



## PLANNING COMMISSION AGENDA

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Thursday, September 28, 2023, 6:30 PM  
1020 East Pioneer Road  
Draper, UT 84020  
Council Chambers

1. **6:30 PM Business Meeting**
2. **Items for Commission Consideration**
  - 2.a **Action Item:Â Approve Planning Commission Meeting Minutes for August 24, 2023 (Administrative Action)**
  - 2.b **Action Item:Â Approve Planning Commission Meeting Minutes for September 14, 2023 (Administrative Action)**
  - 2.c **Public Hearing: Specialized Manufacturing Land Use and Zoning Map Amendment (Legislative Action)**

On the request of Bill Gould, representing Concord Properties and TETS, LLC, for a Land Use Map Amendment from Neighborhood Commercial to Community Commercial and a Zoning Map Amendment from CC (Community Commercial) to CG (General Commercial) on 3.89 acres of property located at 687 W 12300 S. The property is located in the CC zone. Application 2023-4554-MA, 2023-4558-MA. Staff contact is Tevai Haunga, 801-576-6522, [tevai.haunga@draperutah.gov](mailto:tevai.haunga@draperutah.gov).
3. **Adjournment**

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **September 28, 2023**, were posted at Draper City Hall, Draper City website [www.draperutah.gov](http://www.draperutah.gov), and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn).

Date Posted:



Laura Oscarson, MMC, City Recorder  
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Laura Oscarson, City Recorder at (801) 576-6502 or [laura.oscarson@draperutah.gov](mailto:laura.oscarson@draperutah.gov), at least 24 hours prior to the meeting.

# MEMO



To: Planning Commission

From:

Date: 2023-09-28

Re: Action Item: Approve Planning Commission Meeting Minutes for August 24, 2023  
(Administrative Action)

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Comments:

ATTACHMENTS:

[DC PC Draft Meeting Minutes 082423 - Need approval.pdf](#)

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, AUGUST 24, 2023 IN THE DRAPER CITY COUNCIL CHAMBERS**

**PARTICIPATING:** Andrew Adams, Chair  
Commission Member Mary Squire  
Commission Member Susan Nixon  
Commission Member Lisa Fowler  
Alternate Commission Member Kendra Shirey

**ABSENT:** Craig Hawker, Vice-Chair  
Commission Member Gary Ogden

**STAFF PRESENT:** Jennifer Jastremsky, Community Development Director  
Spencer DuShane, City Attorney  
Todd Draper, Planning Manager  
Tevai Haunga, City Planner  
Brien Maxfield, Senior Engineer Manager  
Amie Salazar, Office Manager  
Brad Jensen, Project Manager – Parks and Recreation

**6:30 PM Business Meeting**

Chair Andrew Adams called the meeting to order.

1. **Action Item: Approve Planning Commission Meeting Minutes for July 13, 2023. (Administrative Action)**

**Motion:** Commissioner Squire moved to APPROVE the Planning Commission Meeting Minutes for July 13, 2023.

**Second:** Commissioner Nixon.

**Vote:** A roll call was taken with the Commissioners voting 4-to-0 in favor of the motion. Commissioners Fowler, Squire, Nixon, and Shirey voted "Aye". The motion passed unanimously.

2. **Action Item: Approve Planning Commission Meeting Minutes for July 27, 2023. (Administrative Action)**

**Motion:** Commissioner Nixon moved to APPROVE the Planning Commission Meeting Minutes for July 27, 2023.

**Second:** Commissioner Shirey.

**Vote:** A roll call was taken with the Commissioners voting 4-to-0 in favor of the motion. Commissioners Fowler, Squire, Nixon, and Shirey voted "Aye". The motion passed unanimously.

**3. Public Hearing: G Mobile Auto Repair Home Occupation Conditional Use Permit (Administrative Action)**

On the request of Grant Pollock for a Home Occupation Conditional Use Permit for a Home Office to Conduct a Mobile Business. The Property is located at approximately 13454 South Lone Peak Lane in the RA1 (Single-Family Residential 40,000 square foot minimum area) Zone. Application USE-062-2023. Staff contact is Tevai Haunga at 801-576-6522 or [tevai.haunga@draperutah.gov](mailto:tevai.haunga@draperutah.gov).

City Planner, Tevai Haunga presented the Staff Report and stated that the request is for a Home Occupation Conditional Use Permit for G Mobile Auto Repair. The applicant is requesting approval for an office conducting mobile auto repair. Ms. Haunga presented Vicinity and Aerial maps. The land use designation is Low to Medium-Density Residential. The zoning map is RA1 (Single-Family Residential 40,000 square foot minimum). The Site Plan was displayed. The property is approximately one acre in size. It was noted that all automotive repairs will be done off-site and the van that will be used will be parked in the driveway. Staff received no public comment.

The applicant, Grant Pollock, was present and indicated that he would park his van on the side driveway. All auto repairs will be done remotely.

Chair Adams opened the public hearing. There were no public comments. The public hearing was closed.

**Motion:** Commissioner Fowler moved to **APPROVE** the Home Occupation Conditional Use Permit, as requested by Grant Pollock, representing application USE-062-2023 subject to the following:

**Conditions:**

1. All business requirements of the Draper City Engineering, Public Works Building, Business Licensing, Planning, and Fire Divisions are satisfied throughout the operation of the business.
2. A Business License shall be maintained for the life of the business.
3. Customers are not allowed to come to the property.
4. Only one business vehicle is allowed to be stored on the property.

**Findings:**

1. Reasonable mitigation measures can be placed on the conditional use to alleviate anticipated detrimental effects.

**Second:** Commissioner Squire.

**Vote:** A roll call was taken with the Commissioners voting 4-to-0 in favor of the motion. Commissioners Fowler, Squire, Nixon, and Shirey voted "Aye". The motion passed unanimously.

**4. Public Hearing: Fitzgerald Property Amended Development Agreement (Legislative Action).**

On the Request of Brad Mackay, Representing Ivory Development for an Amendment to the Fitzgerald Property Development Agreement for 22.39 Acres of Property located at 1085 East 12650 South. The property is Zoned R5, Application Number 23-4505-DA. Staff Contact is Jennifer Jastremsky, 801-576-6328, [jennifer.jastremsy@draperutah.gov](mailto:jennifer.jastremsy@draperutah.gov).

Community Development Director, Jennifer Jastremsky, presented the Staff Report and stated that the Commission previously reviewed a Preliminary Subdivision Plat application for this property, which is adjacent to City Hall. It was formerly the Fitzgerald Farm. The property is Residential Medium-High Density with an R5 zoning designation. The original concept was provided in the Development Agreement that was approved for the Bainbridge Subdivision. The Development Agreement set a minimum lot size, the number of units, and included a Concept Plan. Ms. Jastremsky displayed the Preliminary Plan that was approved previously. One of the conditions tied to the approval dealt with the street connection to 12600 South. The Concept Plan showed a connection but the submitted Preliminary Plat did not. It shows an emergency access easement instead. The condition of approval gave the applicant the option of providing the following:

- A through connection;
- A turnaround that complies with City standards; or
- Obtain an amendment to the Development Agreement that proposes something different.

Ms. Jastremsky stated that the Development Agreement amendment was before the Commission tonight.

The first part of the Development Agreement amendment addresses Accessory Dwelling Units ("ADU") and would allow Detached ADUs on all lots regardless of lot size. The current ADU Code only allows Detached ADUs on 12,000 square-foot or larger lots. Most of the lots in the subdivision are 10,000 square feet in size with some being 9,000 or 9,100 square feet, which is the smallest allowed. Staff is not concerned with the request as the lots are large enough to accommodate Detached ADUs. The next issue addressed in the Development Agreement amendment is a request to permit a reduction to the minimum rear and side setbacks for the Detached ADUs to five feet and restrict ADUs to two stories in height. The current Code would require a Detached ADU to meet the same setbacks and height requirements as the primary home, which in this case would be a 20-foot rear setback and an eight-foot side setback, with height of up to 35 feet. The proposal would allow detached ADUs to be closer to the property line and restricts height. The amended agreement would also restrict properties to having only one ADU.

Commissioner Squire asked for clarification on ADUs and if the agreement provides an additional allowance for Detached ADUs. Ms. Jastremsky clarified that it changes the parameters. Under the

current Code, about half of the lots would qualify for ADUs because they are over 12,000 square feet in size.

Commissioner Nixon asked about the height restrictions and if it matters if the main dwelling is one or two stories. Ms. Jastremsky responded that it would not matter. The current residential zoning allows heights up to 35 feet for the main home and 35 feet for the ADU.

Ms. Jastremsky reported that the proposed Development Agreement will also address the detention basin. The plat includes a detention pond area that will be dedicated to the City. They have not yet addressed how it will be landscaped or designed beyond its capacity for water detention. The language that staff recommended be added to the Development Agreement included specific requirements to meet the need for minimal maintenance such as the use of decorative stamped concrete. The applicant has not proposed specific requirements, only a general one to design for minimal maintenance.

The 12600 South roadway connection was addressed. Ms. Jastremsky explained that the Development Agreement would not require the developer to connect to 12600 South but would require them to provide a turnaround. Staff requested an 80-foot diameter cul-de-sac with no curb or gutter. The applicant is proposing a 75-foot diameter cul-de-sac with a 2.5-foot curb and gutter within the same 80-foot diameter. A cross-section was provided to show what that would look like. Ms. Jastremsky reviewed the proposal and identified the existing asphalt, the location of the right-of-way improvements, and the turnaround.

The proposed conditions of approval were discussed. It was noted that items two and three from the list of conditions have been addressed by the applicant. Earlier in the day the Commission was provided with an updated Development Agreement that contained additional proposed changes.

Commissioner Nixon asked if the Fire Department had signed off on the cul-de-sac design. Senior Engineering Manager, Brien Maxfield, reported that the Engineering and Fire Departments have verified that their needs are met in terms of turnarounds for snowplows, garbage trucks, and fire apparatus.

The applicant, Brad Mackay from Ivory Development, stated that they have been working with Staff since they received the initial Preliminary Plat approval to include the right language in the Development Agreement. He felt they had arrived at something they were both comfortable with. The 80-foot right-of-way, as originally proposed, includes curb and gutter. They intend to dedicate 80 feet for the cul-de-sac so that at some point in time if curb and gutter are ever put down 12600 South, curb and gutter can be placed in the correct location within the right-of-way. Installing the curb and gutter now would create a drainage problem for the adjacent neighbors on 12600 South. He clarified that the setback changes are for detached garages with ADUs above them. They were asking for an amendment to ease the ability to access the garages. He noted that they do not intend to construct anything greater than two stories.

Chair Adams asked if Ivory Development was planning to build the ADUs. Mr. Mackay stated that they would offer them as part of the initial sale of the home but a homeowner could also build them

later, if desired. They have received numerous requests for detached garages with ADUs on their homes. This allows them to provide a nice home with a detached garage with an ADU over the top.

Chair Adams expressed support for ADUs and frequently sees them with new construction, which he considered to be best.

Commissioner Fowler asked about the proposed Section 5 regarding the minimal maintenance for the detention pond and what that means. Mr. Mackay stated that they submitted their Final Plat for Phase 1 and the design for the detention pond with the minimal maintenance design was included. There will be a wall around the detention basin with stamped and standard concrete around the perimeter. There will be a rock-lined detention inside the fence. Low maintenance means that it will not have to be mowed and includes either a native seed mix for erosion control or a riprap-lined detention basin. Mr. Maxfield clarified that the stamped concrete will be outside the fence. Crews can inspect the basin when needed but they will not have to worry about weeds or trash because it will be behind a solid fence. On 1300 East south of 13200 South, there is a detention basin with cobbled rock that seems to trap garbage and weeds. It is a City-maintained basin and they do not have the staffing levels needed to regularly maintain it.

Commissioner Fowler commented that “minimal maintenance” is a broad and vague term. Mr. Maxfield stated that the Engineering Division has not had an opportunity to fully review the revised submittal and provide comment. Ms. Jastremsky stated that modified language was included in the draft Development Agreement that was sent out earlier in the day. It does not, however, specify what “minimized maintenance” means. Mr. Mackay stated that that is typically added to a Development Agreement with the final details worked out on the final plat. He expressed a willingness to modify the language based on the desires of the City. Commissioner Fowler asked Mr. Maxfield if he was worried about vague language. He responded that if Ivory Development is willing to work with them and is aware that they would like stamped concrete and a fence they would be amenable to moving forward and include those.

Chair Adams opened the public hearing.

*Brian Ahrendt* gave his address as 12613 South Fort Street and expressed support for the cul-de-sac plan. He also recommended a pedestrian connection from the new development to 12600 South to help people in the neighborhood get to the Historic Park, the City Park, and Draper Elementary School.

There were no further public comments. Chair Adams closed the public hearing.

Commissioner Fowler asked how the cul-de-sac will impact the driveway of the home next door. Ms. Jastremsky identified the property line and described how the cul-de-sac will connect to the right-of-way. Mr. Maxfield stated that the only driveway that will be impacted is to the north, which will straighten it out and eliminate the dogleg.

Commissioner Squire recognized that some concessions have been given in exchange for ADUs on every lot, external ADUs, and the setback change. She was not supportive of those allowances but

did not object to the cul-de-sac. She was supportive of the access if approved by the City Engineer. She noticed that the homes on abutting properties could have an external ADU building five feet from the property line, which she was not in favor of. Commissioner Fowler asked for more clarification. Commissioner Squires stated that at least three lots on the west side are one-half acre in size, which is large enough for ADUs under the current code but normally would include a greater setback. Changing the setback on new properties adjacent to existing homes seemed problematic to Commissioner Fowler. Ms. Jastremsky clarified that only the properties along the west will abut existing homes. A trail separates the lots from the existing homes to the east.

Chair Adams asked the applicant if there was a floor plan for the homes the applicant intended to build on the lots that would be wide in front and not allow for a side driveway. Chair Adams clarified his question that with a five-foot setback rather than a twenty-foot setback would the driveway not have to be doglegged into the property in order for it to line up. Mr. Mackay stated that most of the plans that include a three-car garage will be too wide to allow for a driveway down the side yard. They are developing new plans that will tie into the historic area that will feature a detached garage in the rear of the home. It would be accessed from a side yard access. He explained that they already can construct detached garages that are the same size with smaller setbacks. This would just be adjusted for the ADU. Ms. Jastremsky reported that the rear and side setbacks for detached garages are 10 feet from property lines but they are limited in height.

Commissioner Squire stated that the setback was her primary concern. She commented that the City is giving much more than they are getting in return. Ms. Jastremsky stated that the R5 zoning has a minimum lot size of 8,000 square feet but per the Development Agreement, the minimum is 9,000 square feet. The minimum with R4 zoning is 10,000 square feet. A Detached ADU requires 12,000 square feet or more with the minimum setback being 20 feet in the rear and eight feet on the sides.

Commissioner Nixon noted that Lots 101, 102, 202, and 203 have a private rear yard retention easement of 15 feet that will prevent ADUs there. Ms. Jastremsky confirmed that was the case. A Commissioner noted that the ADUs are associated with offering more affordable housing in Draper, which is beneficial. Commissioner Squires was not opposed to Detached ADUs but objected to them on tiny lots. The worst-case scenario was for each of the proposed new lots to be allowed to have a Detached ADU. The Commission must determine whether that is appropriate for the City.

Chair Adams expressed his support and liked that homebuyers will know what they are getting. This prevents people from being upset when a garage or shed goes up near the property line. Commissioner Squire felt that was fine for people who buy in a new neighborhood but there are places in the City where there are illegal ADUs and issues with parking.

Mr. Mackay commented that the ADU language in the Development Plan states if someone elects to have a Detached ADU on their property, they cannot also have an Internal ADU. Commissioner Fowler noted that that distinction already exists in the Code. Ms. Jastremsky explained that State law governing Internal ADUs does not allow the City to prevent someone from having an Internal ADU in the proposed subdivision, but they can prevent them from having a Detached ADU as well. The Development Agreement for the project clarifies that only one ADU is allowed.

A question was raised regarding a pedestrian walkway. Mr. Mackay stated that they were asked to remove it. Previously there was a 20-foot fire access road and trail easement. With the cul-de-sac, they were asked to remove the trail. Commissioner Nixon was pleased to see the cul-de-sac and expressed her support for the proposal.

Chair Adams referenced Lot 102 and noted that there is enough room for a driveway on the side, unless the plans are changed they will not have access. Commissioner Squires asked if the idea was to have all detached garages. Chair Adams stated that that was the case for the detached ADUs but not the primary residence. Mr. Mackay clarified that there will be a three-car home with a two-car detached garage for a total of five cars. On top of the detached garage will be a 900-square-foot ADU. Commissioner Squires commented that that is the reason that lots this size are currently not allowed to have detached garages with ADUs above. She was concerned that more is being placed on a tiny lot.

Chair Adams reported that it is the result of the state requiring affordability. He supports property rights and trusts that developers want good development. As long as there is access he would support what is proposed.

**Motion: Commissioner Nixon moved to send a POSITIVE recommendation to the City Council for the Amended Development Agreement as requested by Brad Mackay representing Ivory Development for the Fitzgerald Property Amended Development Agreement, Application 23-4505-DA, including the changes that were received by staff today and subject to the following:**

**Conditions:**

1. Section 4 of the agreement shall be amended to require an 80-foot diameter cul-de-sac to be installed at the end of 12600 South.
2. Section 3 shall be modified to clarify that the reduced setbacks are for D-ADUs only.
3. Add a Section that states that D-ADU structures are limited to 2 stories in height.
4. The agreement shall include the staff proposed in Section 5.

**Findings:**

1. The proposed amended Development Agreement complies with DCMC Section 9-5-200(C) and (D).
2. The proposed conditions and changes to the agreement will protect the health, safety, and welfare of properties along 12600 South by providing a turnaround design that meets the design criteria of the Fire Department, City Engineer, and the Public Works Director per DCMC Section 17-5-030(F).

**Second: Commissioner Fowler.**

**Vote:** A roll call was taken with the Commissioners voting 3-to-1 in favor of the motion. Commissioners Fowler, Nixon, and Shirey voted "Aye". Commissioner Squire voted "No". The motion passed 3-to-1.

**5. City-Initiated Parks, Recreation, and Trails Master Plan (Legislative Action)**

At the request of Draper City Parks and Recreation Department a Request to Update the City's General Plan with the Parks, Recreation and Trails Master Plan. Staff Contact: Brad Jensen, 801-831-7192, brad.jensen@draperutah.gov.

Parks and Recreation Project Manager, Brad Jensen presented the Staff Report and stated that the Parks Master Plan was adopted in 2008 and the City is currently overdue for a New Master Plan. In 2020, they contracted with Landmark Design. They received public input in several ways including an advisory committee, focus groups, and public comment on the project website using interactive mapping. They also conducted a statistically valid survey in the community for which there was a good response. An Open House was held and input was received from the Parks and Trails Committee. The Advisory and Parks, Trails, and Recreation Committees reviewed the final draft and recommended approval of the plan.

The public input included a pinpoint map with numerous positive responses. For the most part, people were very appreciative of the trails and staff was surprised by the number of positive comments received. They requested more single-use trails, one-way bike trails, and additional improvements to the existing parks. It was clarified that a single-use trail is a bike-only or a hike-only trail.

The top takeaways from the survey were that residents are very satisfied with the parks and recreation facilities. Mr. Jensen stated that there is a lot of use of the parks and trails facilities. There was also significant support for preserving natural open space. They found that residents are willing to pay more to help with park maintenance and upgrades as well as the development of new parks. Some of the survey priorities included pickleball courts as well with six more having been recently opened. Other priorities included more off-leash dog areas and the construction of an indoor multi-purpose gymnasium.

Mr. Jensen reported that the plan is divided into six chapters consisting of the following:

- **Parks.** Jenson Farm Park is planned along with the expansion of other parks. Proposed parks were included in the Master Plan and will require the City to acquire land. Potential future parks included three potential neighborhood parks that will most likely be developed with future projects. Because land is limited in the City, they are evaluating the use of the Utah Transit Authority ("UTA") Railroad and Rocky Mountain Power Corridors. With regard to amenities, there are deficiencies including courts and a multi-sports indoor facility. An important part of the plan is The Point, which was separated from what is taking place in the community. The desire was to provide direction and guidance in that regard. With regard to the level of service, they are on track to meeting the City's standards. With respect to

amenities, several sand volleyball courts were proposed but few pickleball courts. It was recommended that adjustments be made.

- Recreation. They were pleased to see how many people participate in City programs, which is higher than the national average. It was suggested that programs be offered at more convenient times. One of the takeaways was to provide additional extended programs but develop a City-owned indoor recreation facility. The intent was to conduct a study and evaluation as to feasibility and design of a new indoor recreation facility owned by the city.
- Arts, Culture, and Community Events. It was noted that Draper Days is the most popular event and the City receives ideas on what can be done going forward with events. The takeaways included improvements to the Draper Amphitheater and constructing an indoor venue to accommodate an indoor museum, theater, or concerts. Suggested improvements to the amphitheater included additional seating and various upgrades.
- Trails. Currently, there are 152 miles of trails in the City. The plan proposes an additional 60 miles of multi-use trails, which does not include the single-use trails. Most paved trails are along the various utility corridors that provide important east/west connections across I-15 and connections to The Point. Improvements to the multi-use primitive (dirt) trails include finishing the Bonneville Shoreline Trail on the Utah County portion and making connections to other existing trails. They were also considering utilizing the UTA Corridor connection to Draper Park. Future trailheads were also reviewed. They have not changed significantly from the previous Master Plan. They also looked at proposed trail crossings and making safer trail crossings. Staff also looked at Operation and Maintenance comparisons with local cities of a similar size.

The last chapter was an Implementation Action Plan that identifies the short-term priorities compared to long-term plan implementation.

Commissioner Fowler asked if the City has land for the proposed indoor recreation facility. Mr. Jensen reported that they looked at land that was recently acquired by the City. It would include a gymnasium, which the current recreation center does not have. It could also be utilized for other community events. Commissioner Fowler asked if consideration had been given to rebuilding the Old Draper Theater. Mr. Jensen stated that it is privately owned.

Chair Adams opened the public hearing. There were no public comments. Chair Adams closed the public hearing.

Chair Adams stated that at the Town Center Station Area Plan Meetings, there was a discussion about what would be done with the property that was recently acquired. The plan recommends that a study be conducted to evaluate the needs and desired size and what will be accommodated inside the building. The plan was to evaluate it as a recreational and indoor arts facility.

Commissioner Squire asked about the timeline or vision period for the document. Mr. Jensen reported that they are looking at two different horizons with one being to 2030 and the other to 2050.

Commissioner Fowler liked how the plan evaluates the use of the Amphitheater and the Equestrian Park, which are often unused. She liked the idea of using them more rather than simply building something new.

Commissioner Nixon expressed support.

**Motion:** Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the Parks, Recreation, and Trails Master Plan as requested by Draper City based on the following:

**Finding:**

1. The proposed amendment complies with DCMC Section 9-2-020.

**Second:** Commissioner Squire.

**Vote:** A roll call was taken with the Commissioners voting 4-to-0 in favor of the motion. Commissioners Fowler, Squire, Nixon, and Shirey voted "Aye". The motion passed unanimously.

6. Adjournment.

**Motion:** Commissioner Fowler moved to ADJOURN.

**Vote:** The motion passed with the unanimous consent of the Commission.

The meeting adjourned at 7:30 PM.

# MEMO



To: Planning Commission

From:

Date: 2023-09-28

Re: Action Item: Approve Planning Commission Meeting Minutes for September 14, 2023  
(Administrative Action)

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Comments:

ATTACHMENTS:

[PC Draft Meeting Minutes - For approval 091423.pdf](#)

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, SEPTEMBER 14, 2023 IN THE DRAPER CITY COUNCIL CHAMBERS**

**PARTICIPATING:** Lisa Fowler, Chair Pro-Tempore  
Commission Member Mary Squire  
Commission Member Gary Ogden  
Commission Member Susan Nixon  
Alternate Commission Member Kendra Shirey  
Alternate Commission Member Laura Fidler

**ABSENT:** Andrew Adams, Chair  
Alternate Commission Member Shivam Shah

**STAFF PRESENT:** Todd Draper, Planning Manager  
Mike Barker, City Attorney  
Spencer DuShane, City Attorney  
Tevai Haunga, City Planner  
Brien Maxfield, Senior Engineer Manager  
Laura Oscarson, City Recorder  
Amie Salazar, Office Manager

**6:30 PM Business Meeting**

Due to the absence of Chair Andrew Adams and the resignation of Vice-Chair Hawker, the Commission needed to vote on a Chair Pro Tempore to conduct tonight's meeting.

**Motion:** Commissioner Nixon moved to APPOINT Lisa Fowler to serve as Chair Pro-Tempore for tonight's meeting.

**Second:** Commissioner Squire.

**Vote:** A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Nixon, Squire, Ogden, Fidler, and Shirey voted "Aye". The motion passed unanimously.

Commissioner Fowler assumed the Chair and called the meeting to order.

**1. Oath of Office for Planning Commissioners.**

City Recorder, Laura Oscarson administered the Oath of Office first to the regular Commission Members that were present followed by Alternate Planning Commission Members, Kendra Shirey and Laura Fidler. Certificates were presented and signed.

**2. Items for Commission Consideration.**

**A. Action Item: Approve Planning Commission Meeting Minutes for August 10, 2023. (Administrative Action)**

**Motion:** Commissioner Squire moved to APPROVE the Planning Commission Meeting Minutes for August 10, 2023.

**Second:** Commissioner Shirey.

**Vote:** A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fidler, and Shirey voted “Aye”. The motion passed unanimously.

**B. Public Hearing: Willow Aesthetics and Lash Artistry Home Occupation Conditional Use Permit. (Administrative Action).**

On the Request of Brittney Fairbanks Representing The Fairbanks Family Trust for a Home Occupation Conditional Use Permit to Conduct a Personal Care Service Business from the Home. The Property is located at approximately 1027 East Lone Peak Lane in the RA1 (Single-Family Residential 40,000 square-foot minimum area) zone. Application USE-070-2023. Staff contact is Tevai Haunga at 801-576-6522 or [tevai.haunga@draperutah.gov](mailto:tevai.haunga@draperutah.gov).

City Planner, Tevai Haunga, presented the Staff Report and stated that the request is for a Home Occupation Conditional Use Permit for Willow Aesthetics and Lash Artistry. The property is located off of Lone Peak Lane. The land use designation is Residential Low to Medium Density with a current zoning of RA1. The applicant is requesting approval of a personal care service business to provide beauty and aesthetic services in the home. The business is located on the first floor of a detached structure with business hours of 9:00 a.m. to 7:00 p.m. Monday through Saturday. Clients will be scheduled by appointment only and the applicant will be limited to one client per one to two-hour session. No public comment was received by staff.

Commissioner Nixon asked if business is conducted from an Accessory Dwelling Unit (“ADU”). Planning Manager, Todd Draper, reported that nothing was on record showing that the second floor of the structure is approved as an ADU. The applicant, however, specified in her statement that she lives on the second floor. The building is a legal detached structure. The matter before the Commission was to consider only the home-based business. The applicant, Brittany Fairbanks, lives on the property and the homeowners are her parents. The question of whether there is an ADU on the property is not germane to whether a home-based business can operate on the property by a resident who resides on the property.

Ms. Fairbanks reported that she is a Master Esthetician and performs personal care services such as eyelash extensions, facials, and full body waxing.

Chair Fowler opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Ogden commented that the main concern with Conditional Use Permits is typically parking. The applicant indicated that she will not have more than two clients at the property at one time, therefore only two (2) cars, and sufficient parking is available on the driveway for the property.

**Motion:** Commissioner Ogden moved to **APPROVE** the Home Occupation Conditional Use Permit as requested by Brittney Fairbanks, Application USE-070-2023 subject to the following:

**Conditions:**

1. All requirements of the Draper City Engineering, Public Works, Building, Business Licensing, Planning, and Fire Divisions are satisfied throughout the operation of the business.
2. A Business License shall be maintained for the life of the business.
3. All customers shall park within the driveway. No on-street parking is allowed.

**Findings:**

1. Reasonable mitigation measures are placed on the conditional use to alleviate anticipated detrimental effects.

**Second:** Commissioner Squire.

**Vote:** A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fidler, and Shirey voted “Aye”. The motion passed unanimously.

**C. Public Hearing: Draper Box N Lock Site Plan (Administrative Action).**

On the Request of Stephen Tripp, for a Site Plan Request for a New Storage Facility on 3.88 Acres of Property located at 15037 South Minuteman Drive. Application Number SPR-023-2023. Staff contact is Tevai Haunga at 801-576-6522 or [tevai.haunga@draperutah.gov](mailto:tevai.haunga@draperutah.gov).

Ms. Haunga presented the Staff Report and stated that the Site Plan Request is for Draper Box N Lock. The property is located off of Minuteman Drive. The land use designation is Community Commercial and the zoning is M1. There are two access points off of Minuteman Drive with one to the north and one to the south of the property. There are a total of seven parking stalls provided, which complies with the ordinance. Cross Access is required but not shown on the Site Plan. The proposed plans do not comply with the ordinance requirements for cross access and are included in the list of specific conditions set forth in the Staff Report. The proposed landscaped area is 21%, which meets the required 20% set forth in the ordinance. The proposed perimeter landscaping and

screening also meet the ordinance. The proposed parking lot landscaping meets the 5% requirements for industrial and warehouse sites.

Elevation drawings were presented and showed Building A, which has a maximum height of 45 feet. The main building complies with all requirements regarding colors and materials as well as vertical and horizontal articulation. The storage facility will consist of 10 single-story self-storage buildings with a four-story climate-controlled storage main building that will house the office. Per the applicant a total of 574 storage units are proposed on the property. The other single-story storage buildings do not comply with the colors and materials, or vertical or horizontal articulation requirements. Samples of the floor plans for the various storage buildings were presented. The requirements for the two primary materials and three colors listed on each façade have not been met. The proposed photometric plan also does not comply with the ordinance. Some calculations were missing and the maximum illumination listed must be reduced to comply with the ordinance. The conditions set forth in the Staff Report reflect the remaining issues that need to be complied with on revised plans. Ms. Haunga reported that no public comments were received on the application.

In response to a question raised by Chair Fowler, Ms. Haunga stated that a Cross Access Easement is required to the north. A stub will be required there. There is not a business on the adjacent property at this time but the lot is able to be developed. It was noted that the use on the adjacent property may differ from those allowed on the subject property as it is a Commercially zoned property and the subject property is zoned for Industrial uses.

The applicant, Stephen Tripp, is a Draper resident and was excited about the project. He reported that his team manages 4,500 storage units across Utah and Idaho. He was pleased to be building one in Draper. He indicated that many of the five items listed have been corrected in updated plans he already submitted. He was unsure how to do a stub as proposed since a plastic surgery center is to be developed next door and will likely not want traffic from the storage facility using the parking lot. He noted that the Cross Access Easement was also submitted. In addition, much of the metal that did not meet the required primary material standards had been switched to masonry and block on the revised plans he submitted in accordance with the desires of the City.

Mr. Tripp clarified that they never applied for color, material, or horizontal articulation deviations although it was shown on the application. That option was discussed originally but they decided to conform to the actual requirements. Instead of metal, they have made a change to all block on the resubmitted plans. He believes his new plans are in conformance with the ordinance requirements. Chair Fowler commented that there are three variations consisting of a significant façade articulation, primary materials, and colors.

Mr. Draper, reported that the applicant asked that the request come before the Planning Commission after the second review, as is, and that the applicants claims regarding the resubmitted plans for a third review are not substantiated as that review has not occurred. The Planning Commission is making a determination and decision only on the plans submitted through the second review as that is what is reflected in the Staff Report.

Mr. Draper clarified that the ordinance specifies that the Planning Commission can approve deviations. In reviewing tonight's request along with the second submittal, it was determined that the façade of some of the single-story buildings do not meet the required major horizontal articulation on one side. Mr. Draper could not confirm if that had been corrected in the revised plans as reported by the applicant, as those plans had not been reviewed. Commissioner Squire inquired if approval of the deviations was necessary if the applicant has made the changes to comply with ordinance. Mr. Draper reiterated that the applicant's claims to have corrected the issues with a third submittal after this item was placed on the meeting agenda were not verified and should not be considered. He noted that if the Planning Commission desired, they could grant approval for the deviations, and if they were not needed based on review of the third submittal they would be moot. He noted that metal is a secondary exterior material, not a primary exterior material. Some of the facades for the single-story buildings included a substantial amount of metal, and that they do not meet the 75% requirement for primary materials on each facade.

Mr. Draper reported that there is also an issue with the single-story buildings having only one primary material consisting of split-faced Concrete Masonry Units ("CMU"). There are two different colors of CMU proposed but they are still only one material. The City requires a minimum of two materials that are primary on each façade and three colors. There are only two colors shown on the CMU façades. The Planning Commission should determine whether the deviations are warranted. If not granted, the applicant would need to bring them into compliance as part of future review. Chair Fowler asked if the item should be continued to have time to review the plans submitted.

Mr. Tripp clarified that he is not applying for a deviation. Mr. Barker suggested that the request be reviewed at face value and it would then be incumbent upon the applicant to comply with the Code which is reflected in the conditions. Commissioner Ogden explained that the request can be approved without deviations and the applicant would be required to comply with City requirements to move forward with the project as long as the final plans reviewed by staff are fully compliant.

Mr. Tripp indicated that colored renderings were provided to the City. The Site Plan shows that the diagonal buildings are articulated on the inside and outside. Even though no one will see it, they want the articulation to go in and out to a certain degree. The applicants considered that to be unreasonable since no one can see it. Mr. Tripp agreed, to do what is required by the City. He stated that they do not meet the criteria for, or want the deviations. Mr. Tripp claimed they are landscaping 40% of their property, because the Utah Department of Transportation ("UDOT") is maintaining ownership of the entire front, they will not count the indoor calculation. As a result, they do not qualify to count the extra landscaping. Mr. Tripp commented that they never completed the Deviation Application because they were informed that they would not qualify. Mr. Tripp stated that common sense and the Code do not always coincide. Commissioner Squire commented that is what deviations are for. She encouraged Mr. Tripp to apply for a deviation if he desires one. Mr. Barker commented that apparently, the applicant does not need or want a deviation.

Chair Fowler opened the public hearing. There were no public comments. The public hearing was closed.

Procedural issues and motion verbiage were discussed.

**Motion:** Commissioner Squire moved to APPROVE the Site Plan request for a new storage facility on 3.88 acres of property located at 15037 South Minuteman Drive subject to the applicant complying with the Specific and General Conditions as requested by Stephen Tripp, Application SPR-023-2023 as follows:

**Specific Conditions of Approval:**

1. Submit revised Lighting and Photometric Plans that comply with ordinance requirements.
2. Address all Engineering requirements and comments included in Exhibit A necessary to obtain their approval for the proposal.
3. Apply for and obtain a conditional use permit for the eight-foot chain link fence, or reduce fence heights on revised plans to six feet.
4. Provide a calculated breakdown of the amount of each exterior material used on each façade for all buildings.
5. Resubmit revised site plan and landscape drawings that show the cross access connection installation to the north property line, and revised site grading that will permit the connection. Record an easement granting the required cross access across that area to the neighboring property to the north and provide a copy of the recorded document to planning staff.
6. That revised plans be submitted that meet all outstanding city code requirements for significant façade variation, primary materials, colors, and lighting.

**General Conditions of Approval:**

1. All requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. All requirements of the geologic hazard and geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.

**The Findings for Approval as are follows:**

1. The site plan reflects the full development of the property.

2. The site plan conforms to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, stormwater drainage, and utilities concerns.
6. The proposal meets the applicable criteria for a deviation from DCMC Section 9-22-030.

The Site Plan approval shall become effective upon written notice from the Zoning Administrator that the specific conditions of approval have been met. The Zoning Administrator shall have the authority to determine if the specific conditions of approval have been met and issue final notice of approval. If the conditions are not met, the site plan shall not be deemed approved and any changes to the site plan must be brought back to the Planning Commission for additional review and approval.

**Second:** Commissioner Shirey.

**Vote:** A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fidler, and Shirey voted “Aye”. The motion passed unanimously.

**D. Adjournment.**

The Chair asked if there was any additional business. Mr. Draper commented that an additional 30-minute training for Planning Commission members was needed before the end of the year and that he and Mr. Barker would be preparing that.

**Motion:** Commissioner Ogden moved to ADJOURN.

**Vote:** The motion passed with the unanimous consent of the Commission.

The meeting adjourned at 7:06 PM.

# MEMO



To: Planning Commission

From: Tevai Haunga

Date: 2023-09-28

Re: Public Hearing: Specialized Manufacturing Land Use and Zoning Map Amendment  
(Legislative Action)

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## Comments:

This application is a request for approval of Land Use and Zoning Map Amendments for approximately 3.89 acres, on the south side of 12300 at approximately 687 W 12300 S. The property is currently zoned CC. The applicant is requesting that the Land Use and Zoning Map Amendments be approved to allow for the development of a light industrial building on the property.

The findings for are as follows:

For approval:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property
3. The proposed amendment is consistent with the standards of any applicable overlay zone.
4. The proposed amendment will not adversely affect adjacent property.
5. The facilities and services intended to serve the subject property are adequate including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.
6. The land map amendment complies with standards found in DCMC Section 9-2-020(F), DCMC Section 9-5-060(D), and Utah Code Annotated 10-9a-404.

For denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable

overlay zone.

4. The proposed amendment is likely to adversely affect adjacent property.
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are inadequate.
6. The proposed land use map amendment does not comply with DCMC Sections 9-2-020(F) and 9-5-060(D).

#### ATTACHMENTS:

[Specialized Manufacturing Staff Report Final.pdf](#)



## Development Review Committee

1020 East Pioneer Road  
Draper, UT 84020  
September 14, 2023

**To:** Draper City Planning Commission  
Business Date: 9/28/23

**From:** Development Review Committee

**Prepared By:** Tevai Haunga, Planner I  
Planning Division  
Community Development Department  
801-576-6522, [tevai.haunga@draperutah.gov](mailto:tevai.haunga@draperutah.gov)

**Re: Specialized Manufacturing – Zoning and Land Use Map Amendment Request**

Application No.: 2023-4554-MA & 2023-4558-MA  
Applicant: Bill Gould, representing Concord Properties and TETS, LLC  
Project Location: 687 W 12300 S  
Current Zoning: CC (Community Commercial) Zone  
Acreage: 3.89 Acres (Approximately 169448.4 ft<sup>2</sup>)  
Request: Request for approval of a Zoning and Land Use Map Amendment.  
The purpose of the request is to amend the Draper City Zoning Map for the subject property from CC (Community Commercial) to CG (General Commercial) and the Land Use Map from Neighborhood Commercial to Community Commercial.

### **BACKGROUND AND SUMMARY**

This application is a request for approval of a land use and zoning map amendment on approximately 3.89 acres located on the south side of 12300 S, at approximately 687 W 12300 S, and north of Galena Hills Park (Exhibit C & D). The property is currently zoned CC and the current land use designation is Neighborhood Commercial.

The applicant is proposing the land use map and zoning map changes to allow for construction of a light industrial building on the property. The business will make electrical wiring harnesses and small metal parts.

### **ANALYSIS**

#### *General Plan and Zoning.*

| Table 1 | General Plan and Zoning Designations | Exhibit |
|---------|--------------------------------------|---------|
|---------|--------------------------------------|---------|



|                   |                                                                      |           |
|-------------------|----------------------------------------------------------------------|-----------|
| Existing Land Use | Neighborhood Commercial                                              | Exhibit E |
| Current Zoning    | CC (Community Commercial)                                            | Exhibit F |
| Proposed Use      | Light Manufacturing                                                  |           |
| Adjacent Zoning   |                                                                      |           |
| East              | CC (Community Commercial)                                            |           |
| West              | RA1 (Residential Agricultural, 40,000 ft <sup>2</sup> min lot size)  |           |
| North             | CC (Community Commercial)                                            |           |
| South             | RA2 (Residential Agricultural, 20,000 ft <sup>2</sup> min lot size)) |           |

The existing Neighborhood Commercial use designation is characterized as follows:

### *Neighborhood Commercial*

| LAND USE DESCRIPTION     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CHARACTERISTICS</b>   | <ul style="list-style-type: none"> <li>• Small-scale commercial land uses that serve local residents in adjacent neighborhoods</li> <li>• Minimal impact in predominantly residential areas</li> <li>• Well-landscaped street frontages</li> <li>• Limited traffic access points and pedestrian access from surrounding residential areas</li> <li>• Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers</li> <li>• Screened parking and adequate ingress and egress to parking areas</li> <li>• Adequate drainage</li> <li>• Low noise standards</li> </ul> |
| <b>LAND USE MIX</b>      | <ul style="list-style-type: none"> <li>• Small-scale commercial</li> <li>• Planned retail</li> <li>• Office</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>COMPATIBLE ZONING</b> | <ul style="list-style-type: none"> <li>• Neighborhood Commercial (CN)</li> <li>• Institutional Care (IC)</li> <li>• Commercial Services (CS)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>LOCATION</b>          | <ul style="list-style-type: none"> <li>• Adjacent to neighborhood</li> <li>• Along local roads</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

The zoning designation for the property CC according to Draper City Municipal Code (DCMC) Section 9-8-020 is to *"provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development."*

The applicant is proposing to change the land use designation to Community Commercial. This category is characterized as follows:

## Community Commercial

| LAND USE DESCRIPTION     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CHARACTERISTICS</b>   | <ul style="list-style-type: none"> <li>• Includes the full scope of commercial land uses that require and utilize exposure to the freeway</li> <li>• Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses</li> <li>• Frontage roads</li> <li>• Deeper setbacks for landscaping and enhancements</li> <li>• Limited traffic access points</li> <li>• Visual unity</li> <li>• Uniform design standards and aesthetics</li> <li>• Access to individual properties should be provided only from frontage roads</li> <li>• Well landscaped street frontages</li> <li>• Limited traffic access points for the site</li> <li>• Common off-street traffic circulation and parking areas</li> <li>• Pedestrian access from surrounding residential areas</li> </ul> |
| <b>LAND USE MIX</b>      | <ul style="list-style-type: none"> <li>• Large-scale, master-planned commercial centers</li> <li>• Big-box stores and offices</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>COMPATIBLE ZONING</b> | <ul style="list-style-type: none"> <li>• Community Commercial (CC)</li> <li>• General Commercial (CG)</li> <li>• Interchange Commercial (CI)</li> <li>• Institutional Care (IC)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>LOCATION</b>          | <ul style="list-style-type: none"> <li>• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

The applicant is requesting a rezone to the CG (General Commercial) classification. According to the DCMC Section 9-080-020, the purpose of the CG zone *"is to provide areas to accommodate commercial uses which are not within shopping centers of integrated design. This zone is intended to apply to existing "strip commercial" developments. The zone should not be used for new commercial development unless integrated shipping center development is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed to be appropriate for commercial use. Typical uses in this zone include offices, retail stores, personal services, heavy commercial, and institutional uses."*

The following table depicts the allowable uses within the current and proposed zoning classifications.

**Table 2**

|                          | <b>Zoning</b>  |                 |
|--------------------------|----------------|-----------------|
|                          | <b>Current</b> | <b>Proposed</b> |
| <b>Uses</b>              | <b>CC</b>      | <b>CG</b>       |
| Residential uses:        |                |                 |
| Assisted living facility | P              | P               |

|                                                    |                              |    |
|----------------------------------------------------|------------------------------|----|
| Dwelling, multiple- family                         | NP                           | NP |
| Dwelling, single- family                           | NP                           | NP |
| Home occupations                                   | See chapter 34 of this title |    |
| Residential facility for elderly persons           | NP                           | NP |
| Residential facility for persons with a disability | P                            | P  |
| Public and civic uses:                             |                              |    |
| Auditorium, major                                  | NP                           | NP |
| Auditorium, minor                                  | C                            | NP |
| Charter schools                                    | P                            | P  |
| Church or place of worship                         | P                            | P  |
| Club or service organization                       | P                            | NP |
| Cultural service                                   | P                            | P  |
| Government service                                 | P                            | P  |
| Higher education facility, private                 | C                            | C  |
| Higher education facility, public                  | P                            | P  |
| Hospital                                           | P                            | NP |
| Private school                                     | C                            | C  |
| Protective service                                 | P                            | P  |
| Public school                                      | P                            | P  |
| Public utility substation                          |                              |    |
| Reception center                                   | P                            | P  |
| Trade/vocational school                            | C                            | C  |
| Utility, minor                                     | P                            | P  |
| Municipal uses:                                    |                              |    |
| Franchise Municipal uses                           | P                            | P  |
| Municipal uses                                     | P                            | P  |
| Commercial uses:                                   |                              |    |
| Auto, truck, RV, and equipment storage             | NP                           | C  |
| Bank or financial institution                      | P                            | P  |
| Bar establishment <sup>4</sup>                     | P                            | P  |
| Bed and breakfast inns                             | P                            | NP |

|                                                 |    |    |
|-------------------------------------------------|----|----|
| Business equipment rental and supplies          | P  | P  |
| Business service                                | P  | P  |
| Car wash                                        | C  | NP |
| Cashing services                                | NP | NP |
| Cattery                                         | NP | C  |
| Commercial vehicle and equipment rental or sale | NP | P  |
| Commercial vehicle and equipment repair         | NP | C  |
| Construction sales and service                  | NP | C  |
| Convenience store                               | P  | P  |
| Daycare, general                                | P  | P  |
| Farmers' market                                 | P  | P  |
| Funeral home                                    | P  | P  |
| Garage, public                                  | P  | P  |
| Gas and fuel, storage and sales                 | P  | P  |
| Gasoline service station                        | P  | P  |
| Grooming service                                | P  | P  |
| Hotel                                           | P  | P  |
| Kennel                                          | NP | C  |
| Laundry and dry cleaning, limited               | P  | P  |
| Laundry service                                 | P  | P  |
| Media service                                   | NP | P  |
| Medical cannabis pharmacy                       | P  | P  |
| Medical or dental laboratory                    | NP | P  |
| Medical service                                 | P  | P  |
| Motel or motor lodge                            | NP | P  |
| Nursery                                         | P  | P  |
| Office, general                                 | P  | P  |
| Office, warehouse                               | NP | P  |
| Parking, commercial                             | NP | P  |
| Personal care service                           | P  | P  |
| Personal instruction service                    | P  | P  |

|                                                                                                                         |                              |   |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------|---|
| Precious metals and gems dealer                                                                                         | P                            | P |
| Preschool, general                                                                                                      | P                            | P |
| Printing and photocopying, limited                                                                                      | P                            | P |
| Printing, general                                                                                                       | NP                           | P |
| Recreation and entertainment, indoor                                                                                    | P                            | P |
| Recreation and entertainment, outdoor                                                                                   | C                            | C |
| Recycling collection station                                                                                            | P                            | P |
| Repair service                                                                                                          | P                            | P |
| Research service                                                                                                        | NP                           | P |
| Restaurant                                                                                                              | P                            | P |
| Retail, general                                                                                                         | P                            | P |
| Secondhand or thrift store, large, with no outside storage and no drop off of items during hours the business is closed | NP                           | P |
| Secondhand or thrift store, small                                                                                       | P                            | P |
| Tattoo establishment                                                                                                    | P                            | P |
| Transportation service                                                                                                  | NP                           | C |
| Vehicle rental                                                                                                          | P                            | P |
| Vehicle repair, general                                                                                                 | NP                           | C |
| Vehicle repair, limited                                                                                                 | C                            | C |
| Vehicle sale                                                                                                            | P                            | P |
| Veterinary service                                                                                                      | P                            | P |
| Warehouse, self- service storage                                                                                        | NP                           | C |
| Wireless telecommunication facility                                                                                     | See chapter 41 of this title |   |
| Manufacturing uses:                                                                                                     |                              |   |
| Manufacturing, limited                                                                                                  | NP                           | C |
| Wholesale and warehousing, limited                                                                                      | NP                           | C |

P = Permitted

C = Conditional  
NP = Not Permitted

### Criteria For Approval

#### **Zoning Map Amendments**

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

##### *1. Map Amendments:*

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
- d. The extent to which the proposed amendment may adversely affect adjacent property; and*
- e. 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

#### **Land Use Map Amendments**

The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

*Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)."*

DCMC Subsection 9-5-060(D) is as follows:

- D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
  - 1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
    - a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
    - b. The name and address of every person or company the applicant represents.*
    - c. The requested amendment and reasons supporting the request.*
    - d. If the proposed amendment requires a change in the zoning map, the application shall include:*

- (1) *An accurate property map showing present and proposed zoning classifications;*
  - (2) *All abutting properties showing present zoning classifications; and*
  - (3) *An accurate legal description and an approximate common address of the area proposed to be rezoned.*
- e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*
3. *The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
4. *The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.*

## **REVIEWS**

*Planning Division Review.* The Draper City Planning Division has completed their review of the land use and zoning map amendments submission. Comments from this division, if any, can be found in Exhibit A.

*Engineering and Public Works Divisions Review.* The Draper City Engineering and Public Works Divisions have completed their reviews of the land use and zoning map amendments submission. Comments from these divisions, if any, can be found in Exhibit A.

*Building Division Review.* The Draper City Building Division has completed their review of the land use and zoning map amendments submission. Comments from this division, if any, can be found in Exhibit A.

*GIS Division Review.* The Draper City GIS Division has completed their review of the land use and zoning map amendments submission. Comments from this division, if any, can be found in Exhibit A.

*Fire Division Review.* The Draper City Fire Marshal has completed his review of the land use and zoning map amendments submission. Comments from this division, if any, can be found in Exhibit A.

*Legal Division Review.* The Draper City Attorney has completed his review of the land use and zoning map amendments submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

The findings for a recommendation of approval of the amendment to the Land Use and Zoning Map are as follows:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property
3. The proposed amendment is consistent with the standards of any applicable overlay zone.
4. The proposed amendment will not adversely affect adjacent property.
5. The facilities and services intended to serve the subject property are adequate including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.
6. The land map amendment complies with standards found in DCMC Section 9-2-020(F), DCMC Section 9-5-060(D), and Utah Code Annotated 10-9a-404.

The findings for a recommendation of denial of the amendment to the Land Use and Zoning Map are as follows:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable overlay zone.
4. The proposed amendment will adversely affect adjacent property.
5. The facilities and services intended to serve the subject property are not adequate including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.
6. The land map amendment does not comply with one or more of the standards found in DCMC Section 9-2-020(F), DCMC Section 9-5-060(D), and Utah Code Annotated 10-9a-404.

## **MODEL MOTIONS**

### **Land Use Map Amendment**

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the proposed Land Use Map Amendment , as requested by Bill Gould, representing Concord Properties and TETS, LLC for application 2023-4554-MA based on the findings and subject to the conditions listed in the Staff Report dated September 14, 2023

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the proposed Land Use Map Amendment, as requested by Bill Gould, representing Concord Properties and TETS, LLC for application 2023-4554-MA based on the findings and subject to the conditions listed in the Staff Report dated September 14, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we forward a recommendation for denial to the City Council for the proposed Land Use Map Amendment, as requested by Bill Gould representing Concord Properties and TETS, LLC for application 2023-4554-MA based on the findings listed in the Staff Report dated September 14, 2023.

### **Zoning Map Amendment**

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the proposed Zoning Map Amendment , as requested by Bill Gould, representing Concord Properties and TETS, LLC for application 2023-4558-MA based on the findings and subject to the conditions listed in the Staff Report dated September 14, 2023

Sample Motion for Modified Approval– – I move that we forward a positive recommendation to the City Council for the proposed Zoning Map Amendment, as requested by Bill Gould, representing Concord Properties and TETS, LLC for application 2023-4558-MA based on the findings and subject to the conditions listed in the Staff Report dated September 14, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we forward a recommendation for denial to the City Council for the Zoning Map Amendment, as requested by Bill Gould representing Concord Properties and TETS, LLC for application 2023-4558-based on the findings listed in the Staff Report dated September 14, 2023.

## 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.

**Brien Maxfield**

Digitally signed by Brien Maxfield  
DN: C=US,  
E=brien.maxfield@draperutah.gov,  
O=Draper, OU=Public Works -  
Engineering, CN=Brien Maxfield  
Date: 2023.09.19 09:05:53-06'00'

Draper City Public Works Department

**Todd A. Draper**

Digitally signed by Todd A. Draper  
DN: C=US,  
E=todd.draper@draper.utah,  
O=Draper City Planning,  
CN=Todd A. Draper  
Date: 2023.09.19 16:43:12-06'00'

Draper City Planning Division

**Don Buckley**

Digitally signed by Don Buckley  
DN: C=US, E=don.buckley@draper.utah, O=Draper  
City Fire Department, OU=Fire Marshal, CN=Don  
Buckley  
Date: 2023.09.18 16:41:33-06'00'

Draper City Fire Department

**Mike Barker**

Digitally signed by Mike Barker  
Date: 2023.09.18 15:40:59 -06'00'

Draper City Legal Counsel

**Keith Collier**

Digitally signed by Keith Collier  
DN: C=US, E=keith.collier@draperutah.gov,  
O=Draper City, OU=Building Official, CN=Keith  
Collier  
Date: 2023.09.19 06:06:23-06'00'

Draper City Building Division

## **EXHIBIT A DEPARTMENT REVIEWS**

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

### *Planning Division Review.*

1. No additional comments

### *Engineering and Public Works Divisions Review.*

We have reviewed the subject zone map and land use map amendment applications, proposing 3.89 acres to be zoned from Community Commercial (CC) to General Commercial (CG) in accordance with the provisions of Section 9-5-060(E)(1)(e) of the Draper City Municipal Code (DCMC). We speak primarily to the adequacy of facilities and services intended to serve the subject property. In making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:

1. *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;*

Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.

- a. The change in zone from one commercial zone to another commercial zone represents a potential increase in traffic based on the permitted or conditional uses within the zone. The proposed zone has a variety of uses that generate different traffic volumes so it is impossible to identify a future impact other than to note the potential of an increase in traffic from its current zone to the proposed zone. Any increase in the number of trips or the traffic intensity would be limited to 12300 South due to the location of the subject property. It is unlikely that any potential increase in traffic would disperse into residential areas or other areas of the city based on its location near the western boundary of the city. However, the size of the parcel and the proposed uses do not trigger an automatic traffic impact study because it does not exceed the number of peak hour trips that typically would necessitate offsite mitigation measures. Any increase in traffic would be limited to 12300 South, an arterial street planned for significant traffic. 12300 South is owned by the Utah Department of Transportation, UDOT. There existing frontage improvements on the proposed site.
- b. Connectivity with the subject parcel to a public right-of-way is on 12300 South, an arterial street intended to accommodate heavy traffic. Access locations are be required to meet Draper City Standards and are required to meet UDOT standards as outlined in our Master Transportation Plan and will be evaluated at the time of a site plan or subdivision application.

- c. There are no existing storm drainage facilities at the site, but there is an existing storm drainage pipeline in 12300 South owned by UDOT and could be a potential connection point. Any future site drainage will be required to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d. Sanitary sewer facilities will be provided by South Valley Sewer District. Any subdivision or site plan application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
- e. Drinking water is provided by the city to the subject parcel. Any subdivision or site plan application will require a commitment to serve from the city that facilities are adequate to provide service for the proposed uses.

Accordingly, we will provide comments relative to the potential construction activities when the appropriate application is received. Thank you for the opportunity to review the Zone Amendment Request.

GIS Division Review

- 1. Final Legal Description must be unabbreviated. Please submit an unabbreviated legal description for this property.  
Ex: 'Beginning at a point located [XXXX] North 00°05'11" West 77.52 feet, thence .... "

Building Division Review.

- 1. No additional comments

Fire Division Review.

- 1. No additional comments

Legal Division Review.

- 1. No additional comments

# EXHIBIT B LEGAL DESCRIPTION

BEG N 00°05'11" W 77.52 FT & N 00°05'11" E 1523.91 FT & S 89°59'20" E 7.66 FT & S 89°59'20" E 328.97 FT & S 01°55'16" W 33.08 FT FR SW COR SEC 25, T3S, R1W, SLM; S 1°55'16" W (RECORD = SOUTH) 337.88 FT; S 89°59'01" W 228.79 FT; S 0°00'49" W 51.54 FT; N 89°37'58" W 45.46 FT; N 59°11' W 116.22 FT; N 40°27' W 396.20 FT; S 89°59'24" E 271.01 FT; N 0°05'11" W 26.66 FT; NE'LY ALG 7947 FT RADIUS CURVE TO R, 43.74 FT (CHD N 88°07'59" E); S 89°59'21" E 327.75 FT TO BEG.

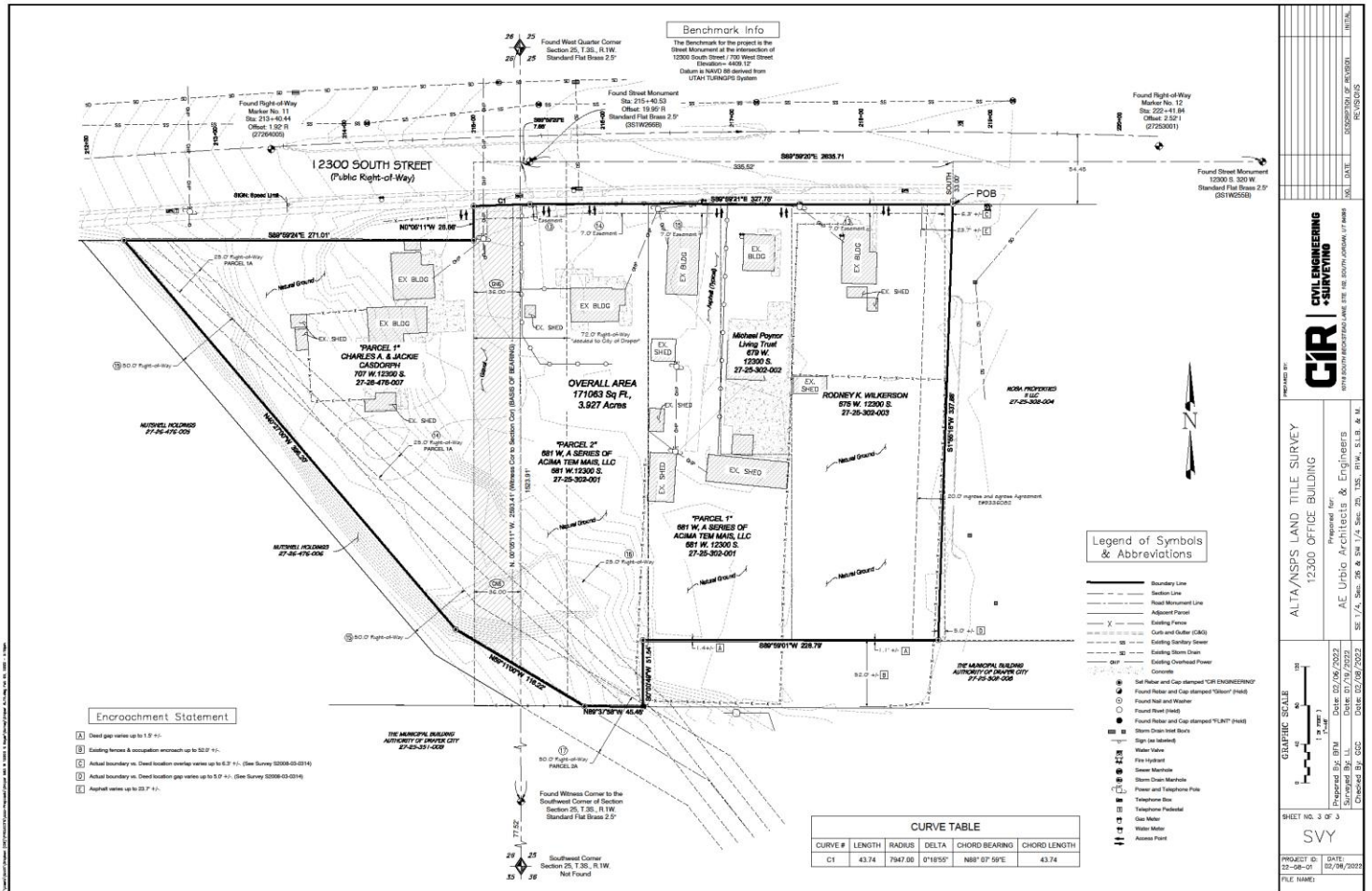
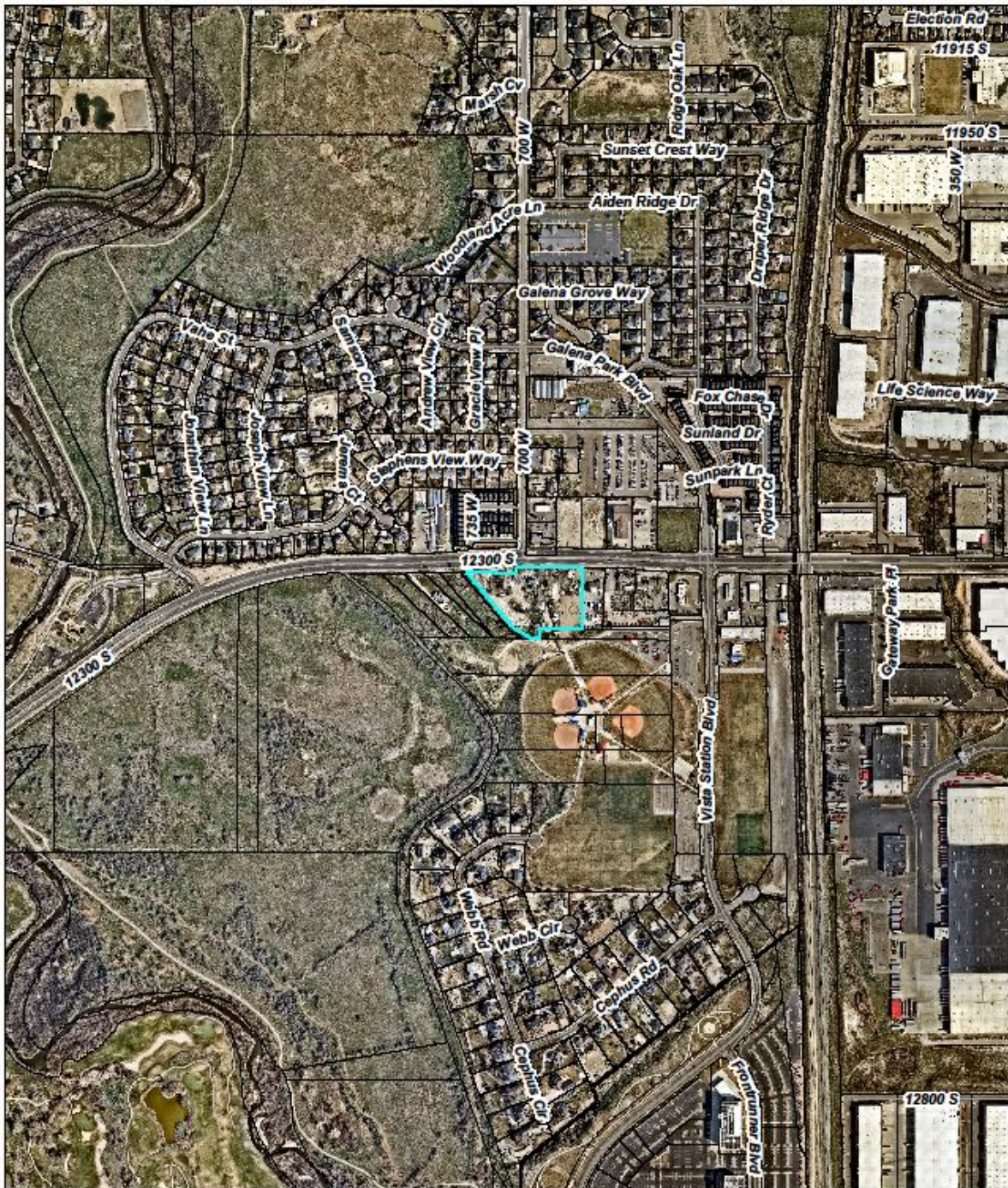


**EXHIBIT C  
VICINITY MAP**



**Specialized Manufacturing  
687 W. 12300 S.**

0 550 1,100 2,200 Feet

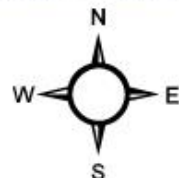
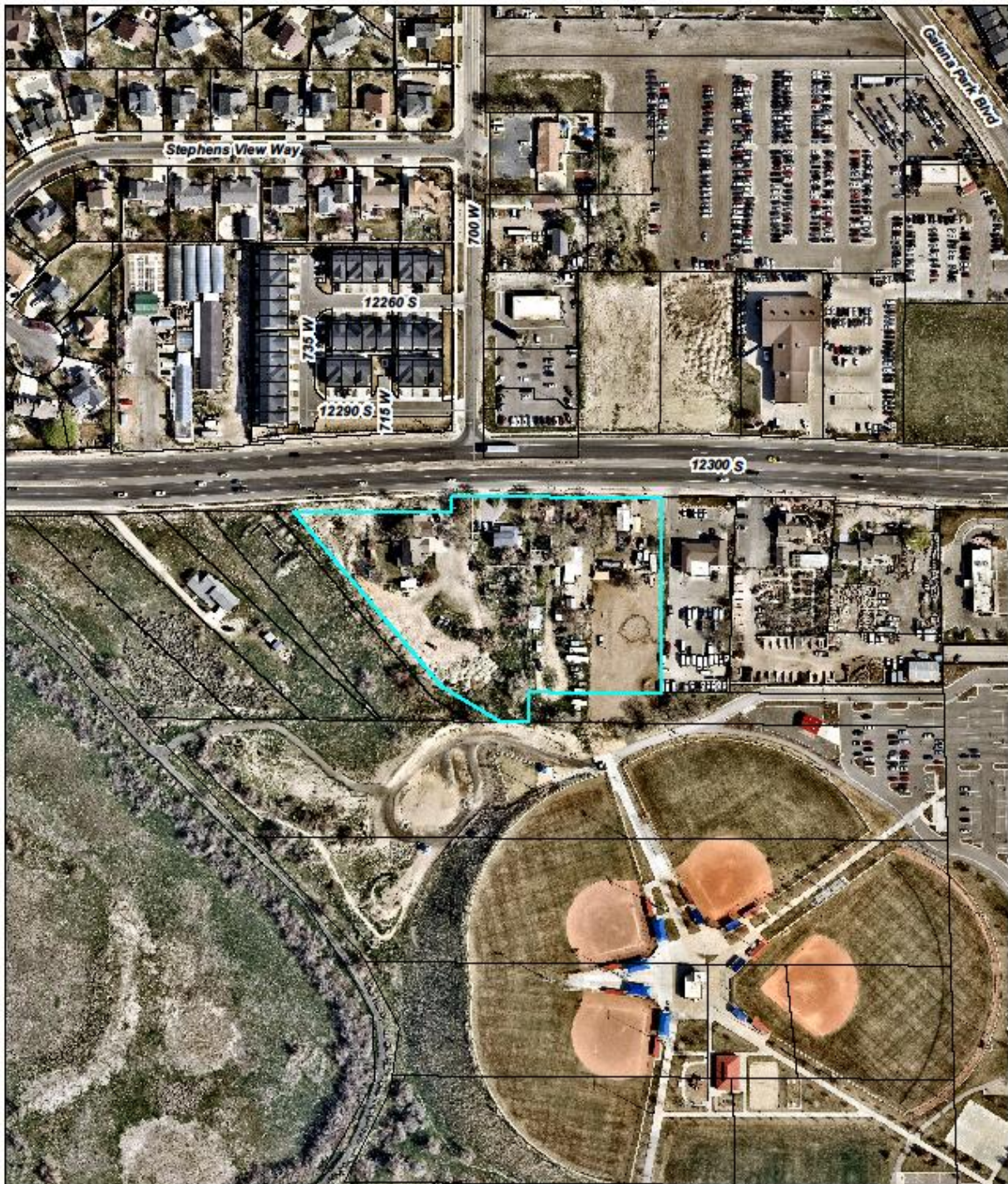


**EXHIBIT D  
AERIAL MAP**

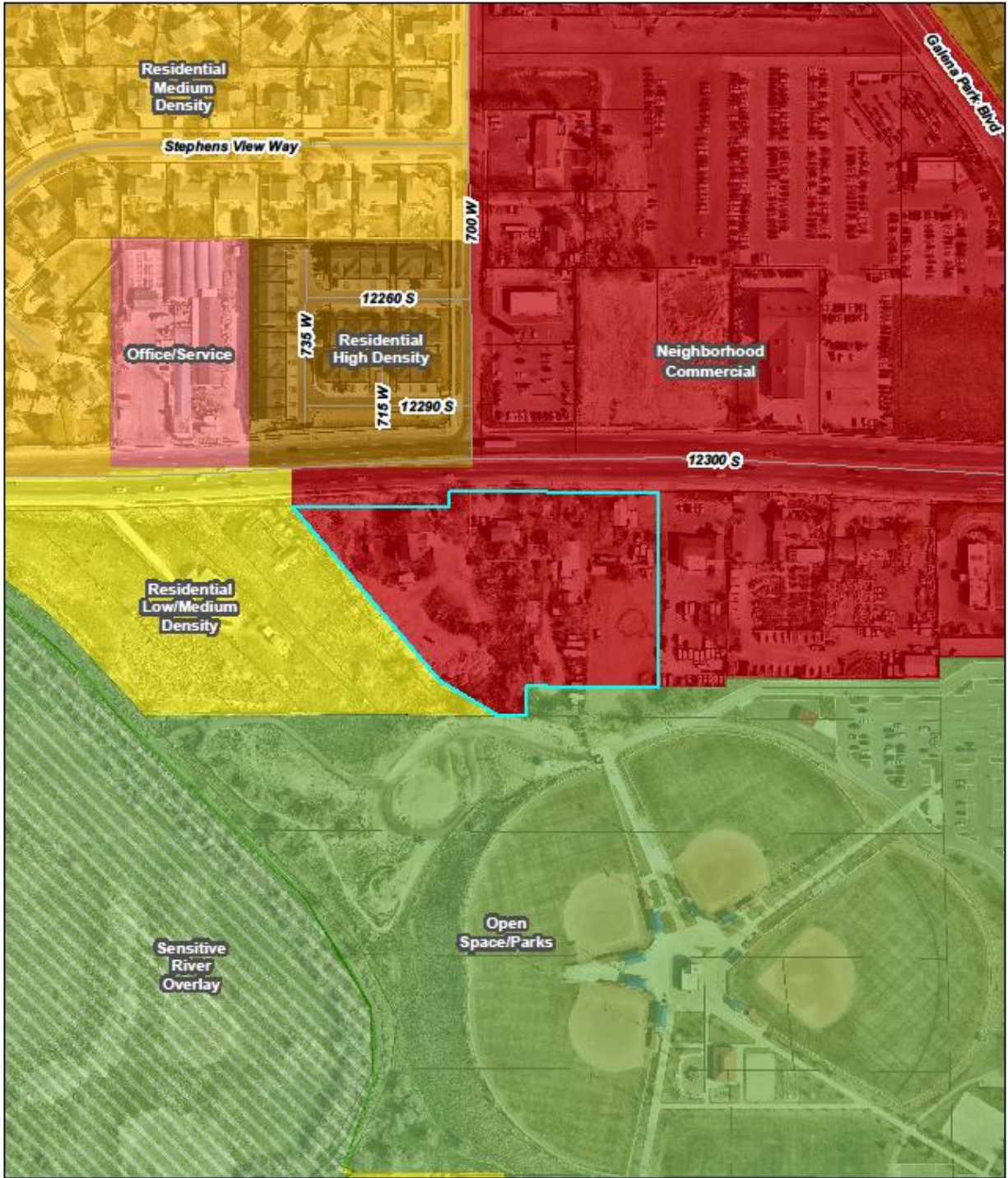


**Specialized Manufacturing  
687 W. 12300 S.**

0 187.5 375 750 Feet



**EXHIBIT E  
LAND USE MAP**



**Specialized Manufacturing  
687 W. 12300 S.**

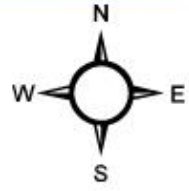
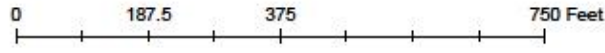
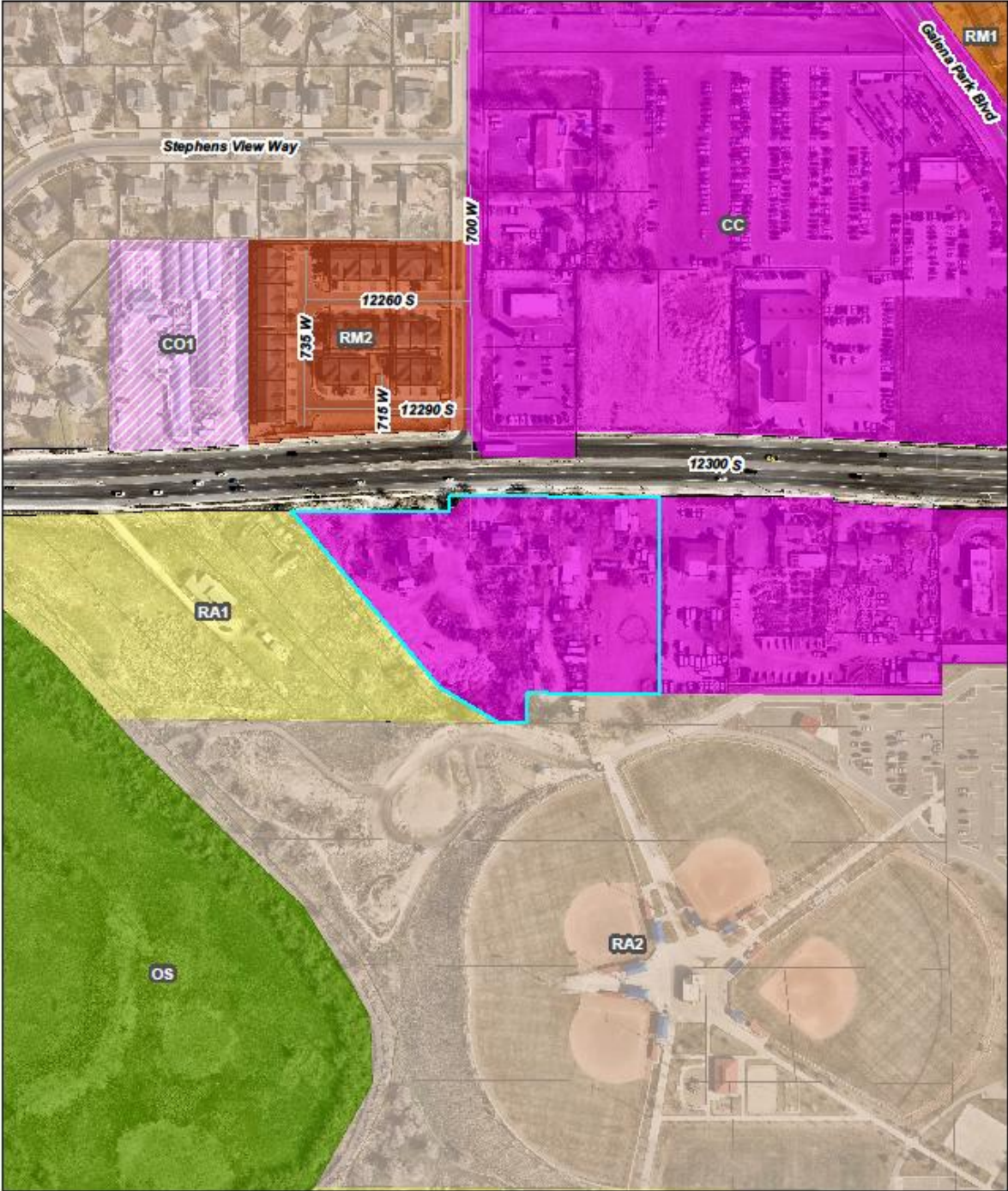


**EXHIBIT F  
ZONING MAP**



**Specialized Manufacturing  
687 W. 12300 S.**

0 187.5 375 750 Feet



**EXHIBIT G**  
**APPLICANT LETTERS**

## PROPOSED REQUEST TO AMMEND THE LAND USE MAP BY SPECIALIZED MANUFACTURING

### RESPONSES TO QUESTIONNAIRE

1. REQUESTED LAND USE DESIGNATION – We request that the land use designation for this property be changed from Neighborhood Commercial to Community Commercial.
2. REASON FOR THE REQUEST – The reason for the request is to allow light manufacturing in this area, in addition to the other commercial uses that these two land uses have in common. Light manufacturing is clean indoor manufacturing. Specialized Manufacturing makes electrical wiring harnesses for fighter jets and small metal parts.
3. HARMONIOUS WITH THE OVERALL CHARACTER IN THE EXISTING DEVELOPMENT
  - a. The existing development is presently dominated by auto sales & services and park & landscape services. The addition of light manufacturing and associated offices would fit well into, diversify, and enhance this area. Goal Zero to the east of the rail tracks may be a similar type of business.
  - b. The Community Commercial land use better describes the uses intended by the General Plan along this major transportation artery that is 12300 South.
  - c. Neither the current Community Commercial zoning designation nor our proposed Community General zoning designation for this parcel are listed as compatible zones in the present Neighborhood Commercial land use. Both zones will be compatible with a Community Commercial land use designation. This pocket of commercial zones along 12300 South, next to the railway overpass is entirely comprised of parcels zoned either Community Commercial and General Commercial.
  - d. East of the railway overpass are more commercial zones with business and light manufacturing uses that are also compatible with the proposed Community Commercial land use.
  - e. The light manufacturing and other uses outlined in the CG – Commercial General zone are in harmony with land uses that Draper General Plan to locate these businesses along the main arteries in the city.
  - f. The parcel is located on the south side of 12300 South adjacent to the dog park and away from the residential neighborhood north of 12300 South. So, it is on a major artery street and not on a street transitioning into a neighborhood.
4. CONSISTANT WITH DRAPER’S GENERAL PLAN –

We believe that our request to amend the land use map for this parcel at 687 W 12300 S is consistent with Draper’s General Plan for the following reasons:

- a. 12300 South is a major transit zone where the General Plan encourages the integration of uses including residential, retail, office, and light industrial along major transit investment corridors.
- b. The General Plan “Encourage(s) and support(s) a diversity of businesses” to diversify Draper’s business and retail community so that it includes a variety of business types.
- c. The General Plan “Emphasize(s) the retention and expansion of businesses in Draper.
- d. All parcels within this commercial pocket are zoned either CC-Community Commercial or CG-General Commercial which are compatible with the requested Community Commercial Land Use, but not Compatible with the present Neighborhood Commercial Land Use. Revising the Land Use Map to Community Commercial will make the Land Use Map and the Zoning Map consistent.

**12300 South is a major transportation artery.** Currently the Land Use designation is Neighborhood Commercial. However, Neighborhood Commercial is defined in the General Plan as “Small-scale commercial land uses that serve local residents in adjacent neighborhoods.” And it describes the location as “Adjacent to neighborhood” and “Along local roads”. (See General Plan pg.199.) On the other hand, the Community Commercial land use designation describes these land uses as “Includes the full scope of commercial land uses that require and utilize exposure to the freeway”. The Plan describes these locations as “Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas”. This Community Commercial Land Use

lists both CC-Community Commercial and CG -General Commercial as compatible zones, among others. (See General Plan pg. 202.) This site at 687 W. 123000 S. is a major arterial road and probably better fits the definition of a “Community Commercial” land use than a Neighborhood Commercial use. And a CG-Commercial General zoning is compatible with this land use designation.

**Amending the land use designation to Community Commercial “Encourage and support a diversity of businesses.”** This is the General Plan’s Economic Vitality Goal EV-2. (See General Plan pg. 34.) The Community Commercial land use will allow more diversity of businesses. Many of these businesses will be conditional uses. The site plan approval process will still be able to set conditions to mitigate any impacts that the businesses may have on the community.

**Amending the land use designation to Community Commercial, where appropriate, will help fulfill Economic Vitality Goal EV-1. This goal “Emphasize(s) the retention and expansion of businesses in Draper and provide(s) support mechanisms for small businesses in Draper”.** As Draper businesses grow, they are attracted to the same qualities that initially drew them to the city. In our case, Specialized Manufacturing has been in business in Draper since 1997. It has been in its present location on Minuteman Drive since 2016. It continues to grow and flourish in Draper. We now need a larger facility. We want to stay in and be a part of Draper. There are two parts to our business. One is hand making electrical wiring harnesses for fighter jets and the other is fabricating small metal parts. It is a fascinating business that may not fit in a typical description of businesses desired in zoning and land uses. But it does fit Drapers Economic Vitality Goal EV-2. This goal is to “Encourage and support a diversity of businesses”, “Nurture and support established businesses through economic development programs and resources” and “Diversify Draper’s business and retail community so that it includes a variety of business types”. Amending this parcel’s land use on a major arterial street to Community Commercial will help accomplish Draper’s ECONOMIC VITALITY GOALS described as “Many activities cultivate Draper’s economic vitality and diversity, including retail and varied employment opportunities along the major thoroughfares that dissect the City. (See General Plan pg. 34.) Encouraging and accommodating Draper’s growing businesses will help maintain a healthy jobs-housing balance as discussed in the General Plan’s sections on Jobs. (See pg. 17.)

**Amending the land use designation to Community Commercial will make it compatible with the current CC-Community Commercial and CG-General Commercial zoning that make up the entirety of the parcels along this portion of 12300 S.** It will be up to the city if they want to correct this for all the parcels in this area. But we request that the land use designation for our parcel be amended to Community Commercial so that it is consistent with the zoning in this area. This amendment will also make it consistent with the General Plan for commercial activity along a major transportation artery. See Compatible Zoning in the Community Commercial Land Use Description on pg. 202 compared with the Neighborhood Commercial Land Use Description on pg. 199 in the General Plan.

## DRAFT OF PROPOSED REZONING REQUEST BY SPECIALIZED MANUFACTURING

### DRAFT RESPONSES TO QUESTIONS

1. REQUESTED ZONING DESIGNATION – We request that the zoning designation for this property be changed from CC (Community Commercial) to CG (General Commercial).
2. REASON FOR THE REQUEST – The reason for the request is to allow light manufacturing in this area in addition to the other community commercial uses. Light manufacturing would be clean indoor manufacturing.
3. HARMONIOUS WITH THE OVERALL CHARACTER IN THE VICINITY –
  - a. The General Commercial zone is listed as a compatible zone to the Community Commercial zone.
  - b. In the vicinity there are other parcels also zoned CG. They are located at the east end of this pocket of commercial zones along 12300 South, next to the railway overpass. (Valley Collision and Draper City Parks Operations parcels)
  - c. East of the railway overpass are more commercial zones with business and light manufacturing uses that are compatible with the proposed CG zoning.
4. FACILITIES AND SERVICES – The property fronts 12300 South Street. All utilities are available to serve the property.
5. CONSISTANT WITH CITY'S GENERAL PLAN – We believe that zoning this parcel as CG General Commercial is consistent with the city's goals and objectives to create a commercial area along this section of 12300 South with neighborhood commercial, community commercial, and business and light manufacturing land uses to support the community. This revision will enhance these objectives by providing clean, light manufacturing jobs close to the community.

This is the legal description from the Salt Lake County Assessor's parcel map.

#### **Parcel 27-25-302-02-00000 Legal description**

BEG N 00°05'11" W 77.52 FT & N 00°05'11" E 1523.91 FT & S 89°59'20" E 7.66 FT & S 89°59'20" E 328.97 FT & S 01°55'16" W 33.08 FT FR SW COR SEC 25, T3S, R1W, SLM; S 1°55'16" W (RECORD = SOUTH) 337.88 FT; S 89°59'01" W 228.79 FT; S 0°00'49" W 51.54 FT; N 89°37'58" W 45.46 FT; N 59°11' W 116.22 FT; N 40°27' W 396.20 FT; S 89°59'24" E 271.01 FT; N 0°05'11" W 26.66 FT; NE'LY ALG 7947 FT RADIUS CURVE TO R, 43.74 FT (CHD N 88°07'59" E); S 89°59'21" E 327.75 FT TO BEG.