asked if the City now has a policy against accepting LOD's recommended by a developer. Mr. Ahlstrom stated his recommendation would be that the City no longer accept LOD's. Commissioner Player agreed with that recommendation and noted his experience has been that LOD's are problematic.

6:42:24 PM

3.8 Commissioner Gundersen asked if the applicant is the second owner of the home located on the subject property, to which Mr. Workman answered yes.

6:42:27 PM

3.9 Applicant Presentation: Derek Lloyd, Wilding Engineering, stated a portion of the rock wall is located outside of the subject property boundary. He then summarized

the work to be done to repair the rock wall, noting the bottom nine feet of the wall will be kept and a terrace will be constructed on top of the wall; an additional nine foot wall will be constructed on top of the terrace.

6:43:35 PM

3.10 Commission Player asked if there are plans to perform any work on the portion of the rock wall that is located outside of the property boundaries. Mr. Lloyd stated the portion located outside of the subject property will be removed. There was a brief discussion regarding the method by which the work will be completed, with Mr. Lloyd noting work will be performed in a manner that will limit the disturbance to the subject property and the neighboring properties.

6:45:10 PM

3.11 Mr. Wolverton stated employee of the City's Parks Department are very concerned about erosion on the Corner Canyon open space property and they are concerned about how the property impacted by the rock wall will be restored; they will be involved in the project to ensure new erosion issues will not be created.

6:45:44 PM

3.12 Chairperson Johnson opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

6:45:53 PM

3.13 **Motion:** Commissioner Player moved to forward a positive recommendation to the City Council regarding the Cove in Corner Canyon Lot 7 plat amendment request, application 140121-14239S, based on the findings for approval and subject to the conditions of approval listed in the staff report dated March 14, 2014. Commissioner Hawker seconded the motion.

Conditions:

1. That all conditions of approval of the original Cove in Corner Canyon subdivision remain in full force.
2. That the applicant follow the process for plat approval and record the plat amendment and controlling documents with the Salt Lake County Recorder.
3. That the lot's total maximum coverage by impervious material does not exceed 35%, as specified in Section 9-16-040(d).
4. That slope areas in excess of 30% may not be developed, except for retaining walls and landscaping.

Findings on the next page ...

Findings:

1. That at the City Council hearings dated February 21, 2012 and August 21, 2012, the Council approved similar requests pertaining to Lots 36 and 33 of Corner Canyon Vista, which abuts Cove in Corner Canyon on the east. The approvals were based on the Finding of Fact that removing the LOD designation would not cause material injury to the adjacent property owners or to the public interest.
2. That the proposed plat amendment is consistent with the goals and objectives of Draper City's General Plan.
3. That the proposed plat amendment is consistent with Title 17-9 of the Draper City Municipal Code regarding review and approval.
4. That there is good reason to amend the plat, as required by State Code.
5. That the historical purpose of the limit of disturbance restriction was hillside and vegetation preservation, and the applicant's plan to fortify his retaining wall will not be at odds with that purpose.

6:46:38 PM

- 3.14 Commissioner Player stated he appreciates the efforts of the property owner to address the issue and he hopes any work done on the property will only better the entire area.

6:46:51 PM

- 3.15 **Vote:** A roll call vote was taken with Commissioners Gundersen, McDonald, Head, Hawker, and Player voted in favor of forwarding a positive recommendation to the City Council.

6:47:25 PM

- 4.0 **Public Hearing: On the request of Boyd Bradshaw, representing Westmark Property LG for approval of a five-lot Minor Subdivision on 2.62 acres in the RA2 (Residential Agricultural) zone at approximately 12955 South Boulter Street. The application is otherwise known as the Salz Cove Minor Subdivision Request, Application #130904-12955S.**

6:47:58 PM

- 4.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated March 14, 2014, Planner Jennifer Jastremsky reviewed the details of the proposed application. She noted the application is a request for approval of a Minor Subdivision for approximately 2.62 acres located at the end of Salz Way, an existing dead end street. She noted the land use designation for the property is low to medium density and the current zoning is RA2, which provides for half-acre lots. She stated the newly proposed subdivision will contain four lots, with a fifth lot containing the existing home located on the subject property; that home will be accessed by a private lane that travels west to Boulter Street. She indicated a deviation from the City's street standards would be required for the subdivision

given that Salz Way does not conform to the existing street standards; it is 27 feet of asphalt with a 12 foot park-strip on one side, a 15 foot park-strip on the other side, and sidewalk on only one side of the street. She noted staff is recommending that the applicant not be required to conform with the Draper City Municipal Code (DCMC) and instead that the new road mirror the existing roads on site; however the existing Salz Way does not have gutter and staff is proposing that the new cul-de-sac include gutter. She noted the storm detention pond and swell will be constructed on lots two and three and the storm drain system will be routed to Boulter Street; the applicant is required to receive a few additional approvals for that design and if those approvals are not granted the applicant must redesign the storm drain system and obtain approval from the City's Engineer. She then reviewed photographs of the general area and the subject property and concluded her report by noting staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

6:51:59 PM

4.2 Commissioner Hawker asked if Boulter Street will be a through street or if it will dead-end at lot 1. Ms. Jastremsky stated Boulter Street runs parallel to Salz Way and will be used as a private lane that serves the existing lots; an additional lot will be created for the existing home on the property.

6:52:34 PM

4.3 Commissioner Player asked Mr. Wolverton if he is comfortable with the drainage plan, to which Mr. Wolverton answered yes and noted he has listed conditions of approval in the staff report relating to the drainage plan. He added DCMC requires that cul-de-sacs be provided with a diameter of 100-feet; the width of the recommended cul-de-sac meets that 100-foot requirement, but there is no additional width on either side to provide for a park-strip and sidewalk.

6:54:35 PM

4.4 Applicant Presentation: Boyd Bradshaw, Westmark Property, noted he is hoping the proposed subdivision will solve some of the existing issues on Salz Way, namely the storm drain issues. He has worked with City staff to try to reach the best outcome to address those issues; the design has changed several times to try to meet his needs as well as the requests of the City.

6:56:02 PM

4.5 Chairperson Johnson asked Mr. Ahlstrom to provide the Planning Commission with a brief summary of the types of public comments and concerns that should have an impact on the Planning Commission's decision when considering this application. Mr. Ahlstrom stated it would be helpful for the Commission to hear comments about any impacts the subdivision would have on the neighboring properties; if such impacts truly exist the Planning Commission can work to mitigate them. He added, however, that the application complies with the DCMC and there is no reason to deny it at this level.

6:58:09 PM

4.6 Chairperson Johnson opened the public hearing.

6:58:29 PM

4.7 David Wheatley stated his property borders lot 1 to the south and he has raised concerns about storm drainage relative to this property in the past. He stated he would like to understand the actual design of the storm drain system.

6:59:42 PM

4.8 Rick Beard stated he did not receive notice of this meeting and was only informed the Planning Commission would be considering this application because his neighbors were notified. He asked that he be notified of all future meetings during which this issue will be discussed. He stated his property borders the subject property on the west and north sides and he keeps horses on his property; he is concerned about the drainage and noted he is not interested in allowing the drainage to run down his lane, which would disturb his existing trees and landscaping. He added he is also concerned about the design of the street, which landlocks his property and will have an impact on any future development opportunities.

7:01:55 PM

4.9 David Brewer stated he is curious about what the Planning Commission is considering this evening. He noted that in reviewing the DCMC it is his understanding that utility plans must be in place before a minor subdivision plan can be approved. He stated that he does not know of any easements in place to accommodate the routing of the storm drain system on Boulter Street.

7:02:49 PM

4.10 There being no additional persons appearing to be heard, Chairperson Johnson closed the public hearing.

7:02:54 PM

4.11 Mr. Wolverton stated the current proposal is to complete the drainage system by utilizing an existing pipe that is already in place and that is the portion of property that the easement is subject to. He reiterated there are conditions of approval dealing with the storm drainage system and until those conditions are met the applicant will not be allowed to proceed. He then stated no landscaping on Boulter Street will be disturbed by the needed storm drain work; there is only one small portion of a ditch in that area that would need to be addressed as it was an open ditch that has been filled in and it will be necessary to establish re-connectivity.

7:05:49 PM

4.12 Commissioner Gundersen asked staff if Mr. Beard should have been noticed regarding this agenda item. Ms. Jastremsky stated all property owners within a 400 foot radius of the subject property should have received notice of the application, but she will verify that Mr. Beard should have received a notice and that the notice

was sent to the correct mailing address. Mr. Ahlstrom added that the fact that Mr. Beard attended tonight's meeting would defeat any claim in non-notice.

7:06:37 PM

4.13 The Planning Commission then reviewed the map of the area surrounding the subject property and Ms. Jastremsky noted there are other options for continuing Salz Way given the fact that the applicant is recommending a cul-de-sac in his development. There was a general discussion about the configuration of streets in the area.

7:09:51 PM

4.14 Mr. Bradshaw re-approached and noted Mr. Beard is one of the first people he approached to determine if he wanted to participate in the development of the area and he declined. He stated for that reason he pursued other options. Commissioner Player stated there may be some challenges associated with the storm drainage issue. Mr. Bradshaw agreed and stated he is prepared to deal with those challenges. He noted there is a 15 foot public utility easement on the property to the south of the subject property and he is proposing to place the storm drain infrastructure in that easement to prevent the need to disturb any other properties in the area. He noted he understands there are many conditions associated with the approval he is requesting tonight and he will explore all options for accommodating storm drainage associated with the development.

7:13:19 PM

4.15 **Motion – Deviation to Street Design Standards:** Commissioner Head moved to forward a positive recommendation to the City Council for a Deviation to Street Design Standards by Boyd Bradshaw, representing Westmark Property LG for the modified cross section for Salz Way, application # 130904-12955S, based on the findings and subject to the conditions listed in the Staff Report dated March 14, 2014. Commissioner Player seconded the motion.

Conditions:

1. A deviation to the street design standards is approved. The proposed cul-de-sac shall match Salz Way in its cross section.
2. The modified cross section shall provide an adequate fire turnaround as required by the Unified Fire Authority.

Findings:

1. The proposed deviation will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
2. The proposed deviation conforms to the general aesthetic and physical development of the area.

7:14:06 PM

- 4.16 Commissioner Player stated he feels this development has been well thought out and the proposed development is an appropriate use for the property. Commissioner Gundersen stated it seems unfortunate that it will not be possible to better utilize the property to the north, though she understands the owner of the subject property has the right to do what he would like to with his property. She noted she does not like the proposed configuration of the lots in the subdivision, but that has no bearing on her vote this evening.

7:15:10 PM

- 4.17 **Vote:** A roll call vote was taken with Commissioners McDonald, Gundersen, Player, Head, and Hawker voting in favor of forwarding a positive recommendation to the City Council.

7:15:48 PM

- 4.18 **Motion – Minor Subdivision:** Commissioner Hawker moved to forward a positive recommendation to the City Council for the Salz Cove Minor Subdivision Request by Boyd Bradshaw, representing Westmark Property LG for the five lot subdivision, application # 130904-12955S, based on the findings and subject to the conditions listed in the Staff Report dated March 14, 2014 Commissioner Head seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. Pay all outstanding geotechnical review fees.
6. Address all outstanding redlines prior to Mylar approval.
7. Obtain all necessary easements and approvals for the sanitary sewer system design and placement, including final approval from South Valley Sewer District.

Condition #8 and Findings are on the next page ...

Conditions Continued:

8. In order to build the storm drain system as shown in Exhibit F of this staff report, the applicant will be required to obtain all necessary easements from the property owners of the private lane. If such easements are not obtained, then a redesign of the storm drain system shall be required along with approval of the redesign by the Draper Engineering Division. A redesign of the storm drain system may include the provision of a detention pond, and the reallocation of the proposed lots, among other options. In no instance shall any lot size fall below 20,000 square feet in size.

Findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

7:16:19 PM

- 4.19 **Vote:** A roll call vote was taken with Commissioners Gundersen, Player, Head, McDonald, and Hawker voting in favor of forwarding a positive recommendation to the City Council.

7:17:21 PM

- 5.0 **Public Hearing: On the request of Patti Buckles for approval of a Home Occupation Conditional Use Permit (CUP) in the RA1 Residential zone to allow a cottage business as a home occupation at 1116 East 13800 South. The application is otherwise known at the Sweet Street Bites Home Occupation Conditional Use Permit Request, Application #140224-1116E.**

7:17:58 PM

- 5.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated March 18, 2014, Senior Planner Dan Boles reviewed the details of the proposed application. He noted this application is a request for approval of a Home Occupation Conditional Use Permit (CUP) in a home on an approximately 1.55 acre lot located on the south side of 13800 South at 1116 East. He reviewed an aerial map as well as photographs of the property to note identifying characteristics of the property and the home in which the business will be operated. The property is currently zoned RA1 Residential. The applicant is requesting that a Home

Occupation Conditional Use Permit be approved to allow the property owner to operate a home based cottage business. He noted the business would be a food truck business; food such as cupcakes, cookies and other baked items would be baked in the home, and then loaded onto the food truck to be sold at various locations throughout the valley. He explained this type of business requires a CUP and it is up to the Planning Commission to determine whether this type of business is appropriate for a the home in this location and he briefly reviewed the some of the conditions of approval that the applicant would need to meet in order to proceed with establishing her business. He concluded staff has recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

7:21:43 PM

5.2 Commissioner McDonald inquired as to the size of the vehicle that would be used in association with the business. Mr. Boles stated the vehicle is large and he reviewed a few photographs of it for the Planning Commission's benefit.

7:22:37 PM

5.3 Commissioner Hawker disclosed that he lives in the neighborhood of the subject property and he some of his neighbors approached him to discuss this application; he does not feel those discussions will impact his ability to consider the application in a fair manner.

7:22:56 PM

5.4 Commissioner McDonald inquired as to the noticing requirements relative to this type of application. Mr. Boles stated the City must notify all property owners within a 400-foot radius of the subject property and a large, yellow notification sign was also placed on the subject property. He noted those noticing requirements have been met.

7:23:45 PM

5.5 Applicant Presentation: Ms. Buckles stated she does not have anything to add to Mr. Boles' presentation.

7:24:18 PM

5.6 Chairperson Johnson opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

7:24:50 PM

5.7 **Motion:** Commissioner Hawker moved to approve the Home Occupation Conditional Use Permit Request by Patti Buckles, application 140224-1116E, based on the findings and subject to the conditions listed in the Staff Report dated March 18, 2014. Commissioner Head seconded the motion.

Conditions on the next page ...

Conditions Continued:

1. That all parking is retained on site and no parking associated with the business takes place in the public right-of-way.
2. That all requirements of the Unified Fire Authority and Draper City Building Official are satisfied throughout the operation of the home occupation on the property.
3. That the home occupation continually maintains a valid Draper City Business License throughout its operation.
4. That the proposed home occupation is required to maintain approval and adequate licensure from any and all State agencies prior to receiving a business license.
5. That the food truck associated with the home occupation is parked away from 13800 South and as close to the home as possible.

Findings:

1. The proposed home occupation meets the intent, goals, and objectives of the Draper City General Plan by:
  - a. increasing the diversity of business offerings while ensuring the sustainability of the economy and improving general quality of life;
  - b. fostering new and existing economic activities and employment opportunities that are compatible with Draper's lifestyle;
  - c. encouraging and supporting a diversity of businesses; and
  - d. encouraging a diverse array of goods and services being provided for consumers.
2. The proposed home occupation meets the requirements and provisions of the Draper City Municipal Code.
3. The proposed home occupation will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed home occupation will not alter the general aesthetic and physical development of the area.
5. The proposed home occupation requires no utility or public services beyond that which the residence already requires, thereby safeguarding and ensuring the adequacy of utilities in the area.
6. The subject property is well suited to accommodate the addition of the proposed home occupation.

7:25:29 PM

- 5.8 Commissioner Player stated that the subject property is large enough and it should be possible for the owner to find a place on the property to park the vehicle so it does not create a negative impact on the neighborhood. Commissioner Hawker added that he appreciates the applicant following the appropriate process to receive approval to operate a business from her home.

7:25:53 PM

- 5.9 **Vote:** A roll call vote was taken with Commissioners Head, McDonald, Gundersen, Player, and Hawker voting in favor of approving the CUP.

7:26:14 PM

- 6.0 **Public Hearing: On the request of Mark Murdock, representing the Gardner Company for approval of a Zoning Ordinance Text Amendment on approximately 29.63 acres at about 13392 South 200 West for the purpose of creating a Commercial Special District for office and retail uses and a request for approval of a Zoning Map Amendment to rezone the same property from DC (Destination Commercial) to CSD-GP (Galena Park Commercial Special District). The application is otherwise known at the Galena Park CSD Zoning Text and Map Amendments Request, Application #140224-13392S 1&2.**

7:27:07 PM

- 6.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated March 17, 2014, Planner Jennifer Jastremsky reviewed the details of the proposed application. She noted the property is currently located in the DC (Destination Commercial) land use designation and zoning district; the existing land use and zoning were designed to create areas of regional appeal inclusive of office, retail, and lodging uses and the proposed Commercial Special District (CSD) will further the purposes of the existing zones by creating an office and retail park use for the regional area. She then briefly reviewed the six main proposed text amendments, which are included in the Planning Commission packet; a few of the proposed amendments related to parking standards, landscaping standards, and architectural standards of the buildings to be constructed on the subject property. She noted the plan that has been submitted to the City is a concept plan and an actual site plan will need to be submitted and approved at a future date. She then reviewed photographs of the property and concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

7:32:18 PM

- 6.2 Commissioner Player stated he is aware that the Utah Department of Transportation (UDOT) owns a parcel of property located adjacent to the subject property and he asked what work is being done on that property. Mr. Wolverton stated the property is used as a detention basin and the City shares in the use of that basin.

7:32:56 PM

- 6.3 Commissioner Head asked why the applicant is asking for approval of more parking stalls than is required by the DCMC. Ms. Jastremsky deferred to the applicant, but noted staff has heard from office space developers that the demand for parking capacity in these types of developments has increased.

7:33:50 PM

6.4 Applicant Presentation: Mark Murdock, Gardner Company, introduced Nate Boyer from The Boyer Company and Shawn Onion from VCBO Architects and stated they are also available to answer any questions about the project. He then used the aid of a PowerPoint presentation to provide the Planning Commission with general information about the project site, noting he feels his proposed project will complete a true mixed-use development on the site. He noted he has had a lot of tenant activity to date and he identified the proposed location of retail areas and restaurant sites. He also reviewed the proposed landscaping plan for the project and explained the reasoning for providing parking space in excess of the DCMC requirements. He noted he has been very focused on tying the project to the existing trail system so residents and patrons can have easy access. He concluded the overall investment potential associated with the project is \$80 to \$95 million.

Mr. Boyer added that he is also very excited about the activity he is seeing with the project; they have only owned the property for four months and they already feel it is a site that many companies are excited about locating upon.

7:39:02 PM

6.5 Commissioner Player indicated he likes the open feel of the design, but he noted that nearby office complexes are not completely full and he asked if it will really be possible to fill all office space proposed in this project. Mr. Murdock stated he is very confident in the ability to fill the space. Mr. Boyer added that the vacancy rates in other business parks are not a reflection of the market; he referenced constraints that exist on other existing office developments that will be avoided in this proposed project. Commissioner Player noted he likes the idea of connecting the development to the trail system and it also appears that the applicant is attempting to provide a buffer between his project and the existing development to the north. Mr. Murdock stated that is correct.

7:41:22 PM

6.6 Chairperson Johnson opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

7:41:30 PM

6.7 Landon Christensen stated he is very excited to see the plans for this project; he lives in the townhome development to the north and he is happy about the proposed landscaping plan for the project and the buffer between the project and the existing developments in the area. He added he also appreciates the effort being made to connect the project to the trail system. He then stated he would like to recommend an amendment to the plan; he noted the existing residential developments will be surrounded by commercial and retail uses and he is concerned about the impact this will have on the value of the area. He noted the one thing that helps facilitate success of these types of developments is great freeway access, but the Utah Department of Transportation (UDOT) will be making some changes to freeway

access in the area and that will eliminate the great freeway access the area currently enjoys. He added it is currently not practical for anyone in the area to use the Front Runner and he proposed that an existing dirt road in the area be improved so that people in the community can maintain their good freeway access and use it as a practical alternative to Front Runner.

7:45:00 PM

6.8 Shawn Benjamin stated he is representing a group of his neighbors and he asked to be given five minutes to address the Planning Commission. He stated there was a recent amendment to the Transportation Master Plan and at that time he suggested that for purposes of greater accessibility throughout the City there should be more attention paid to access from Brinker onto Vista Boulevard and to the backside of the Front Runner station; the recommendation from the Planning Commission included that recommendation and the City Council adopted a recommendation to include that in the study. He stated the idea would be to provide shorter access routes to the residents that are having difficulty getting in and out of their neighborhoods. He stated one thing that is interesting about the applicant's application for a text amendment is that it notes the purpose is to broaden the commercial tax base of the City while providing amenities to City residents such as improving Galena Park Boulevard and pedestrian access to the Front Runner station. He noted the current plan does not do that, but there is a drawing in the Planning Commission packet that does accomplish those goals; the drawing is titled Exhibit A. He stated his goal and the goal of his neighbors is to receive help from Draper City to work with the applicant to address the City's access needs. He then addressed the architectural requirements for the project and stated that one request of the applicant is for all façade appearances to be the same, but he noted Draper City is looking for a diversity in architecture rather than uniformity and while there is a nice factor to creating a coherent design, businesses seeking office space are not looking for that. He stated he would recommend that the Planning Commission suggest that the architecture not be uniform and that, instead, the materiality of the design should be more important. He then stated he understands the need for additional parking space on the property. He added he also appreciates the buffer between the project and the nearby residential developments, but he asked that the City take into consideration the impact any lighting of the development could have on nearby developments, with a focus on limiting light trespass.

7:51:18 PM

6.9 There being no additional persons appearing to be heard, Chairperson Johnson closed the public hearing.

7:51:24 PM

6.10 Mr. Ahlstrom stated that he is concerned about the naming of streets in the area because Galena Park is disconnected and cannot be realigned. He suggested that one of the street names change for public safety purposes.

7:52:42 PM

6.11 Chairperson Johnson asked the applicant to address some of the concerns raised during the public hearing.

7:53:00 PM

6.12 Mr. Murdock stated that he appreciates the concerns raised by the residents that spoke, but there is limited ability to require the landowner to improve any roads in the area.

7:53:50 PM

6.13 Commissioner Player inquired as to when UDOT plans to redesign and redirect the Interstate-15 interchange in the area. Mr. Wolverton provided the Commission with the status of the project, noting it is their second highest priority project at this time. He stated, however, that the City has not been informed of a commencement date for the project.

7:54:22 PM

6.14 Chairperson Johnson stated this is the time for the Planning Commission to consider any suggested changes to the text amendment for the CSD. Mr. Morey added that the purpose of the CSD zone is to allow a developer to create their own zoning standards and when staff works through the process of developing a CSD with an applicant they inform them that the idea is to identify the unique attributes of their proposed development and then design the zoning standards they would like to enforce as the developer of the site. He noted some developers feel somewhat awkward working through those issues and staff is responsible to guide them through the process; this is the opportunity for the developer to express what they feel the market demands and how they would like their development to be unique. He stated this developer is working to develop a theme that will be unique to their project, but if certain items or issues are not addressed in the zone text the existing City standards will be enforced.

7:57:37 PM

6.15 Commissioner Player asked if the Commission will have an opportunity to review the site plan for this project at a later date. Ms. Jastremsky answered yes and noted there may be several phases of the project. She noted the images provided in the text amendment are examples of the types of design components that can be included in the project.

7:58:57 PM

6.16 Mr. Wolverton referenced comments made by Mr. Benjamin and noted that the transportation master plan link on the City's website connects to the old version of the plan and it is necessary to replace that plan with the newly updated plan. He highlighted some of the amendments included in the transportation master plan that are not currently accessible to the public.

8:00:06 PM

6.17 Commissioner Hawker asked the applicant to address the concerns that have been raised regarding the name of the development as well as the impacts lighting may have on nearby residential developments. He also asked if the applicant is planning to develop the property or if they are seeking approval of the zoning before selling the property to another developer. Mr. Murdock stated he is amenable to changing the name of the development or street if necessary. He then stated he is also happy to look at various lighting options if it is determined the proposed lighting structures will create light trespass into nearby residential developments. He then stated that he plans to develop the property rather than sell it to another developer. There was a general discussion about the lighting recommendations for the project and how the buffer between land uses will also help to prevent light pollution.

8:03:03 PM

6.18 **Motion – Zoning Text Amendment:** Commissioner Hawker moved to forward a positive recommendation to the City Council for the Galena Park CSD Zoning Text Amendment Request by Mark Murdock representing the Gardner Company for the purpose of creating a new Commercial Special District referred to as the Galena Park Commercial Special District, application # 140224-13392S 1 & 2, based on the findings listed in the Staff Report dated March 17, 2014. Commissioner Player seconded the motion.

Findings:

1. The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan in that the text will further the purpose of the existing Destination Commercial zoning district by allowing a unique office park environment for the area.
2. The proposed amendment will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
3. The proposed amendment conforms to the general aesthetic and physical development of the area.
4. The subject property is within a larger regionally oriented area of the City.
5. The public services in the area are adequate to support the subject development which may result from the amendment.
6. The developer is encouraged to consider changing the name of the project.

8:04:00 PM

6.19 Commissioner Head suggested that an additional finding be added to the motion to recommend that the Council strongly consider a different name for the main street in the area. Commissioner Hawker stated he would like to include that in his motion; Commissioner Player stated he will second that motion.

8:04:36 PM

6.20 **Vote:** A roll call vote was taken with Commissioners Gundersen, Head, McDonald, Player, and Hawker voting in favor of forwarding a positive recommendation to the City Council.

8:05:13 PM

6.21 **Motion – Zoning Map Amendment:** Commissioner Head made a motion to forward a positive recommendation to the City Council for the Galena Park CSD Zoning Map Amendment Request by Mark Murdock representing the Gardner Company for the purpose of rezoning the property from DC (Destination Commercial) to CSD-GP (Galena Park Commercial Special District), application # 140224-13392S 1 & 2, based on the findings listed in the Staff Report dated March 17, 2014. Commissioner McDonald seconded the motion.

Findings:

1. The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan in that the zone will further the purpose of the existing Destination Commercial zoning district by allowing a unique office park environment for the area.
2. The proposed amendment will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
3. The proposed amendment conforms to the general aesthetic and physical development of the area.
4. The subject property is within a larger regionally oriented area of the City.
5. The public services in the area are adequate to support the subject development which may result from the amendment.

8:05:57 PM

6.22 Commissioner Gundersen stated she still has concerns about the transportation issues that were raised by residents that spoke during the public hearing. She noted she feels the development will impact the adjacent residential developments in a manner that could potentially create a hardship for the owners there. She stated it does not seem there has been collaboration among all parties impacted by the proposed development. Chairperson Johnson stated she understands Commissioner Gundersen's concerns, but noted there is no legal way for the Planning Commission to require the applicant to modify their plan to address the concerns raised by the residents. Commissioner Gundersen understands that, but one of the findings listed in the staff report is that the proposed amendment will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties and she asked how the Planning Commission is expected to deal with that finding. Mr. Ahlstrom stated that is one of the findings the Planning Commission must make and if they do not feel that finding is present they should vote against the application.

8:07:56 PM

6.23 Ms. Jastremsky noted one thing to keep in mind is that the applicant is not proposing any changes to the public street system in the area; there are changes in the area proposed by UDOT, but UDOT is a separate entity and the City and developer have no control over the changes they are proposing. She noted some residents have requested the addition of another road in the development, but it is not on the City's Master Plan. Chairperson Johnson stated she shares the concerns expressed by Commissioner Gundersen, but noted there is no legal way to address those issues at this point in time. Mr. Ahlstrom stated there are other ways to address the transportation issues in the area, but many of those options are not funded at this time and cannot be enforced by the City.

8:09:36 PM

6.24 **Vote:** A roll call vote was taken with Commissioners Head, Player, Hawker, and McDonald voting in favor of forwarding a positive recommendation to the City Council. Commissioner Gundersen voted in opposition.

8:10:19 PM

7.0 **Staff Reports:** Staff provided the Planning Commission with a report regarding the recent action items of the City Council.

8:11:13 PM

8.0 **Adjournment:** Commissioner Hawker moved to adjourn the meeting.

8.1 **A voice vote was taken with all in favor. The meeting adjourned at 8:11:32 PM.**





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**Development Review Committee**

1020 East Pioneer Road  
Draper, UT 84020  
(801) 576-6539

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**STAFF REPORT**

April 14, 2014

**To:** Draper City Planning Commission  
Business Date: April 24, 2014

**From:** Development Review Committee

**Prepared By:** Jennifer Jastremsky, AICP, Planner II  
Planning Division  
Community Development Department

**Re: Kellogg Residence – Zone Change Request**

Application No.: 140324-575E  
Applicant: Brandon Lundeen  
Project Location: Approximately 575 E Fox Farm Place  
Zoning: RA1 (Residential Agricultural, 40,000 square foot lot minimum) Zone  
Acreage: Approximately 0.56 Acres (Approximately 24,393 ft<sup>2</sup>)  
Request: Request for approval of a Zone Change on approximately 0.56 acre site from RA1 (Residential Agricultural, 40,000 square foot lot minimum) zone to the RSD-1-Fox Gate Farms (Residential Special District 1 Fox Gate Farms) zone.

**SUMMARY**

This application is a request for approval of a Zone Change for approximately 0.56 acres located on the west side of 600 East, at approximately 575 E Fox Farm Place. The property is currently zoned RA1 (Residential Agricultural, 40,000 square foot lot minimum). The applicant is requesting that a Zone Change be approved to place the property within the RSD-1-Fox Gate Farms (Residential Special District 1 Fox Gate Farms) zone. The intent is to reduce the minimum lot size requirement in order to allow for a lot line adjustment between the subject property and the neighboring lot to the west.

**BACKGROUND**

A rezone request was denied by City Council for this property on August 15, 2006. That request was for the R3 (Single-family Residential) zone. The intent of the previous rezone was to subdivide the property into two lots; however, the property is not large enough to meet the minimum 13,000 square foot lot requirement found within then requested R3 zone.

There is a single-family home on the property which was built in 2007.



## ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Medium Density land use designation for the subject property. This category “will typically contain densities which range from two to four single family detached dwellings units per acre.” It further states that “this category also includes small-lot single family neighborhoods or subdivisions” The property has been assigned the RA1 (Residential Agricultural) zoning classification, supporting approximately one dwelling unit per acre. The purpose of the RA1 zone is to “foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City’s semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl.” The RA2, R3 and R4 zoning designations are identified by the General Plan as a preferred zoning classification for the Residential Medium Density land use designation. RA1 zoning abuts the subject property on the north and east, and RSD-1-Fox Gate Farms zone abuts on the south and west.

Property Status: The property is currently considered Legal Nonconforming, in that it does not meet the minimum lot size standards. The RA1 zone requires a minimum of 40,000 square feet. The existing parcel has 24,393 square feet of area. The proposed zone RSD-1-Fox Gate Farms minimum lot size is 7,000 square feet; therefore the rezone will make the subject parcel Legal Conforming with City Standards.

A lot line adjustment between the subject site and the neighboring Lot 33 of Fox Gate Farms would be required to meet all lot size and setback requirements. This means the minimum size that would be allowed for the subject property, wherein the property will continue to meet all minimum building setback standards is roughly 16,000 square feet. This means that the applicant would be able to adjust roughly 8,400 square feet of property into Lot 33.

Proposed Zone Conformance: Residential Special Districts are designed to allow for unique residential neighborhoods within the City. The RSD-1-Fox Gate Farms zoning district has specific requirements including overall density, open space, landscaping and architectural standards. The overall maximum density allowed for the Fox Gate Farms zone is 3.2 dwelling units per acre. The expansion of the zone to include the subject property would create an overall density of 3.0 dwelling units per acre. Neighborhood wide open space within the zone is specific and not tied to the number of lots within the zone, therefore no additional common area open space or landscaping would be required. There are landscaping requirements for each specific lot which requires the subject property to contain two trees, at a minimum of 1.5-inch caliper, and landscape all yard areas. The subject property is landscaped and contains three trees within the front yard. The existing home on the subject property was developed by the same builder as Fox Gate Farms and conforms to the architectural standards of the Fox Gate Farms zoning district.

Criteria For Approval. The criteria for review and potential approval of a Zone Change request is found in Sections 9-5-060(e) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

- (e) Approval Standards. A decision to amend the text of this Title or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making an amendment, the City Council should consider the following factors:

- (1) Whether the proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
- (2) Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
- (3) Whether the proposed amendment is consistent with the standards of any applicable overlay zone.
- (4) The extent to which the proposed amendment may adversely affect adjacent property; and
- (5) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

## **REVIEWS**

*Planning Division Review.* The Draper City Planning Division has completed their review of the Zone Change submission and has issued a recommendation for approval for the request with the following proposed comments:

1. The rezone will make the subject site a Legal Conforming parcel.
2. The rezone is consistent with the goals, objectives and policies of the City's General Plan.
3. The rezone is harmonious with the overall character of the existing development in the vicinity of the subject property.

*Engineering and Public Works Divisions Review.* The Draper City Engineering and Public Works Divisions have completed their reviews of the Zone Change submission and have issued a recommendation for approval for the request without further comment.

*Noticing.* The applicant has expressed their desire to rezone the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request for a Zone Change by Brandon Lundeen, application 140324-575E.

This recommendation is based on the following findings:

1. The rezone will make the subject site a Legal Conforming parcel.
2. The rezone is consistent with the goals, objectives and policies of the City's General Plan.
3. The rezone is harmonious with the overall character of the existing development in the vicinity of the subject property.
4. Facilities and services are adequate to serve the property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

## **MODEL MOTIONS**

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Kellogg Residence Zone Change Request by Brandon Lundeen for the purpose of rezoning the property from RA1 (Residential Agricultural, 40,000 square foot lot minimum) zone to the RSD-1-Fox Gate Farms (Residential Special District 1 Fox Gate Farms) zone, application 140324-575E, based on the findings listed in the Staff Report dated April 14, 2014:”

1. List any additional findings ...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Kellogg Residence Zone Change Request by Brandon Lundeen for the purpose of rezoning the property from RA1 (Residential Agricultural, 40,000 square foot lot minimum) zone to the RSD-1-Fox Gate Farms (Residential Special District 1 Fox Gate Farms) zone, application 140324-575E, based on the following findings:”

1. List any additional findings...

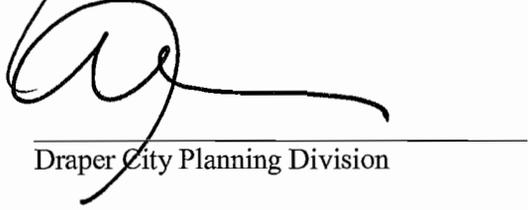
**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

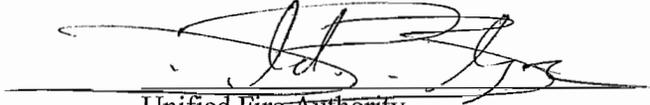
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

  
\_\_\_\_\_  
Draper City Engineering Division

  
\_\_\_\_\_  
Draper City Building Division

  
\_\_\_\_\_  
Draper City Operations Division

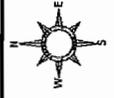
  
\_\_\_\_\_  
Draper City Planning Division

  
\_\_\_\_\_  
Unified Fire Authority

  
\_\_\_\_\_  
Draper City Legal Counsel



EXHIBIT A



Kellogg Residence Zone Change  
Aerial Map



EXHIBIT B

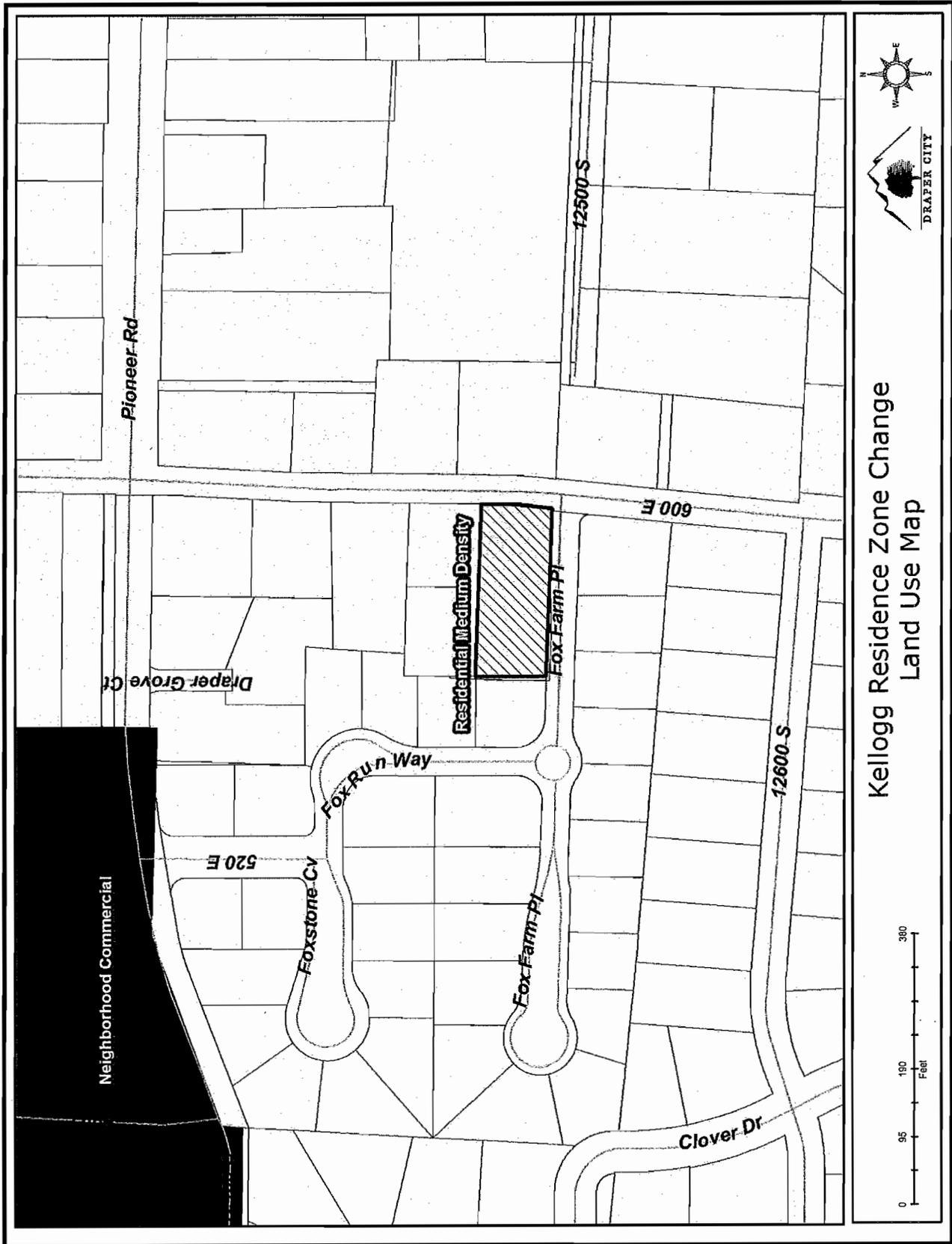
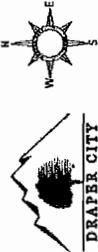
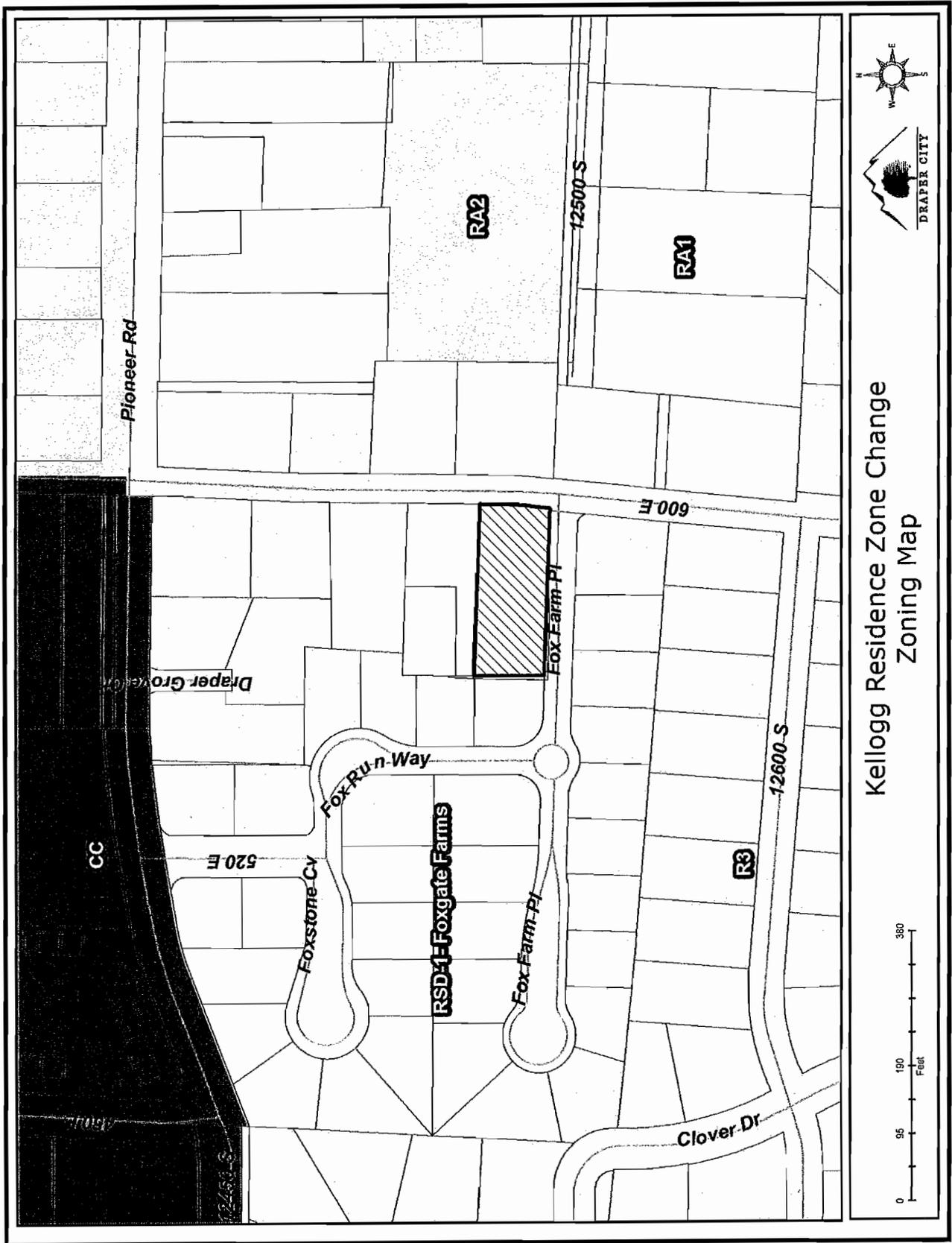
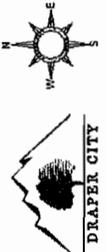
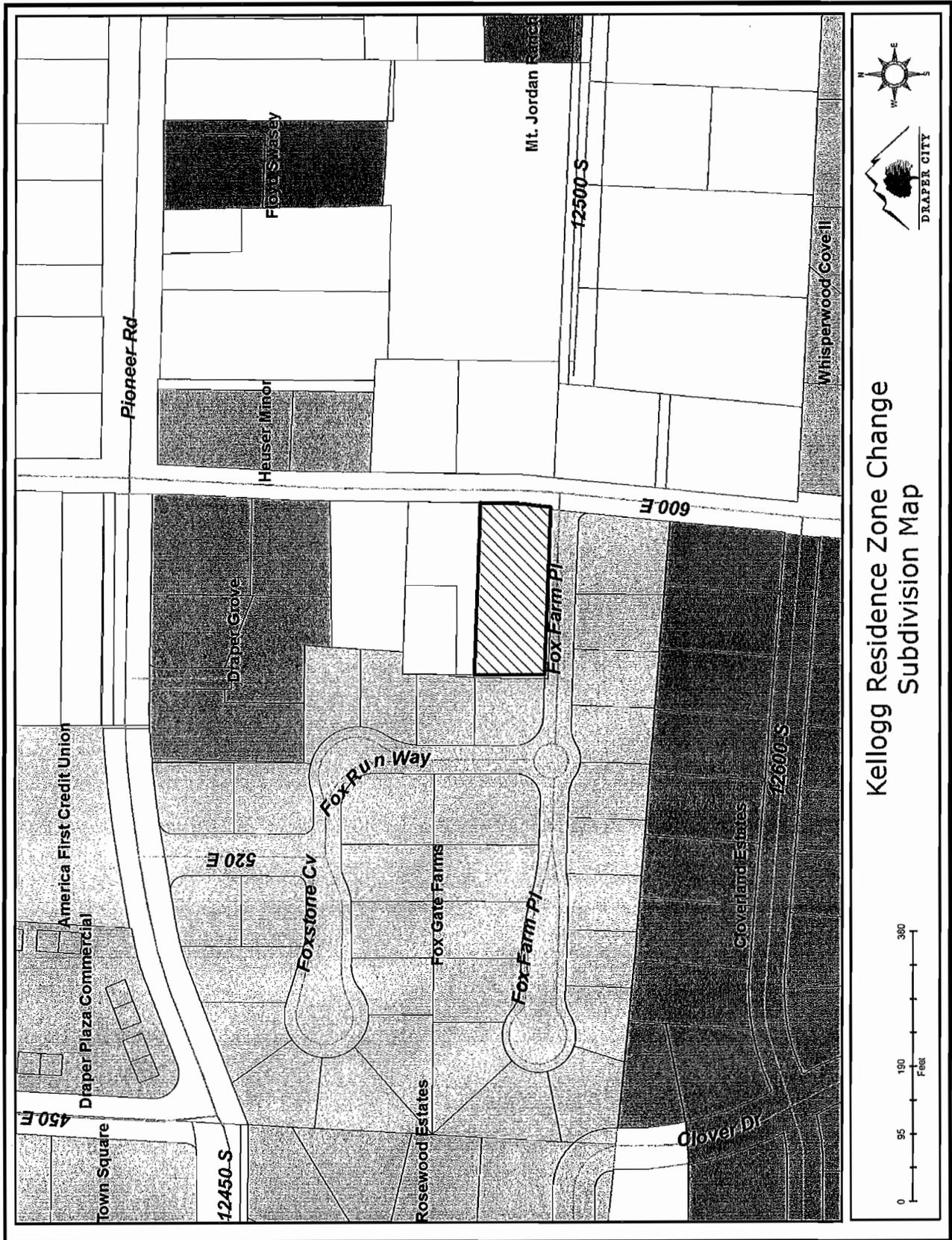


EXHIBIT C



Kellogg Residence Zone Change  
Zoning Map

EXHIBIT D



Kellogg Residence Zone Change  
Subdivision Map





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**Development Review Committee**

1020 East Pioneer Road  
Draper, UT 84020  
(801) 576-6539

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**STAFF REPORT**

April 16, 2014

**To:** Draper City Planning Commission  
Business Date: April 24, 2014

**From:** Development Review Committee

**Prepared By:** Jennifer Jastremsky, AICP, Planner II  
Planning Division  
Community Development Department

**Re:** **Reynolds Office Complex Phase II and III – Commercial Site Plan Request**  
Application No.: 140224-67W  
Applicant: Shaun Young, representing Rockworks Land LLC  
Project Location: Approximately 67 West & 61 West 13490 South  
Zoning: «Zoning\_Abbreviation» «Zoning\_Class\_Title» Zone  
Acreage: Approximately 3.79 Acres (Approximately 165,092 ft<sup>2</sup>)  
Request: Request for approval of a Commercial Site Plan in the DC (Destination Commercial) zone regarding the construction of two office buildings.

**SUMMARY**

This application is a request for approval of a Commercial Site Plan for approximately 3.79 acres located at approximately 67 West and 61 West 13490 South. The property is currently zoned DC (Destination Commercial). The applicant is requesting that a Site Plan be approved to allow for the development of two office buildings.

**BACKGROUND**

Phase I of the Reynolds Office Complex received site plan approval on August 18, 2011. That site plan approved one office building. The applicants are now seeking site plan approval for both Phase II and Phase III, with a new office building being located within each phase. A portion of the Phase II property is owned by Utah Department of Transportation (UDOT). The subject property owners are leasing this space from UDOT in order to locate additional parking spaces on the property.

**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Destination Commercial land use designation for the subject property. The General Plan itself is silent on the Destination Commercial land use. According to the land use map included within the General Plan, dated April 20,



2004, the area was originally split between the Community Commercial designation and the Growth Area designation. The Community Commercial land use category is intended to allow the full scope of commercial land uses that are destination oriented. These areas are characterized by large-scale, master-planned commercial centers, big-box stores and offices.

The Growth Area land use category was designed to support a mix of four land uses: multi-family residential, office, commercial and industrial/manufacturing uses. The specific growth area that the subject property was originally incorporated into includes several developed properties with a range of uses such as Allegro at Corner Canyon Apartments, Brickerhaven Subdivision, IKEA, Furniture Row, and Cazco Industrial Park. Since the 2004 map, the Growth Area has been reclassified based on the individual uses that were eventually developed.

The purpose of the DC (Destination Commercial) zone is to “provide an area that is uniquely regional in nature, with lodging, food establishments, retail, office, service uses and entertainment as the only allowed uses.” The subject property abuts the DC zone on all four sides.

*Site Plan Layout.* The applicant has submitted a site plan showing the layout and dimensions of each building, and their relationship to adjacent properties. The overall size of the lot is 3.79 acres. The applicant is also leasing 0.92 acres of property from UDOT. Phase II will include 2.97 acres of land and Phase III will have 1.74 acres. The buildings will be located generally in the center of the site, with parking and landscaping surrounding each building. The south building located in Phase III will be placed 63-feet from the southern property line. The northern building located within Phase II is situated 110-feet from the northern property line. The buildings themselves are 95-feet apart. Pedestrian walkways will be provided around each building, connecting buildings to each other, the parking lot and to the public sidewalk.

*Landscaping and Lot Coverage.* The two building’s footprints are designed to cover approximately 35,600 square feet total of the 3.79 acre parcel on which it is proposed. This provides a lot coverage of slightly more than 21.5%, which easily complies with the maximum allowable lot coverage of 60% identified in the Draper City Municipal Code. The site contains 46,930 square feet of landscaping in total, providing a site landscaping calculation of approximately 28.4%, which exceeds the 20% minimum outlined within the City Code. Additionally, the parking area produces a parking area landscaping proportion of approximately 8.1%. This proportion also meets the Code requirement of 7%.

The site will contain 24,435 square feet of sod, with rock mulch in the planting beds. Trees will be provided throughout the site, with 136 trees total. Landscaping along I-15 and Bangerter Highway will consist of trees, shrubs and rock mulch. The parking lot will feature two large center islands inclusive of trees.

*Parking.* According to Table 9-25-1 of the City Code, the use of “Office, general” requires 3 parking spaces per 1,000 square feet of building floor area. This regulation yields a total of 260 parking spaces required for the subject property. The Zoning Ordinance has a built in a natural deviation of 10% plus or minus from the parking requirement. This deviation would make the required parking range for this property to be 234-286 spaces. The applicant is proposing a total of 325 parking spaces, which equates to a 25% increase in parking. They are also requesting 31 additional spaces within Phase I, which also equates to a 25% parking increase for that phase.

*Parking Modification.* Chapter 25 of the Draper City Municipal Code makes provisions for the Planning Commission to authorize a deviation to the strict compliance with the terms of the Code regarding the calculation of the minimum number of required parking spaces. Section 9-25-090 states that the number of parking spaces may be increased by no more than 25% or reduced by no more than 50%. The deviation

to strict compliance is justified based upon a parking study submitted by the applicant. In order to approve a deviation to strict compliance with the parking requirements of the Draper City Municipal Code, the Planning Commission shall make findings based on the type of use under application. For the subject application, section 9-25-090(b) states:

- (b) Commercial, Retail, Office, and Mixed-Use Developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed-use developments after considering the following items and making a finding that adequate parking will be provided:
  - (1) Total number of spaces that would otherwise be required for each individual establishment in the development.
  - (2) Hours of operation for each business establishment located in the development, including peak business hours.
  - (3) Estimated trade-off between businesses which are open when others are closed.
  - (4) Availability of approved on-street or shared parking.
  - (5) Transportation alternatives, including proximity to transit stations.
  - (6) Car or van pooling programs available to users of the development.

The applicant has submitted a parking increase request letter, as found in Exhibit F of this report. Exhibit E shows a parking plan of the property. The letter outlines how parking demand for office uses have increased over the last ten years, and that users are frequently requesting five spaces per 1,000 square feet of building area. The applicant maintains that in order to stay competitive in the market, an increase in parking is required. They have provided as an exhibit to their letter copies of several Requests for Proposals (RFP) which show a demand for increased parking spaces.

Architecture. The buildings have been designed to be constructed of glass, stone, CMU, and EIFS. The architecture is contemporary in style and will match the existing building on site. The maximum building height allowed is 45-feet. Phase II will feature a two story building inclusive of 34,400 square feet of space and will be roughly 37-feet tall. Phase III will contain a three story building with 51,600 square feet. This building will be 44-feet tall.

Lighting. The lighting plan calls for the installation of 22 light poles as a part of this development proposal. In addition, the plans call for 34 bollard light fixtures scattered throughout the site but primarily directly around the buildings. The site lighting details show a basic pole light for the site using a box light fixture with up to a 400 Watt bulb. The poles for the site are to be a maximum height of 20' which is the maximum height allowable under the DCMC. The DCMC allows a maximum of five footcandles on the site and three footcandles on the afterhours plan. The lighting plan also calls for no light spillage at the property lines. A few modifications will be required of the lighting plan for it to comply with the requirements of the DCMC, and compliance has been included as a condition of approval.

Criteria For Approval. The criteria for review and potential approval of a Commercial Site Plan request is found in Sections 9-5-090(e) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

- (e) Standards for Approval. The following standards shall apply to the approval of a site plan.
  - (1) The entire site shall be developed at one time unless a phased development plan is approved.

- (2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
- (i) Considerations relating to traffic safety and traffic congestion:
    - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
    - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
    - (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
    - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
    - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
    - (F) surfacing and lighting of off-street parking facilities; and
    - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
  - (ii) Considerations relating to outdoor advertising:
    - (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
  - (iii) Considerations relating to landscaping:
    - (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
    - (B) planting of ground cover or other surfaces to prevent dust and erosion;
    - (C) unnecessary destruction of existing healthy trees; and
    - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.
  - (iv) Considerations relating to buildings and site layout:
    - (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
    - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and

pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.

- (v) Considerations relating to drainage and irrigation:
  - (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
  - (B) the need for piping of irrigation ditches bordering or within the site.
  
- (vi) Other considerations including, but not limited to:
  - (A) buffering;
  - (B) lighting;
  - (C) placement of trash containers and disposal facilities; and
  - (D) location of surface, wall and roof-mounted equipment.
  
- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.
  
- (4) In a planned center, individual uses shall be subject to the following requirements:
  - (i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
  - (ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
  - (iii) Development guidelines for a center shall, as a minimum, address the following topics:
    - (A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
    - (B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
    - (C) landscaping and open space standards;
    - (D) signage;
    - (E) exterior lighting;
    - (F) parking, pedestrian and vehicular circulation, and access to the site;
    - (G) rights of access within the center (use of cross-easements, etc.);
    - (H) development phasing and improvements/amenities to be completed with each phase;
    - (I) outdoor sales, storage and equipment;

- (J) fencing and walls; and
- (K) maintenance standards and responsibilities.

- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

## REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Commercial Site Plan submission and has issued a recommendation for approval for the request with the following proposed conditions:

- 1. Provide a lighting plan in conformance with DCMC Section 9-20-070.
- 2. Address any outstanding redlines.
- 3. All signage requires a separate sign permit review and approval from the Community Development Department.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Commercial Site Plan submission and have issued a recommendation for approval for the request with the following proposed conditions:

- 1. It appears there are utility boxes located within the proposed sidewalk on 13490 South. Plans shall indicate the relocation of the utilities to avoid conflict with the sidewalk.
- 2. Plans shall detail a transition from the proposed sidewalk to meet the existing contiguous sidewalk on 110 West Street.
- 3. The detention summary of required storage displayed in the storm detention tables in the plans and drainage report do not reflect the detention calculations. The tables in the plans and report shall be revised to show the required 3-hour storm detention. The drainage report shall be stamped and signed by the professional engineer.

Building Division Review. The Draper City Building Division has completed their review of the Commercial Site Plan submission and has issued a recommendation for approval for the request without further comment.

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Commercial Site Plan submission and has issued a recommendation for approval for the request with the following proposed comments:

- 1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
- 2. **Fire Hydrants are required** there shall be a total of 5 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected

- with bollards if susceptible to vehicle damage. The required fire flow for this project is 4750 GPM for full 4 hour duration.
3. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site **shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits.** If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
  4. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
  5. **Fire Sprinklers Required.** Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) **FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3<sup>rd</sup> PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.**
  6. **Standpipes May Be Required.** This building may be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
  7. **Fire Department Connection.** There SHALL be a three (3) foot clearance around the fire department connection. By the looks of the landscaping plan the Node 5 C.C. Dog (Cream Cracker Dogwood) will not only block the fire department connection but also the access to the fire riser room.
  8. **Fire Alarm Required.** Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. **ALL FIRE ALARM PLANS REQUIRE 3<sup>rd</sup> PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.**
  9. **Knox Boxes Required.** Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
  10. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
  11. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Tree Commission Review. The Draper City Tree Commission has completed their review of the Commercial Site Plan submission and has issued a recommendation for approval for the request without further comment.

Noticing. The applicant has expressed their desire to obtain a site plan for the subject property and do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the



manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

#### *Deviation From Strict Compliance For Parking:*

Staff recommends approval of the request for a Deviation from Strict Compliance for Parking by Shaun Young, representing Rockworks Land, LLC, application #140224-67W subject to the following conditions:

1. Parking shall be allowed at a maximum of 25% increase to the standard found within DCMC Table 9-25-1 for all three phases within Reynolds Office Complex.

This recommendation is based on the following findings:

1. The deviation request conforms to the findings required within the DCMC Section 9-25-090(b).
  - a. Total number of spaces that would otherwise be required for each individual establishment in the development.
  - b. Hours of operation for each business establishment located in the development, including peak business hours.
  - c. Estimated trade-off between businesses which are open when others are closed.
  - d. Availability of approved on-street or shared parking.
  - e. Transportation alternatives, including proximity to transit stations.
  - f. Car or van pooling programs available to users of the development.
2. The deviation request meets the intent, goals, and objectives of the Draper City General Plan.
3. The deviation request will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The deviation request will meet the general aesthetic and physical development of the area.

#### *Site Plan:*

Staff recommends approval of the request for a Commercial Site Plan by Shaun Young, representing Rockworks Land, LLC, application #140224-67W, subject to the following conditions:

2. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
5. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site and that any unresolved issues with the geotechnical report are resolved with the Building Department.
6. That any outstanding redline comments are addressed from the Planning and Engineering Divisions and the Unified Fire Authority.

7. That site lighting be designed according to Chapter 9-20. This includes limiting pole size to 20 feet, meeting illumination standards and providing recessed, down-facing lighting fixtures in order to minimize fugitive light.
8. That a land disturbance permit is not issued until bond and fees are paid and a preconstruction meeting with a city inspector is scheduled.
9. That the building be constructed to look like the elevations and colors submitted to the Planning Department and submitted in this staff report dated April 16, 2014.
10. That separate permits for any signage be reviewed and approved from the Community Development Department prior to erection of such signs.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

## **MODEL MOTIONS**

### *Deviation From Strict Compliance For Parking:*

Sample Motion for Approval – “I move we approve the Deviation from Strict Compliance Request for Parking by Shaun Young, representing Rockworks Land, LLC for the Reynolds Office Complex Phases I, II and III, as a part of application #140224-67W, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Deviation from Strict Compliance Request for Parking by Shaun Young, representing Rockworks Land, LLC for the Reynolds Office Complex Phases I, II and III, as a part of application #140224-67W, based on the following findings:”

1. List any additional findings...

### *Site Plan:*

Sample Motion for Approval – “I move we approve the Commercial Site Plan Request by Shaun Young, representing Rockworks Land, LLC for the Reynolds Office Complex Phase II and III, application #140224-67W, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Commercial Site Plan Request by Shaun Young, representing Rockworks Land, LLC for the Reynolds Office Complex Phase II and III, application

#140224-67W, based on the following findings:”

1. List any additional findings...



**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

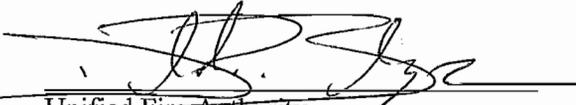
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

  
\_\_\_\_\_  
Draper City Engineering Division

  
\_\_\_\_\_  
Draper City Building Division

  
\_\_\_\_\_  
Draper City Operations Division

  
\_\_\_\_\_  
Draper City Planning Division

  
\_\_\_\_\_  
Unified Fire Authority

  
\_\_\_\_\_  
Draper City Legal Counsel



EXHIBIT A  
AERIAL MAP



Reynolds Office Complex Ph. 2 & 3  
Aerial Map



**EXHIBIT B  
LAND USE MAP**

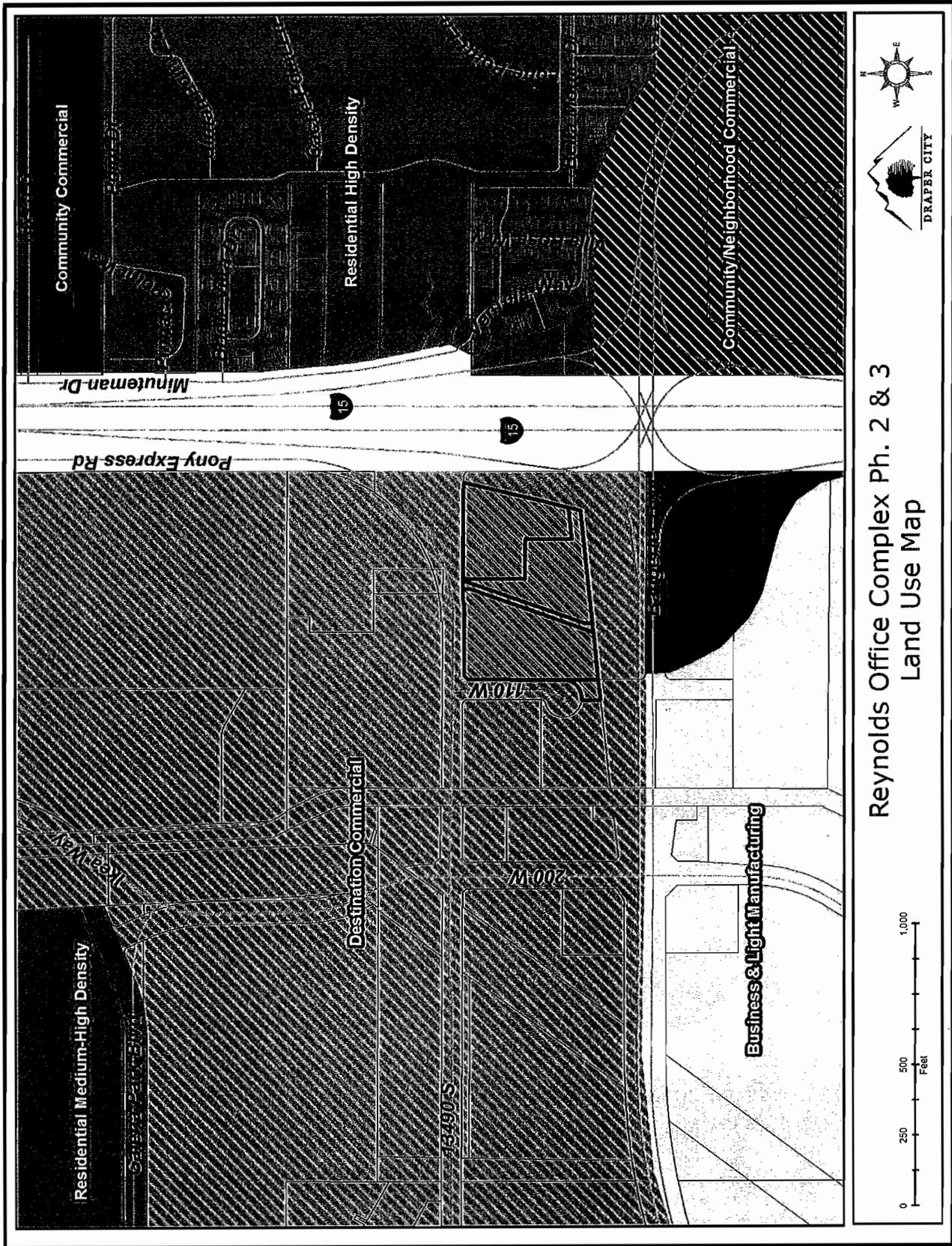
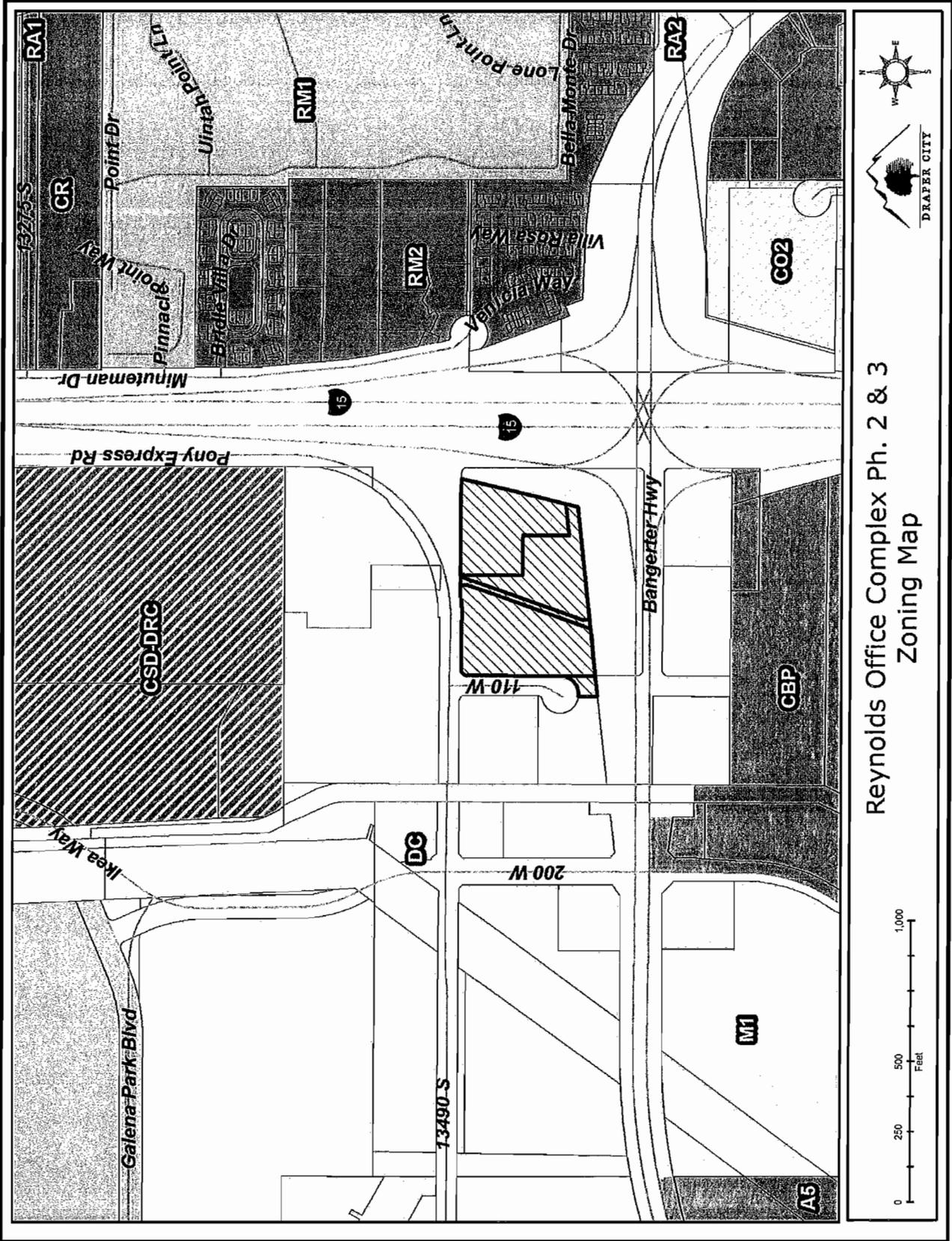


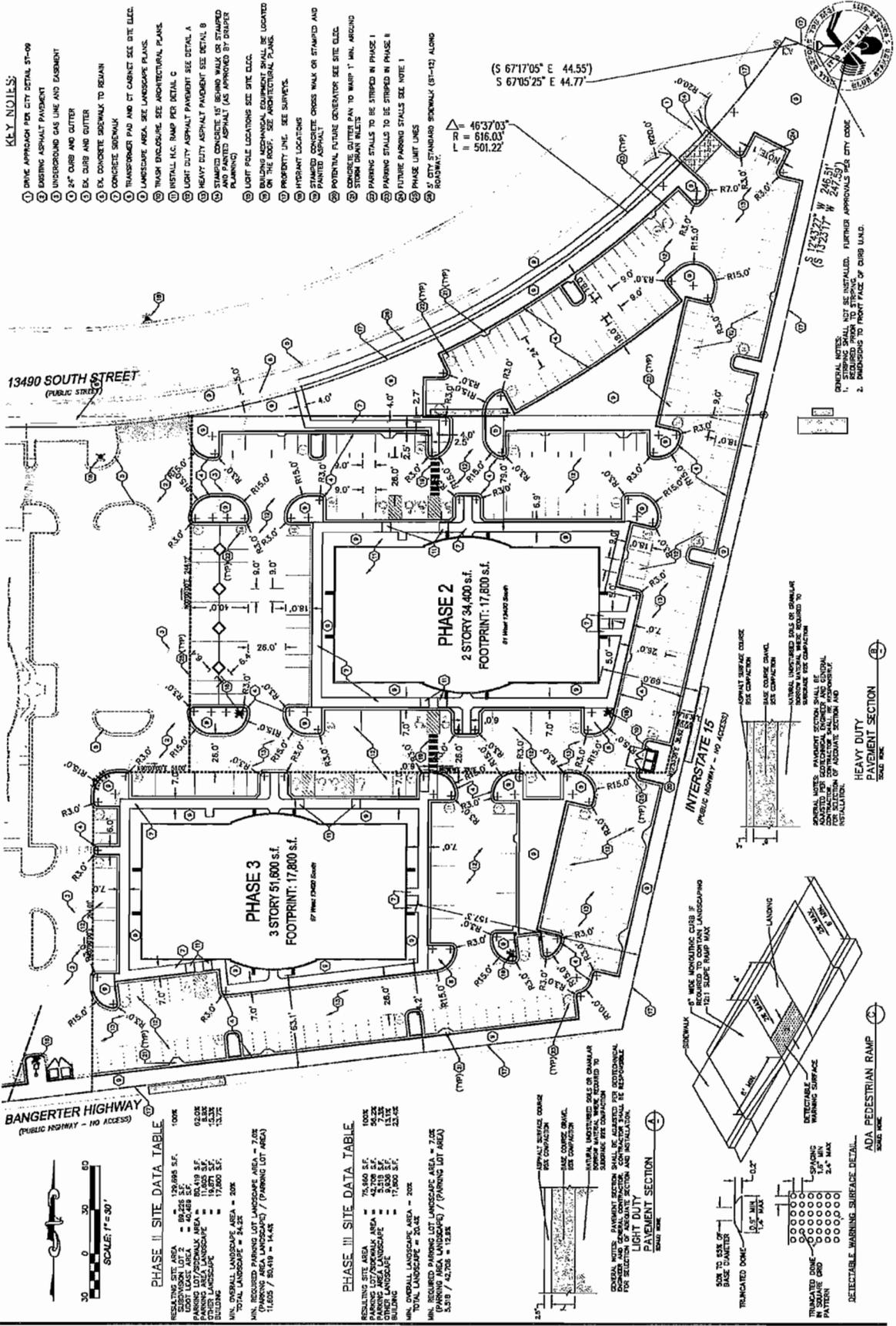
EXHIBIT C  
ZONING MAP



Reynolds Office Complex Ph. 2 & 3  
Zoning Map



# EXHIBIT D SITE PLAN SHEET 1



**KEY NOTES:**

- 1 DRIVE APPROACH PER CITY DETAIL ST-09
- 2 EXISTING ASPHALT PAVEMENT
- 3 UNDERGROUND GAS LINE AND EASEMENT
- 4 24" CURB AND GUTTER
- 5 6" CONCRETE SIDEWALK TO REMAIN
- 6 CONCRETE SIDEWALK
- 7 TRANSFORMER PAD AND CT CABINET SEE SITE ELEC.
- 8 LANDSCAPE AREA, SEE LANDSCAPE PLANS.
- 9 TRUCK ENCLOSURE SEE ARCHITECTURAL PLANS.
- 10 INSTALL I.C. RAMP PER DETAIL C
- 11 LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL A
- 12 HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL B
- 13 STAMPED CONCRETE 1" BEHIND WALK OR STAIRWELL AND PAINTED ASPHALT (AS APPROVED BY DEPLER PLANNING)
- 14 LIGHT POLE LOCATIONS SEE SITE ELEC.
- 15 BUILDING MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF. SEE ARCHITECTURAL PLANS.
- 16 PROPERTY LINE. SEE SURVEYS.
- 17 HYDRANT LOCATIONS
- 18 STAMPED CONCRETE CROSS WALK OR STAIRWELL AND PAINTED ASPHALT
- 19 POTENTIAL FUTURE GENERATOR SEE SITE ELEC.
- 20 CONCRETE GUTTER PAN TO WARP 1" MIN. AROUND STORM DRAIN INLETS
- 21 PARKING STALLS TO BE STRIPED IN PHASE I
- 22 PARKING STALLS TO BE STRIPED IN PHASE II
- 23 FUTURE PARKING STALLS SEE NOTE 1
- 24 PHASE LIMIT LINES
- 25 ROADWAY STANDARD SIDEWALK (S1-S2) ALONG

(S 67°17'05" E 44.55')  
S 67°05'25" E 44.77'

4637.03  
616.03  
501.22



GENERAL NOTES:  
1. REFERRED PRIOR TO STRIPING. FURTHER APPROVALS PER CITY CODE.  
2. SUBMITTING TO FRONT FACE OF CURB UNLID.

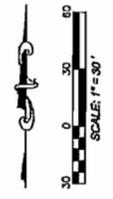
13490 SOUTH STREET  
(PUBLIC STREET)

PHASE 2  
2 STORY 34,400 s.f.  
FOOTPRINT: 17,800 s.f.  
BY PHASE 2/PHASE 3

PHASE 3  
3 STORY 51,800 s.f.  
FOOTPRINT: 17,800 s.f.  
BY PHASE 2/PHASE 3

BANGARTER HIGHWAY  
(PUBLIC HIGHWAY - NO ACCESS)

INTERSTATE 15  
(PUBLIC HIGHWAY - NO ACCESS)

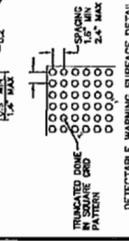
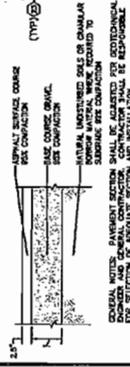


**PHASE II SITE DATA TABLE**

EXISTING SITE AREA	129,895 S.F.
MIN. REQUIRED PARKING LOT LANDSCAPE AREA - 7.0%	9,293 S.F.
MIN. REQUIRED PARKING LOT LANDSCAPE AREA - 7.0%	9,293 S.F.
MIN. REQUIRED PARKING LOT LANDSCAPE AREA - 7.0%	9,293 S.F.
MIN. OVERALL LANDSCAPE AREA - 20%	25,979 S.F.
TOTAL LANDSCAPE AREA - 20%	16,880 S.F.

**PHASE III SITE DATA TABLE**

RESULTING SITE AREA	100 S.F.
PARKING LOT/ROADWAY AREA	42,708 S.F.
MIN. OVERALL LANDSCAPE AREA - 20%	8,236 S.F.
MIN. OVERALL LANDSCAPE AREA - 20%	17,800 S.F.
TOTAL LANDSCAPE AREA - 20%	30 S.F.



HEAVY DUTY PAVEMENT SECTION  
6\"/>

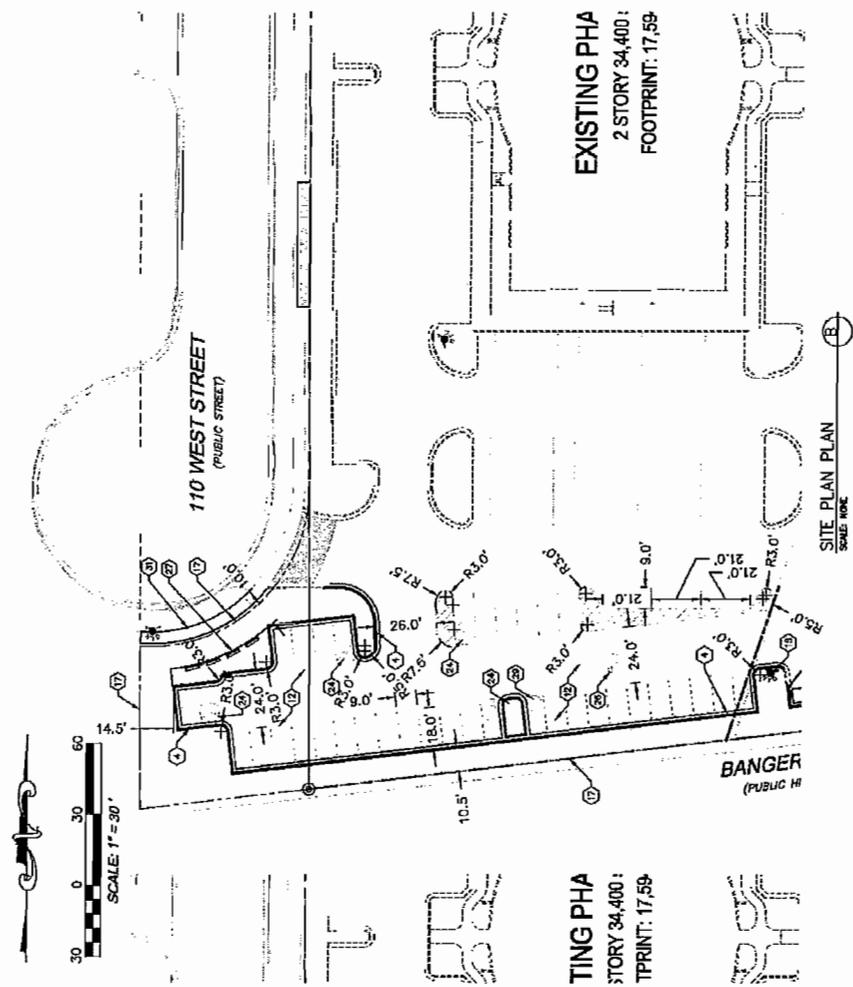
ADA PEDESTRIAN RAMP  
1:12 SLOPE  
48\"/>



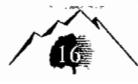
# EXHIBIT D SITE PLAN SHEET 2

**KEY NOTES:**

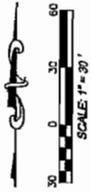
- 1 DRIVE APPROACH PER CITY DETAIL ST-06
- 2 EXISTING ASPHALT PAVEMENT
- 3 UNDERGROUND GAS LINE AND EASEMENT
- 4 24" CURB AND GUTTER
- 5 EK CURB AND GUTTER
- 6 EK CONCRETE SIDEWALK TO REMAIN
- 7 CONCRETE SIDEWALK
- 8 TRANSFORMER PAD AND CT CABINET SEE SITE ELEC.
- 9 LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- 10 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- 11 INSTALL H.C. RAMP PER DETAIL C
- 12 LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL A
- 13 HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL B
- 14 STAMPED CONCRETE 15' BEHIND WALK OR STAMPED AND PAINTED ASPHALT (AS APPROVED BY GRAPER PLANNING)
- 15 LIGHT POLE LOCATIONS SEE SITE ELEC.
- 16 BUILDING MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF. SEE ARCHITECTURAL PLANS.
- 17 PROPERTY LINE. SEE TOPOGRAPHIC SURVEY.
- 18 HYDRANT LOCATIONS
- 19 STAMPED CONCRETE CROSS WALK OR STAMPED AND PAINTED ASPHALT
- 20 POTENTIAL FUTURE GENERATOR SEE SITE ELEC.
- 21 CONCRETE GUTTER PAN TO WARP 1" MIN. AROUND STORM DRAIN INLETS
- 22 PARKING STALLS TO BE STRIPED IN PHASE I
- 23 PARKING STALLS TO BE STRIPED IN PHASE II
- 24 FUTURE PARKING STALLS SEE NOTE 1
- 25 PHASE LIMIT LINES
- 26 RELOCATE LIGHT POLES (SEE ELECTRICAL PLAN)
- 27 RELOCATE BENCHES
- 28 REMOVE STRIPING
- 29 REPLACE STRIPING BUT NOT TO ADD ADDITIONAL UNLIT. NOTE 1. CONDITION IS MET
- 30 REMOVE CURB & GUTTER AND ASPHALT AS NECESSARY
- 31 8" CITY STANDARD SIDEWALK (ST-12) ALONG ROADWAY.



GENERAL NOTES:  
 1. DIMENSIONS SHALL NOT BE INSTALLED. FURTHER APPROVALS PER CITY CODE.  
 2. DIMENSIONS TO FRONT FACE OF CURB UNL.



# EXHIBIT E PARKING PLAN



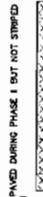
### PHASE II SITE DATA TABLE

PARKING = 21,000 S.F. = 3 STALLS / 1000 S.F. = 105 STALLS  
TOTAL STALLS PROVIDED = 131



### PHASE III SITE DATA TABLE

PARKING = 31,800 S.F. = 3 STALLS / 1000 S.F. = 155 STALLS  
TOTAL STALLS PROVIDED = 184



### PHASE IV SITE DATA TABLE

PARKING CODE MODIFICATION FOR ADDITIONAL PARKING:  
TOTAL INCREASE IN STALLS = 31  
MAY BE PAID DURING PHASE I BUT NOT STRIPPED UNTIL  
CITY DEMONSTRATES ALLOWING ADDITIONAL PARKING

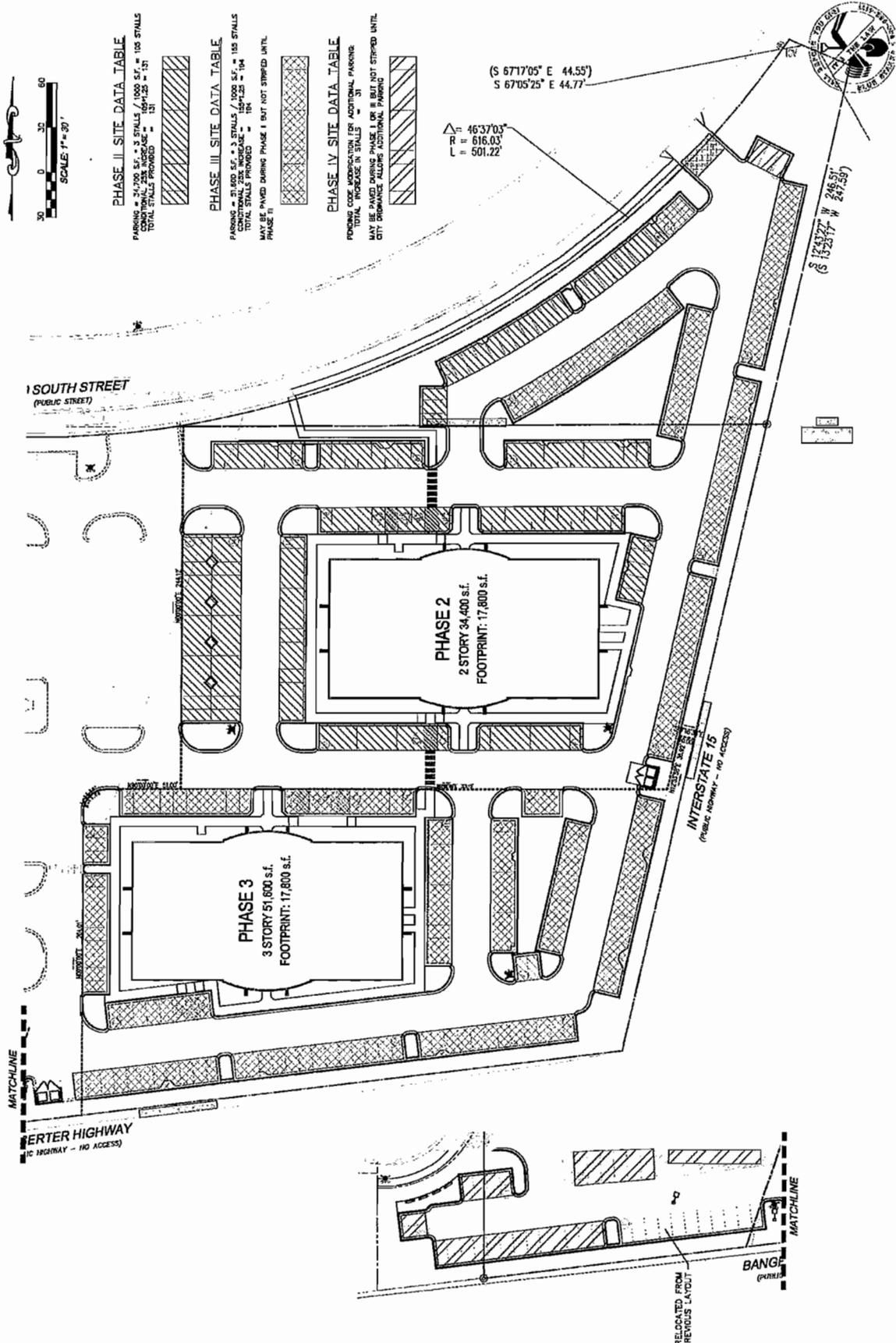


(S 67°17'05" E 44.55')  
(S 67°05'25" E 44.77')

△ R = 4637.03'  
L = 616.03'  
L = 501.22'



SOUTH STREET  
(PUBLIC STREET)



MATCHLINE

BANGER HIGHWAY  
(IC HIGHWAY - NO ACCESS)

INTERSTATE 75  
(PUBLIC HIGHWAY - NO ACCESS)

BANGER  
(PUBLIC)

RELOCATED FROM  
PREVIOUS LAYOUT

MATCHLINE



**EXHIBIT F**  
**PARKING DEVIATION REQUEST LETTER**

The applicant's letter requesting a deviation to parking requirements can be found on the following pages.





COLDWELL BANKER COMMERCIAL  
INTERMOUNTAIN  
6550 SOUTH MILLROCK DR., SUITE 200  
SALT LAKE CITY, UT 84121

BUS (801) 947-8300  
FAX (801) 947-8301  
www.coldwellutah.com

February 10, 2014

Rob and Gary Reynolds  
Rockworks Enterprises  
6891 South 700 West  
Midvale, UT 84047

Rob/Gary,

As part of the marketing of the existing building and in preparation for the new building we have discussed over the last couple of years the necessity of your buildings being well parked to be competitive and to attract tenants. As you know, most tenants, whether they are corporate offices or administrative offices, tech companies, etc., are using more of an open floor plate with cube furniture systems that allows for a more dense population of employees in less space. National trends show that the average amount of leased space per employee has been decreasing. As of mid-2012 the average was 185 square feet per worker - well below statistics from 10 years ago. Ten years ago, 250 square feet per office employee was the typical standard in office real estate. The long-term trend is clearly shifting towards more efficient space utilization, with architects, space planners and site selectors prioritizing higher parking ratios in response to the shift to more modular, collaborative office environments.

The two main drivers of the trend stated above are better efficiency (more employees in less space), and the desire for open collaboration between employees. This is especially important to the tech companies. The trend is for tenants to ask for more and more parking in their negotiations and not less. This is also true even if there is a transportation component to the sites that Brandon and I are working on. A good example of this is the Vista Station (eBay) site in Draper. Regardless of the fact that it is a FrontRunner stop, every RFP that we have received for this site the parking requirement has been above 5/1,000. I have attached several RFP pages for suburban office requirements that Brandon and I have worked on recently, as you will see, every one of those the tenants are requiring in excess of 5/1,000 parking. This is the reality of today's market and we must have competitive parking ratios or we will have great difficulty leasing your new building. Adequate parking is critical for suburban office to be successful.

One of the main drivers for the growth in office that we have seen in South Salt Lake and North Utah County is the fact that these locations are strategic for these companies to attract employees from both Utah County and Salt Lake County. These employees, for



COLDWELL BANKER COMMERCIAL  
INTERMOUNTAIN  
6550 SOUTH MILLROCK DR., SUITE 200  
SALT LAKE CITY, UT 84121

BUS (801) 947-8300  
FAX (801) 947-8301  
www.coldwellutah.com

the most part, drive to work and surface parking for these employees is critical. If we are reduced to potentially 3/1,000 on the next two buildings we will not be competitive and will lose potential tenants strictly on this basis. With this parking ratio we won't even get in the game for most requirements. Personally, I am not aware of any recent office development, existing or planned, in the suburban office market that is parked as low as 3/1,000. As stated above, this is absolutely contrary to where the needs of tenants is trending. I certainly understand the concern about a large field of parking and the aesthetics related to it, but unless the parking lot has an adequate number of stalls based on our absolute clear understanding of what tenants' current needs are your potential parking lot at 3/1,000 could be vacant for quite some time and this is not what you or the City wants to see. Between the two of us, Brandon and I have 40+ years of cumulative experience of leasing in the suburbs, with Draper being the epicenter of our experience. Brandon and I would welcome the opportunity to discuss this further with you and the City of Draper.

Sincerely,

A handwritten signature in cursive script that reads 'Greg Pavich'.

Greg Pavich  
Senior Vice President

A handwritten signature in cursive script that reads 'Brandon Fugal'.

Brandon Fugal  
Executive Vice President

Subject to the above provisions, Tenant may assign or sublease the Premises without any minimum rent restriction. Tenant may also have the right to install "For Sublease" signs outside in the landscaping of the property.

All profits on assignment and subletting shall be retained by the Tenant.

**Landlord Response:** Agreed with the following additions: (i) In no event shall any transfer, assignment or sublease (including one that requires no consent by Landlord) release or relieve Tenant from any obligation under the lease; (ii) In the case where no consent by Landlord is required (Paragraph 2 of *Right to Assign and Sublet*) 15 days prior written notice shall be given to Landlord, to allow time for Landlord to review financial information; and (iii) Tenant may place "For Sublease" signs outside in the landscaping with prior written consent by Landlord.

**Parking** Landlord shall provide an allocation of five (5) spaces for each 1,000 rentable square feet of Premises leased by Tenant.

**Landlord Response:** Agreed. Parking is currently designed at 5/1,000 on the (usable) square footage at no cost to Tenant.

**Security Deposit** None, subject to Landlord's review of Tenant's financial statements.

**Landlord Response:** Security deposit shall be subject to Landlord review and approval of Tenant's financials. Additionally, this shall be subject to review and approval of Landlord construction and long-term lenders. At this time, Landlord is seeking construction and long-term loan quotes based on Tenant's financials. Said financing could possibly require personal guarantees from both Landlord and Tenant.

**Building Access** Tenant shall be entitled to reasonable access to the Building and the Premises and parking areas 24 hours a day, every day of the year.

**Landlord Response:** Agreed.

**HVAC Hours** Tenant shall have control of HVAC programming and after hour overrides.

**Landlord Response:** Agreed. Landlord shall furnish standard HVAC service Monday through Friday from 7:00 a.m. to 6:00 p.m. and on Saturdays from 8:00 a.m. to 1:00 p.m., except for the holidays that will be specified in the Lease. Additional after-hours HVAC and extra use of utilities and services will be supplied to Tenant and will be billed to Tenant at Landlord's actual cost with no markup.

The landlord's response above is based on a typical office use. Building services can be discussed further based on a better understanding of tenant's hours of operation.

**Naming and Signage** Subject to city ordinance, Tenant to have the right to exterior crown signs on the Building and a monument sign at the entrance, the location, design, and scale to be mutually-agreed-upon between Landlord and Tenant.

**Instructure RFP**



<p>◆ <b>Tenant Improvement Package</b></p>	
<p>8. Please provide an allowance of \$2.65/RSF for Verisk's Project Manager.</p>	
<p>9. Verisk shall not be charged any Landlord supervisory, management or review fees for any of Verisk's initial, ongoing or future alterations, tenant improvements or renovations.</p>	
<p><b>M. Proposed Use:</b></p>	
<p>1. The premises will primarily be used for general office, and other ancillary uses.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no please advise:</p>
<p>2. The land is currently zoned for such use?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no please advise:</p>
<p><b>N. Parking</b></p>	
<p>1. Developer shall provide 5-6 parking spaces for each 1,000 rentable square feet of space built for employee parking.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If no please advise: Landlord shall provide 5/1000 spaces based on the USF. Landlord may choose to accommodate Tenant's parking requirement via structured parking at no extra cost to Tenant.</p>
<p>2. Please provide a detailed description of the parking facility and the number of spaces that will be covered, if any.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> If no please advise: To be determined.</p>
<p>3. All parking shall be at no cost to Verisk for the initial term or the extended term.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no please advise:</p>
<p><b>O. Schedule:</b></p>	
<p>1. Please provide a detailed implementation schedule indicating how the Developer may meet Verisk's space and time needs. If the schedule is available on Microsoft Project, then please include a copy on a diskette.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> If no please advise:</p>
<p>2. If the building and leased premises are not Substantially Complete and ready for occupancy by June, 1 2014, for reasons other than Tenant's delay or force majeure, Landlord will pay for any "holdover rent premium" at Verisk's current location.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If no please advise: Landlord shall provide one day of rent abatement for each day of delay.</p>
<p><b>P. Broker Fees:</b></p>	
<p>1. Verisk is being represented in this project by CRESA ("Verisk's Broker"). Landlord agrees that if Verisk executes a lease with Landlord, Landlord will pay to Verisk's Broker a brokerage commission. When, as a result of negotiations by Broker on behalf of Tenant, a written lease or an amendment to an existing lease ("Lease") for the Leased Premises is entered into and executed and delivered by and between Tenant and Landlord, Landlord shall pay to Broker, as procuring broker, a real estate commission for years one (1) through five (5) (calculated as the first 60 months of actual rental payments by Tenant to Landlord and excluding any periods for free rent) at four percent (4%) of the actual aggregate full-service-gross-equivalent rental scheduled to be paid pursuant to the Lease, and two (2%) of the aggregate full-service-gross-equivalent rental for the balance of the lease term (irrespective of any provisions in the</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If no please advise: Fees shall be paid as per the Listing Agreement with Coldwell Banker Commercial.</p> <p>3% years 1-5 and 1.5% for years 6-10 for Tenant's Agent.</p>

**COMPETITIVE BIDDING:** Please confirm that Tenant will have the right to select the contractor and subcontractors for the construction of its space.

**LANDLORD RESPONSE:** Agreed for Tenant's Premises only.

**SUPERVISORY FEE:** Please confirm that the Landlord will not charge a supervisory fee for the construction of Tenant's space.

**LANDLORD RESPONSE:** Agreed, provided however, if Landlord constructs the Tenant build-out, then Landlord will be allowed the customary 5% fee, which will be reflected in a Tenant Improvement Allowance reduction.

**SPACE PLANNING:** Landlord will provide an allowance of \$0.10/usf to Tenant for preliminary space planning whether the Building is ultimately selected or not. Tenant shall be permitted to select its own interior space planner.

**LANDLORD RESPONSE:** Agreed

**MOVING ALLOWANCE:** Please specify the amount Landlord will provide to Tenant as a moving allowance. This allowance will be used for Tenant's moving costs, furniture, fixtures, cabling, equipment, technology expenses, etc or be converted to rent abatement at Tenant's option

**LANDLORD RESPONSE:** Landlord has provided an additional month of rental abatement as outlined under Rent and Premises.

**PARKING:** Tenant requires a 5 stall per 1000 usable square feet leased ratio.

**LANDLORD RESPONSE:** Agreed

Greg Pavich  
Re: StorageCraft  
September 4, 2013

**Response Timeline:** StorageCraft expects to make a final decision for this office location and have a signed lease by November 30, 2013. Please confirm your ability to meet this timeframe and identify any known issues that may affect your response timeline.

**Landlord Response:** Construction delivery timeframe will be thirteen (13) months following the execution of the Lease, subject to weather delays, force majeure and other delays to be further defined in the Lease. To meet Tenant's requested occupancy, the Lease would need to be executed by November 1, 2013.

#### **SECTION I: BUILDING PARAMETERS**

**Premises:** Approximately 50,000 – 75,000 usable square feet (USF) of office space, based on a to-be-developed Space Program, which will be developed and provided shortly.

Please provide the following information:

- 1) State total rentable and usable area of subject premises
- 2) State percentage floor loss factor of the subject premises

Final measurements will be in compliance with BOMA Standards.

**Landlord Response:**

- 1) Total Rentable area is approximately 125,000 Square Feet  
Total Usable area is approximately 110,000 Square Feet
- 2) Estimated load factor is 12%

Above measurements are subject to final building design.

**Parking:** Tenant requires a ratio of 5.5 unreserved spaces per 1,000 RSF. Landlord shall provide, with its proposal response, a site plan for the parking area supporting the Building.

**Landlord Response:** Agreed. However, it is anticipated that parking may be provided as surface parking in initial phases. Long term parking is anticipated to be provided in a combination of surface and structured parking. All parking facilities shall be common and shared with non-exclusivity.

**Freight Access:** Please indicate Tenant's access to the Building Freight Elevator, including hours, reservation system and any associated cost.

**Landlord Response:** OMIT. No Building Freight Elevator

## 1. PREMISES

- 1.1 **Building.** Tenant has completed its space programming analysis and recently completed a conceptual building design exercise with local Architectural firm EDA. The result of the program and adjacency analysis is that a single mid-rise building solution with large floor plates was not an acceptable product. Based on the desire to create flexibility within the campus/buildings, we have worked with EDA to come up with an acceptable conceptual building plan that each Developer/Landlord can translate into a site plan on their respective site.
- 1.2 **Conceptual Plans and Outline specifications.** Attached to this counter proposal are the conceptual building plans, elevations and axonometrics of the proposed building character. These plans represent the ideal product as:
- a) Concrete tilt wall or steel/precast panels construction – one, three story 90,000 rentable square foot building, one, two story 60,000 rentable square foot building, and approximately 11,000 rentable square feet of common area-connector building (two story volume) with the main lobby and approximately 11,000 rentable square feet of auditorium/basketball court (172,000 rentable square feet total)

### **Landlord Response:**

Landlord and Tenant agree that the current campus as depicted on the conceptual plan may move slightly to the north or south in order to accommodate Tenant's future building expansion and parking. Landlord currently envisions that the future building will be to the north of the campus as depicted on the site plan. Attached are cost estimates for both types of construction.

- b) Tenant requires a minimum of 1,085 parking spaces (6.3 spaces / 1,000 rentable square feet ratio) located on the site. Tenant is also amenable to a structured parking solution if there is no added cost. Please identify via an exhibit to your counter proposal, a site development plan that accommodates the proposed Building size. The final measurement of the Premises will be determined in accordance with the method of measuring rentable area of office space as specified in the Standard Method for Measuring Floor Area in Office Buildings published by the Building Owners and Managers Association International, in ANSI Z 65.1-2010, method B.

**Landlord Response:**

Please see attached parking model prepared by Horrocks Engineering. This assumes grade level parking upon delivery, however Landlord reserves the right at any time during the lease term to provide structured parking at no additional cost to tenant. The parking ratio requested above shall be adjusted to be based on the usable square footage. Landlord shall provide at all times, including during the construction of a parking structure, a reasonable alternative temporary parking plan.

**2. TERM**

**2.1. Term and Commencement Date.**

1. Rent Commencement Date and Annual Rent Ten (10) years and ten (10) months with a rent commencement date ("Rent Commencement Date") on the date that is the earlier of (i) 90 days after the substantial completion of the base building's shell and core (Landlord Work) which must occur on or before February 15, 2015 which period shall be extended by the number of days of Landlord Delay (as defined below) after the Completion Date and force majeure delays outside the control of Tenant, if any; or (ii) the date when Tenant occupies all of the Premises for the purpose of conducting its business. The parties agree that the "Target Rent Commencement Date" is on or before March 1, 2015. Notwithstanding the foregoing, Tenant to receive ten (10) months of Base Rent (NNN) abatement.

**Landlord Response:**

The rents quoted below are based on a 7.5% return on costs to Landlord, to the extent that construction costs are reduced then rent shall be reduced accordingly.

Steel Construction: Fifteen year lease term, \$19.95 per square foot NNN per year, with annual increases of 2.5% throughout the lease term.

Concrete Construction: Fifteen year lease term, \$19.80 per square foot NNN per year, with annual increases of 2.5% throughout the lease term.

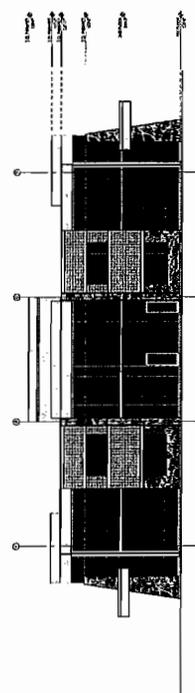
Tenant to receive ten (10) months of Base Rent abatement. Said abatement shall be applied to months 1-10 of the Term.



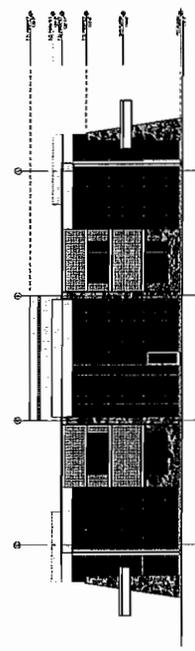


# EXHIBIT H ELEVATIONS - PHASE II

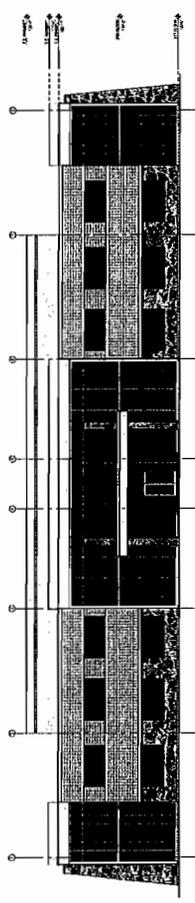
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-  EXPOSED FOUNDATION CONCRETE COLOR PLASTER
  -  WYOMING MOSS NATURAL STONE
  -  HONED FACE ONYX, COLOR #859
  -  SPLIT-FACED ONYX, COLOR #859
  -  EPA, NOMADIC DESERT SANDBLAST PASTELBASE
  -  EPA, REFLECTIVE THIN MAN OVER PRESTYLE SMOOTH
  -  CLEAR ANODIZED ALUMINUM
  -  GLAZING AS SPECIFIED



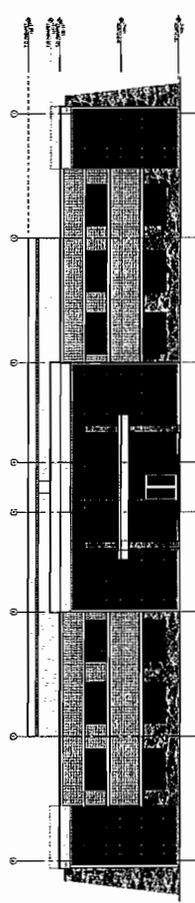
EAST ELEVATION  
SCALE: 3/8" = 1'-0"



WEST ELEVATION  
SCALE: 3/8" = 1'-0"



NORTH ELEVATION - FRONT  
SCALE: 3/8" = 1'-0"



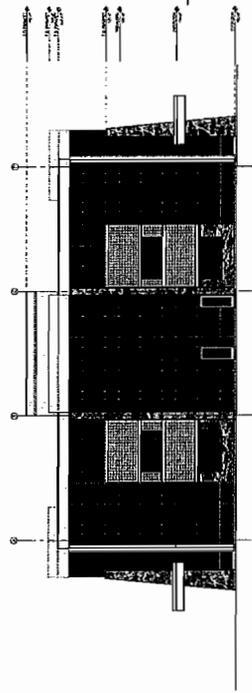
SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



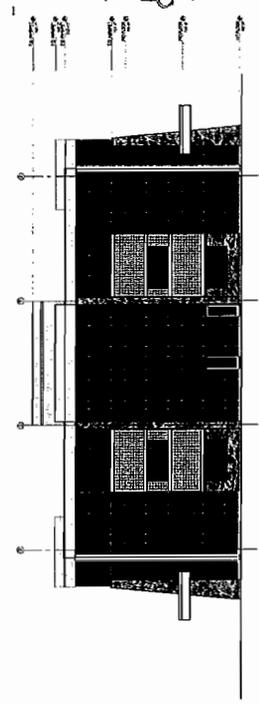
# EXHIBIT I ELEVATIONS - PHASE III

**COLOR KEY**

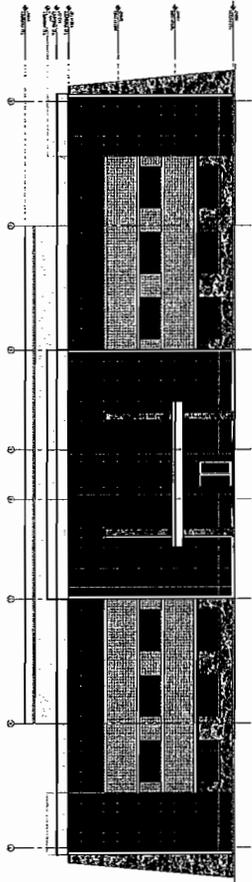
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	HOMED FACE CMU, COLOR #699
	SPLIT-FACED CMU, COLOR #699
	EIFS, NOMADIC DESERT SANDBLAST PASTEBASE
	EIFS, REFLECTIN MAN OVER PREESTYLE SMOOTH
	CLEAR ANODIZED ALUMINUM
	GLAZING AS SPECIFIED



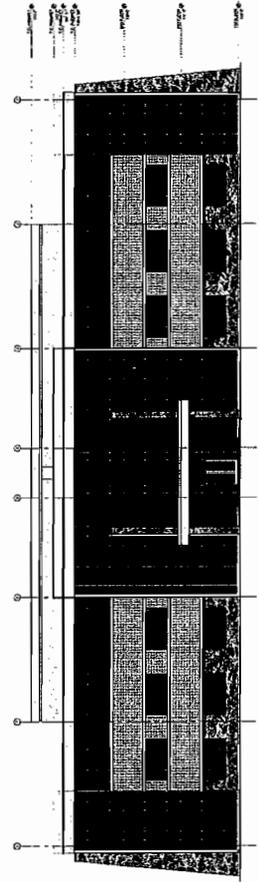
EAST ELEVATION  
SCALE: 3/8" = 1'-0"



WEST ELEVATION  
SCALE: 3/8" = 1'-0"



NORTH ELEVATION - FRONT  
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"





**Development Review Committee**  
1020 East Pioneer Road  
Draper, UT 84020  
(801) 576-6539 Fax (801) 576-6526

**STAFF REPORT**  
April 11, 2014

**To:** Planning Commission  
Business Date: April 24, 2014

**From:** Development Review Committee  
Prepared by Dennis Workman, Planner II

**Re: Galena Park Townhomes Site Plan Amendment**

Application No.: 140319-12223S  
Applicant: Matt Lepire for D.R. Horton  
Project Location: 12223 S. Galena Park Blvd.  
Zoning: RM1  
Acreage: 9.68 acres  
Request: To amend the previously approved site plan for Galena Park Townhomes

**BACKGROUND**

On February 13, 2014, the Planning Commission approved the site plan for Galena Park Townhomes, which is a 78-unit townhome development on 9.68 acres located on the north side of 12300 South between Galena Park Blvd. and the UTA rail right-of-way. The applicant is requesting approval to modify the approved site plan. The requested changes are the subject of this staff report. Running concurrently with this application is an application for the Galena Park Townhomes preliminary plat.

**ANALYSIS**

*General Plan and Zoning.* The General Plan currently identifies the subject property as Medium High-Density Residential, which allows up to eight units per acre. The property is zoned RM1 which is consistent with this land use classification. The stated purpose of the RM1 zone district is to “permit well-designed apartments, townhouses, twin homes and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.”

*Changes to Approved Site Plan.* As shown on the revised copy of the site plan that accompanies this report, the overall shape of the site changes considerably, due to a land swap with Rocky Mountain Power (RMP). RMP owns the power substation located near 12300 South. The land swap is a win-win; it is in the interest of RMP as it would give them room to grow away from the townhome project instead of toward it, and it is in the interest of Galena Townhomes as it would create a buffer from 12300 S. and orient housing units on that side of the project toward one another instead of toward the substation. The change will also improve trail access. The trail will now be allowed to run further west beyond the grade separation and tie in naturally to the sidewalk on 12300 S., rather than dead-end on the west side of the substation. (RMP will install the portion of the trail on their property and be reimbursed by the City.) In addition, there will be a change to the trail where it runs along the east side of the project. The trail will not meander as before, due to the need to maintain a five-foot distance from RMP power poles, and it will now consist of 14 feet of hard surface and six feet of soft. The 14 foot width will allow the trail to double as a drivable maintenance access for the RMP power poles located west of the trail. The area between the



trail and the townhome units will be treated with decorative rock. The agreement between Galena and RMP includes the location of the Ryder Court hammerhead turnaround on RMP's property. The hammerhead will double as a secondary access for RMP, and a chain link fence with a rolling gate will be installed on the south side of the hammerhead. Tall plantings along the project side of the hammerhead will help provide a visual separation between the two properties.

The north side of the project will also be modified slightly from the approved site plan. The main purpose for the change is to line up Pixie Drive with Aiden Ridge Drive in the abutting subdivision, which the original plan did not do. The change will provide for smoother traffic flow. The bank of visitor parking stalls shown on the original plan will go from six to eleven, and the secondary driveway accessing units 107-112 will be eliminated. In addition, the two five-plexes on the north side of the project will shift east a few feet. The number of overall units will stay the same (78). The overall visitor parking stall count will remain the same (41), and their centralized location will be maintained. The landscape plan will be modified slightly to accommodate 1) the new trail width and design, 2) the elimination and addition of property on the south, 3) the visual buffer by the hammerhead, and 4) the realignment of Pixie Drive. Limited common areas in the rear of all units are shown on the revised site plan. These areas are not counted toward the overall open space percentage, which is 35.4%. This number is down slightly from the original site plan, but comfortably exceeds the 30% requirement.

Galena Park Office Building. To the immediate northwest of the subject site is the Galena Park Office Building, which received site plan approval in February 2008. (The project was initially called the Galena Park Office Complex which anticipated five of these buildings; difficulty in leasing/selling the office space caused the owner to scrap plans for the remaining buildings.) D.R. Horton will install a six-foot tall masonry wall along the south and east property lines of the office building site. Landscaping along these two property lines was installed at the time the building was constructed. Any damage to the landscaping incurred as a result of fence installation will be repaired by D.R. Horton.

Engineering Review. In a memo dated April 1, 2014, Troy Wolverton with Draper City Engineering states:

We have reviewed the preliminary plat and site plan amendment application for the subject project and recommend approval subject to conditions. Accordingly, we have included the following comments for your consideration:

General

1. Final plans shall include signature with stamp of the professional engineer.
2. Plans shall depict a 14' wide asphalt trail/maintenance road that is acceptable to Rocky Mountain Power requirements. Trail alignment shall be adjusted to accommodate a larger curve radius as noted on the red-line check print and to provide a 3' minimum clearance from any obstacles (fences, poles, etc.). Applicant's engineer shall verify that guy wire for proposed pole does not conflict with new trail alignment.
3. Plans shall include detail of access control gates to prevent unauthorized motorized vehicles on the trail. A copy of this detail is available from our office and shall be included in the plans.

Plat

4. Plat shall include the existing office condo parcel as a numbered lot, as required by Salt Lake County Recorder's Office.
5. Plat shall indicate existing utility easements and adjacent street right of ways.

Utilities

6. A commitment to serve letter will be provided from the city to provide culinary water service upon final approval of the water utility plan and final plat approval.
7. Plans shall indicate the installation of a gate valve on the tee for existing fire line to existing office building.
8. Plans indicate a proposed street light on Galena Park Drive. Applicant's engineer shall verify that street light location does not conflict with existing overhead power lines, and make any necessary adjustments. Plans shall specify the Draper City collector street light detail LP-01. A copy of this detail is available from our office and shall be included in the plans.

Building Division Review. In a memo dated December 9, 2013, Keith Collier states that he has no concerns at this stage of development.

Unified Fire Authority Review. In a memo dated March 26, 2014, Don Buckley with the Unified Fire Authority recommends approval with the following conditions and comments:

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.

a. **2012 International Fire Code Appendix D requirements on street widths:**

**D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent **NO PARKING—FIRE LANE** signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

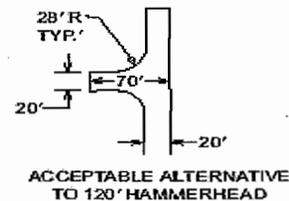
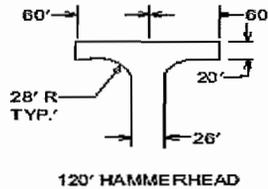
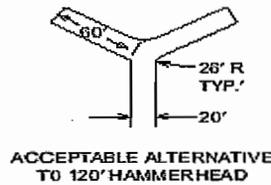
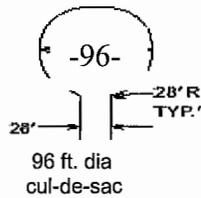


**Signs are 12 X 18 inches, metal, and/or made of all weather resistant materials. (D103.6)**

**D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

**D103.6.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

- 2. Fire Department Approved Turn Around Required.** Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds.



- 3. Fire Hydrants are required** there shall be a total of 8 hydrants required spaced at 400ft. increments. The required fire flow for this project is 2000GPM for full 2 hour duration. This will allow up to a 6200sqft home. Anything larger will require additional fire flow test to determine if sprinklers are needed.
- 4. Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site **shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits.** If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
- 5. No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
- 6. Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
- 7. Street Signs required** and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.
- 8. Developments One –or Two Family Residential Development** where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

**(D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.)

Noticing. Public noticing for both site plan amendment and preliminary plat have been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends approval of the site plan amendment by Matt Lepire, representing D.R. Horton, application 140319-12223S, subject to the condition that all requirements of the original site plan approval of February 13, 2014 remain in force, which are:

1. That all requirements of the Draper City Engineering Department are satisfied throughout development of the site.
2. That all requirements of the Draper City Building Department are satisfied throughout development of the site.
3. That all requirements of Unified Fire Authority are satisfied throughout development of the site.
4. That a deviation from strict compliance with the architectural standard set forth in Sub. 9-32-030(b)(3) is granted by the Planning Commission.
5. That a final plat application is submitted in accordance with section 17-4 of the Draper City Municipal Code.
6. That all buildings are constructed as shown in the exhibits attached to this staff report.
7. That all landscaping is installed in accordance with the landscape plan attached to this staff report and Chapter 9-23 of the Draper City Municipal Code.
8. That approval of the site plan and plat does not constitute approval of any signage. All signage shall be required to receive separate sign permit approval.
9. That all utility and mechanical equipment shall be clustered and screened by compatible architectural materials or by appropriate vegetation, as required by 9-32-030(b)(6), and that this is field verified prior to issuance of a certificate of occupancy.
10. That, unlike the submitted architectural renderings, there is a variety of garage door colors throughout the project, as required by Sub. 9-32-030(b)(8).
11. That all geotechnical issues outlined in Alan Taylor's memo dated October 23, 2013 are addressed prior to issuance of the first building permit.
12. That with regard to landscaping, *Betula Jacquemontii* is replaced with *Zelkova*, and *Thuja Plicata* is replaced with *Bosnian Pine*.

Staff recommends the following additional condition:

13. That any damage to the landscaping on the office building site that is incurred as a result of fence installation will be repaired by D.R. Horton.

This recommendation is based on the findings that the proposed changes do not violate any zoning, engineering or fire codes, and that the revised layout will be better for townhome residents, for Rocky Mountain Power, and for anyone who uses that section of the city trail. In addition, the original findings made by the Planning Commission on February 13, 2014 are still valid. These are:

1. That the proposed site plan is for a use that is permitted within the RM1 zone.
2. That the proposed site plan meets the Draper City ordinances pertaining to site plan approval, namely those contained in Section 9-32.
3. That the proposed site plan conforms to the requirements, goals and objectives of the General Plan.
4. That the site plan will not be detrimental to the health, safety or general welfare of those persons working or residing in the area.
5. That the proposed site plan provides for ample pedestrian circulation.



6. That the designated crosswalks connecting the non-sidewalk side of the road to the sidewalk side of the road helps to justify the requested deviation from the sidewalk standard.
7. That a deviation from strict compliance with the architectural standards of Sub. 9-32-030(b)(3) is justified because fiber cement siding is a material of exceptional quality, and one that is prevalent in the area, thereby upholding the existing character of the neighborhood.
8. That a landscaping plan was produced and submitted that is in compliance with section 9-23 of the Draper City Municipal Code.
9. That tandem parking is appropriate for this project and is allowed by ordinance.
10. That the proposed parking meets the requirements of the Draper City Municipal Code.
11. That pedestrian connectivity and circulation is adequately provided for with a sidewalk on only one side of the street.
12. That an application for preliminary plat is under review concurrent with this application.

**MODEL MOTION**

*Sample Motion to Approve Site Plan Amendment.* “I move we approve the site plan amendment request by Matt Lepire for the Galena Park Townhomes, as outlined under application 140319-12223S, based on the findings and subject to the conditions listed in the staff report dated April 11, 2014 and as modified by the following:”

1. List any additional findings and conditions.

*Sample Motion to Deny Site Plan.* “I move we deny the site plan amendment request by Matt Lepire, as outlined under application 140319-12223S, based on the following findings:”

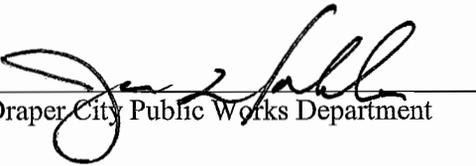
1. List findings.

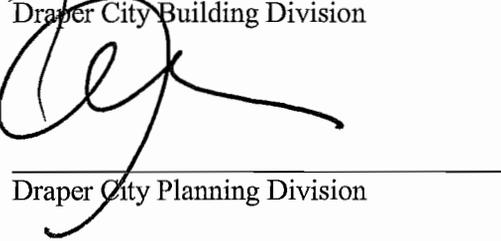
**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

  
\_\_\_\_\_  
Draper City Engineering Division

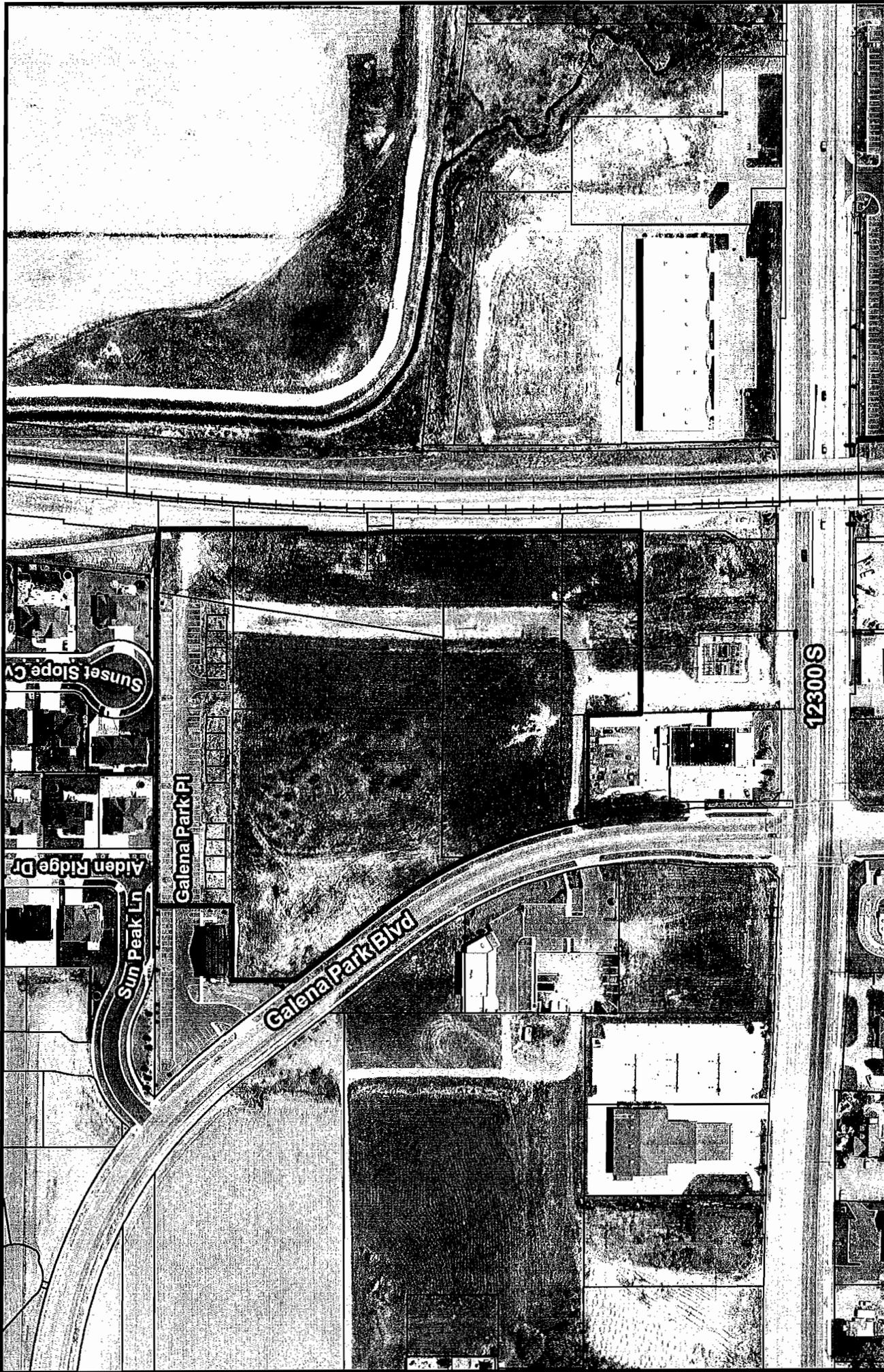
  
\_\_\_\_\_  
Draper City Building Division

  
\_\_\_\_\_  
Draper City Public Works Department

  
\_\_\_\_\_  
Draper City Planning Division

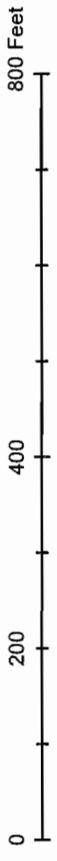
  
\_\_\_\_\_  
Unified Fire Authority

  
\_\_\_\_\_  
Draper City Legal Counsel



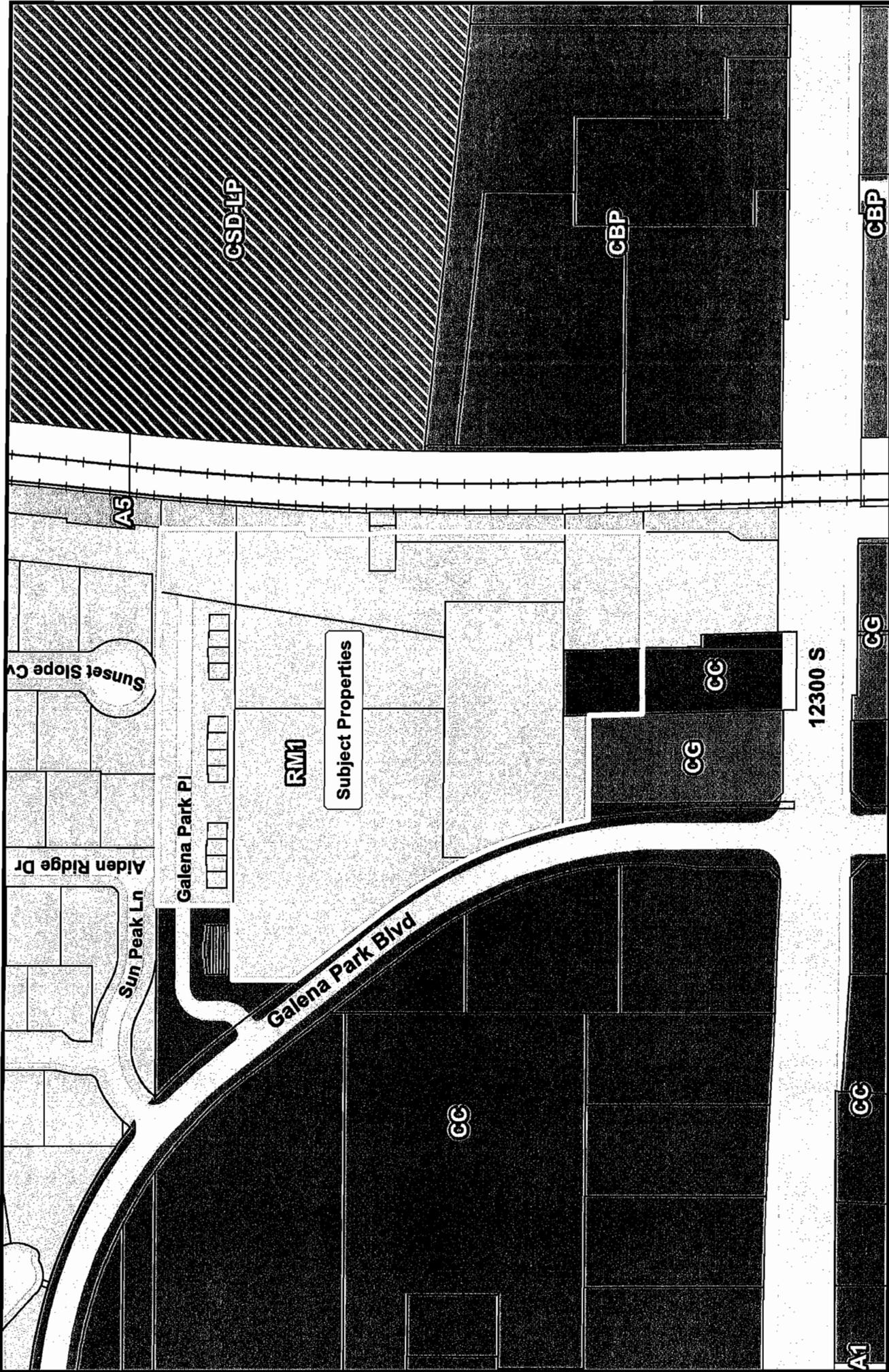
# Galena Park Place Subdivision and Site Plan

Aerial Map



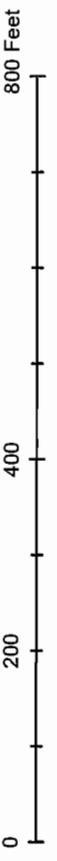
**DRAPER CITY**

Date: 4/11/2014



### Galena Park Place Subdivision and Site Plan

Zoning Map



DRAPER CITY

Date: 4/11/2014





Revision	By	Apod.	YY.MM.DD
3	SDJ	JRJ	14.03.14
2	SDJ	JRJ	13.12.20
1	SDJ	JRJ	13.10.18
Issued		By Apod.	YY.MM.DD

File Name: 0114c-102pp.dwg  
 Dwn. Crtd. Dgn. YY.MM.DD

Permit-Seal



Client/Project  
 DR HORTON  
 12351 S GATEWAY PARK PLACE, STE D100  
 DRAPER, UTAH 84020  
 GALENA PARK TOWNHOMES  
 Draper, Utah

Title  
 OVERALL GRADING AND  
 DRAINAGE PLAN

Project No. 186201149  
 Drawing No. C-102  
 Scale 1"=40'  
 Sheet of  
 Revision 0

UTA LIGHT RAIL RIGHT-OF-WAY



12300 SOUTH

EXISTING SOUTH VALLEY SEWER EASEMENT

DRAPER RIDGE DRIVE

FOX CHASE DRIVE

RYDER COURT

SUNLAND DRIVE

SUNPARK LANE

FOX CHASE DRIVE

PIPE DRIVE

AIDEN RIDGE DRIVE

SUN PEAK LANE

GALENA PARK DRIVE

**Galena Park Pond Data**

Elevation (ft)	Area (sq ft)	Area (acres)	Storage (cu ft)	Cum. Storage (cu ft)	Orifice Discharge (cfs)	Wet Discharge (cfs)	Total Discharge (cfs)	Comment
4,408.0	6,753	0.155	0.00	0	0.0	0.0	0.0	
4,409.0	8,482	0.194	0.17	7,511	0.8	0.0	0.8	
4,409.5	9,787	0.224	0.34	14,936	1.1	0.0	1.1	Overflow Weir
4,410.0	11,748	0.270	0.59	25,832	1.3	19.0	17.3	

MATCH ELEVATION AT  
 -BRIE CONNECTION TO THE  
 CURB, GUTTER, SIDEWALK &  
 ASPHALT FOR AIDEN RIDGE  
 DRIVE & SUN PEAK LANE

HIGH WATER MARK = 4409.80

PROPOSED ACCESS RAMP  
 FOR DEFENTION POND  
 MAINTENANCE

INSTALL CURB CUT AND DRIVE APPROACH  
 PER DRAPER CITY STANDARD S1-09  
 REPLACE EXISTING SIDEWALK WITH 8"  
 CONCRETE AT APPROACH

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Owner/Project

**D.R. HORTON**  
America's Builder

Legend

Notes

1. ELEVATIONS SHOWN ON THIS SHEET ARE SHOWN FROM CENTER OF STRUCTURED CENTER OF STRUCTURE.
2. THE REQUIRED FLOOR FINISH FOR THE PROJECT IS 2.0000 FOR A FULL HOUR RAINFALL. THE WALL ALLOW UP TO A 3.0000 FLOOR FINISH. ANYTHING LARGER WILL REQUIRE ADDITIONAL PERMITS.

Revision	By	Appd.	DATE	
3	DRAPER CITY SUBMITTAL	SDJ	JRJ	11.03.14
2	DRAPER CITY SUBMITTAL	SDJ	JRJ	13.12.20
1	DRAPER CITY SUBMITTAL	SDJ	JRJ	13.10.18

File Name:	Drawn:	Chkd:	Design:
01147c-103a.dwg			YJAM/DO

Permit-Seal



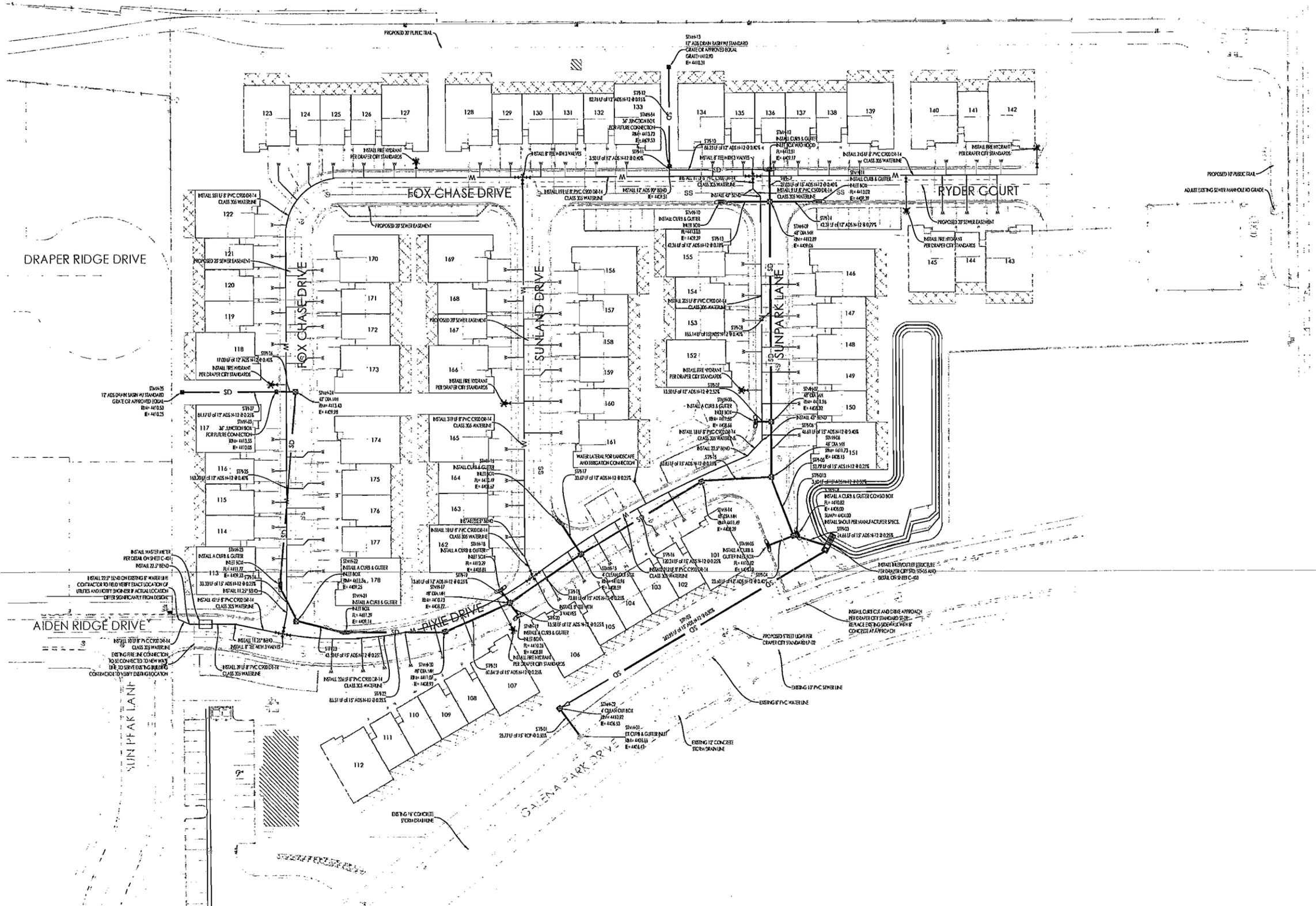
Client/Project  
DR HORTON  
12351 S GATEWAY PARK PLACE, STE D100  
DRAPER, UTAH 84020  
GALENA PARK TOWNHOMES  
Draper, Utah

Title  
OVERALL STORM DRAIN AND  
WATER PLAN

Project No.	Scale
186201149	1"=40'

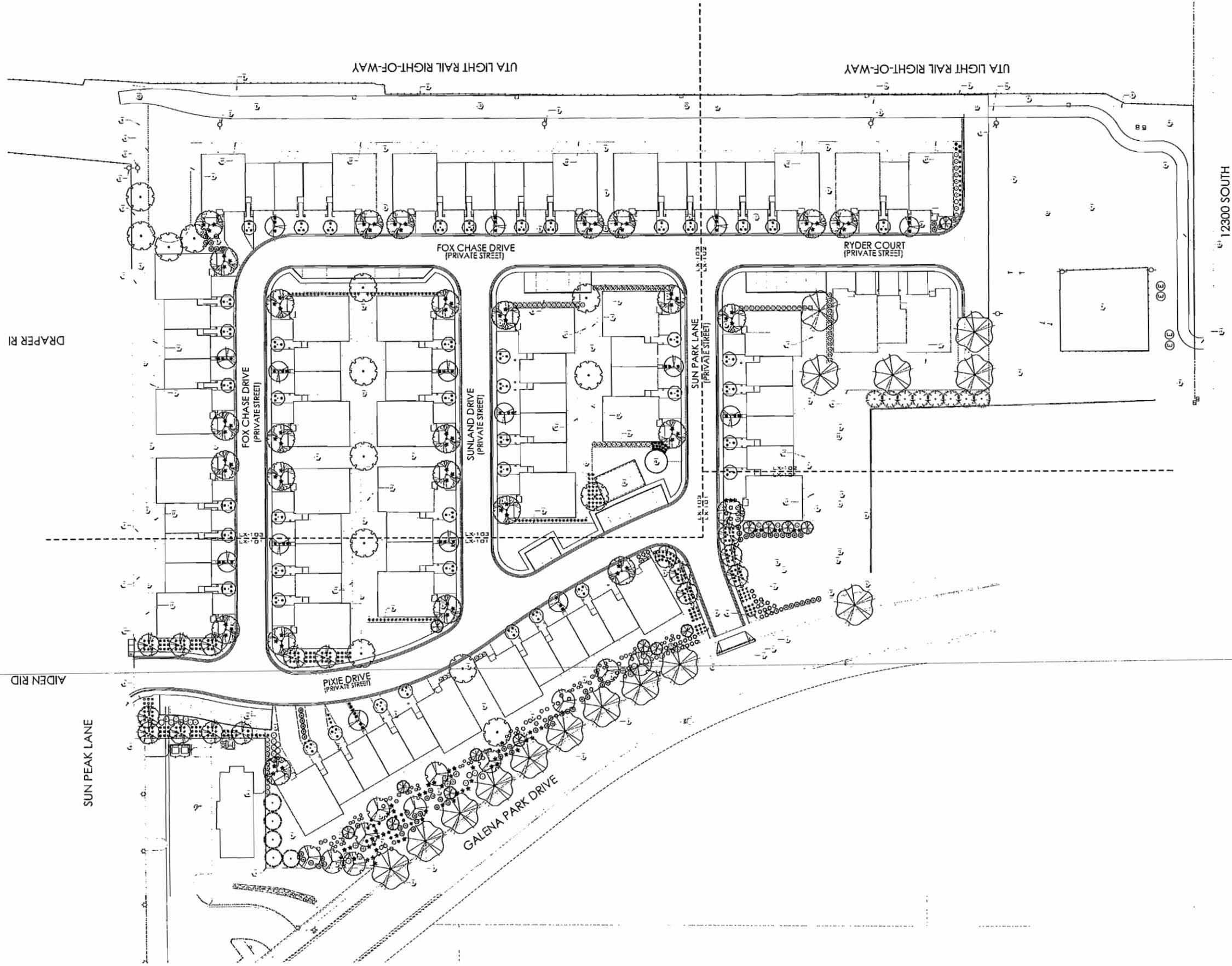
Drawing No.	Sheet	Revision
C-103	of	0

UTA LIGHT RAIL RIGHT-OF-WAY



12300 SOUTH

V:\S\186201149\Drawings\Urban\Concept\186201149-103a.dwg  
 2014/03/14 12:16 PM By: Jansen, Scott  
 ORIGINAL SET - ARCHD



**LOFT SIX FOUR**  
 LANDSCAPE ARCHITECTURE  
 ARCHITECTURAL SITE DESIGN  
 2400 S. 800 W. SUITE 213  
 SALT LAKE CITY, UTAH 84119  
 PHONE: 801.580.3323  
 LOFTSIXFOUR.COM

The design shown and described herein, including all technical drawings, grading, elevations and notes hereon, are prepared and issued by the architect and are not to be copied, reproduced or otherwise used, in whole or in part, without the prior written consent of the architect.

These drawings are a contract for project review and approval by the client. The architect has prepared and issued these drawings and does not assume any responsibility for the accuracy of the information provided.



**GALENA PARK PLACE**  
 GALENA PARK DRIVE @ 12300 SOUTH  
 DRAPER, UTAH

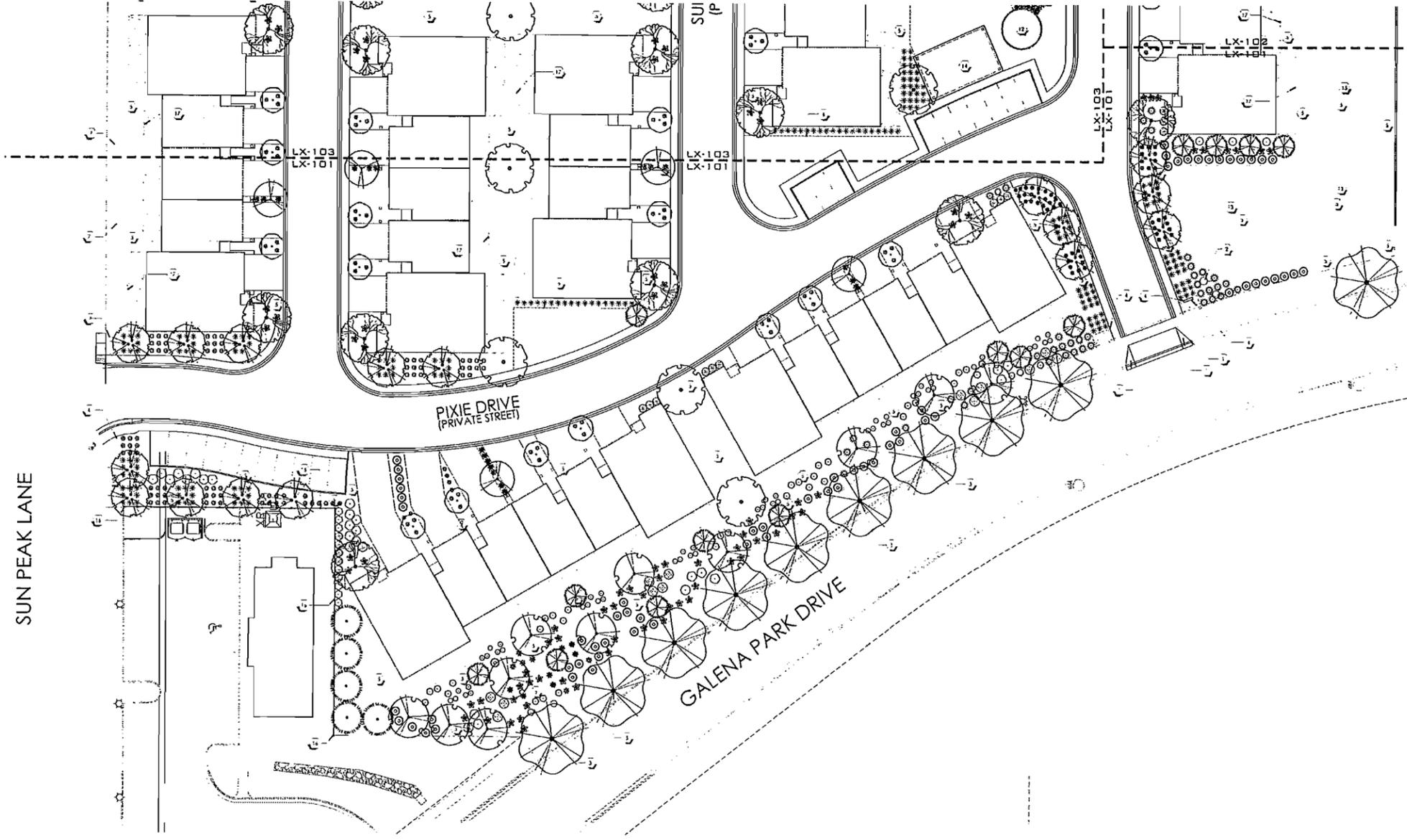
DATA:  
 DATE: 03.11.14  
 PROJECT NO: 1349  
 DRAWN BY: BAR  
 CHECKED BY: BAR

REVISIONS:

TITLE  
**OVERALL  
 LANDSCAPE  
 PLAN**

SHEET

**LP100**



SUN PEAK LANE

PIXIE DRIVE  
(PRIVATE STREET)

GALENA PARK DRIVE

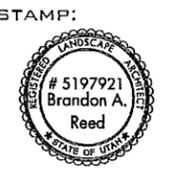
**PLANT SCHEDULE**

CODE	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
AB00N	(Symbol)	ABRUS CONOCLIDUS / WHITE FIR	6" WH	5
AG	(Symbol)	ACER GIBBERNA / PARKS MAPLE	2" CAL	15
AG2	(Symbol)	ACER ZARLUM / OCTOBER GLORY™ / OCTOBER GLODY MAPLE	2" CAL	14
BR	(Symbol)	BETULA NIDA / HERBACE / CULTIVATED HERBACE BIRCH	1.5" CAL	16
CB	(Symbol)	CERCIS CANADENSIS / ROBERT PAINTE™ / ROBERT PAINTE REDBUD	1.5" CAL	11
CB2	(Symbol)	CERCIS CANADENSIS / ROBERT PAINTE™ / ROBERT PAINTE REDBUD	1.5" CAL	11
FR1E	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	5" WH	14
FR2	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	2" CAL	15
FR3	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	5" WH	5
FR4	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	2" CAL	44
FR5	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	2" CAL	20
FR6	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	2" CAL	51
FR7	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR8	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR9	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
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FR92	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR93	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR94	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR95	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR96	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR97	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR98	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR99	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37
FR100	(Symbol)	FRAZERA ARBORESCENS / FRANKLIN'S PRUNELLA / FRANKLIN'S PRUNELLA	1.5" CAL	37

**LOFT SIX FOUR**  
LANDSCAPE ARCHITECTURE  
ARCHITECTURAL SITE DESIGN  
3500 S. 500 W., SUITE 101  
DRAPER, UTAH 84020  
PHONE: 801.580.3325  
LOFTSIXFOUR.COM

The design shown and described herein, including all technical drawings, site plans, specifications and notes, are the property of Loft Six Four and are not to be copied, reproduced or otherwise used in whole or in part without the prior written consent of Loft Six Four.

These drawings are a guide for general reference and evaluation by clients. Construction, construction management, verification and other personnel only, in accordance with this notice.



**D.R. HORTON**  
American Excelsior

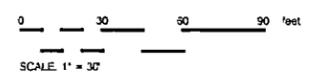
**GALENA PARK PLACE**  
GALENA PARK DRIVE @ 12300 SOUTH  
DRAPER, UTAH

**GENERAL LANDSCAPE NOTES:**

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2018 UTAH CODES, 2018 UTAH ASSESSMENT AND THE AMERICAN ASSOCIATION OF WATERWAY SPECIFICATIONS FOR NUMBER ONE GRADE.
2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL FURNISH EVIDENCE OF ALL APPLICABLE PERMITS, LAWS AND REGULATIONS TO THE SUDAN AND CITY ENGINEER. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING UTILITIES WITH ALL UNDERGROUND UTILITY MARKERS AND STRUCTURES SHALL BE THE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE TO UTILITIES.
4. CONTRACTOR SHALL NOT UNLAWFULLY PROCEED WITH CONSTRUCTION AS DESIGNED UNLESS ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. ANY CHANGES TO THE PLAN SHALL BE MADE THROUGH THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS TO BE MADE TO THE PLAN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO ACCORD WITH THE LANDSCAPE CONSTRUCTION OF THE PROJECT. PLANT MATERIAL TO BE USED IN CONSTRUCTION SHALL BE ACCORDING TO THE LISTING SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRADING SHALL BE DONE WITH PROPER GRADIENTS.
6. ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIAL SHALL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
8. ALL PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.
9. ALL PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.
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19. ALL PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.
20. ALL PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.

**REFERENCE NOTES SCHEDULE**

1. CLEAR AREA SHALL BE MAINTAINED AT ALL DIRECTIONS AND SHALL BE PROTECTED BY STAKE AND ROPES. NO CONSTRUCTION SHALL BE ALLOWED IN THE CLEAR AREA INCLUDING TREES AND THE GRASS.
2. PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.
3. PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.
4. PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.
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20. PERMITS SHALL BE OBTAINED WITHIN 30 DAYS OF THE PERMIT APPLICATION DATE.



NORTH

**LP101**









**Development Review Committee**  
1020 East Pioneer Road  
Draper, UT 84020  
(801) 576-6539 Fax (801) 576-6526

**STAFF REPORT**  
April 11, 2014

**To:** Planning Commission  
Business Date: April 24, 2014

**From:** Development Review Committee  
Prepared by Dennis Workman, Planner II

**Re: Galena Park Townhomes Preliminary Plat**

Application No.: 131118-12223S  
Applicant: Matt Lepire for D.R. Horton  
Project Location: 12223 S. Galena Park Blvd.  
Zoning: RM1  
Acreage: 9.68 acres  
Request: Preliminary plat approval for a 78-unit townhome development

**BACKGROUND**

This application is a request for preliminary plat approval on 9.68 acres located on the north side of 12300 South between Galena Park Blvd. and the UTA rail right-of-way. The applicant is requesting preliminary plat approval for a 78-unit townhome development, which will yield exactly eight units per acre. The authority to approve or deny a preliminary plat with over ten lots is vested with the City Council, with the Planning Commission acting as a recommending body.

**ANALYSIS**

*General Plan and Zoning.* The General Plan currently identifies the subject property as Medium High-Density Residential, which allows up to eight units per acre. The property is zoned RM1 which is consistent with this land use classification. The stated purpose of the RM1 zone district is to “permit well-designed apartments, townhouses, twin homes and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.”

*Preliminary Plat.* The applicant has submitted a preliminary plat for 78 townhomes. Table 9-10-3 of the DCMC requires that all units in the RM1 zone shall have a minimum size of 1,000 square feet; all 78 parcels meet this threshold. Street widths are called out at 30 feet and sidewalks at four feet. Visitor parking stalls are clearly identified, as is the amenities area. The plat shows a 50-foot trail corridor along the east property line containing a 14-foot wide asphalt path with decorative rock between the trail and the townhome units. The plat identifies the townhome parcels to be private property, and all other areas to be common space to be maintained by an HOA. The following two notes will appear on the plat:

- 1) All private streets, storm drainage system and water system shall be owned and maintained by the Home Owner’s Association.
- 2) Landscaping on Galena Park Drive and along trail corridor shall be maintained by the Home Owner’s Association.



Preliminary Plat. The criteria for review and approval of a preliminary plat are found in Section 17-3-040(a) of the Draper City Municipal Code. They are as follows:

The Planning Commission shall make findings specifying any inadequacy in the application, non-compliance with City regulations, questionable or undesirable design and/or engineering, and the need for any additional information which may assist the Planning Commission to evaluate the preliminary plat. The Planning Commission may review all relevant information pertaining to the proposed development including but not limited to the following: fire protection; sufficient supply of culinary and secondary water to the proposed subdivision; sewer service; traffic considerations and the potential for flooding; etc. The Planning Commission shall submit its findings and recommendations regarding approval or disapproval of the Preliminary Plat to the City Council for review and decision.”

### **STAFF REVIEWS**

Planning Division Review. The planning staff issues a recommendation for approval with the following comments and conditions:

1. That a final plat application is submitted in accordance with section 17-4 of the DCMC.

Parks and Trails Committee. The Parks and Trails Committee recommends approval of the proposed plat, which shows a 50-foot trail corridor along the east property line. The corridor will contain a 14 foot asphalt path. The developer will improve the area east of the path with decorative gravel. In the engineering review memo that follows, Brad Jensen and Troy Wolverton provide further details on the design and infrastructure improvements of the public trail.

Engineering Review. In a memo dated April 1, 2014, Troy Wolverton with Draper City Engineering states:

We have reviewed the preliminary plat and site plan amendment application for the subject project and recommend approval subject to conditions. Accordingly, we have included the following comments for your consideration:

#### General

1. Final plans shall include signature with stamp of the professional engineer.
2. Plans shall depict a 14’ wide asphalt trail/maintenance road that is acceptable to Rocky Mountain Power requirements. Trail alignment shall be adjusted to accommodate a larger curve radius as noted on the red-line check print and to provide a 3’ minimum clearance from any obstacles (fences, poles, etc.). Applicant’s engineer shall verify that guy wire for proposed pole does not conflict with new trail alignment.
3. Plans shall include detail of access control gates to prevent unauthorized motorized vehicles on the trail. A copy of this detail is available from our office and shall be included in the plans.

#### Plat

4. Plat shall include the existing office condo parcel as a numbered lot, as required by Salt Lake County Recorder’s Office.

5. Plat shall indicate existing utility easements and adjacent street right of ways.

Utilities

6. A commitment to serve letter will be provided from the city to provide culinary water service upon final approval of the water utility plan and final plat approval.
7. Plans shall indicate the installation of a gate valve on the tee for existing fire line to existing office building.
8. Plans indicate a proposed street light on Galena Park Drive. Applicant's engineer shall verify that street light location does not conflict with existing overhead power lines, and make any necessary adjustments. Plans shall specify the Draper City collector street light detail LP-01. A copy of this detail is available from our office and shall be included in the plans.

Building Division Review. In a memo dated December 9, 2013, Keith Collier states that he has no concerns at this stage of development.

Unified Fire Authority Review. In a memo dated January 7, 2014, Don Buckley with the Unified Fire Authority recommends approval with the following conditions and comments:

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.

a. **2012 International Fire Code Appendix D requirements on street widths:**

**D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent **NO PARKING—FIRE LANE** signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

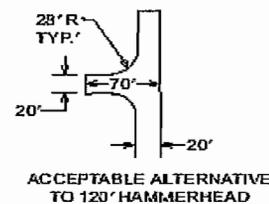
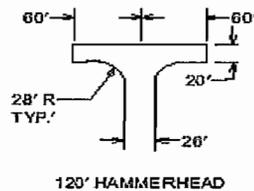
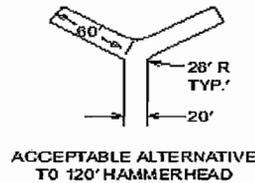
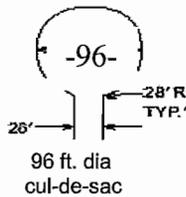


Signs are 12 X 18 inches, metal, and/or made of all weather resistant materials. (D103.6)

**D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

**D103.6.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

2. **Fire Department Approved Turn Around Required.** Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds.



3. **Fire Hydrants are required** there shall be a total of 8 hydrants required spaced at 400ft. increments. The required fire flow for this project is 2000GPM for full 2 hour duration. This will allow up to a 6200sqft home. Anything larger will require additional fire flow test to determine if sprinklers are needed.
4. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site **shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits.** If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
5. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
7. **Street Signs required** and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.

8. **Developments One –or Two Family Residential Development** where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

**(D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.)

*Geotechnical Review.* In memo dated December 4, 2013, Alan Taylor states: “It is TG’s opinion that GeoStrata has adequately addressed the geotechnical engineering parameters for the subject lots.”

*Noticing.* Public noticing for preliminary plat has been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends approval of the preliminary plat by Matt Lepire, representing D.R. Horton, application 131118-12223S, subject to the following conditions:

1. That all requirements of the Draper City Engineering Department are satisfied, including the submittal of revised plat drawings showing a 14-foot wide trail.
2. That all requirements of the Unified Fire Authority, as stated in this report, are satisfied.
3. That an amended site plan is approved by the Planning Commission.
4. That a final plat application is submitted in accordance with Chapter 17-4 of the DCMC.

This recommendation is based on the following findings:

1. That the proposed preliminary plat is for a use that is permitted in the RM1 zone.
2. That the proposed preliminary plat meets the Draper City ordinances pertaining to plat creation, namely those contained in Chapter 17-3.
3. That the proposed preliminary plat and associated site plan will not be detrimental to the health, safety or general welfare of those persons working or residing in the area.

### **MODEL MOTION**

*Sample Motion to Recommend Approval of Preliminary Plat.* “I move we forward a positive recommendation to the City Council regarding the Galena Park Townhomes preliminary plat, as requested by Matt Lepire, application 131118-12223S, based on the findings and subject to the conditions listed in the staff report dated April 11, 2014 and as modified by the following:”

1. List any additional findings and conditions.

*Sample Motion to Recommend Denial of Preliminary Plat.* “I move we forward a negative recommendation to the City Council regarding the Galena Park Townhomes preliminary plat, as requested by Matt Lepire, application 131118-12223S, based on the following findings:”

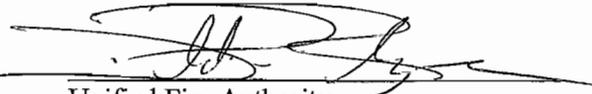
1. List findings.

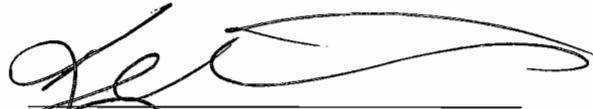
**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

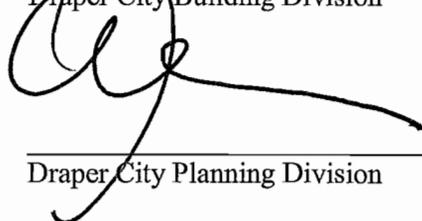
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

  
\_\_\_\_\_  
Draper City Engineering Division

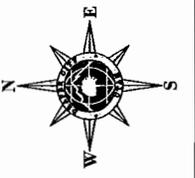
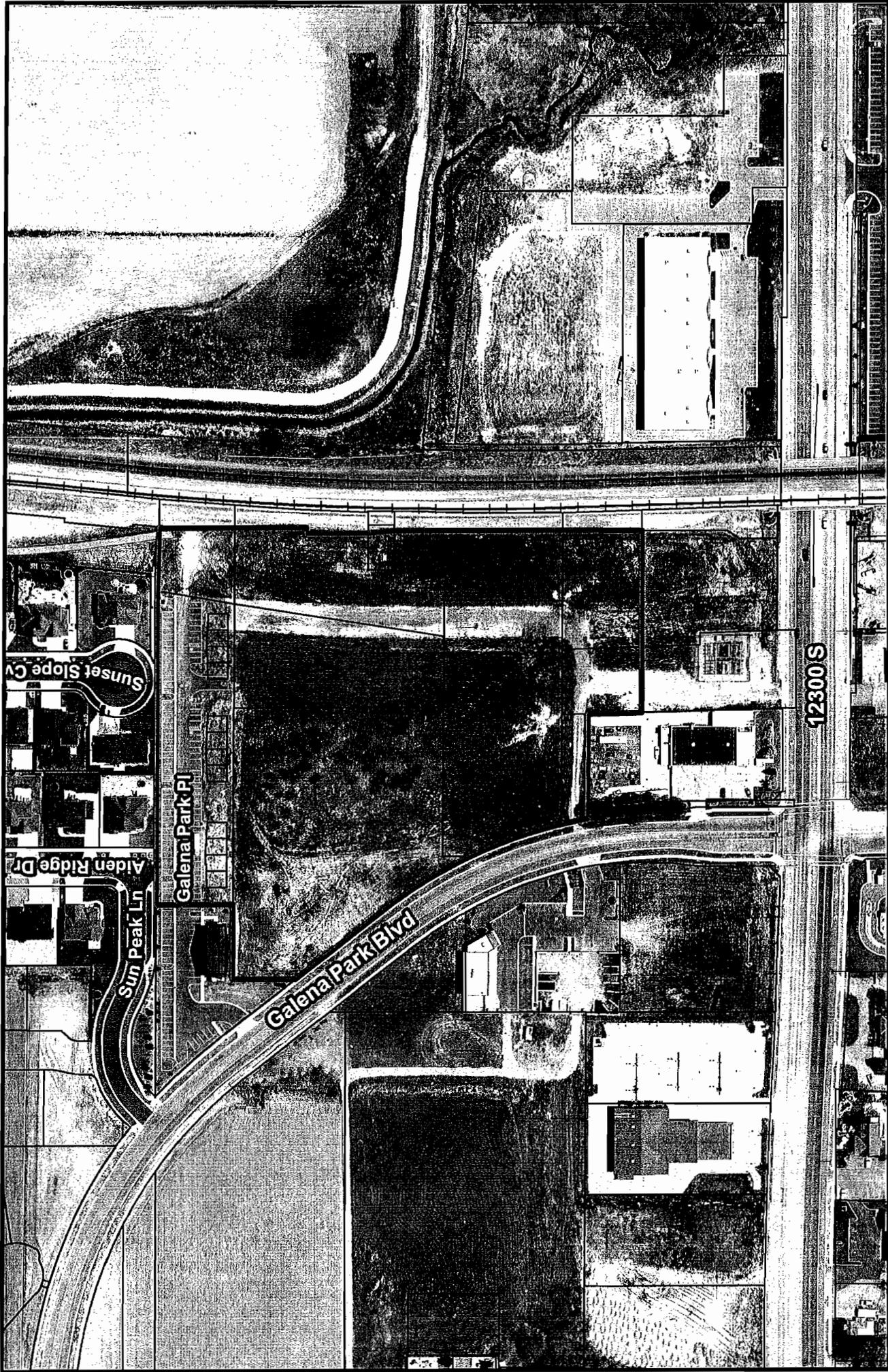
  
\_\_\_\_\_  
Draper City Public Works Department

  
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Unified Fire Authority

  
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Draper City Building Division

  
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Draper City Planning Division

  
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Draper City Legal Counsel



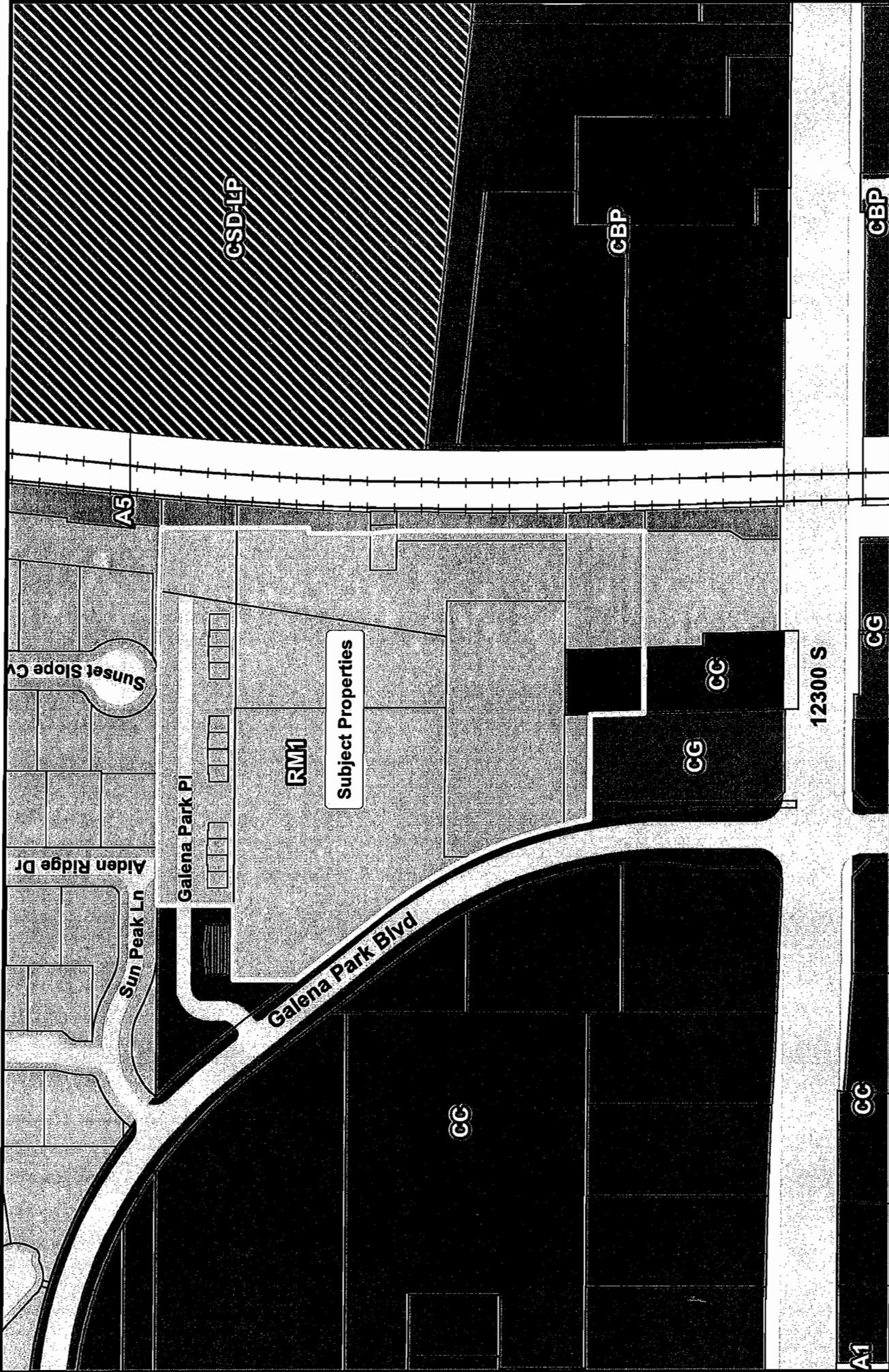
# Galena Park Place Subdivision and Site Plan

Aerial Map



**DRAPER CITY**

Date: 4/11/2014



# Galena Park Place Subdivision and Site Plan

Zoning Map

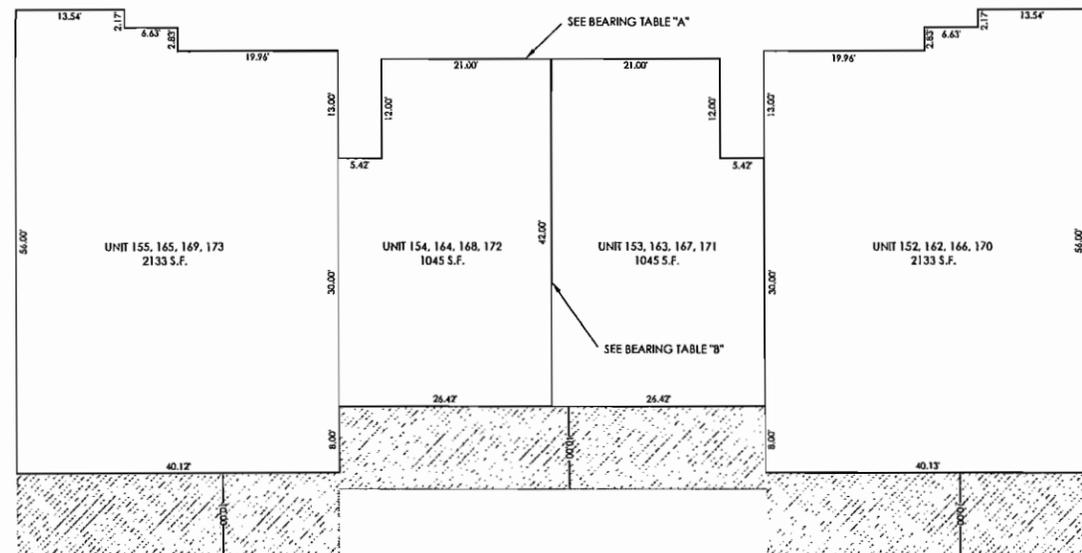
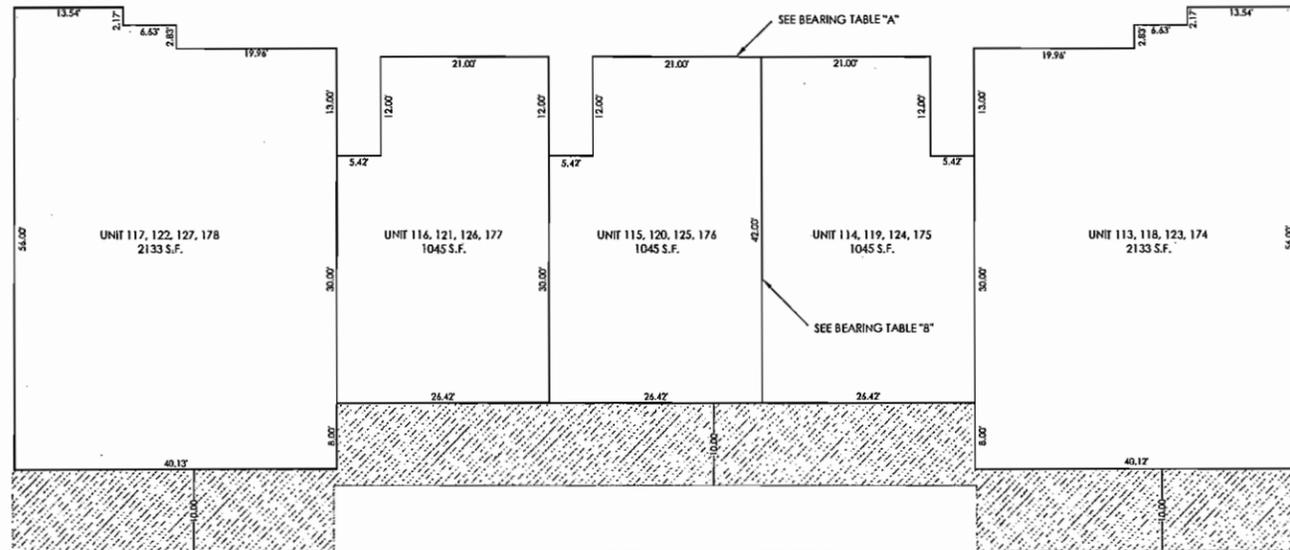
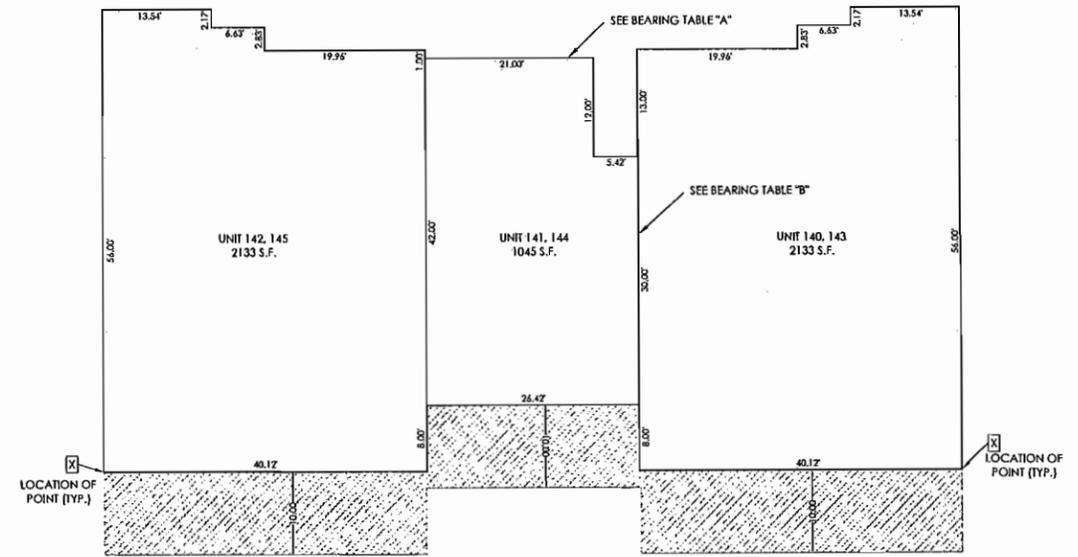
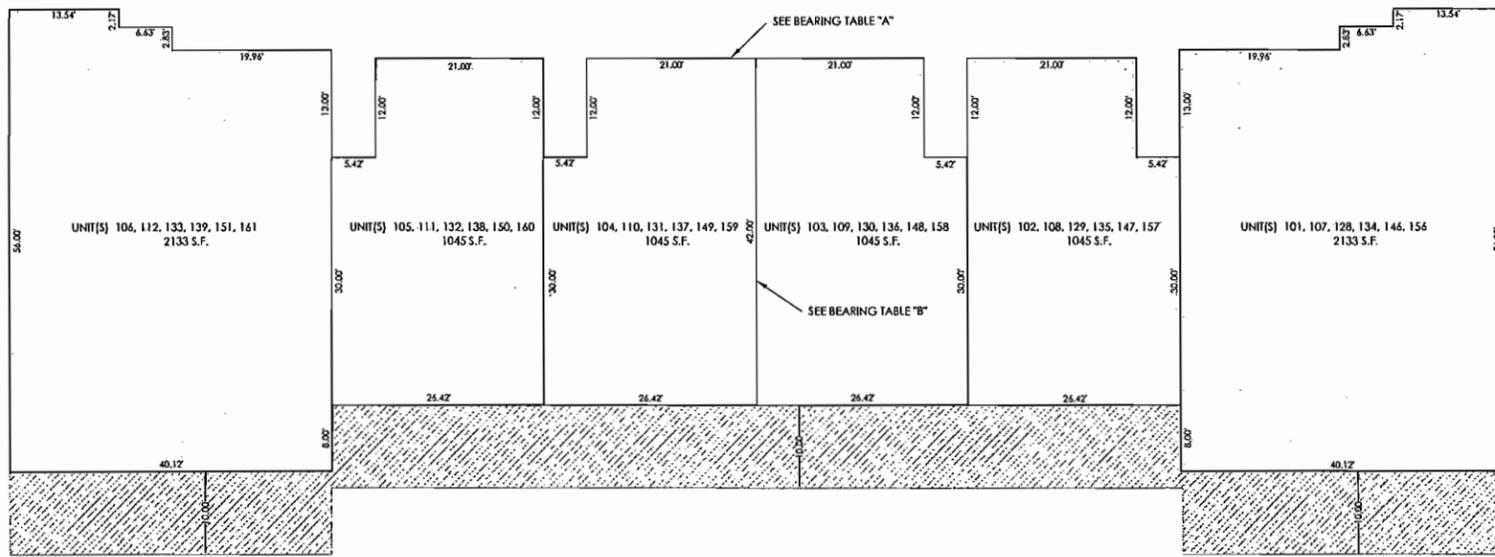


**DRAPER CITY**

Date: 4/11/2014



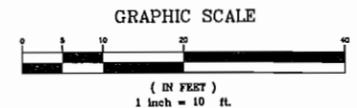
# GALENA PARK TOWNHOMES AMENDING GALENA PARK OFFICE CONDOMINIUMS



PARCEL #	AREA	ADDRESS
101	2133 S.F.	12220 S. PIXIE DRIVE
102	1045 S.F.	12216 S. PIXIE DRIVE
103	1045 S.F.	12214 S. PIXIE DRIVE
104	1045 S.F.	12212 S. PIXIE DRIVE
105	1045 S.F.	12208 S. PIXIE DRIVE
106	2133 S.F.	12204 S. PIXIE DRIVE
107	2133 S.F.	12196 S. PIXIE DRIVE
108	1045 S.F.	12192 S. PIXIE DRIVE
109	1045 S.F.	12188 S. PIXIE DRIVE
110	1045 S.F.	12186 S. PIXIE DRIVE
111	1045 S.F.	12182 S. PIXIE DRIVE
112	2133 S.F.	12176 S. PIXIE DRIVE
113	2133 S.F.	544 W. FOX CHASE DRIVE
114	1045 S.F.	534 W. FOX CHASE DRIVE
115	1045 S.F.	532 W. FOX CHASE DRIVE
116	1045 S.F.	528 W. FOX CHASE DRIVE
117	2133 S.F.	522 W. FOX CHASE DRIVE
118	2133 S.F.	510 W. FOX CHASE DRIVE
119	1045 S.F.	504 W. FOX CHASE DRIVE
120	1045 S.F.	500 W. FOX CHASE DRIVE
121	1045 S.F.	496 W. FOX CHASE DRIVE
122	2133 S.F.	490 W. FOX CHASE DRIVE
123	2133 S.F.	12163 S. FOX CHASE DRIVE
124	1045 S.F.	12169 S. FOX CHASE DRIVE
125	1045 S.F.	12173 S. FOX CHASE DRIVE
126	1045 S.F.	12177 S. FOX CHASE DRIVE
127	2133 S.F.	12183 S. FOX CHASE DRIVE
128	2133 S.F.	12191 S. FOX CHASE DRIVE
129	1045 S.F.	12197 S. FOX CHASE DRIVE
130	1045 S.F.	12201 S. FOX CHASE DRIVE
131	1045 S.F.	12205 S. FOX CHASE DRIVE
132	1045 S.F.	12207 S. FOX CHASE DRIVE
133	2133 S.F.	12213 S. FOX CHASE DRIVE
134	2133 S.F.	12219 S. FOX CHASE DRIVE
135	1045 S.F.	12223 S. FOX CHASE DRIVE
136	1045 S.F.	12225 S. FOX CHASE DRIVE
137	1045 S.F.	12227 S. FOX CHASE DRIVE
138	1045 S.F.	12231 S. FOX CHASE DRIVE
139	2133 S.F.	12235 S. FOX CHASE DRIVE
140	2133 S.F.	12243 S. FOX CHASE DRIVE

PARCEL #	AREA	ADDRESS
141	1045 S.F.	12247 S. FOX CHASE DRIVE
142	2133 S.F.	12251 S. FOX CHASE DRIVE
143	2133 S.F.	12250 S. FOX CHASE DRIVE
144	1045 S.F.	12246 S. FOX CHASE DRIVE
145	2133 S.F.	12242 S. FOX CHASE DRIVE
146	2133 S.F.	497 W. SUNPARK LANE
147	1045 S.F.	503 W. SUNPARK LANE
148	1045 S.F.	509 W. SUNPARK LANE
149	1045 S.F.	513 W. SUNPARK LANE
150	1045 S.F.	517 W. SUNPARK LANE
151	2133 S.F.	525 W. SUNPARK LANE
152	2133 S.F.	512 W. SUNPARK LANE
153	1045 S.F.	504 W. SUNPARK LANE
154	1044 S.F.	502 W. SUNPARK LANE
155	2133 S.F.	494 W. SUNPARK LANE
156	2133 S.F.	497 W. SUNLAND DRIVE
157	1045 S.F.	503 W. SUNLAND DRIVE
158	1045 S.F.	509 W. SUNLAND DRIVE
159	1045 S.F.	513 W. SUNLAND DRIVE
160	1045 S.F.	517 W. SUNLAND DRIVE
161	2133 S.F.	523 W. SUNLAND DRIVE
162	2133 S.F.	540 W. SUNLAND DRIVE
163	1045 S.F.	534 W. SUNLAND DRIVE
164	1044 S.F.	530 W. SUNLAND DRIVE
165	2133 S.F.	524 W. SUNLAND DRIVE
166	2133 S.F.	512 W. SUNLAND DRIVE
167	1045 S.F.	506 W. SUNLAND DRIVE
168	1044 S.F.	502 W. SUNLAND DRIVE
169	2133 S.F.	498 W. SUNLAND DRIVE
170	2133 S.F.	497 W. FOX CHASE DRIVE
171	1044 S.F.	501 W. FOX CHASE DRIVE
172	1045 S.F.	505 W. FOX CHASE DRIVE
173	2133 S.F.	511 W. FOX CHASE DRIVE
174	2133 S.F.	523 W. FOX CHASE DRIVE
175	1045 S.F.	529 W. FOX CHASE DRIVE
176	1045 S.F.	533 W. FOX CHASE DRIVE
177	1045 S.F.	537 W. FOX CHASE DRIVE
178	2133 S.F.	545 W. FOX CHASE DRIVE

UNIT NUMBER	BEARING "A"	BEARING "B"
101-106	S30°08'55"E	N59°51'03"E
107-112	S30°08'55"E	N59°51'03"E
113-117	N89°45'13"E	S00°14'47"E
118-122	N89°45'13"E	S00°14'47"E
123-127	S00°15'20"E	N89°44'40"E
128-133	S00°15'40"E	N89°44'20"E
134-139	S00°15'40"E	N89°44'20"E
140-142	S00°15'20"E	N89°44'40"E
143-145	S00°15'19"E	N89°44'41"E
146-151	N89°47'16"E	S00°12'44"E
152-155	N89°47'09"E	S00°12'51"E
156-161	N89°44'53"E	S00°15'07"E
162-165	N89°44'54"E	S00°15'06"E
166-169	N89°44'53"E	S00°15'07"E
170-173	N89°45'32"E	S00°14'28"E
174-178	N89°45'13"E	S00°14'47"E



SHEET  
2 OF 2

**GALENA PARK TOWNHOMES  
AMENDING GALENA PARK  
OFFICE CONDOMINIUMS**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDING DIVISION

PRELIMINARY

DEPUTY SALT LAKE COUNTY RECORDER

Stantec Consulting Services Inc.  
3905 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2540  
Tel. 801.281.2000  
Fax. 801.286.1871  
www.stantec.com

Project Number	PJA	
18620114P	JR1	
Filename		
0114P-1b		
Designed By	Drawn By	
JR1	SRV	
Checked By	Date	
GAC	3/14/14	

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