PLANNING COMMISSION AGENDA

Thursday, December 7, 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: Approve Planning Commission Meeting Minutes for October 26, 2023 (Administrative Action)

2.b Action Item: Approve Planning Commission Meeting Minutes for November 9, 2023 (Administrative Action)

2.c Action Item: Vote for the 2024 Chair and Vice-Chair

2.d Public Hearing: City Initiated Public Works Accessory Building Site Plan Amendment and Deviations Request (Administrative Action)

On the request of Draper City, Request for approval of a site plan amendment and deviations in the M1 (Light Manufacturing) zone regarding the construction of an accessory building on approximately 10.56 acres, located at 72 E. Sivogah Court. Known as application 2023-4627-SP, 2023-4631-VAR. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

2.e Public Hearing: City Initiated Bluffdale Deannexation Zoning and Land Use Map Amendment (Legislative Action)

On the request of Draper City to amend the Zoning and Land Use Maps to remove from the maps 0.889 acres of property located approximately at 600 West 14600 South. The property is currently zoned M1 (Light Manufacturing) and has a Cultural/Institutional Land Use designation. Applications 2023-4628-MA, 2023-4629-MA. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

2.f Public Hearing: Radnet Corporate Office Building Site Plan Request (Administrative Action)

On the request of Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC. a Site Plan Request including requests for deviations from building design standards, on a 2.75 acre property, approximately 39 W. 11400 S., known as application SPR-59-2021, Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov.

2.g Public Hearing: Town Center Station Area Plan (Legislative Action)

On the request of Draper City for a Station Area Plan for the Town Center TRAX Station, located at approximately 1131 East Pioneer Rd. The area covered under the Station Area Plan is approximately 1/2 mile radius around the Town Center TRAX station. Staff contact is Bret Millburn, 801-576-6516, bret.millburn@draperutah.gov. **This item is being continued to a date uncertain.**

3. Discussion Items

3.a Discussion Item: 2024 Zoning and Subdivision Code Update Process

4. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **December 7, 2023**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at 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, at least 24 hours prior to the meeting.

MEMO

To: Planning Commission
From:
Date: 2023-12-07
Re: Action Item: Approve Planning Commission Meeting Minutes for October 26, 2023 (Administrative Action)

Comments:

ATTACHMENTS:

PC Draft Meeting Minutes 102623 - needs approval.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 26, 2023 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Gary Ogden
Commission Member Kendra Shirey

EXCUSED: Commission Member Susan Nixon
Commission member Mary Squire
Alternate Commission Member Shivam Shah
Alternate Commission Member Laura Fidler

STAFF PRESENT: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Maryann Pickering, Planner III
Connor Mangelson, Planning Coordinator
Mike Barker, City Attorney
Spencer DuShane, City Attorney
Brien Maxfield, Senior Engineer Manager
Amie Salazar, Office Manager

6:30 PM Business Meeting

Chair Andrew Adams called the Draper City Planning Commission Meeting to order. He noted that several Commissioners were excused from the meeting. That meant that any votes taken during the meeting would need to have a unanimous decision or the item would need to be continued.

1. Items for Commission Consideration.

A. Public Hearing: Smythe I-ADU Deviation Request. (Administrative Action). On the request of Austin Allred Representing Jason Smythe, a Deviation Request to Allow for an Internal Accessory Dwelling Unit ("I-ADU") on Approximately 1.0 Acres located at approximately 1602 East 12500 South also known as Application 2023-4579-VAR. Staff Contact: Connor Mangelson, (801) 576-6551, connor.mangelson@draperutah.gov.

Planning Coordinator, Connor Mangelson, presented the Staff Report and stated that the application is a request for approval of an ADU deviation for an approximately one acre property located on the south side of 12500 South at approximately 1602 East 12500 South. Mr. Mangelson shared an aerial map of the property. The land use is Residential Low/Medium Density and the property is in the RA2 Zone. The Site Plan was shared and the proposed rebuild of the home was highlighted. Mr. Mangelson identified the location of the attached garage with the proposed Internal Accessory Dwelling Unit ("I-ADU"). There is also an existing detached garage near the back of the property. The front elevation of the new build was reviewed as well as the elevation of the attached garage with the I-ADU. The Floor Plan of the I-ADU was also shared. There are some stairs toward the top, a living room, a bedroom, a walk-in closet, a kitchen, and a bathroom. An image of the old home and noticing photos of the property were shared.

Chair Adams opened the public hearing.

Susan Lee gave her address and indicated she was a neighbor. She asked if the I-ADU would be built on top of the existing barn that was there. She also asked about the height of the building.

There were no further public comments. The public hearing was closed.

The applicant, Austin Allred, addressed the question posed during the public hearing. He explained that the existing home had been demolished and would be rebuilt in roughly the same location. Mr. Allred indicated that an existing detached barn in the back that will remain that will be near Ms. Lee's Property. Mr. Allred briefly reviewed the Site Plan and explained that the house will be built toward the front street and that the garage with the I-ADU will be accessed around the back. The unit will be above that and be attached to the house. It would be built as part of the home.

Commissioner Fowler referenced the Criteria for Approval on Page 3 of the Staff Report. She asked if the lot is large enough, which was confirmed. The property met all of the criteria listed.

Motion: Commissioner Fowler moved to APPROVE the Deviation, as requested by Austin Allred, for the Smythe I-ADU, application 2023-4579-VAR, based on the findings and subject to the conditions listed in the Staff Report dated October 13, 2023.

Second: Commissioner Ogden.

Vote: A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Fowler, Ogden, and Shirey voted "Aye". The motion passed unanimously.

B. Public Hearing: Vista 600 West Master Area Plan ("MAP") Amendment and Zoning Text Amendment Request. (Legislative Action).

On the request of Adam Lankford, Representing WRG for a Text/Master Area Plan Amendment, known as the Vista 600 West MAP for the Purpose of Modifying DCMC Section 9-14 to Change the Concept Plan and Update the Design Guidelines based on the Updated Concept Plan for Approximately 15.24 Acres. The property is located at approximately 496 West 13490 South. Known as Application TEXTMAP-071-2023. Staff Contact: Maryann Pickering at (801) 576-6391 or maryann.pickering@draperutah.gov.

Planner III, Maryann Pickering, presented the Staff Report and explained that the property is located on the west side of the City at approximately 496 West 13490 South. The application involves a request for approval of a Master Area Plan ("MAP") and text amendment for approximately 15.24 acres of property that is currently zoned TSD. The applicant was requesting that MAP and text amendments be approved to eliminate the office use from the plan and expand the retail and residential areas on approximately 8.70 acres in the southern portion of the development. Ms. Pickering shared a Zoning Map and pointed out the location of the property as well as the TSD Zone.

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The original MAP was approved in 2018 for 250 residential units, 125,000 square feet of office space, and 10,000 square feet of retail space. An application was submitted in 2021 to remove the office space and replace it with all residential. A request was also made to remove the hotel from the design standards. The Planning Commission forwarded a positive recommendation to the City Council but one month after the meeting, the application was put on hold by the applicant. No further action was taken. The application currently before the Planning Commission was to eliminate the allowed office and replace it with hotel, retail, and residential. The hotel will be on the southern border of the property. The proposed retail will include drive-thrus and a convenience store. Up to 75 residential units will be added. In addition to the MAP amendment was an amendment to the design guidelines for some of the newly proposed uses, such as the convenience store. Some minor changes and clarifications had been made to those design guidelines at the request of Staff.

The current Land Use Map in the Zoning Code was shared. Ms. Pickering described what was under construction and where the retail and office are proposed. In the proposed map, some residential units would be added as well as the hotel and three retail pads. Generally, there was a request to remove the office, which was approximately 50% of the site. That would increase the proportion of the site used for residential from approximately 39% to 55%, increase the retail coverage from approximately 11% to 30%, and add the hotel use to approximately 15% of the overall site. Concept elevations were shared with the Commission. Staff received no comments from the public.

Ms. Pickering distributed an exhibit to the Commissioners. The one included in the Staff Report was incorrect. The handout would replace Page 23 of the Staff Report. By the secondary entry, some parking was removed as well as an access aisle, which was at the request of the Senior Engineer Manager so there was clear access to the site. The applicant agreed to that.

Commissioner Fowler noted that at the end of the report, there was a list from the applicant of all the things that would be done. Ms. Pickering explained that those were the updated design standards. Commissioner Fowler was not certain what had been changed. Ms. Pickering stated that some design standards are ambiguous, so some clarity had been added. Some standards for the convenience store and the gas station were added because they were not there previously. Commissioner Fowler asked to further review the Vicinity Map. Ms. Pickering identified where the retail pad would be located as well as the hotel and additional residential. Commissioner Fowler questioned what is happening on the side of 600 West. Ms. Pickering identified townhomes and a proposed area that will have an office building, some retail, and residential. She noted that the application was not finalized. Commissioner Ogden asked to again review the map that showed the finished percentages of retail.

The applicant, Adam Lankford, from Wasatch Residential Group, shared information about the application. Mr. Lankford explained that this was a joint project with other developers. When the original MAP was approved in 2018, it was approved for 250 residential units. There is no request to have more than the originally approved 250 units. Phase I, which is north of the access road, consists of only 174 units. Up to 75 units will be added to the project. The intention was to utilize what was originally approved in 2018. He identified the additional residential area on the map. The property is located on the edge of the TSD Zone and abuts Bangerter Highway. One of the goals of the zone was to create an economically viable development plan. To do that, he felt that some drive-thru options needed to be offered since retail was missing in the area. The hotel project they have

financed and is already to start. He reviewed the applicants Phasing Plan. The proposal was to build the hotel first, then the residential, and then the retail except for the gas station. As soon as there was a tenant for the gas station, that work would be done. The applicant desires to make the project a success and he believes in what have been proposed.

Commissioner Fowler thought it made sense to have that kind of retail close to Bangerter Highway. The Zoning Map was reviewed. She asked if Wasatch Residential Group also owns the property across the street. Mr. Lankford clarified that they own some property to the west. A commercial group owns the middle piece. The residential to the north is currently under construction. There are three buildings there as well as a clubhouse and all of the amenities.

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

Motion: Commissioner Ogden moved to forward a POSITIVE RECOMMENDATION to the City Council for the MAP Amendment, as requested by Adam Lankford representing WRG for Vista 600 West Master Area Plan Amendment, Application TEXTMAP-071-2023, based on the following:

Findings:

1. **The proposal complies with all of the required elements under DCMC Section 9-14-060.**

2. **The Master Circulation Plan adequately serves the MAP area and areas surrounding the project.**

3. **The MAP provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty-five percent (25%) commercial, retail, or office uses.**

4. **The development standards and design guidelines are high-quality transit-oriented design standards, including the use of high-quality building materials.**

Second: Commissioner Fowler.

Vote: A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Fowler, Ogden, and Shirey voted "Aye". The motion passed unanimously.

Motion: Commissioner Shirey moved to forward a POSITIVE RECOMMENDATION to the City Council for the Text Amendment, as requested by Adam Lankford representing WRG for Vista 600 West Master Area Plan Amendment, application TEXTMAP-071-2023, based on the following:

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Findings:

1. **The proposed amendment is consistent with the goals, objectives, and policies of the City's General Plan.**

2. **The proposed amendment furthers the specific purpose statements of the zoning ordinance.**

3. **The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.**

4. **The proposed amendment will not create a conflict with any other section or part of this title or the General Plan.**

5. **The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to the public health, safety, or welfare and represents an overall community benefit.**

6. **The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.**

Second: **Commissioner Ogden.**

Vote: **A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Fowler, Ogden, and Shirey voted "Aye". The motion passed unanimously.**

C. Public Hearing: Ringdahl Fence Conditional Use Permit (Administrative Action).

On the request of Mindi Ringdahl, a Conditional Use Permit Regarding the Construction of a Fence over Six Feet (6') in Height in the Rear and Front Yards on an approximately 0.15-acre Property located at approximately 297 East Summer Leaf Drive. Known as Application 23-4562-USE. Staff Contact: Todd A. Draper, (801) 576-6335 or todd.draper@draperutah.gov.

Planning Manager, Todd Draper, presented the Staff Report and stated that the application is a request for a Conditional Use Permit for approximately 0.15 acres located north of Summer Leaf Drive and east of Red Leaf Drive at approximately 297 East Summer Leaf Drive. The property is currently zoned R3. The applicant was requesting that a Conditional Use Permit be approved to allow for the installation of a nine-foot-tall screen fence near the northern property line. Mr. Draper shared the Vicinity Map as well as an aerial map of the property. He reviewed the Site Plan with those present and noted that there is an existing six-foot fence around the rear of the property and a portion of the front yard. The elevation was shared and some photographs of the subject property were reviewed.

Commissioner Fowler asked to further review the Vicinity Map. Mr. Draper identified the subject property on a map displayed. Commissioner Ogden noted that the front of the fence on the right-

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hand side of the house slopes. He wondered if the backyard sloped like that as well. Mr. Draper confirmed that the grade does slope on the site. There was discussion about elevations.

The applicant, Thomas Gamache, confirmed that there is a bit of a slope. The privacy screen requested is present in many other backyards in the area. He believed that there was no public utility encroachment or lane drainage easement on the rear of the lot where the fence would be located. Depending on the weather conditions, the builder believed the work would take two days or so. All construction will take place behind the fence and on his property. Commissioner Fowler asked if he had spoken with his neighbor. Mr. Gamache stated that there were no issues. Commissioner Ogden asked what the distance between the fence and the back of the privacy screen would be. Mr. Gamache believed it would be one foot at the most. He wanted more privacy in the yard.

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

Chair Adams believed the Planning Commission would see more applications like this in the future. As trees become more mature and need to be removed, residents will likely want to add in privacy screening to maintain the feeling of privacy there was before the removal of the mature tree.

Motion: Commissioner Shirey moved to APPROVE the Conditional Use Permit, as requested by Mindi Ringdahl and Thomas Gamache, for the Ringdahl Fence, Application 23-4562-USE, subject to the following:

Finding:

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

Conditions:

1. **That 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 structures on the site, including permitting.**

2. **That the applicant obtain an Encroachment Permit (PUDEEA) from Draper City Engineering.**

3. **That the applicant obtain the requested Building Permit for the construction of the fence.**

Second: Commissioner Fowler.

Vote: A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Fowler, Ogden, and Shirey voted "Aye". The motion passed unanimously.

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D. Public Hearing: Draper Medical Condominiums Amended Subdivision Plat. (Administrative Action).

On the request of Curtis J. Brown, Representing Anderson and Karrenberg, PC and 12450 South Street Holdings, LC, an Amended Subdivision Request Regarding Subdividing an Existing Office Building into Commercial Condominiums on an approximately 0.81-acre Property located at approximately 114 East 12450 South. Known as Application 23-0238. Staff Contact: Todd A. Draper, (801) 576-6335 or todd.draper@draperutah.gov.

Mr. Draper presented the Staff Report and explained that the application is for an Amended Subdivision Plat for approximately 0.81 acres located on the south side of 12450 South at approximately 114 East 12450 South. The property is currently zoned CC. The applicant is requesting approval of an Amended Subdivision Plat to allow for the existing office building to be subdivided into commercial condominiums through approval and recordation of the proposed Draper Medical Condominiums Plat. Mr. Draper shared an aerial map of the subject property and explained that the office building was built in 2003 on Lot 5B of the Stark Office Village Subdivision.

Mr. Draper shared the Subdivision Plat. He explained that there will be a division into multiple condominium units. Photographs of the site were shared and he identified the building with the access drive from 12450 South. There are access easements for both properties on the existing plat that would remain. Parking is shared by both buildings and there is a Condition of Approval that it be maintained and a note added to the Subdivision Plat. Additional photos were shared of the area. He explained that the intention was to divide the space in the building and sell it off separately so everyone could individually own their piece of the building rather than there being one owner of the building with multiple tenants. There would not be a change to the actual use of the building.

The applicant, Curtis Brown, introduced himself and confirmed that the actual use of the building will not change. The idea was simply to have individual parcels instead.

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

Motion: Commissioner Fowler moved to APPROVE the Amended Subdivision Plat Amendment, as requested by Curtis J. Brown, representing Anderson and Karrenberg PC and 12450 South State Holdings LC, for the Draper Medical Condominiums Plat, Application 23-0238, subject to the following:

Conditions:

1. **That all requirements of the Draper City Engineering, Public Works, Building, Planning, GIS, and Fire Divisions are satisfied throughout the development of the site, including but not limited to those listed in Exhibit A of the Staff Report.**

2. **That the applicant submit a revised plat showing the required delineation of the vertical space of the condominiums to planning staff for review prior to printing**

of the final Mylar Plat and signature of the Chair of the Planning Commission on the plat.

3. **That the revised condominium plat note the shared parking requirements of the Site Plan approval with Lot 5A of the Stark Office Village Subdivision.**

Findings:

1. **Good cause exists for the subdivision plat amendment, and no Public Street, right-of-way, or easement has been vacated or amended.**

Second: Commissioner Shirey.

Vote: A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Fowler, Ogden, and Shirey voted "Aye". The motion passed unanimously.

E. Public Hearing: Ambyr T. Lindsay, Inc. Home Occupation Conditional Use Permit. (Administrative Action).

On the request of Ambyr Lindsay, Representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young, a Home Occupation Conditional Use Permit Request on approximately 0.36-Acres, located at 12972 South Brook Haven Cove. Known as Application HOCC-6837-2023. Staff Contact: Todd A. Draper, (801) 576-6335 or todd.draper@draperutah.gov. **(This item has been continued to the November 9, 2023, Planning Commission Meeting).**

Chair Adams reported that the item had been continued to the meeting on November 9, 2023.

A. Adjournment.

Motion: Commissioner Fowler moved to ADJOURN.

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

The meeting adjourned at 7:40 P.M.

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MEMO

To: Planning Commission
From:
Date: 2023-12-07
Re: Action Item: Approve Planning Commission Meeting Minutes for November 9, 2023 (Administrative Action)

Comments:

ATTACHMENTS:

Draper PC Draft Mtg Minutes 110923 - Ready for approval.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, NOVEMBER 9, 2023, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Commission Member Gary Ogden
Commission Member Kendra Shirey
Alternate Commission Member Shivam Shah (Did not Sit)

EXCUSED: Alternate Commission Member Laura Fidler

STAFF PRESENT: Jennifer Jastremsky, Community Development Director
Bret Millburn, Asst. City Manager
Todd Draper, Planning Manager
Maryann Pickering, Planner III
Mike Barker, City Attorney
Spencer DuShane, City Attorney
Brien Maxfield, Senior Engineer Manager
Amie Salazar, Office Manager
Todd Taylor, Planner III

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for October 12, 2023. (Administrative Action).

Motion: Commissioner Nixon moved to APPROVE the Planning Commission Minutes for October 12, 2023.

Second: Commissioner Squire.

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

B. Action Item: Approve Planning Commission Meeting Dates for 2024.

Chair Adams asked if there are dates for planning commission training. Community Development Director, Jennifer Jastremsky reported that the training meeting dates are not yet known. Commission Members may participate in trainings at City Hall or watch remotely. The proposed meeting dates were reviewed.

Motion: Commissioner Fowler moved to APPROVE the Planning Commission Meeting Dates for 2024, as presented.

Second: Commissioner Ogden.

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

C. Action Item: Trailside Townhomes Site Plan Amendment Approval Extension (Administrative Action).

On the request of David Tillotson representing IKON Homes for an Extension to the November 17, 2022, Approval of the Trailside Townhomes Site Plan, located approximately at 2142-2318 East Brookings Drive. Application SPR-058-2022. Staff Contact is Maryann Pickering, (801) 576-6291 or maryannpickering@draperutah.gov.

Planner III, Maryann Pickering presented the Staff Report and presented an aerial showing the location of the property. The land use designation is Residential Medium-Density with split zoning as a holdover from the Suncrest Plan of RR-22. There is also a section of RM on the property. The request was initially heard by the Planning Commission in July 2022 when a sidewalk deviation was denied and subsequently appealed by the applicant. The applicant came back in November 2022 at which time the site plan was approved with the decision of the Appeals and Variance Hearing Officer. No Land Disturbance or Building Permit have yet been filed. For that reason, an extension was sought. The applicants are requesting a six-month extension. If approved, it would be valid until May 17, 2024. No further extensions will be offered after that time. Ms. Pickering reported that in May 2023 the applicant's plat amendment was extended. It is now valid until March 2024. They have until then to record the plat. She reminded the Commission that this is the site plan for the townhomes that were approved.

A question was raised regarding the requirements permitted by the Code for an extension and proof that they were met. Ms. Pickering responded that the applicant indicated that there were delays in obtaining approval from the Suncrest Homeowners Association ("HOA"). As a result, they are required to redesign the buildings. Staff was waiting on the completion of the Site Plan Amendment. It was clarified that there will be new building elevations presented, however, the site plan will not change. The amended site plan will be approved by the Zoning Administrator and will not come before the Planning Commission.

The applicant, John Wheatley, was present. He stated that his partner is David Tillotson. They are very close to resolving all of the issues and will be submitting a Site Plan Amendment for the roof change that is required by the HOA. There was a small section of flat roof over the stairs that was not allowed. As a result, they did a complete redesign of the roof. Their construction financing is in place and they expect to begin construction once the permitting is secured.

Motion: Commissioner Fowler moved to APPROVE the site plan extension as requested by David Tillotson, representing IKON Development for Trailside Townhomes, Application SPR-058-2022, based on the request by the original applicant and the following:

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Finding:

1. **The applicant has shown good cause to obtain an extension and that substantial action has occurred towards obtaining a Land Disturbance Permit.**

Second: Commissioner Shirey.

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

D. Public Hearing: Ambyr T. Lindsay, Inc. Home Occupation Conditional Use Permit (Administrative Item).

On the request of Ambyr T. Lindsay representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young request for Approval of a Home Occupation Conditional Use Permit in the R3 Zone to allow for a Home Occupation providing Cosmetology and Barbering Personal Care Services on approximately 0.36 acres, located at 12972 South Brookhaven Cove, also known as Application HOCC-6837-2023. Staff Contact is Todd Draper, (801) 576-6335 or todd.draper@draperutah.gov.

Planning Manager, Todd Draper presented the Staff Report and stated that the request is for a Home Occupation Conditional Use Permit. The property was identified on vicinity and aerial maps. The land use designation is Medium-Density Residential and the zoning is R-3. The basic floor plan and site plan were presented. The proposed salon is located near the front of the home. The business will be a personal care service use of cosmetology and barbering. It was noted that some remodeling has been done without obtaining the required permits. That situation is in the process of being remedied. One public comment was received that was provided to the Commission. No emails or phone calls were received. The comment came in as a Code Complaint earlier in the day that was considered to be applicable as public comment.

Parking issues were discussed. There was concern that there are only two parking spaces behind the garage on the driveway. The applicant lives in the home with her parents and there were at least three personal vehicles operating from the property. Staff believes that the applicant should pave one additional stall on the side of the existing driveway and home up to the property line so that there is additional off-street parking for customers coming to the salon.

Commissioner Fowler asked about enforcement of the parking condition. Mr. Draper suggested that given the time of year, the applicants could be given a timeframe to comply. Staff could visit the site periodically once the business was operating to verify that parking was not becoming an issue. The permit could be granted now so that the applicant can begin working. Verification would also be able to be done at the time of renewal of the Business License.

The applicant, Ambyr Lindsay, reported that she lives in the residence with her parents, Terry and Laurie Young. She also has a teenage daughter and among them, there are a total of four vehicles. They are open to the idea of pouring the additional concrete driveway but requested that they be given

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time to complete the work as it is an added expense in addition to updating the home to build the salon. To mitigate the parking concerns, Ms. Lindsay has been in communication with some of her neighbors. She has received a great show of support from the neighbors in the circle. Two neighbors, Reid Hales, and Judy Jones, both volunteered to make parking available in their driveways for Ms. Lindsay's personal vehicles so that the two spaces in front of the garage are available for her clients during business hours.

Ms. Lindsay reported that she and her parents recently combined two households. Her mother has neurological issues and struggled to let go of many of her personal belongings. Currently, they are using the garage for storage. Ms. Lindsay was pleased to report that it has since been cleaned out but contains a few items that have been listed for sale. If they do not sell by Thanksgiving they will be donated. This will then free up the two-car garage to park two vehicles in. The neighbors in the meantime will allow the use of two parking spots in their driveways during business hours. Ms. Lindsay reported that the front yard area of the home has been cleaned up. She went through a divorce this year and combining households with her parents was for financial reasons and will benefit both parties. They moved to this neighborhood and have been astounded by the support of the neighbors.

With regard to the building permit issue, Ms. Lindsay stated that it has been paid in full. The City's Chief Building Inspector, Keith Collier, visited the site and proposed two adjustments that have since been completed. In response to a question raised, Ms. Lindsay stated that she intends to have one chair in the salon. She expressed in her permit request that there will never be more than two vehicles on the property from clients. There will be two only when she double books, which is not typical. She stated that she normally sees only one client at a time.

A Commissioner asked Ms. Lindsay how long she expects it to take to save up for a cement pad. Ms. Lindsay stated that her preference was to have one to two years to complete the work. She is currently limited with booth rent at her current studio to working only two days per week. With small children that has worked but she has since moved and got divorced, which resulted in financial shifts that will require her to work more frequently. Adding one or two days will help. Her parents are the co-owners of the home and on a fixed income. Because the parking pad is associated with her business, she does not expect her parents to contribute to the cost.

It was noted that the two neighbors who offered their driveways have ample room to accommodate one to two cars. Ms. Lindsay was grateful for their generosity. The proposed business hours will be 9:00 a.m. to 6:00 p.m. She reported that she previously operated from an in-home salon in Midvale and received no complaints.

Chair Adams opened the public hearing.

Reid Hales gave his address and stated that he offered up his three-car driveway for Ms. Lindsay's use. He commented that Ms. Lindsay has been a wonderful neighbor and expressed his support.

Amy Ketchum reported that she lives in Judy Jones' basement as a caregiver. Ms. Jones offered up the driveway as well for Ms. Lindsay to use. There is plenty of room. Ms. Ketchum was excited to have a hairdresser across the street and expressed her support.

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Bruce Brown gave his address and stated that he travels the street often and commented that when Ms. Lindsay first moved in he had concerns with the chaos. As he has come to know Ms. Lindsay, he has been impressed with how hard she works. He expressed his support.

There were no further public comments. The public hearing was closed.

Chair Adams asked about the possibility of adding language that the parking requirement be reviewed in one year to not unduly require additional parking that may not be required. He acknowledged that it would be costly to pour concrete. Mr. Draper suggested that the condition either be added as a condition or be omitted. Staff would be happy to review the use in a specified period of time or at renewal. Ms. Jastremsky stated that if staff was directed to review it, they would request that specific parameters be included.

Commissioner Ogden stated that the most traffic that should be generated is the client and potentially the person with the next appointment for a maximum of two cars. If the garage is empty it can accommodate two cars with cars on the street or in the driveways of the neighbors, which would provide enough parking. Mr. Draper stated that as the Code is written, they only count the space in and behind the garage when counting the required parking for the dwelling. Staff's concern when writing the Staff Report was that with three adults living in the home, there was the potential for three vehicles, adding two more client vehicles would result in up to five cars, which cannot be accommodated on the property as required.

Commissioner Squire commented that the home is on a cul-de-sac and parking is tight. There are four homes in the circle, which does not leave much excess room for on-street parking. She was pleased with the support of the neighbors but was aware that those situations can change. She did not think the City should fail to require the parking that is specified in the Code just because the neighbors are generous. If the situation were to change, the Commission would have put itself in a situation where they have approved a use that is not appropriate. She understood the expense but stated that that is the cost of having a home-based business. If a home is to be used as a business, it must be suitable for the activity. She considered one year to be incredibly generous. Mr. Draper stated that the concrete pad will have to meet the dimensions of one parking stall (18' x 9') and be paved.

Commissioner Shirey was willing to compromise but suggested that one year be allowed to complete the work. Commissioner Squire stressed that it should be a condition and she would not support the request if the requirement for the cement pad was removed. Commissioner Ogden agreed. While he sympathized with Ms. Lindsay, he respects the City Code and the rights of the neighbors and suggested the mandate for the cement pad remain. He suggested that Ms. Lindsay be given one year to comply. Commissioner Nixon agreed with Commissioner Fowler and felt that one year was very generous.

<u>Motion:</u> Commissioner Squire moved to APPROVE the Home Occupation Conditional Use Permit as requested by Ambyr T. Lindsay representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young for a Home Occupation Conditional Use Permit, Application HOCC-6837-2023 based on the following:

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Conditions:

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 on the site, including permitting.**

2. **The days of operation shall be limited as proposed by the applicant to three days per week, Tuesday, Thursday, and Saturday.**

3. **The hours of operation shall be limited to 9:00 a.m. to 6:00 p.m.**

4. **One additional paved parking stall meeting the minimum size standards of the ordinance shall be added to the south side of the existing driveway for the use of customers coming to the home. The parking stall shall be completed within one year of approval.**

5. **The applicant shall obtain a Building Permit for construction work related to internal modifications made to the home to create the salon.**

Finding:

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

Second: Commissioner Fowler.

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

2. Discussion Items.

A. Discussion Item: Town Center Station Area Plan.
An Overview of the Station Area Plan Requirements from the State of Utah and the Process Taken So Far on the Town Center Station Area Plan. The Actual Plan will be Reviewed at a Future Meeting Date. Staff Contact is Jennifer Jastremsky, jennifer.jastremsky@draperutah.gov, (801) 576-6328.

Ms. Jastremsky reported that the above discussion will count toward the Planning Commission Training. She commented on Station Area Plans and stated that state law changed in 2022. Over the past year, the City has been working on a Station Area Plan for the Town Center area. In 2022, the State Legislature passed HB-462 for cities with Fixed Guideway Transit Stations such as FrontRunner and TRAX to do some master planning to be called a Station Area Plan. The goal is to allow transit-oriented development next to these stations and allow cities to run the planning process. It is in lieu of discussions the Legislature was having about mandating uses and densities next to stations. A

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Station Area Plan is considered part of the General Plan, which will need to be amended to reference the Station Area Plans. The deadline for the adoption of Station Area Plans is December 31, 2025, for all stations. Draper City has three stations consisting of the FrontRunner Station and two TRAX stations. There is also a station in Sandy on 11400 South. Half the radius for the Station Area Plan is in Draper City, so they will have to plan for that area as well. This year they have been working on the Town Center with the intent being to do one every year to meet the deadline. Once a Station Area Plan is adopted, it is sent to the Wasatch Front Regional Council ("WFRC") for certification. It was clarified that there will be three separate Station Area Plans.

Ms. Jastremsky reported that once the WFRC has certified the plan, it must be reported to the Department of Workforce Services. The plans require the City to look at all properties within a one-half-mile radius of the station, which is the station platform. The four specific goals and objectives that Station Area Plans have to meet include the following:

1. The availability and affordability of housing;

2. Sustainable environmental conditions;

3. Access to opportunities, transportation choices, and connections; and

4. Must have a vision and a map.

There must be a public engagement portion that identifies constraints and opportunities within the area. There must also be a five-year Implementation Plan. If the area is already fully developed, the City must analyze the uses. In the Town Center, several residential neighborhoods fall within a one-half-mile radius. The City does not see those neighborhoods redeveloping.

Once a plan is adopted, the Zoning Code must be updated to allow for the development to take place. It is a multi-step process for each Station Area Plan. A map was displayed to show the different station locations. State law allows Station Area Plans to be combined if there is an overlap when they are close.

FrontRunner is unique compared to the other two stations. Half of the property is within the City's Transit Station District and has Master Area Plans already in place. The intent in that case will be to make those Master Area Plans more cohesive. For the Town Center, a grant was received from the WFRC right before COVID-19 hit. Ultimately, it was used toward the Station Area Plan. The process began in August of 2022. There have been two public open houses and they expect to have a third to review the preferred concept. Online surveys have also been conducted. The Stakeholder Committee was established to look at existing conditions and create multiple concepts. The concepts presented at the public open houses were being reviewed to get feedback from the public. The Project Team and Stakeholder Committee have been working to create a preferred plan that will be presented to the Planning Commission and City Council. Another open house was also to be held to get public feedback.

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A question was raised about the Station Area Plan that overlaps into Sandy City and if Sandy will be involved. Ms. Jastremsky stated that they are already working on it. Cities can work jointly. Because the property in Draper City is already developed, she did not see the need for a joint planning effort.

B. Discussion Item: 2023 Annual Planning Commission Training.
State Required Annual Planning Commission Training.

City Attorney, Mike Barker, conducted the training and discussed a recent Court of Appeals Case that touched on interesting legal issues the Planning Commission should be aware of. City Attorney, Spencer DuShane gave a PowerPoint presentation and reviewed the facts of the case. Staff's job is to prepare the Staff Report and make recommendations. The County Council's job is to make findings of fact and support the conclusion based on what is in Staff Report and the evidence presented. The job of the District Court is to review the County Council's decision and determine whether it is arbitrary, capricious, or illegal. The job of the Court of Appeals is to review the District Court's application of the law to the facts.

The 6.35-acre property is in Summit County in the Snyderville Basin and on a ridgeline. The lot was subdivided and existed prior to the portion of the Summit County Code referred to as the Snyderville Code. The application was for an accessory building. The home is large and would require a significant amount of disturbance. The objective of the Snyderville Code was to make sure that buildings do not protrude onto ridgelines that are visible from public roads. There is an exception to this rule for lots that existed prior to the passage of the Snyderville Code. The law existed and the property was subdivided but not built on prior to the passage of the Snyderville Code. For lots greater than five acres, the site grading cannot exceed a disturbance area of 20,000 square feet. If the applicant wants to exceed the 20,000-square-foot disturbance area, they must have approval with special findings. Due to the specifics of the site, a special exception would apply.

It was noted that in order to build the home, a variance was needed from the Board of Adjustment. The applicants came in a few years later wanting to build a 7,000-square-foot accessory building with a site disturbance of 9,785 square feet. Special exception issues were discussed. DuShane and Barker reviewed the Code and stated that the intent was to maintain the mountain character of the area with suburban development and not eliminate the unique character of the Snyderville Basin. Reasons for special exceptions were discussed. They could include possible omissions, unique situations, or deviations. Support was expressed for special exceptions as long as the parameters for approval are enumerated in the Code. Concern was expressed that the standards seem to be very subjective. The comment was made that subjective decisions are easier to contest because there can be claims of discrimination or bias.

Chair Adams stated that he has watched the trend of deviations, which can be an indication that the Code is outdated or does not apply. Trends tend to reflect what the citizens want and the current building standards. Deviations are important to watch. The comment was made that sometimes there is a blind spot in the law that if applied, could result in something that is not desired.

Returning to the Snyderville Code discussion, Mr. DuShane commented that if there is another way to allow the lots to develop that does not deter health, safety, and welfare and that can be done equitably under another provision, it should be done that way. It was noted that limiting the special

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exceptions will not result in a large number of homes protruding from the ridgeline in a mountain environment. That is in keeping with the policy statement mentioned earlier. In this case, the first home needed to disturb more than 43,000 square feet. 20,000 square feet was the amount that they needed, which required them to go to the Board of Adjustment for a variance. The Board of Adjustment granted the full disturbance amount. Mr. DuShane reported that with regard to the second building, the applicant applied to do the outbuilding with an additional 9,000 square feet in disturbance. County staff concluded that he needed to go through the special exception process, this time with the County Council because the Code changed. At this point, he had already disturbed more than 20,000 square feet, which was the per-lot limit. Possible outcomes were discussed.

The Staff Report concluded, and the County Council agreed, that the 20,000 square-foot rule applied on a per lot basis. Since the applicant had already disturbed 100,000 square feet, all of the surface grading permitted by the Code had been utilized. Because they made this finding, they determined to analyze the special exception of the Code. The counterargument from the applicant's attorney was that it is not a per lot basis rule that applies but rather a per project rule that applies. Various nuances of the language were discussed.

Some of the findings in the Staff Report were referenced. One was that the proposed application did not protect the scenic qualities of the Snyderville Basin. Another was that granting a special exception would not be consistent with the policies and goals of the General Plan or the intent of the applicable Codes that govern the Snyderville Basin. In the case described, the applicant did not provide evidence showing why it was equitable and describing the unique circumstances. The applicant also knew that the unique qualities of the lot would preclude him from building the second building because he had already developed the first. He was on notice that he could not build it. The matter next went to the District Court. The applicant's attorney argued, and the District Court agreed, that the County analyzed the issue using the wrong criteria. The matter was then remanded back to the County Council who held another hearing. No new arguments were heard. The County Council again denied the application using the previous Staff Reports and records of the hearings conducted including a Reconsideration Hearing to support their finding that the Code criteria are not met. The applicant appealed again and the District Court supported the ruling of the County Council.

The Appellate Court found that there is a presumption that land use decisions of a land use authority on appeal are valid. That presumption is rebuttable if the appellant can show that the decision was arbitrary, capricious, or illegal. The applicant's attorney claimed that site grading is not defined and, therefore, cannot be enforced. The applicant's attorney argued that the site grading provision applied on a per-project basis. If correct, he is entitled to approval. The Court found that the site grading was not defined in the ordinance but not that the lack of a defined term made the decision illegal. Mr. DuShane reported that Courts should define terms first by the terms that are set forth in the ordinance. The arbitrary and capricious standard was discussed as well as the matter having been remanded. It was noted that all four criteria must be met in order to grant a special exception. The Council relied on the record they had up to that point and the court held that it was enough evidence to support a reasonable conclusion by the Council that the request did not qualify for special exception under the standards in the Snyderville Code.

Mr. DuShane commented that to approve something, especially if there are a lot of people present to speak out against it, they analyze whether it meets the Code. He explained that an applicant is entitled

to approval if it meets all of the Code. For that reason, the motion always refers back to the Staff Report.

The applicant's second arbitrary and capricious argument was that there were discrepancies in how he and his neighbors were treated. He also claimed to have been treated differently the second time around. The court cited precedent due to a case that says that failure to enforce an ordinance does not forfeit a municipality's power to enforce it later. Something is not arbitrary and capricious as long as there is substantial evidence to support the action.

A question was raised as to whether the "feel good" purpose statements should be included in the Staff Report. Mr. DuShane stated that they should be. Mr. Jastremsky commented that Staff Reports do not usually contain the actual purpose statement but they do contain the criteria within the Code. Staff can add purpose statements or refer to the Code during a meeting.

3. Adjournment.

Motion: Commissioner Fowler moved to ADJOURN.

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

The meeting adjourned at 7:59 PM.

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MEMO

To: Planning Commission
From: Todd Taylor
Date: 2023-12-07
Re: Public Hearing: City Initiated Public Works Accessory Building Site Plan Amendment and Deviations Request (Administrative Action)

Comments:

This application is a request for approval of a site plan amendment and deviations for the construction of an accessory building. The overall property is approximately 10.56 acres in size and is located on the east side of Minuteman Drive, at 72 E. Sivogah Court. The property is currently zoned M1 (Light Manufacturing) and is developed with several buildings housing operations for the City's Public Works Department.

Deviations from exterior colors, materials, and building orientation

Findings for approval:

1. The requested deviations are consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development satisfies at least three (3) of the criteria listed in DCMC 9-22-030(B).

Findings for denial:

1. The requested deviations are not consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development does not satisfy at least three (3) of the criteria listed in DCMC 9-22-030(B).

Site Plan Amendment

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan with approval of the deviation requests conforms to applicable standards set forth in ordinance, 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 M1 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 will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the Draper City Municipal Code, including traffic, storm water drainage, and utilities concerns.

Findings for denial:

1. The one or more of the deviation requests were denied and the site plan does not conform to applicable standards set forth in ordinance without approval of the deviation requests.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the M1 zoning district in which the site is located.

ATTACHMENTS:

PC Staff Report

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
November 28, 2023

To: Draper City Planning Commission
Business Date: December 7, 2023

From: Development Review Committee

Prepared By: Todd Taylor, Planner III
Planning Division
Community Development Department
801-576-6510, todd.taylor@draperutah.gov

Re: **City Initiated Public Works Accessory Building – Site Plan Amendment and Deviations Request**

Application No.:	2023-4627-SP, 2023-4631-VAR
Applicant:	Draper City
Project Location:	72 E. Sivogah Court
Current Zoning:	M1 (Light Manufacturing) Zone
Acreage:	10.56 Acres (Approximately 459,993.6 ft^2)
Request:	Request for approval of a site plan amendment and deviations in the M1 zone regarding the construction of an accessory building.

BACKGROUND AND SUMMARY

This application is a request for approval of a site plan amendment and deviations for the construction of an accessory building. The overall property is approximately 10.56 acres in size and is located on the east side of Minuteman Drive, at 72 E. Sivogah Court (Exhibit B & C). The property is currently zoned M1 and is developed with several buildings housing operations for the City's Public Works Department.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community Commercial	Exhibit D
Current Zoning	M1	Exhibit E
Proposed Use	Accessory Building (Office)	

Adjacent Zoning		
East	M1, R3 (Single-family residential)	
West	Highline CSD (Commercial Special District)	
North	CR (Regional Commercial), RM2 (Multiple-Family Residential), R3	
South	Highline CSD	

The Community Commercial land use designation is characterized as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	• Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	• Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the M1 zone is to "*provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.*"

Site Plan Layout. The site plan (Exhibit F) shows the accessory building which is a 60 ft x 24 ft modular building with approximately 1,440 ft^2 of gross floor area. The accessory building is located along the west side property line, west of the main Public Works building. The location and height of the accessory building meet the requirements of DCMC Section 9-13-080 for the M1 Zone development standards.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	10 ac	10.56 ac	Meets requirement
Street Frontage	N/A	N/A	N/A
Setback			
Front	25 ft	200 ft (approximately)	Meets requirement
Rear	10 ft	360 ft (approximately)	Meets requirement
Side	10 ft	10 ft	Meets requirement

Landscaping and Lot Coverage. The landscaping plan (Exhibit G) shows the changes to the landscaping areas surrounding the accessory building. The proposed landscaping layout meets the requirements of DCMC Sections 9-23-050, 9-23-090, and 9-23-100 for landscaping design criteria, perimeter landscaping, and parking lot landscaping. However, the specifications for tree type and shrub size are missing. A condition of approval has been added requiring that a revised landscaping plan showing compliance with DCMC Section 9-23 for landscaping and screening be provided.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Overall Landscaping Coverage	20%	55% overall, 2,260 ft^2 (approximately) in amendment	Meets requirement
Parking Lot Landscaping	5%	9% of amendment parking area	Meets requirement
Perimeter Landscaping	10 ft	10 ft	Meets requirement
Land Use Buffer Landscaping	N/A	N/A	N/A
Water Wise Landscaping	Lawn shall not be installed on slopes greater than twenty-five percent (25%) or in areas less than eight (8) ft in width.	No lawn is installed on steep slopes greater than twenty-five percent (25%) or areas less than eight (8) ft in width.	Meets requirement
Street Trees	N/A	N/A	N/A
Amenities	2 (minimum)	2 (natural open space, seating areas)	Meets requirement

Parking. According to the site plan (Exhibit F), seven (7) parking spaces will be provided adjacent to the accessory building. The number of provided parking spaces meets the requirements of DCMC Section 9-25-080 for parking area design and construction.

Table 4 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Office	6-7	7	Meets requirement
Pedestrian Connections	Pedestrian access from the public right of way through the site to main entrances shall be provided.	N/A	Was not required for the existing site. Also the site is gated for security specifically preventing pedestrian access.
Cross Walks	Differing roadway materials within parking lots shall be used directly in front of entrances to slow motorists and create a safer environment for pedestrians.	There are no internal cross walks proposed.	Was not required for the existing site.
Access Point Width	24-36 ft	N/A	Site access from the street is existing.

Architecture. The elevation drawings (Exhibit H) show the proposed design of the accessory building. The design and materials shown do not meet all the requirements of DCMC Sections 9-22-040 and 9-22-050 for the building and site design. The requested deviations from these sections include a deviation for the orientation of the building, the use of a single Primary Material on the exterior, and from utilizing a minimum of three (3) colors on each facade.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building			
Maximum Height	45 ft	15 ft approx.	Meets requirement

Roofline Variation	Every 50 ft minimum	Every 14-28 ft	Meets requirement
Architectural Features	Up to 14 ft per Planning Commission decision	N/A	No rooftop equipment proposed.
Orientation	Entrance facing the street, building close to the front property line	Entrance faces existing building.	Does not meet requirement, a deviation from standards is needed
Entrances			
Emphasis	3 features (minimum)	3 (ramp, window, parapet detail)	Meets requirement
Facade Variation			
Vertical or Horizontal	A minimum of every 30 ft	Every 14-28 ft	Meets requirement
Materials			
Color	3 (minimum)	2 (Attitude Gray, Pure White)	Does not meet requirement, deviation from standards is needed.
Materials	2 (minimum)	1 (engineered wood siding)	Does not meet requirement, deviation from standards is needed.
Percentage of Materials			
Front	75% Primary	100% Primary	Meets requirement
Rear	75% Primary	100% Primary	Meets requirement
Side	75% Primary	100% Primary	Meets requirement
Side	75% Primary	100% Primary	Meets requirement

The accessory buildings is proposed to be placed in an existing parking and landscaping area directly to the west of the main Public Works building. Other areas of the site are currently utilized for equipment and material storage. The proposed orientation does not meet the requirements of DCMC 9-22-050(A) which call for buildings to be located with the main facade and main entrance facing the street. While the accessory function of the building and the site constraints led to this orientation, the applicant is requesting a deviation from this requirement.

The accessory building is of modular construction with simple, flat sides and a single exterior material comprised of engineered wood siding. Engineered wood siding is

considered a wood fiber composite siding. The modular building was chosen for its ability to quickly provide temporary office space on the site while Public Works determines whether to expand or replace its existing facility. The proposed exterior materials and colors do not meet the requirements of DCMC 9-22-040(F) which call for a minimum of three (3) colors, two (2) primary materials on each facade. The accessory building is painted in two (2) colors and the exterior is constructed of only one (1) primary material, engineered wood siding. Therefore, the applicant is requesting a deviation from these requirements.

Site and Architectural Design Standards Modification. DCMC Section 9-22-030 states that the Planning Commission may approve site plans and architectural plan that deviate from the requirements of the design standards within Chapter 22 of the DCMC based on making certain required findings in whole. Per DCMC Section 9-22-030(b), the Planning Commission shall find an application complies with at least three of the following criteria:

1. *The proposed development includes additional amenities or pedestrian and bike connectivity in excess of what is otherwise required.*
2. *The overall landscape and open space area provided within the proposed development exceeds required amounts by more than ten percent (10%).*
3. *The proposed development is a transit oriented development (TOD) and provides direct connectivity for active transportation methods to a transportation facility.*
4. *The traffic impacts of the proposed development will be mitigated through creative design, traffic calming measures, companywide carpool or transit pass programs, or other similar measures.*
5. *The proposed development is designed to meet LEED certification standards.*
6. *The proposed development involves redeveloped buildings, additions to existing buildings, minor structures being added to a site, or is a new building within a previously approved phased development and the deviation is necessary to create a consistency with other existing buildings.*
7. *Vegetative landscaping (excluding lawn, turf, and groundcovers) exceeds the amounts required in this Title by at least ten percent (10%).*
8. *The building is designed by a licensed architect in a specific architectural style, that utilizes facade materials differently than prescribed in subsection 9-22-040(F) of this chapter.*
9. *The amount of primary materials used for each building facade exceeds the required amount by more than ten percent (10%).*

The applicant has indicated in their Deviation Request Letter (Exhibit I) how they meet at least three (3) of the criteria as outlined below:

- Criteria 2. The overall site has a large open space area which is approximately 55% of the site. DCMC Section 9-23-050 requires 20% of the site be landscaped or in natural open space. Staff agrees this criteria has been met.

- Criteria 6. The accessory building is a minor structure being added to the site to provide office space while the City determines whether to expand or replace the existing facility. Staff agrees this criteria has been met.
- Criteria 7. The landscaping plan (Exhibit G) shows that the vegetative landscaping and open space on the site does exceed the requirements of DCMC Section 9-23-050 by 32%. Staff agrees this criteria has been met.
- Criteria 8. The building was designed by a licensed architects who designs modular office buildings that utilize a different architectural style and materials than prescribed in the DCMC Section 9-22-040(F). The Planning Commission will need to determine if this criteria has been met.
- Criteria 9. The building exterior facades are comprised of 100% primary materials. Staff agrees that this criteria has been met

Lighting. The site plan (Exhibit F) does not show any new proposed light poles to be provided around the accessory building and its associated parking spaces. The building elevations (Exhibit H) do show two (2) building-mounted lights at each doorway. A condition of approval has been added requiring that a lighting plan showing compliance with DCMC Section 9-20 for outdoor lighting design and illumination standards be provided.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	1 per 10,000 ft^2	N/A (no new light poles proposed)	N/A
Light Pole Height	20 ft	N/A	N/A
Foot Candles			
Maximum Illumination	5.0	Unknown	To be provided as condition of approval
Maximum Average Illumination	3.0	Unknown	To be provided as condition of approval
Maximum Illumination Ratio (Max:Ave)	2.5:1	Unknown	To be provided as condition of approval

Criteria For Approval. The criteria for review and potential approval of a Site Plan Amendment request is found in DCMC Sections 9-5-090(E) and (H). This section depicts the standard of review for such requests as:

> *E. Standards For Approval: The following standards shall apply to the approval of a site plan:*

1. *The entire site shall be developed at one time unless a phased development plan is approved.*
2. *A site plan shall conform to applicable standards set forth in this title, 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 zone 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, storm water drainage, and utilities concerns.*

H. Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:

1. *Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:*
   a. *The proposed use is consistent with uses permitted on the site;*
   b. *Existing uses were permitted when the site plan was approved, or have received a conditional use permit;*
   c. *The proposed use and site will conform to applicable requirements of this Code;*
   d. *The proposed expansion meets the approval standards of subsection E of this section;*
   e. *The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and*
2. *If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.*
3. *If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.*
4. *Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan Amendment and Deviations 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 Site Plan Amendment and Deviations 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 Site Plan Amendment and Deviations 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 Site Plan Amendment and Deviations 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 requests, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

If the Planning Commission decides to approve the Site Plan Amendment request, staff recommends they include the following conditions of approval:

1. That 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. That the applicant submit a revised landscaping plan identifying all specifications for tree type and shrub size in compliance with DCMC Section 9-23 for review and approval by staff.
3. That the applicant submit a lighting plan in compliance with DCMC Section 9-20 for review and approval by staff.

Deviations from exterior colors, materials, and building orientation

The findings for approval of the Deviations are as follows:

1. The requested deviations are consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development satisfies at least three (3) of the criteria listed in DCMC 9-22-030(B).

The findings for denial of the Deviations are as follows:

1. The requested deviations are not consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development does not satisfy at least three (3) of the criteria listed in DCMC 9-22-030(B).

Site Plan Amendment

The findings for approval of the Site Plan Amendment are as follows:

1. The site plan reflects the full development of the property.
2. The site plan with approval of the deviation requests conforms to applicable standards set forth in ordinance, 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 M1 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 will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the Draper City Municipal Code, including traffic, storm water drainage, and utilities concerns.

The findings for denial of the Site Plan Amendment are as follows:

1. The one or more of the deviation requests were denied and the site plan does not conform to applicable standards set forth in ordinance without approval of the deviation requests.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the M1 zoning district in which the site is located.

MODEL MOTIONS

Deviations from exterior colors, materials, and building orientation

Sample Motion for Approval of the Deviations – I move that we approve the Deviation requests from exterior colors, materials, and building orientation requirements, as requested by Draper City, application 2023-4631-VAR, based on the findings listed in the Staff Report dated November 28, 2023.

Sample Motion for Modified Approval of the Deviations – I move that we approve the Deviation requests from exterior colors and materials and building orientation requirements, as requested by Draper City, application 2023-4631-VAR, based on the

findings listed in the Staff Report dated November 28, 2023 and including the following additional findings:

1. List any additional findings…

Sample Motion for Denial of the Deviations – I move that we deny the Deviation requests from exterior colors and materials and building orientation requirements, as requested by Draper City, application 2023-4631-VAR, based on the findings listed in the Staff Report dated November 28, 2023.

Site Plan Amendment

Sample Motion for Approval of the Site Plan Amendment – I move that we approve the Site Plan Amendment, as requested by Draper City, application 2023-4627-SP, based on the findings and subject to the conditions listed in the Staff Report dated November 28, 2023.

Sample Motion for Modified Approval of the Site Plan Amendment – I move that we approve the Site Plan Amendment, as requested by Draper City, application 2023-4627-SP, based on the findings and subject to the conditions listed in the Staff Report dated November 28, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial of the Site Plan Amendment – I move that we deny the Site Plan Amendment, as requested by Draper City, application 2023-4627-SP, based on the findings and subject to the conditions listed in the Staff Report dated November 28, 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: 2023.11.30 15:01:20-07'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2023.11.30 14:12:40-07'00'

Draper City Planning Division

Draper City Fire Department

Mike Barker
Digitally signed by Mike Barker
Date: 2023.11.30 14:19:47 -07'00'

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: 2023.12.01 09:34:41-07'00'

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. Submit a revised landscaping plan that identifies all specifications for tree type and shrub size and complies with the requirements of DCMC Section 9-23.
2. Submit a lighting plan that complies with the requirements of DCMC Section 9-20.

Engineering and Public Works Divisions Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. Please add the property address to all revised plans.

EXHIBIT B
VICINITY MAP

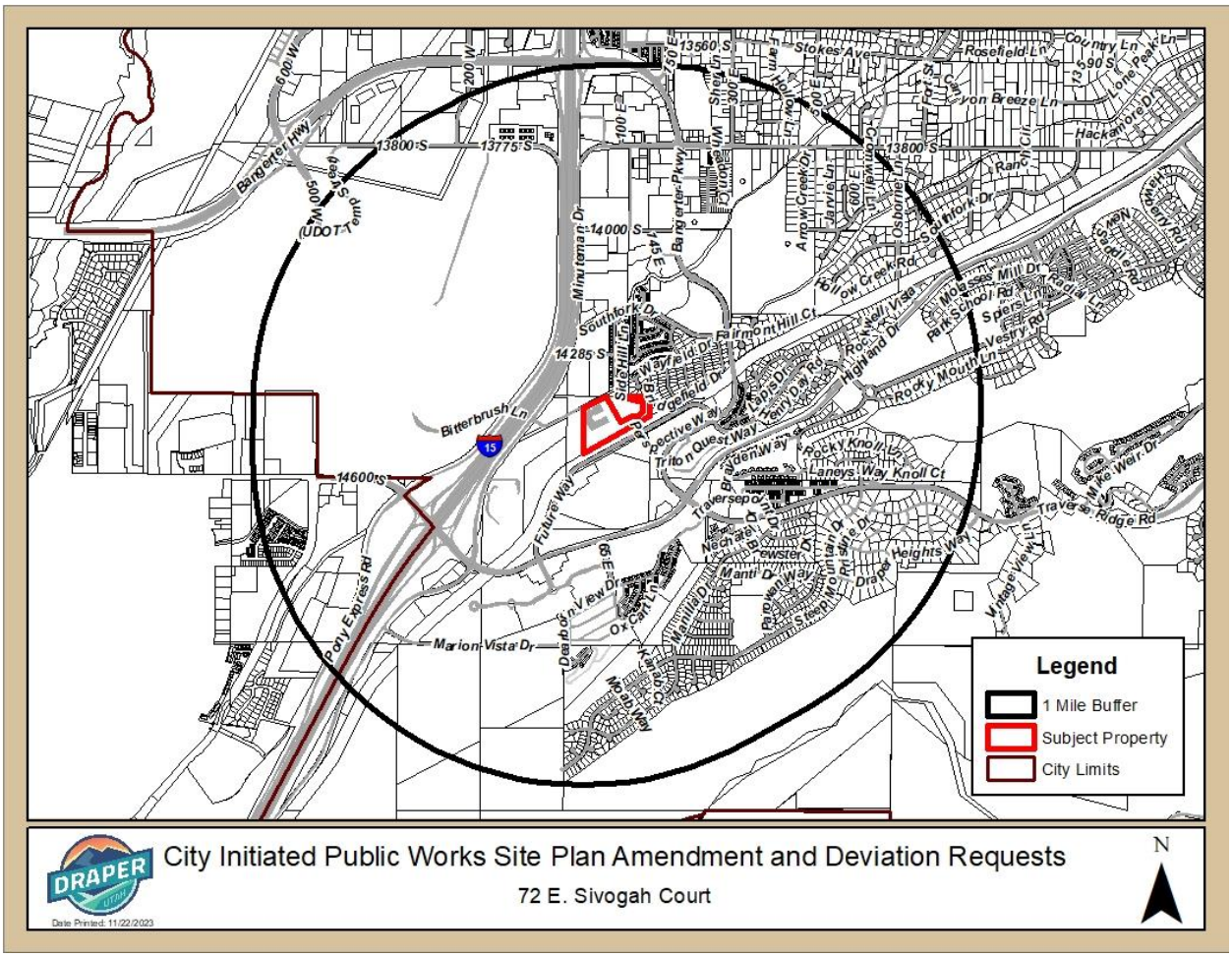


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

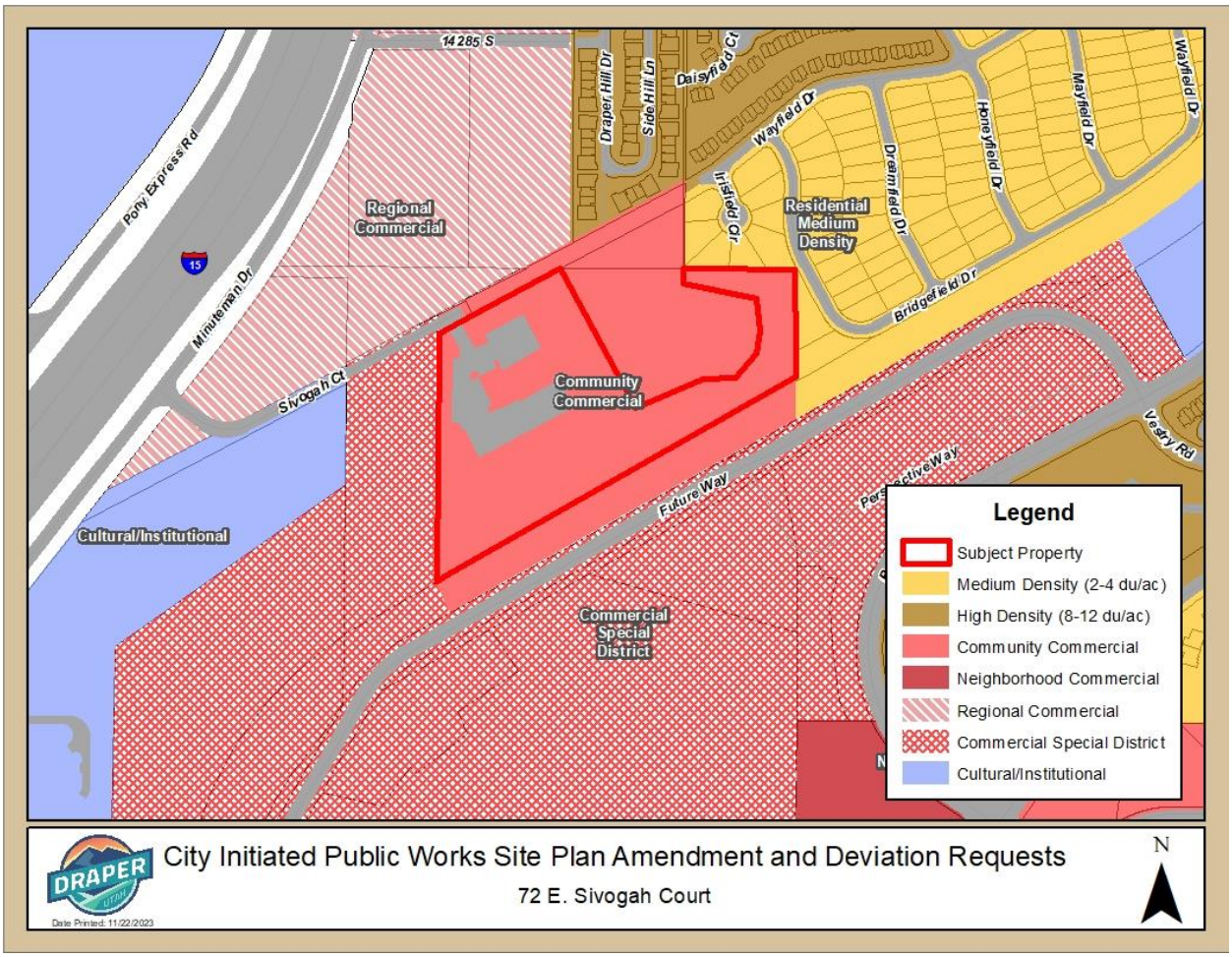


EXHIBIT E
ZONING MAP

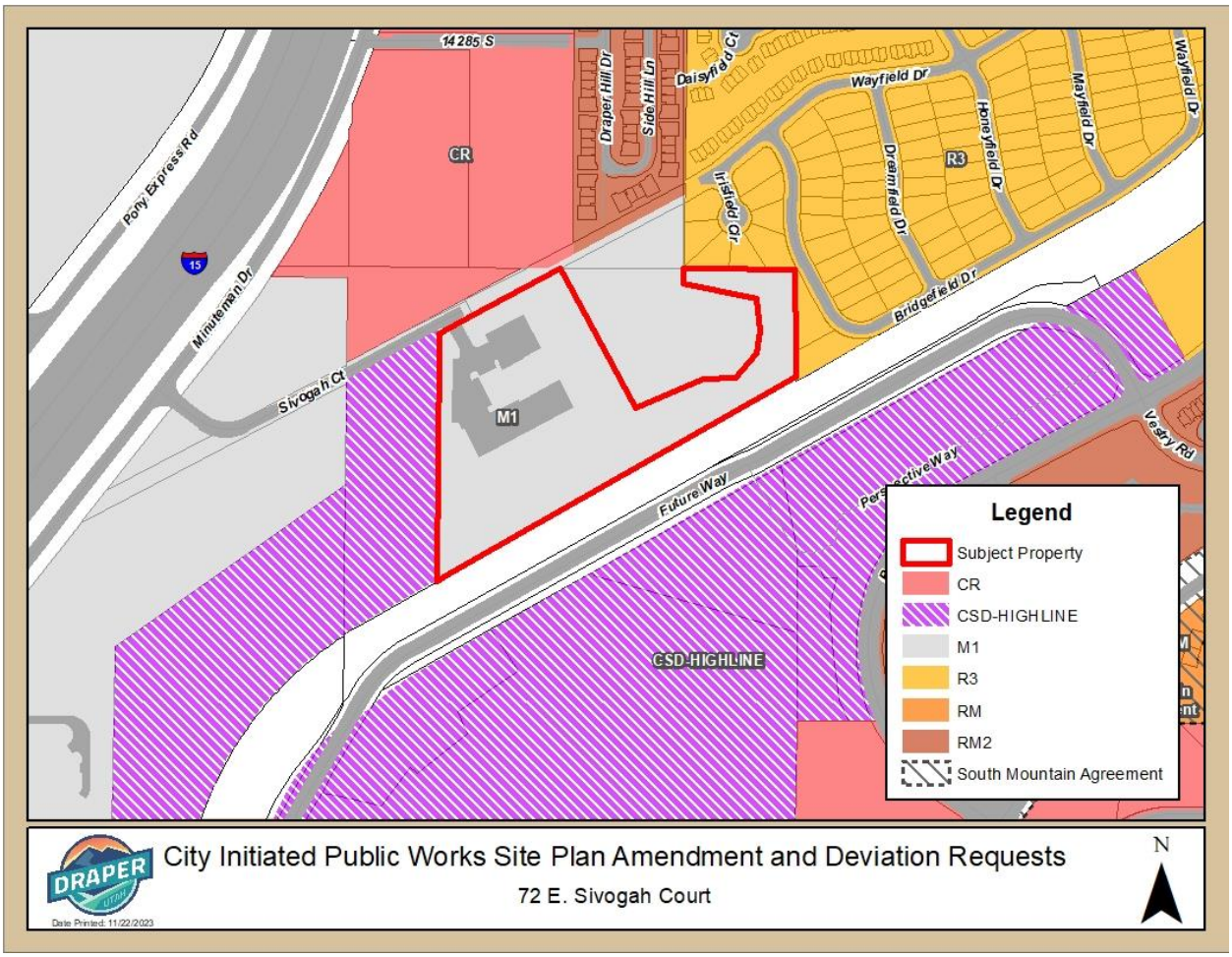
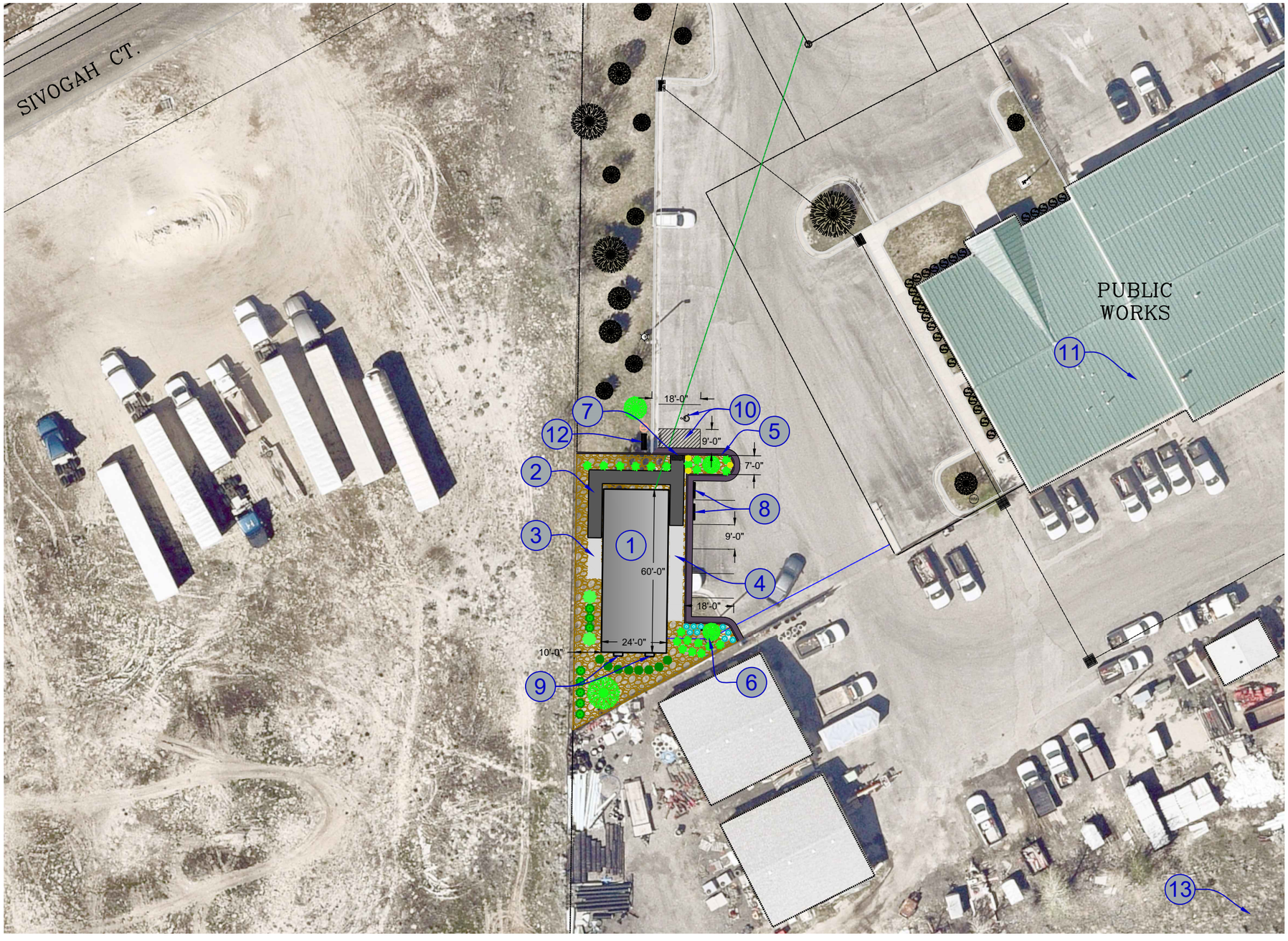


EXHIBIT F
SITE PLAN



N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft. (24x36)
1 inch = 40 ft. (11x17)

CONSTRUCTION PLAN NOTES:

1. MODULAR TRAILER.
2. INSTALL 5' WIDE SIDEWALK PER DRAPER CITY STANDARD DWG ST-13.
3. INSTALL METAL STAIRS.
4. INSTALL METAL ADA ACCESSIBLE RAMP.
5. INSTALL 30" HIGH-BACK CURB & GUTTER PER DRAPER CITY STANDARD DWG. ST-12.
6. INSTALL WATER METER PER DRAPER CITY STANDARD DWG. WT-10.
7. INSTALL A.D.A. ACCESSIBLE RAMP W/DETECTABLE WARNING PLATE PER DRAPER CITY STANDARD DWGS. ST-07.
8. WHEEL STOP TO BE PLACED IN PARKING STALL.
9. MECHANICAL EQUIPMENT LOCATION
10. ADA STALL
11. EXISTING PRESSURE REGULATOR AND BACKFLOW PREVENTOR LOCATED IN MECHANICAL ROOM.

AMENITY NOTES:

12. PARK BENCH
13. NATURAL OPEN SPACE

GENERAL NOTES:

CONTRACTOR SHALL CONTACT BLUE STAKES FOR UTILITY LOCATION MARKING. IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO STARTING ANY DEMOLITION OR CONSTRUCTION WORK.

CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN TEMPORARY CONSTRUCTION EASEMENT UNLESS SPECIFIED BY PROJECT ENGINEER.

CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS AND SCHEDULE SUFFICIENT TIME FOR UTILITY RELOCATIONS TO BE COMPLETED WITHIN THE CONTRACT TIME.

CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS AND RELOCATE ALL EXISTING PRIVATE CULINARY AND IRRIGATION FACILITIES AS NEEDED, AND RESTORE TO PREVIOUS LEVEL OF SERVICE.

THERE ARE NUMEROUS UTILITIES WITHIN PROJECT LIMITS. EFFORTS HAVE BEEN TAKEN TO LOCATE ALL EXISTING UTILITIES, HOWEVER, SOME EXISTING UTILITIES MAY NOT BE SHOWN ON DRAWINGS. IT IS THE RESPONSIBLY OF THE UTILITY COMPANIES TO IDENTIFY AND RELOCATE ALL EXISTING UTILITIES THAT MAY BE IN CONFLICT WITH THE PROPOSED DESIGN.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

REVISION			
NO	DATE	REV. BY	ISSUE

HORIZONTAL SCALE:	NA
VERTICAL SCALE:	NA
DESIGNER/CAD	Bryce Pruyt
REVIEWED	Brien Maxfield
APPROVAL	Brien Maxfield
PROJECT NO	

CONSULTANT INFORMATION:

DRAPER CITY
ENGINEERING DIVISION

0 1
BAR SCALE MEASURES 1" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

REGISTERED PROFESSIONAL ENGINEER #362039 -2202 Brien Maxfield 11-30-23 STATE OF UTAH

BASIS OF BEARING:

BENCHMARK:

DRAPER UTAH ENGINEERING
1020 E. PIONEER RD.
DRAPER, UTAH 84020
801-576-6536

PROJECT NAME:
PUBLIC WORKS EXPANSION
72 SIVOGAH CT

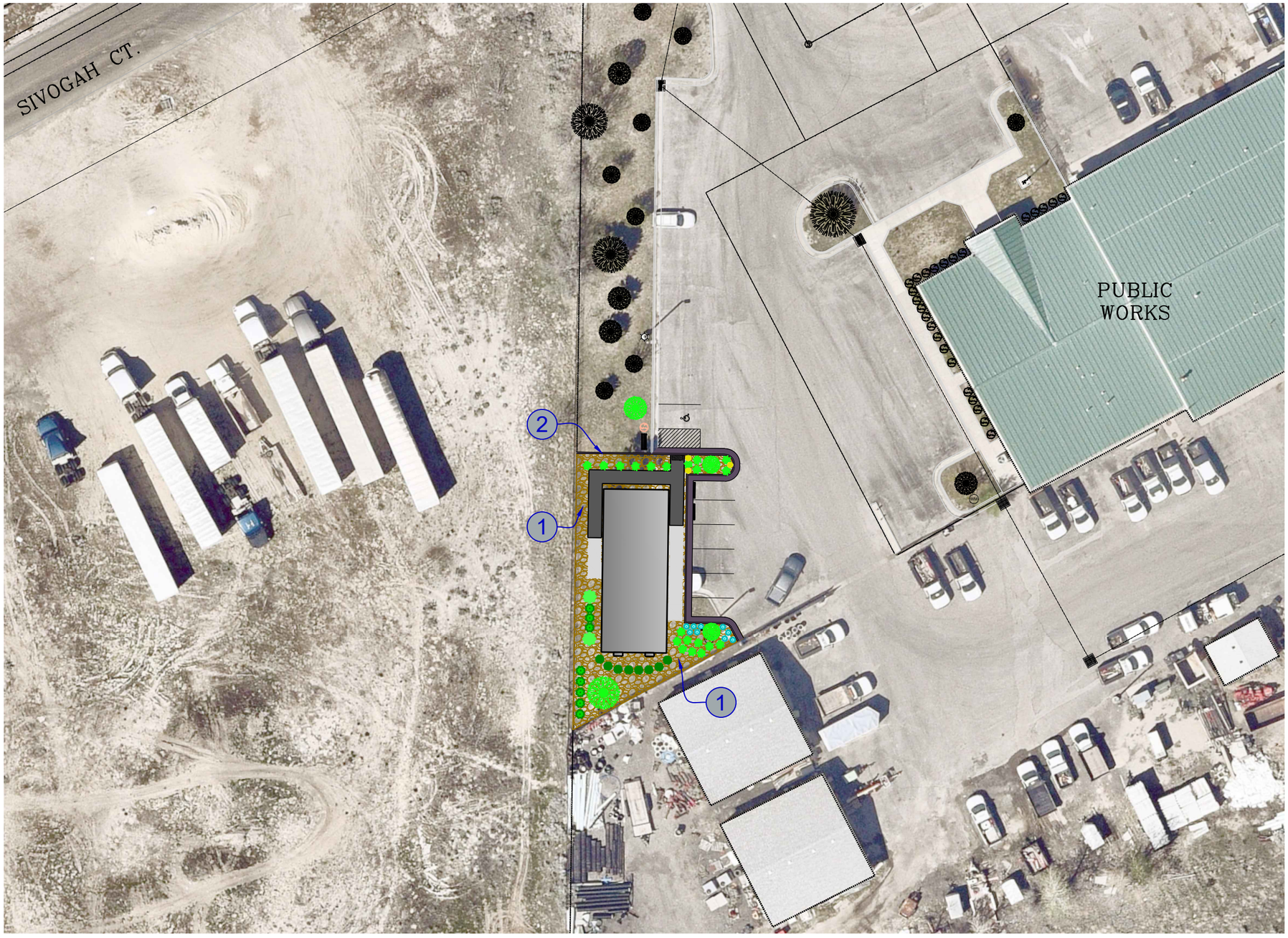
TITLE OF DRAWING:
CONSTRUCTION PLAN

PLAN NO.
CP-1

SHEET NO.
3 OF **10**

J:\Engineering\CIP\Public Facility\Current\Public Works Portable Expansion\Sheet Drawings\3-Site Plan.dwg, 11/30/2023 1:14:18 PM

EXHIBIT G
LANDSCAPE PLAN



N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft. (24x36)
1 inch = 40 ft. (11x17)

LANDSCAPE PLAN NOTES:

1. INSTALL ROCKSCAPE.
2. INSTALL LANDSCAPED EDGING AT TRANSITION FROM LAWN TO ROCKSCAPE

PLANT LEGEND

SYMBOL	NAME	SIZE	QTY
	SHRUB EVERGREEN 4' HEIGHT MINIMUM	5 gal.	8
	HELICTOTRICHON SEMPREVIRENS	5 gal.	20
	ZAUSCHNERIA GARETTII	1 gal.	9
	NEPETA SPP	5 gal.	3
	COLUMNAR TREE	1 gal.	2
	EVERGREEN TREE	3 gal.	4
	EVERGREEN SHRUB 18" HEIGHT MINIMUM	1 gal.	1
	EVERGREEN SHRUB MUST GROW TALL ENGOUGH TO SCREEN WALL MOUNTED EQUIPMENT	? gal.	8

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

REVISION			
NO	DATE	REV. BY	ISSUE

HORIZONTAL SCALE: NA
VERTICAL SCALE: NA
DESIGNER/CAD: Bryce Pruyt
REVIEWED: Brien Maxfield
APPROVAL: Brien Maxfield
PROJECT NO

CONSULTANT INFORMATION:
DRAPER CITY
ENGINEERING DIVISION
0 1
BAR SCALE MEASURES 1" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

REGISTERED PROFESSIONAL ENGINEER #362039 -2202 Brien Maxfield 11-30-23 STATE OF UTAH

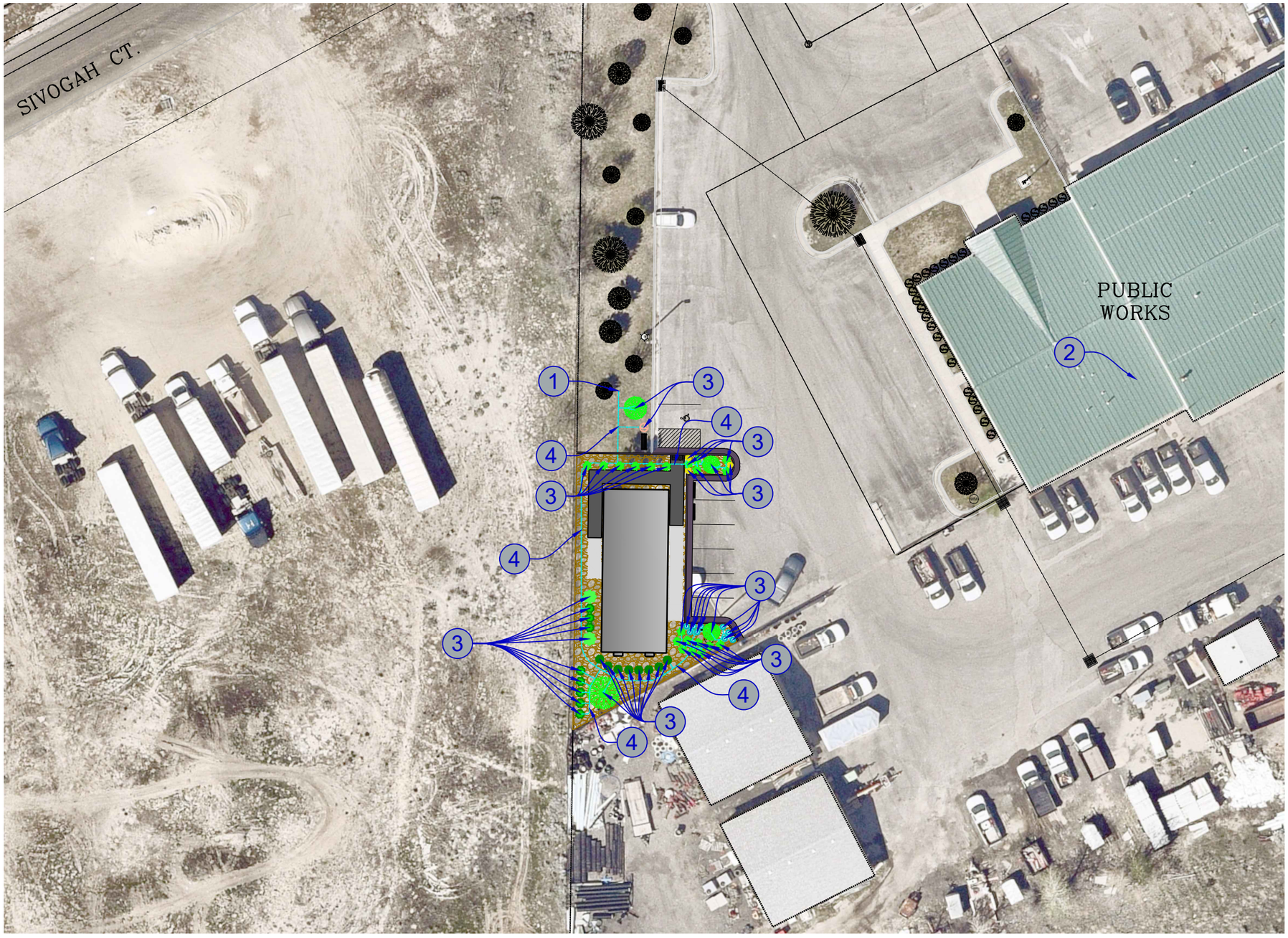
BASIS OF BEARING:
BENCHMARK:

DRAPER UTAH ENGINEERING
1020 E. PIONEER RD.
DRAPER, UTAH 84020
801-576-6536

PROJECT NAME:
PUBLIC WORKS EXPANSION
72 SIVOGAH CT
TITLE OF DRAWING:
LANDSCAPE PLAN

PLAN NO. **LP-1**
SHEET NO. **5** OF **10**

J:\Engineering\CIP\Public Facility\Current\Public Works Portable Expansion\Sheet Drawings\5-Landscape Plan.dwg, 11/30/2023 1:15:14 PM



N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft. (24x36)
1 inch = 40 ft. (11x17)

IRRIGATION PLAN NOTES:

1. CONNECT TO EXISTING IRRIGATION SYSTEM AT 20 PSI.
2. EXISTING PRESSURE REGULATOR AND BACKFLOW PREVENTOR LOCATED IN MECHANICAL ROOM.
3. INSTALL ONE DRIP HEAD AT EACH SHRUB AND 2 BUBBLER HEADS AT EACH TREE.
4. INSTALL IRRIGATION LINE FOR LATERALS TO BUSHES AND TREES.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

REVISION			
NO	DATE	REV. BY	ISSUE

HORIZONTAL SCALE: NA
VERTICAL SCALE: NA
DESIGNER/CAD: Bryce Pruyt
REVIEWED: Brien Maxfield
APPROVAL: Brien Maxfield
PROJECT NO

CONSULTANT INFORMATION:
DRAPER CITY
ENGINEERING DIVISION
0 1
BAR SCALE MEASURES 1" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

REGISTERED PROFESSIONAL ENGINEER #362039 -2202 Brien Maxfield 11-30-23 STATE OF UTAH

BASIS OF BEARING:

BENCHMARK:

DRAPER UTAH ENGINEERING
1020 E. PIONEER RD.
DRAPER, UTAH 84020
801-576-6536

PROJECT NAME:
PUBLIC WORKS EXPANSION
72 SIVOGAH CT

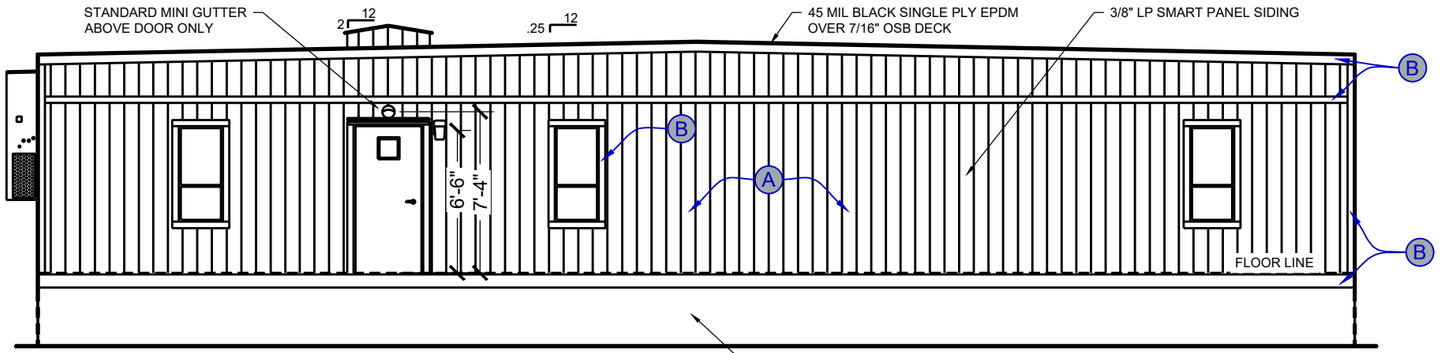
TITLE OF DRAWING:
IRRIGATION PLAN

PLAN NO.
IP-1

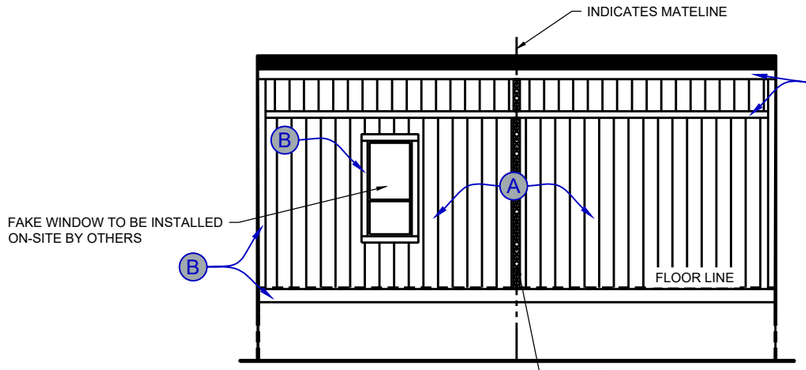
SHEET NO.
6 OF **10**

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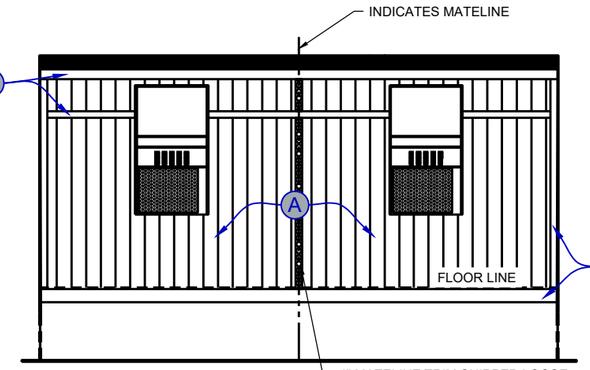
EXHIBIT H
ELEVATIONS



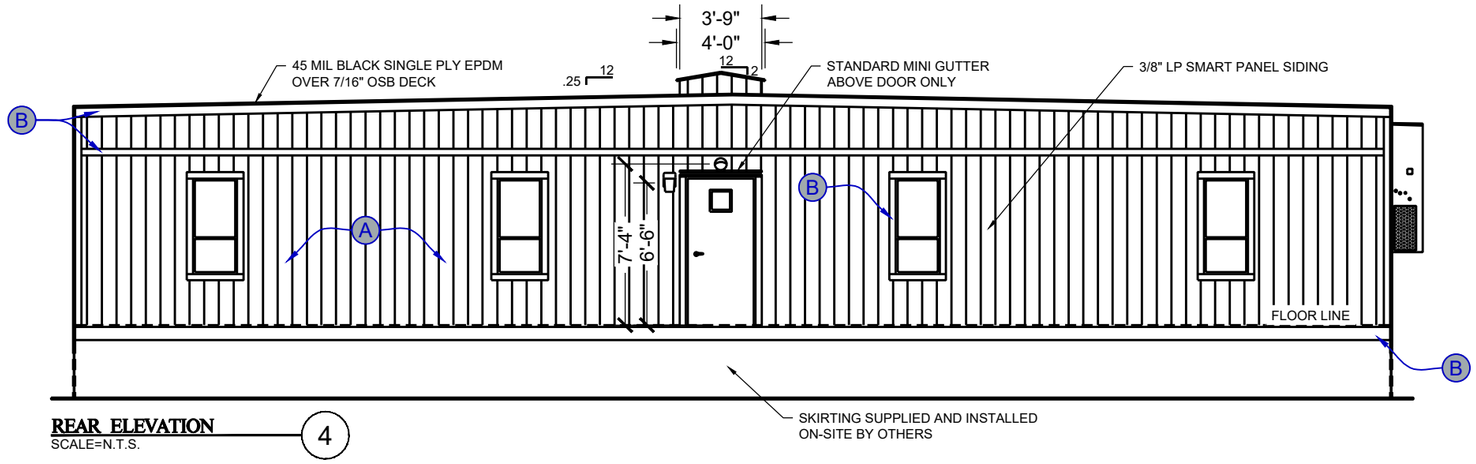
FRONT ELEVATION 1
SCALE=N.T.S.



LEFT ELEVATION 2
SCALE=N.T.S.



RIGHT ELEVATION 3
SCALE=N.T.S.



REAR ELEVATION 4
SCALE=N.T.S.

ELEVATION VIEW PLAN NOTES:

A SIDING COLOR (SHERWIN WILLIAMS) — SW 7060 Attitude Gray, Interior / Exterior, Location Number: 237-C5

B TRIM COLOR (SHERWIN WILLIAMS) — SW 7005 Pure White, Interior / Exterior, Location Number: 255-C1

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1-800-662-4111

REVISION			
NO	DATE	REV. BY	ISSUE

HORIZONTAL SCALE: NA
VERTICAL SCALE: NA
DESIGNER/CAD: Bryce Pruyt
REVIEWED: Brien Maxfield
APPROVAL: Brien Maxfield
PROJECT NO

CONSULTANT INFORMATION:
DRAPER CITY
ENGINEERING DIVISION
0 1
BAR SCALE MEASURES 1" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

REGISTERED PROFESSIONAL ENGINEER #362039-2202 Brien Maxfield 11-30-23 STATE OF UTAH

BASIS OF BEARING:
BENCHMARK:

DRAPER UTAH ENGINEERING
1020 E. PIONEER RD.
DRAPER, UTAH 84020
801-576-6536

PROJECT NAME:
PUBLIC WORKS EXPANSION
72 SIVOGAH CT
TITLE OF DRAWING:
ELEVATION VIEW PLAN

PLAN NO. **EP-1**
SHEET NO. **4** OF **10**

ngineering\CIP\Public Facility\Current\Public Works Portable Expansion\Sheet Drawings\4-Elevation View.dwg, 11/30/2023 1:14:42 PM

EXHIBIT I
APPLICANT DEVIATION REQUEST LETTER

DRAPER CITY PUBLIC WORKS - ENGINEERING

1020 E. Pioneer Rd. Draper, UT 84020

To: Community Development Department
C/o Todd Taylor, Planner III

From: Public Works – Engineering
Brien Maxfield, Senior Engineering Manager

RE: Planning Applications 2023-4627-SP and 2023-4631-VAR
Request for Deviation from Design Standards

The city is adding an accessory building to the overcrowded public works operation facility to provide temporary office space while the city is activing searching for site to expand or replace the existing facility. Because city code does not allow for this type of temporary structure within the city, the city is required to apply for approval of a site plan amendment, including deviation requests for the following design changes: exterior colors, materials, and building orientation. The specific code sections from which the city is requesting a deviation are found in DCMC 9-22-040(F)(1) Minimum Colors, DCMC 9-22-040(F)(3) Primary Materials, and DCMS 9-22-050(A) Building Placement. The city is proposing two colors for all four building sides rather than three, one primary material rather than two, and to orienting the building to face the existing building rather than to the street.

To qualify for approval of these deviations, the city must demonstrate that the project meets three of the nine deviation criteria listed in DCMC 9-22-030(B), the city believes that they meet at least four of the criteria as outlined below:

DCMC 9-22-030(B)(2): The existing site exceeds the minimum landscaping and open space requirements by more than 10%. The entire site is approximately 459,994 square feet (10.56 acres) of which approximately 255,855 square feet are landscaped or naturalized open space. This calculates out to a 55% landscaping percentage.

DCMC 9-22-030(B)(6): The accessory building is a minor structure is being added to an existing site.

DCMC 9-23-030(B)(8): licensed architects designed the modular buildings with specific design and material specifications for the building use and transport.

And, DCMC 9-22-030(B)(9): The use of primary material exceeds required amount by more than 10%. The proposed structure is 100% primary material.

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
Date: 2023-12-07
Re: Public Hearing: City Initiated Bluffdale Deannexation Zoning and Land Use Map Amendment (Legislative Action)

Comments:

This application is a request for approval of a Zoning and Land Use Map Amendment for approximately 0.889 acres located on the north side of 14600 S, at approximately 600 W 14600 S. The property is currently zoned M1.

Draper City and Bluffdale City are currently working on a municipal boundary line adjustment that will remove the property from Draper City's Jurisdiction and place it in the jurisdiction of Bluffdale City. As part of that process the zoning and land use designations for the property will need to be removed from the Zoning and Land Use Maps. The approved Draper City Resolution listing the intent to adjust the boundary between Draper and Bluffdale can be found in Exhibit G of the attached staff report.

The property owner is looking to develop their property, which includes a total of 22.9 acres of land. The intent of adjusting the municipal boundary between Draper and Bluffdale is to ensure the entire property is in one jurisdiction.

The findings for a positive recommendation are as are 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. There will be adequate facilities and services intended to serve the subject property within Bluffdale City. Given the property being land locked, Draper City cannot provide services to this property. Services include, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and

wastewater and refuse collection.

6. The proposed amendment complies with DCMC Section 9-2-020(F).

ATTACHMENTS:

Bluffdale Deannex ZC-LUMA- PC Staff Report -12-7-23 Combined.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
November 27, 2023

To: Draper City Planning Commission
Business Date: December 7, 2023

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Planning Manager/Zoning Administrator
Planning Division
Community Development Department
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: **City Initiated Bluffdale Deannexation – Zoning and Land Use Map Amendment Request**

Application No.:	2023-4628-MA, 2023-4629-MA
Applicant:	Draper City
Project Location:	Approximately 600 W 14600 S
Current Zoning:	M1 (Light Manufacturing) Zone
Acreage:	0.889 Acres (Approximately 38,747ft^2)
Request:	Request for approval of Zoning and Land Use Map Amendment in order to remove the zoning and land use designations from the subject property as shown on the Draper City maps.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning and Land Use Map Amendment for approximately 0.889 acres located on the north side of 14600 S, at approximately 600 W 14600 S (Exhibit C & D). The property is currently zoned M1.

Draper City and Bluffdale City are currently working on a municipal boundary line adjustment that will remove the property from Draper City's jurisdiction and place it in the jurisdiction of Bluffdale City. As part of that process the zoning and land use designations for the property will need to be removed from the Zoning and Land Use Maps. The approved Draper City Resolution listing the intent to adjust the boundary between Draper and Bluffdale can be found in Exhibit G of this report.

The property owner is looking to develop their property, which includes a total of 22.9

acres of land. The intent of adjusting the municipal boundary between Draper and Bluffdale is to ensure the entire property is in one jurisdiction.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Cultural/Institutional	Exhibit E
Current Zoning	M1	Exhibit F
Proposed Use	Data Center (Bluffdale City)	
Adjacent Zoning		
East	M1	
West	M1	
North	M1	
South	RC (Regional Commercial) (Bluffdale City)	

The Cultural/Institutional land use designation is characterized as follows:

Cultural and Institutional

LAND USE DESCRIPTION	
CHARACTERISTICS	• Major entry points and features • Well-landscaped perimeter and public spaces • Limited traffic access to major streets • Uniform design standards and aesthetics • Common off-street traffic circulation and parking areas • Pedestrian-friendly design
LAND USE MIX	• Government and municipal buildings • Schools • Fire and police stations • Hospitals
COMPATIBLE ZONING	• Public Facilities (PF) • Public Open Space (OS) • Public Institutional (PI)
OTHER CRITERIA	• Zoning for these uses should be based on a demonstration that the project can be successfully completed and has good transportation access • Such operations should be subject to City review and imposition of conditions deemed necessary to keep the land use compatible with its neighbors and with the community in general

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the M1 zone is to "*provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust,*

and fumes are excluded from this zone."

Map Amendments. The modifications will remove the zoning and land use designations for the property from the respective Zoning and Land Use Maps. Bluffdale City will designate zoning and land use designations for the property when the municipal boundary is adjusted and the property becomes part of Bluffdale.

Criteria For Approval.

Zoning Map Amendment
A Text and 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)." That section is noted 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 Zoning and Land Use Map Amendment 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, including applicable notice to the property owner concerning their rights.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the request based on the findings listed below and the criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

The findings for approval as are 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. There will be adequate facilities and services intended to serve the subject property within Bluffdale City. Given the property being land locked, Draper City cannot provide services to this property. Services include, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposed amendment complies with DCMC Section 9-2-020(F).

MODEL MOTIONS

Zoning Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Draper City, for the City Initiated Bluffdale Deannexation Zoning Map Amendment, application 2023-4628-MA, based on the findings listed in the Staff Report dated November 27, 2023.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for Zoning Map Amendment, as requested by Draper City, for the City Initiated Bluffdale Deannexation Zoning Map Amendment, application 2023-4628-MA, based on the findings and subject to the conditions listed in the Staff Report dated November 27, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Land Use Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Draper City, for the City Initiated Bluffdale Deannexation Land Use Map Amendment, application 2023-4629-MA, based on the findings listed in the Staff Report dated November 27, 2023.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for Land Use Map Amendment, as requested by Draper City, for the City Initiated Bluffdale Deannexation Land Use Map Amendment, application 2023-4629-MA, based on the findings and subject to the conditions listed in the Staff Report dated November 27, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

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: 2023.11.27 12:55:00-07'00'

Draper City Public Works Department

Jennifer Jastremsky
Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov, O=Planning Division, OU=Draper City, CN=Jennifer Jastremsky
Date: 2023.11.28 15:56:07-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2023.11.27 11:55:55-07'00'

Draper City Fire Department

Mike Barker
Digitally signed by Mike Barker
Date: 2023.11.28 15:48:09 -07'00'

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: 2023.11.27 13:27:43-07'00'

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. The City Council voted on October 17, 2023 to approve a resolution of intent to adjust the municipal boundary with Bluffdale City.
2. The property is currently land locked and Draper City cannot provide services to the property.
3. The property owner owns an additional 22.02 acres of land within Bluffdale City. By adjusting the municipal boundary with Bluffdale, the property owner will be able to develop all of their property within one jurisdiction, subject to one zoning district and one Zoning Code.
4. If the City Council chooses to adjust the municipal boundary with Bluffdale, then it is necessary to also remove it from the Zoning and Land Use Maps.

EXHIBIT B
LEGAL DESCRIPTION

Mutual Boundary Line Adjustment

All of Parcel 2 of that certain Special Warranty Deed recorded as Entry No. 6898235 in Book 7915 at Page 2695 that purports to be within the corporate bounds of Draper City, being a part of the Northwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah, and being described meets and bounds as follows:

Beginning at a point on the 40-acre line on the West line of that certain Survey filed as Survey No. S99-08-0596, located 50.00 ft North 89°35'46" West along said line from the Northeast Corner of the Southwest Quarter of said Northwest Quarter of Section 12; said point of beginning is also located 1283.34 feet South 89°31'41" East along the Quarter Section line; and 1325.30 feet North 0°36'49" East from a Brass cap Monument found marking the West Quarter Corner of said Section 12; and running thence North 89°35'46" West 774.93 feet (North 89°35'19" West 772.53 feet record) along said 40-acre line to the Southerly line of said Survey; thence along the Southerly line of said Survey the following two courses: North 0°34'36" East 50.00 feet; and South 89°35'46" East 774.96 feet (South 89°35'19" East 772.53 feet record) to the Southwesterly line of said Survey; thence South 0°36'49" West 50.00 feet along said Southwesterly line to said 40-acre line and the point of beginning.

Contains 38,747 sq.ft. (0.889 acres)

EXHIBIT C
VICINITY MAP

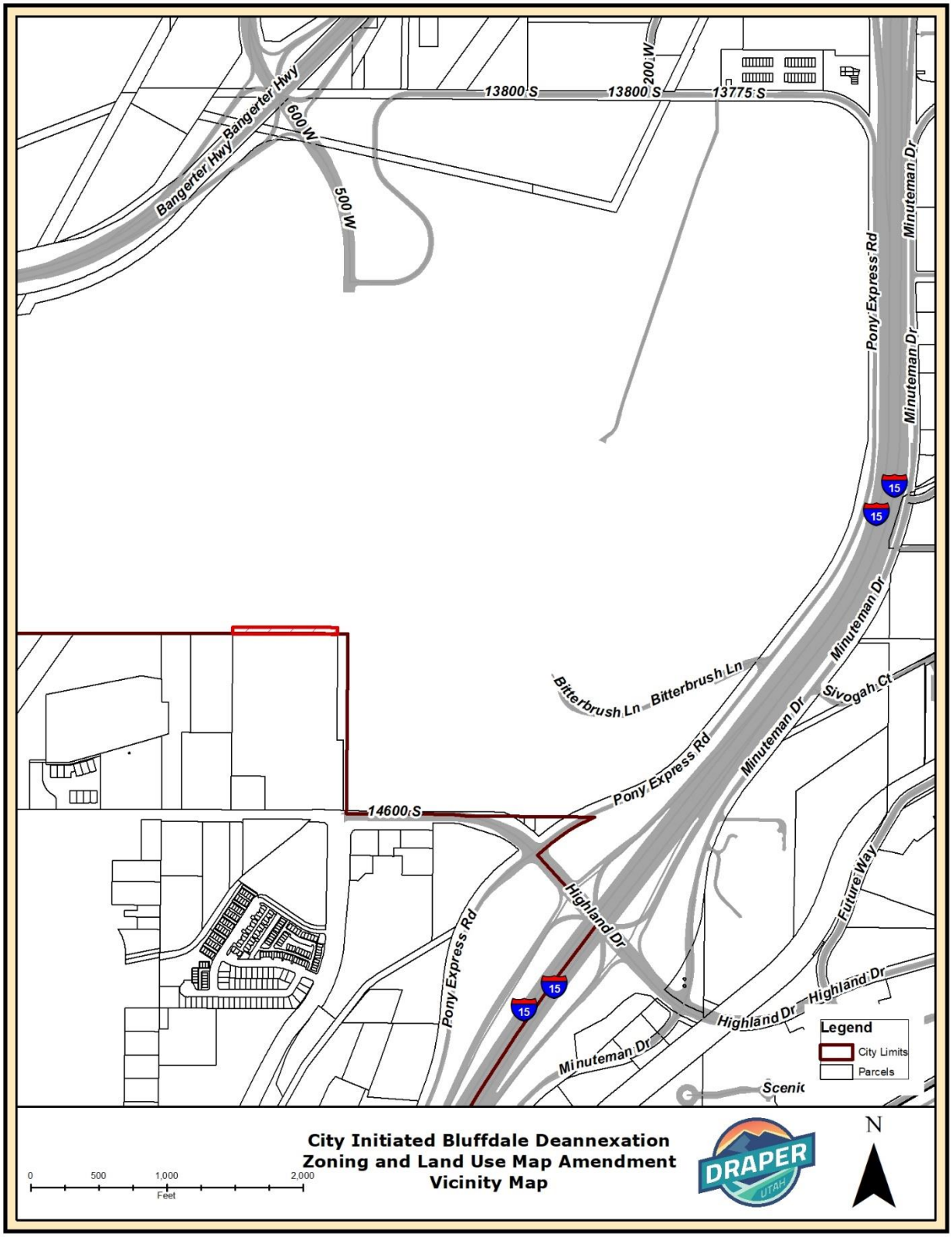


EXHIBIT D
AERIAL MAP

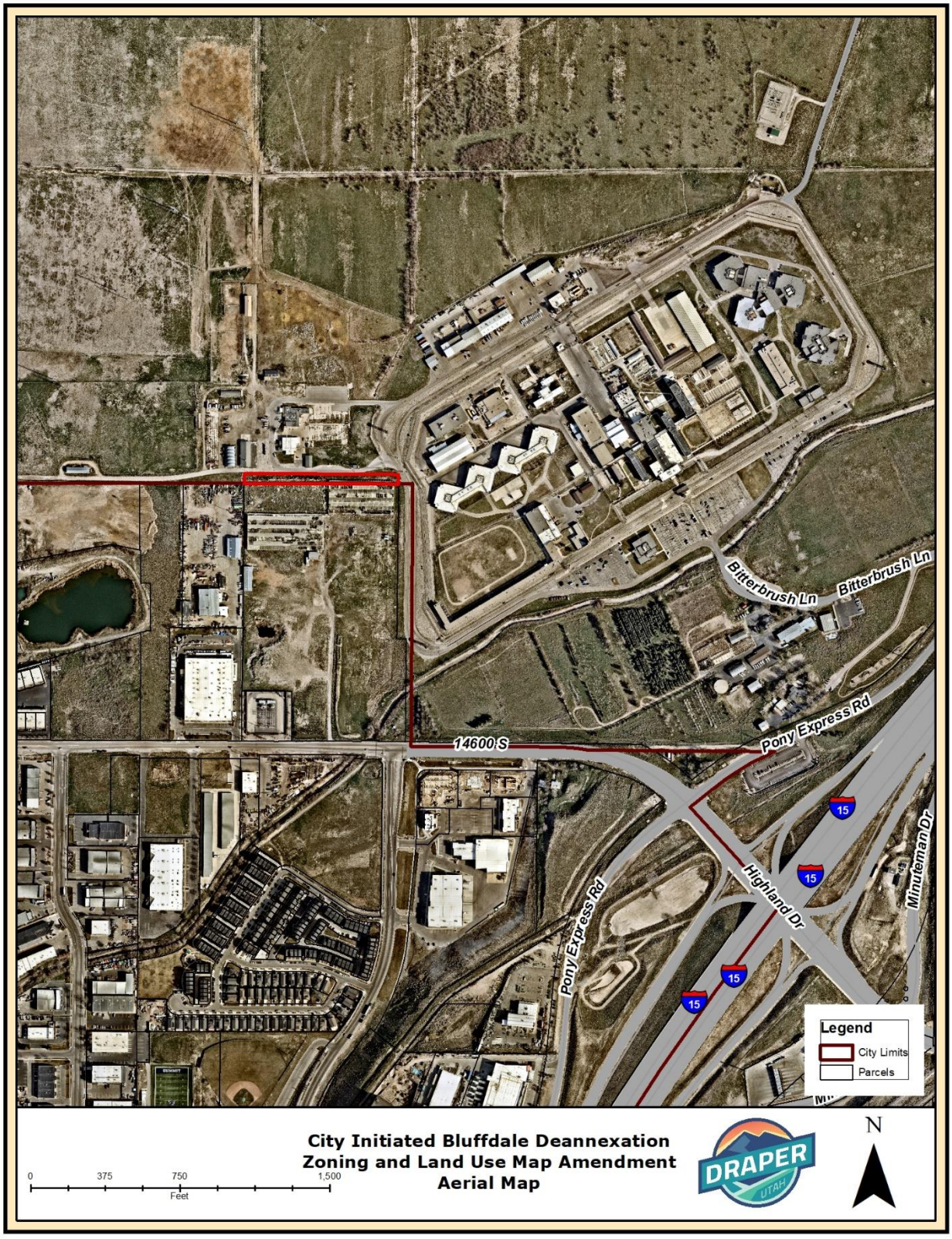


EXHIBIT E
LAND USE MAP

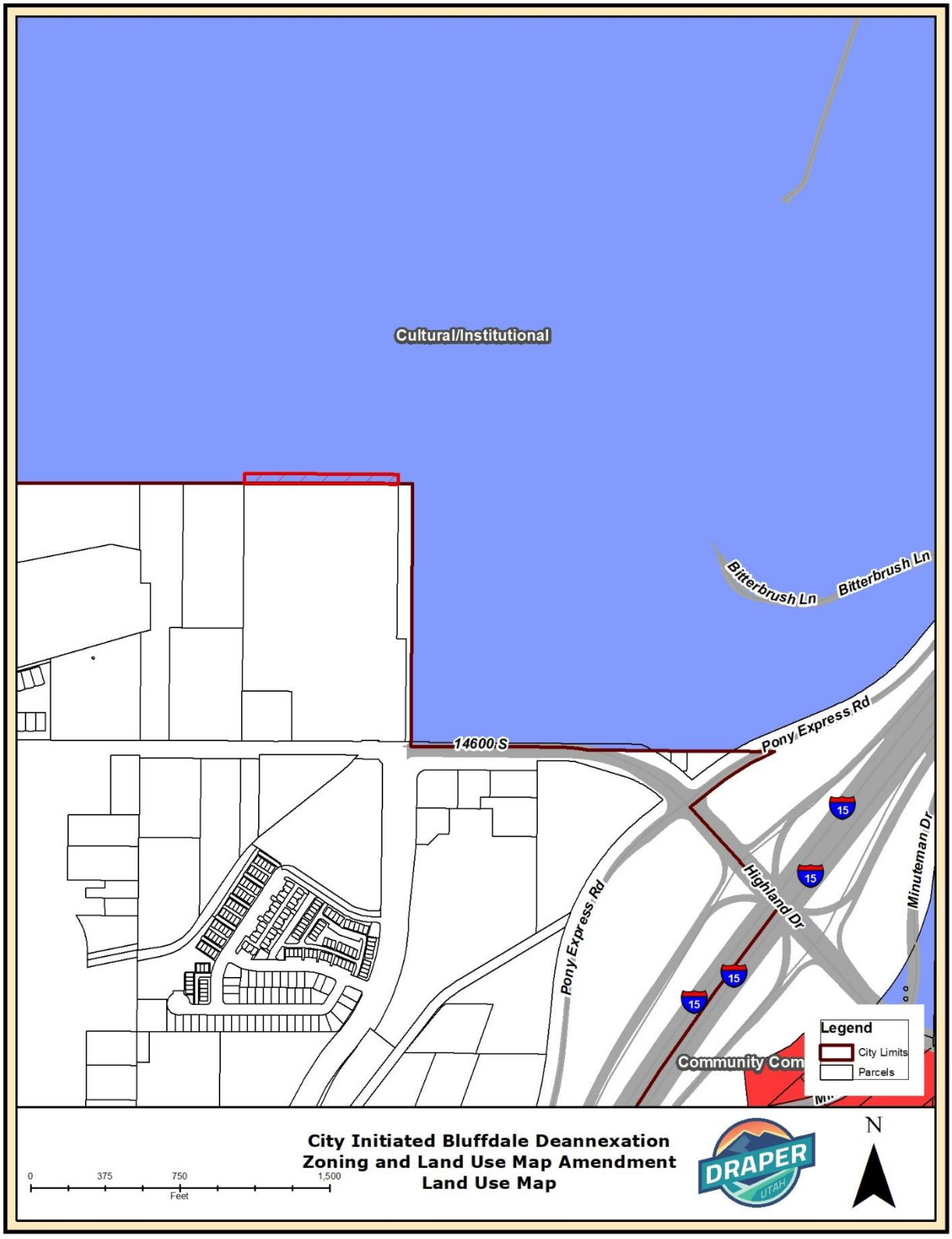


EXHIBIT F
ZONING MAP

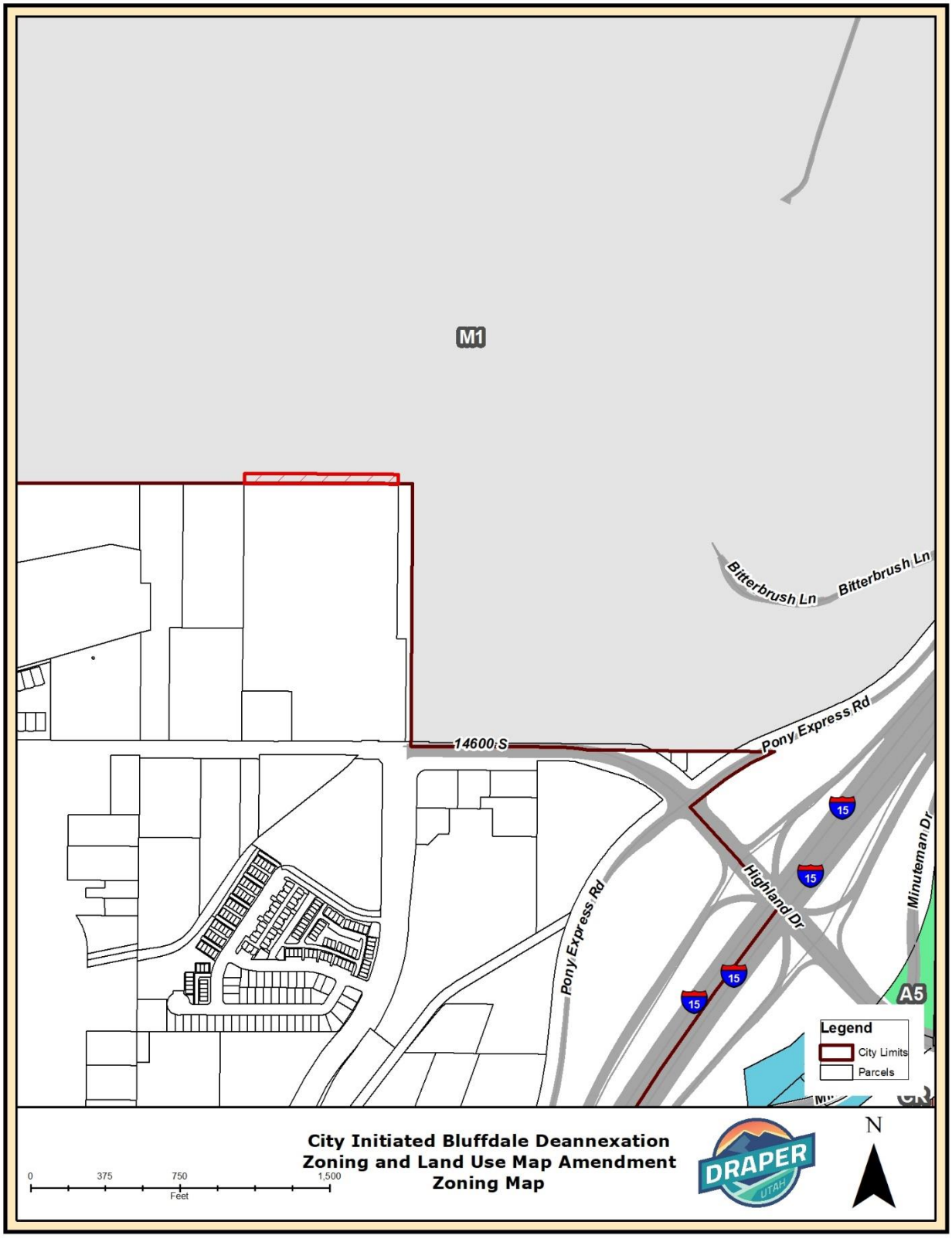


EXHIBIT G
RESOLUTION 23-62

RESOLUTION NO. 23-62

A RESOLUTION INDICATING THE INTENT OF DRAPER CITY TO ADJUST THE COMMON BOUNDARY BETWEEN DRAPER CITY AND BLUFFDALE CITY AFFECTING PARCEL NUMBER 33-12-100-017-0000 WHICH IS APPROXIMATELY 0.889 ACRES OF PROPERTY LOCATED WITHIN DRAPER CITY.

WHEREAS, The City Council hereby determines that it is interested in reviewing a municipal boundary adjustment with Bluffdale City; and

WHEREAS, the boundary adjustment would adjust the common boundary between Draper City and Bluffdale City as depicted in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the boundary adjustment would relocate approximately 0.889 acres ("0.889 Acres") of property from Draper City into Bluffdale City; and

WHEREAS, it is more efficient and economical for Bluffdale City to provide municipal services to the 0.889 Acres once they are developed; and

WHEREAS, Draper City intends to hold a public hearing to review the boundary adjustment no less than 60 days after adopting this Resolution; and

WHEREAS, this Resolution complies with Utah Code Ann. §10-2-419.

NOW, THEREFORE, BE IT RESOLVED BY THE DRAPER CITY COUNCIL, STATE OF UTAH AS FOLLOWS:

Section 1. Intent to Adjust a Common Boundary. The City of Draper approves this Resolution 23-62 indicating the intent to adjust the common municipal boundary with Bluffdale City as provided in Exhibit A, otherwise known as the Draper City – Bluffdale City Common Boundary Adjustment.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of the Resolution and all provisions, clauses, and words of this

Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 17TH DAY OF OCTOBER, 2023.

ATTEST:

Laura Oscarson MMC, City Recorder

DRAPER CITY

Troy K. Walker, Mayor

VOTE TAKEN:	**YES**	**NO**
Councilmember Green	√	
Councilmember T. Lowery	√	
Councilmember F. Lowry	√	
Councilmember Roberts	√	
Councilmember Vawdrey	√	
Mayor Walker		

Exhibit A

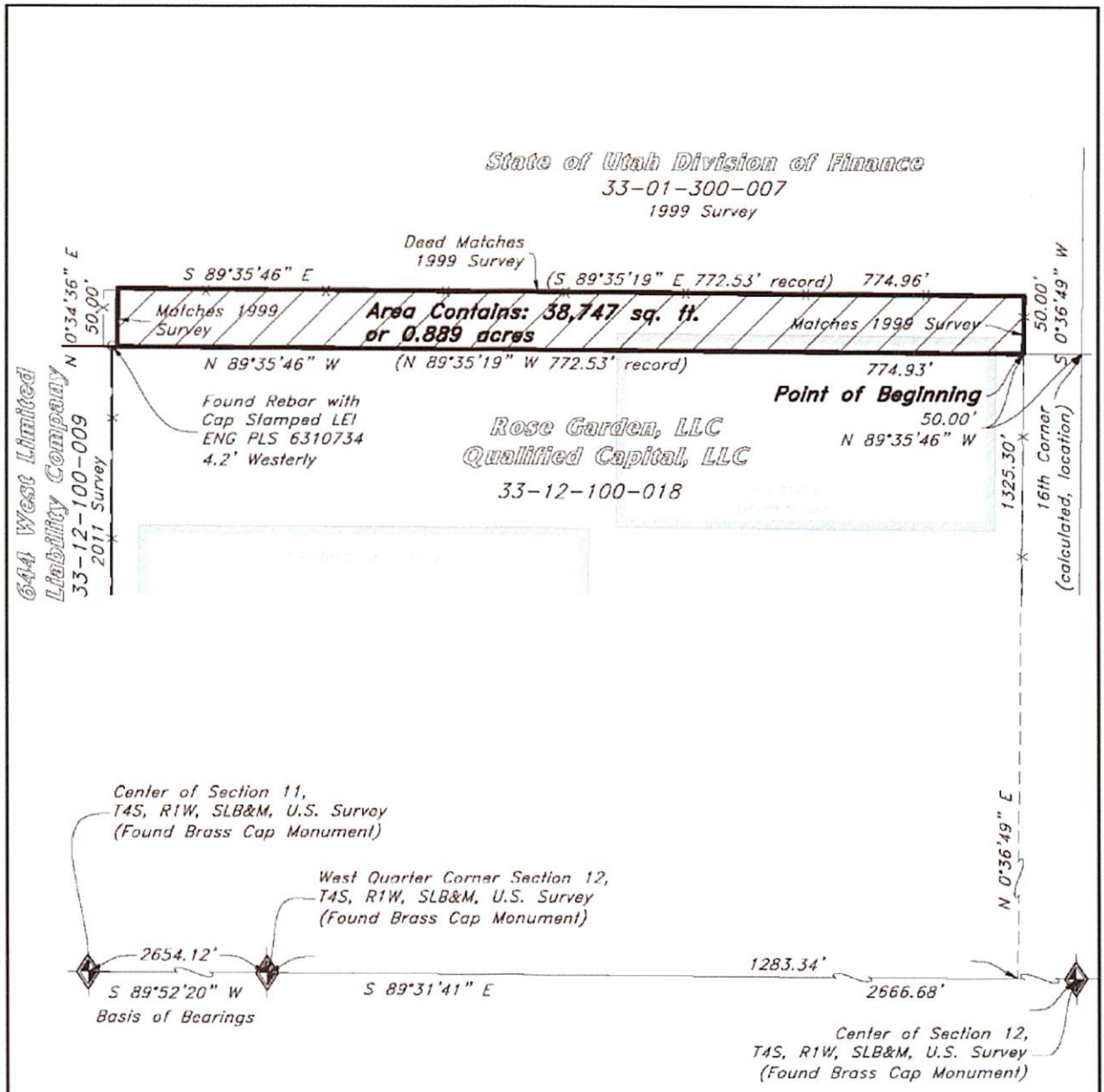
Legal Description and Parcel
33-12-1000-170000

Mutual Boundary Line Adjustment

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Beginning at a point on the 40-acre line on the West line of that certain Survey filed as Survey No. S99-08-0596, located 50.00 ft North 89°35'46" West along said line from the Northeast Corner of the Southwest Quarter of said Northwest Quarter of Section 12; said point of beginning is also located 1283.34 feet South 89°31'41" East along the Quarter Section line; and 1325.30 feet North 0°36'49" East from a Brass cap Monument found marking the West Quarter Corner of said Section 12; and running thence North 89°35'46" West 774.93 feet (North 89°35'19" West 772.53 feet record) along said 40-acre line to the Southerly line of said Survey; thence along the Southerly line of said Survey the following two courses: North 0°34'36" East 50.00 feet; and South 89°35'46" East 774.96 feet (South 89°35'19" East 772.53 feet record) to the Southwesterly line of said Survey; thence South 0°36'49" West 50.00 feet along said Southwesterly line to said 40-acre line and the point of beginning.

Contains 38,747 sq.ft. (0.889 acres)



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Mutual Boundary Line Adjustment

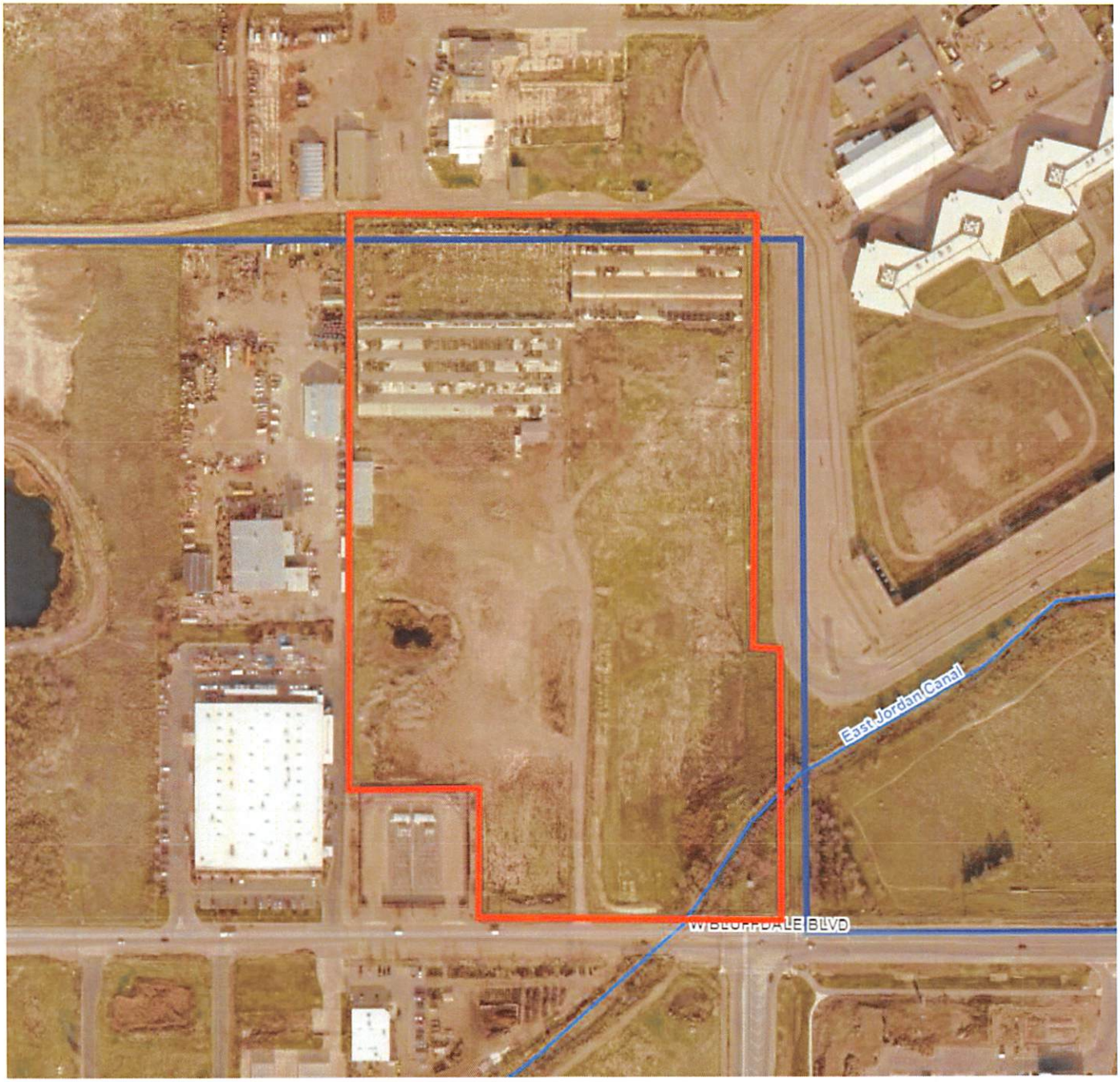
The Inabi Subdivision

640 West 14600 South
Bluffdale City, Utah

Sheet No. 1

Designed By: BDP
Drafted By: TC
Client Name: The Will Group
23-047 BLA Exhibit
6 Sep, 2023

Current Municipal Boundary
(blue line)



MEMO

To: Planning Commission
From: Todd A. Draper, AICP
Date: 2023-12-07
Re: Public Hearing: Radnet Corporate Office Building Site Plan Request (Administrative Action)

Comments:

This application is a request for approval of a Site Plan and applicable deviations from building design for approximately 2.75 acres located on the south side of 11400 S. and west of State Street, at approximately 39 W. 11400 S. (Exhibit B & C). The property is currently zoned CI. The applicant is requesting that a Site Plan and deviation requests be approved to allow for the development of the currently vacant site with a 67' 2" tall office building. The application was submitted prior to a change in code and is allowed to apply for a height deviation.

Deviation Request from DCMC Section 9-11-070 – Increased Height

Findings for approval:

1. The proposed height will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
2. The proposed construction and arrangement of the building height is compatible with the use and development of neighboring properties with respect to scale and massing.
3. The building is designed to relate to the human scale and incorporates at least one of the following:
4. Architectural detailing including on the ground floor to emphasize the pedestrian level of the building.
5. Architectural detailing at the cornice level or accentuated building zones.
6. Roofline architectural features that give it a distinctive form or skyline.

Findings for denial:

1. The proposed height will have a material adverse effect upon the character of the area or the public health, safety and general welfare.
2. The proposed construction and arrangement of the building height is not compatible with the use and development of neighboring properties with respect to scale and massing.

3. The building is not designed to relate to the human scale.

Deviation from DCMC Subsection 9-22-040(F)(3)(a) – Use of only 1 Primary Material

Findings for approval:

1. The variations are consistent with the purpose of this chapter and any applicable master plan or ordinance.
2. The building design is a specific architectural style, such as contemporary or modern, which utilizes facade materials differently then prescribed in subsection 9-22-040(F) and is designed by a licensed architect.
3. The amount of primary materials used for a façade is at least ten percent (10%) greater than the minimum required amount.

Findings for denial:

1. The variations are not consistent with the purpose of this chapter and any applicable master plan or ordinance.
2. The building design is not a specific architectural style, such as contemporary or modern, which utilizes facade materials differently then prescribed in subsection 9-22-040(F) and is designed by a licensed architect.

Site Plan

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan with approval of the deviation requests conforms to applicable standards set forth in ordinance, 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 CI 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 will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the Draper City Municipal Code, including traffic, storm water drainage, and utilities concerns.

Findings for denial:

1. The one or more of the deviation requests were denied and the site plan does not conform to applicable standards set forth in ordinance without approval of the deviation requests.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the CI zoning district in which the site is located.

ATTACHMENTS:

P.C. Staff Report - Finalized.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
November 17, 2023

To: Draper City Planning Commission
Business Date: December 7, 2023

From: Development Review Committee

Prepared By: Todd A. Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: **Radnet Corporate Office Building - Site Plan Request**

App. #:	SPR-59-2021
Applicant:	Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC.
Project Location:	39 W. 11400 S.
Current Zoning:	CI (Interchange Commercial) Zone
Acreage:	2.75 Acres (Approximately 119,790 ft^2)
Request:	Request for approval of a Site Plan and Deviation Requests in the CI zone regarding a site plan application and deviation requests for the construction of an office building on the property.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan and applicable deviations from building design for approximately 2.75 acres located on the south side of 11400 S. and west of State Street, at approximately 39 W. 11400 S. (Exhibit B & C). The property is currently zoned CI. The applicant is requesting that a Site Plan and deviation requests be approved to allow for the development of the currently vacant site with a 67’ 2” tall office building. The application was submitted prior to a change in code and is allowed to apply for a height deviation.

The property consists of three parcels that were sold to the current owner by the Utah Department of Transportation (UDOT) as surplus property. An access easement extends along the southernmost property boundaries that connects to State Street and provides access to adjoining properties located south of the subject property.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community Commercial	Exhibit D
Current Zoning	CI	Exhibit E
Proposed Use	Office	
Adjacent Zoning		
East	CR (Regional Commercial)	
West	CI (I-15 Freeway)	
North	CBD (Central Business District - Sandy City)	
South	CC (Community Commercial)	

The Community Commercial land use designation is characterized as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	• Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	• Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CI zone is to "*is to provide areas with visibility and access from Interstate 15 that are commuter and traveler oriented. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.*"

Site Plan Layout. The proposed site plan (Exhibit F) shows the location of a medical service office building located roughly central to the western half of the property. The site currently is comprised of three (3) separate parcels (Exhibit K), as a condition of approval completion of the proposed consolidation into one (1) parcel will be necessary. The proposed site layout otherwise conforms to all applicable ordinance requirements. Parking surrounds the building on all sides. Additional surface parking is located towards the northeast corner of the property near the intersection of 11400 S. and State Street. There is an existing vehicular access from the east that connects to State Street that will be utilized for this project and is shared with the existing Toscano's Restaurant located to the south of the access drive. The required pedestrian access from the street to the building will be provided to 11400 S. The main entry it oriented north and includes a canopy over a drop off and pick up area in front. Smaller covered entrances exist on the east and west sides of the building. To the south, a vehicular entry ramp leads down to sixteen (16) additional parking stalls located under the building in a basement area (Exhibit H). Building mechanical equipment is located south of the building and is screened with rock faced walls and landscaping. A lawn area and picnic pavilion are located to the south of the building as part of the required site amenities. Bicycle parking is provided on the east side of the building, north of the picnic pavilion. Trash collection is planned for the northwest corner of the property adjacent to the northbound I-15 off ramp.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size		2.75	
Street Frontage	No requirement	Approximately 515-feet (11400 S.)	
Setback-			
Front	No requirement	Approximately 52.5-feet (North)	11400 S.
Front	No requirement	Approximately 276-feet (East)	State Street
Rear	No requirement	Approximately 91-feet (South)	
Rear	No requirement	Approximately 39.5-feet (East)	Property line adjacent to Toscano's Building.
*Rear	No requirement	Approximately 75.5-feet (West)	*Fronts I-15, no access to street.

Landscaping and Lot Coverage. The landscaping plans (Exhibit G) generally comply with the ordinance requirements for site design pertaining to landscaping in effect at the time the application was made. Staff has noted that per the most recently submitted landscape plans, many of the required landscape planter islands adjacent to parking are missing the

required shrubs. A condition of approval has been included that revised landscaping plans be provided to staff for approval that show the existing landscaping as proposed with the addition of the required shrubs and irrigation added to the landscape planter islands.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage	50% maximum (building)	13.9%	
Overall Landscaping Coverage	20%	21.55%	
Parking Lot Landscaping	7%	7.63%	
Perimeter Landscaping	10-feet	10-feet	
Buffer Landscaping	n/a	n/a	
Water Wise Landscaping	n/a	Use of drip irrigation and other water wise elements.	Complies with applicable landscape ordinance provisions.
Street Trees	2 shade trees per 100 feet of frontage	21 shade trees are provided	Approximately 955 feet of total street frontage
Amenities		Picnic Pavilion, Bike Racks, Benches, Chairs, Tables, Lawn area	

Parking and circulation. According to the provided Site Plan (Exhibit F) and floor plans (Exhibit H) there will be 184 parking stalls provided on-site. This total complies with ordinance requirements. The underground parking area will contain 6 compact parking stalls in order to preserve access to adjacent entrances to building mechanical, service, and storage areas in front of these stalls. Pedestrian access will comply with ordinance requirements and be constructed of colored concrete across the vehicular access drive and will connect out to 11400 S. The main access drive to the south is proposed to be constructed primarily within the existing access easement. To facilitate the necessary turn radii for the access drive, the proposed site layout adjusts a small portion of the proposed access drive outside of the easement area. As a condition of approval the property owner will need to grant an access easement to the other adjacent properties for use of the portions of the proposed access drive that will be outside the existing access easement. Required cross access will be provided through the easements across the southern most access drive

Table 4	Parking Lot Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Parking Required (Min/Max)			
Office	178-218 stalls	184 stalls	
Pedestrian Connections	Provide pedestrian access to the street	Provides pedestrian access to 11400 S.	
Cross Walks	Different material from parking lot required	Colored concrete	
Access Point Width	24-feet min	29-feet	

Architecture. The architectural elevation and floor plans (Exhibit H) show the proposed exterior construction of a 4 story office building with a basement level including underground parking. The exterior finish materials primarily consist of stone. The proposed stone will have two finish types, a split face near the base of the structure and a smooth or polished face in areas above that. Matching stone would be used to face the mechanical enclosures, trash enclosure, and pavilion. Small amounts of stucco would be utilized for cornice details near the roofline. The roofing material would be standing seam metal in a light stone color. Windows near the ground or pedestrian level are required to be transparent and the applicant has indicated that these windows will comply with ordinance and has provided an applicable detail sample of the transparent windows (Exhibit I). The proposal does not include any detail sample regarding tinting or mirroring of windows above the first floor. The elevation drawings indicate that the glass will be a specific brand of low-e glass that would have minimal tint or reflectivity. The color and material sample boards (Exhibit I) provided by the applicant do not directly align with the materials on the elevation drawings. As a condition of approval the applicant should submit a revised material and color sample board that correctly aligns the labeling with the colors and materials specified on the elevation drawings.

Table 5	Architectural Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Building Height			
Main Building	Maximum 55-feet	67-feet 2-inches	Additional height permissible with approval of a deviation.
Façade Variation			
Vertical	Provide roofline variations where there are undisturbed rooflines 50-feet or	Longest uninterrupted roof span is on south and is approximately	Proposal complies with ordinance.

	greater.	47.5-feet	
Horizontal	Vertical or horizontal articulation at least every 30-feet or along a minimum of sixty percent (60%) of the horizontal length of buildings with facades 100-feet or greater	Horizontal articulation occurs at intervals of less than 30-feet, except one 39-foot section on the north façade. There is vertical roofline articulation in that section.	Proposal complies with ordinance.
Building Orientation	Must face the street	Faces 14000 S.	
Materials			
Primary	2 minimum	1 - Stone	Utilization of 1 primary material (other than 100% brick) is permissible with approval of a deviation.
Secondary	n/a	1 - Stucco	
Percentage of Materials			
Front	75% Primary	92.3% (North)	
Rear	75% Primary	93% (South)	
Side	75% Primary	90.7% (East)	
Side	75% Primary	91.8% (West)	

As proposed the height of the building is sixty-seven feet two-inches (67' 2") and exceeds the maximum height in the zone of fifty-five feet (55'). The applicant has included a letter requesting approval of a deviation for the additional height together with the site plan application (Exhibit L). Additionally in that letter the architect has requested deviations from the requirements to utilize a minimum of two (2) primary materials and three (3) colors on each façade. With the most recent set of elevation drawings provided to staff the proposal complies with the color requirement, but not with the minimum requirement to utilize two (2) primary materials on each façade.

Architectural Design Standards Modification. When the application was initially submitted applicable provisions in DCMC 9-11-070 and DCMC Section 9-22-030 allowed for deviations from the maximum allowable height listed for the CI zone as well as from other architectural design standards. After the application was submitted the City amended these code sections and the current code would not permit the specific deviation from the maximum height as requested with this application. This application and review are subject

to the prior codes in effect at the time of application submittal. The following listed code requirements reflect the actual requirements and findings applicable to the review and approval of the deviations requested with this application.

DCMC Section 9-11-070 states that greater building height may be allowed in all commercial zones, except the CN and TC zones, pursuant to the approval of a deviation by the planning commission. Any deviation shall meet the following standards:

1. *The proposed height shall not have a material adverse effect upon the character of the area or the public health, safety and general welfare.*
2. *The proposed height shall be constructed and arranged so as to be compatible with the use and development of neighboring properties with respect to scale and massing.*
3. *The building will be designed to relate to the human scale and incorporate at least one of the following:*
    a. *Architectural detailing including on the ground floor to emphasize the pedestrian level of the building, including, but not limited to, intermediate cornice line, sign band, awnings or portico feature, change in building materials, and window shape.*
    b. *Include architectural detailing at the cornice level or accentuated building zones, when appropriate to the architectural style of the building.*
    c. *The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, and other similar uses.*

Pertaining to the deviation request for additional building height under DCMC Section 9-11-070 the architect stated that the building will not impact health, safety or welfare in the area and will not adversely affect the character of the neighborhood. With respects to the second criterion for approval the architect cited other large commercial developments on neighboring properties and the shared access routes with adjacent developments as evidence that the proposed height of the building would be compatible with neighboring properties with respect to scale and massing. Staff also notes that an office building on the neighboring property to the South of the subject property with a maximum height above grade of sixty-two feet (62') with average height of fifty-five feet (55') was approved in 2022 but has not yet been constructed. With respect to the third criterion the architect indicated that details at the main level are scaled to emphasize pedestrian interactions specifically lower entries, covered walkways, a porte-cochere and a covered pavilion. This complies with the requirement to incorporate at least one of the features listed in 9-11-070(A)(3).The architect also pointed out in their request the contemporary architectural style of the cornice details and the sloped roofline that provides a distinctive form consistent with the architectural style. The Planning Commission will need to find that all standards for granting the deviation for additional height have been met in order to grant the deviation.

DCMC Section 9-22-030 states that the Planning Commission may approve architectural plans associated with development applications that deviate from the requirements of the DCMC based on making at least three findings listed in DCMC Section 9-22-030(B):

1. *The project contains amenities such as pedestrian and bike connectivity in excess of what is required in the development code and site plan review.*
2. *The overall percentage of dedicated public or private landscape and open space area exceeds the required amount by more than ten percent (10%).*
3. *The project is a transit oriented development (TOD) and provides connectivity to a transportation facility.*
4. *Traffic impacts on the neighborhood are lessened through programs, such as creative design, traffic calming measures, companywide carpool or transit pass programs.*
5. *The project is an accredited LEED development.*
6. *The variations are consistent with the purpose of this chapter and any applicable master plan or ordinance.*
7. *The project is required to create a consistent and compatible design in cases which involve redeveloped buildings, additions to existing buildings, minor structures added to a site, or new buildings within a previously approved phased project.*
8. *Additional landscape plant material is provided at least ten percent (10%) more than the minimum required, including additional planting beds, plants, trees or a combination thereof.*
9. *The building design is a specific architectural style, such as contemporary or modern, which utilizes facade materials differently then prescribed in subsection 9-22-040F of this chapter and is designed by a licensed architect.*
10. *The amount of primary materials used for a facade is at least ten percent (10%) greater than the minimum required amount.*

In the request for deviation from the exterior primary material standards of DCMC chapter 9-22 the architect cites the transit oriented nature of the project being near major public transportation routes as evidence that the project complies with criterion 3 in DCMC 9-22-030(B). The site is approximately ½ mile from the nearest bus stop on the Jordan Gateway/Lone Peak Parkway bus route and 0.8 miles from the Crescent View Trax station. Staff notes that walkability to transit is typically defined as being within ½ mile, and TODs also include other design elements that improve pedestrian access such as locating buildings near the street. The path of travel for pedestrian access from the proposed building to the nearest bus station crosses under the I-15 freeway, and although it includes sufficient sidewalks and cross walks necessary to reach the nearest bus stop, presents a number of navigational challenges and is inadequately maintained. In staff's opinion, the architect's statements do not adequately support the claim that the project is a transit oriented development for use as consideration of criterion 3 for deviation approval.

In response to criterion 6 the architect claims that the proposed variations are consistent with Draper Master Plan and Zoning ordinances. While the architect was likely referring to

the General Plan, there is not an applicable Master Plan for the property or area. The architect did not provide additional details in their specific analysis on how the requested variations were consistent with ordinance requirements, however, elsewhere in the letter the architect does state that they feel the proposed "natural stone" masonry finish is equally viable and attractive as a singular exterior finish to that of brick. The Planning Commission may consider that statement in support of compliance with criterion 6.

In support of criterion 9, the architect does state that the building is designed by a licensed architect in a contemporary style. No details were specified on how the design utilized façade materials differently than prescribed in 9-22-040(F).

The architect has provided calculations of the amount of primary materials planned for each side of the building on the elevation drawings (Exhibit H). The amounts exceed the minimum required amount of 75% by more than 10% and the design of all exterior façades does comply with criterion 10.

The Planning Commission will need to find that at least three (3) criteria from the list in 9-22-030(B) have been met in order to grant the deviation to allow for use of only one (1) primary material.

Lighting. The lighting plans (Exhibit J) shows the location of exterior lights and their illumination readings across the site both for business hours and after-hours operation. The plans are generally compliant with ordinance, however staff noted that the calculation tables omitted the required calculation regarding the ratio between maximum and average illumination and that the required average illumination was mislabeled as max average. As a condition of approval staff recommends that the updated calculation table be provided as part of revised plans to staff for review and approval. The plans do call out a maximum twenty feet (20') in height for the light poles in the parking areas which does comply with ordinance. No color for the light poles was specified, per ordinance black poles will be required as another color has not been specified.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	12- maximum	12	
Light Pole Height	20-feet	20-feet	
Foot Candles			
Maximum Illumination	5.0 (Maximum)	4.6	
Average Illumination	3.0 (Maximum)	2.6 (reported)	See recommended conditions for approval.

Maximum Illumination Ratio (Max:Ave)	2.5:1	Not provided on plans	See recommended conditions for approval.

Fencing. Fencing for the property consists of the existing chain link fence installed by UDOT along the property line adjacent to the northbound I-15 freeway off ramp, and a proposed four foot (4') tall chain link fence located behind a retaining wall on the west and north of the property (Exhibit F). The chain link fence is necessary for maintaining site safety near the retaining wall as the retaining wall would measure nine feet (9') in height at its tallest point.

Table 7 Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	No Fence Required		Property is a corner lot, with frontage on 3 streets.
Height			
Front	4-feet	4' Chain link behind retaining wall.	Fence necessary for site safety.
Rear	6-feet	4' Chain link behind retaining wall.	Fence necessary for site safety.
Material			

Criteria For Approval.
The criteria for review and potential approval of the deviations for additional height and façade materials and colors are listed above in the Architectural Design Standards Modification section of this report.

The criteria for review and potential approval of a Site Plan request is found in Sections 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Standards For Approval: The following standards shall apply to the approval of a site plan:
   1. The entire site shall be developed at one time unless a phased development plan is approved.
   2. A site plan shall conform to applicable standards set forth in this title, 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 zone 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, storm water drainage, and utilities concerns.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan and Deviations submissions. 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 Site Plan and Deviations submissions. 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 Site Plan and Deviations submissions. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Site Plan and Deviations Submissions. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan and Deviations submissions. 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 decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

If the Planning Commission decides to approve the site plan request, staff recommends they include the following conditions of approval:

1. That 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. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the applicant resolve issues regarding the submittal of the required stormwater maintenance plan and agreement and execute the agreement as part of the Land Disturbance Permit process.
4. That consolidation of the property into a single parcel be completed prior to staff giving final approval to the site plan application.
5. That revised landscaping plans be submitted to planning staff for review and approval that show the existing landscaping as proposed with the addition of the required shrubs and irrigation added to the landscape planter islands.
6. That the proposed additional access easements across the proposed access drive to the South be granted for use by the adjoining properties, be recorded on the property with the County Recorder, and that the applicant provide copies of the recorded deed documents to planning staff prior to receiving final approval.
7. That revised color and material sample boards that align with the colors and materials specified on the elevation drawings be provided to planning staff for review and approval.
8. That revised lighting plans with the corrections noted in the staff report be provided to staff for review and approval.

Deviation Request from DCMC Section 9-11-070 – Increased Height
The findings for approval as are follows:

1. The proposed height will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
2. The proposed construction and arrangement of the building height is compatible with the use and development of neighboring properties with respect to scale and massing.
3. The building is designed to relate to the human scale and incorporates at least one of the following:
   a. Architectural detailing including on the ground floor to emphasize the pedestrian level of the building.
   b. Architectural detailing at the cornice level or accentuated building zones.
   c. Roofline architectural features that give it a distinctive form or skyline.

The findings for denial as are follows:

1. The proposed height will have a material adverse effect upon the character of the area or the public health, safety and general welfare.
2. The proposed construction and arrangement of the building height is not compatible with the use and development of neighboring properties with respect to scale and massing.

3. The building is not designed to relate to the human scale.

Deviation from DCMC Subsection 9-22-040(F)(3)(a) – Use of only 1 Primary Material
The findings for approval as are follows:

1. The variations are consistent with the purpose of this chapter and any applicable master plan or ordinance.
2. The building design is a specific architectural style, such as contemporary or modern, which utilizes facade materials differently then prescribed in subsection 9-22-040(F) and is designed by a licensed architect.
3. The amount of primary materials used for a facade is at least ten percent (10%) greater than the minimum required amount.

The findings for denial as are follows:

1. The variations are not consistent with the purpose of this chapter and any applicable master plan or ordinance.
2. The building design is not a specific architectural style, such as contemporary or modern, which utilizes facade materials differently then prescribed in subsection 9-22-040(F) and is designed by a licensed architect.

Site Plan
The findings for approval as are follows:

1. The site plan reflects the full development of the property.
2. The site plan with approval of the deviation requests conforms to applicable standards set forth in ordinance, 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 CI 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 will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the Draper City Municipal Code, including traffic, storm water drainage, and utilities concerns.

The findings for denial as are follows:

1. The one or more of the deviation requests were denied and the site plan does not conform to applicable standards set forth in ordinance without approval of the deviation requests.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the CI zoning district in which the site is located.

MODEL MOTIONS

Deviation Request from DCMC Section 9-11-070 – Increased Height

Sample Motion for Approval – I move that we approve the deviation for increased height as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings listed in the Staff Report dated November 17, 2023.

Sample Motion for Modified Approval– I move that we approve the deviation for increased height as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings listed in the Staff Report dated November 17, 2023, including the additional listed findings:

1. List any additional findings…

Sample Motion for Denial – I move that we deny the deviation for increased height as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings listed in the Staff Report dated November 17, 2023.

Deviation from DCMC Subsection 9-22-040(F)(3)(a) – Use of only one (1) Primary Material

Sample Motion for Approval – I move that we approve the deviation for use of only one (1) primary material as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings listed in the Staff Report dated November 17, 2023.

Sample Motion for Modified Approval– I move that we approve the deviation for use of only one (1) primary material as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings listed in the Staff Report dated November 17, 2023, including the additional listed findings::

1. List any additional findings…

Sample Motion for Denial – I move that we deny the deviation for use of only one (1) primary material as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings listed in the Staff Report dated November 17, 2023.

Site Plan

Sample Motion for Approval – I move that we approve the site plan as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings and subject to the conditions listed in the Staff Report dated November 17, 2023.

Sample Motion for Modified Approval– I move that we approve the site plan as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings and subject to the conditions listed in the Staff Report dated November 17, 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 deny the site plan as requested by Brent Harris, representing Harris Architecture, Wendel and Trudy Gibby, and Radnet Properties, LLC., for the Radnet Corporate Office Building, application SPR-59-2021, based on the findings and subject to the conditions listed in the Staff Report dated November 17, 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: 2023.11.30 13:40:49-07'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2023.11.30 13:19:48-07'00'

Draper City Planning Division

Draper City Fire Department

Mike Barker
Digitally signed by Mike Barker
Date: 2023.11.30 13:54:57 -07'00'

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: 2023.12.01 09:36:20-07'00'

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.

1. We have reviewed the Site Plan application for the subject project for compliance to the Draper City Municipal Code (DCMC). Accordingly, we have included the following comments for your consideration:

   CONDITIONALLY MEETS REQUIREMENTS

   General Comments:
   a. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Comment will be a condition of approval to resolve and execute agreement as part of the Land Disturbance Permit process.*
   b. Access permit from UDOT is required. *Access Updated access permit will be a condition of approval and is required prior to issuance of a Land Disturbance Permit.*
   c. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. *Comment is informational. No additional action required prior to site plan approval.*
   d. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Comment is informational. No additional action required prior to site plan approval.*
   e. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Comment is informational. No additional action required prior to site plan approval.*

Building Division Review.

1. No additional comments.

Geotechnical and Geologic Hazards Review.

1. No additional comments.

Fire Division Review.

1. Engineer's water supply analysis required. The design team will provide to the Draper City Fire Marshal an engineer's water supply analysis.
2. Fire department access is required.
3. Compliance with IFC Section 3310 for fire fighting access during construction is required.
4. Compliance with IFC chapter 33 fire safety during construction and demolition is required.
5. Fire Hydrants are required. A minimum of 4 hydrants, are required.
6. All Hydrants and temporary access to the site shall be installed and approved by the Fire Department prior to the issuance of any building permits.
7. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on the building site.
8. Fire sprinklers are required. Deferred submittal for a NFPA 13 fire sprinkler system to be sent to Fire Marshal. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. Hydrant required within 100 feet of the FDC. FDC is required to have KNOX locking Caps. All fire protection plans require 3rd party review prior to submittal to the Draper Fire Department.
9. Fire Department Connection required. Must be located to avoid interference with nearby objects.
10. The building will be required to have standpipes.
11. Installation of a fire alarm system is required. Deferred submittal to be sent to the Fire Marshal. Plans must be stamped by a NICET level III or better fire alarm system. All fire alarm plans required 3rd party review prior to submittal to the Draper Fire Department.
12. UL300 system required. Deferred submittal to be sent to the Fire Marshal for the Ansul UL300 wet chemical kitchen hood system. A construction permit is required from the fire department.
13. Emergency Responder Radio Coverage is required in accordance with the IFC 510.
14. Two way communication required per Section 1009.8 in the 2018 IFC.
15. KNOX Boxes are required to be mounted to exterior walls at a height of 5 feet to the top of the box, near the main entrance and the door servicing the exterior access to the fire sprinkler riser room.
16. 2A-10BC Fire Extinguishers are required. Must be placed at least every 75 feet of travel. May not be mounted so that the top is more than five feet (5') above the floor.

17. Visible addressing is required. Building shall have approved address numbers plainly legible and visible from the street fronting the property. These number shall contrast with their background.
18. Plan approval or review shall not, be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.

EXHIBIT B
VICINITY MAP

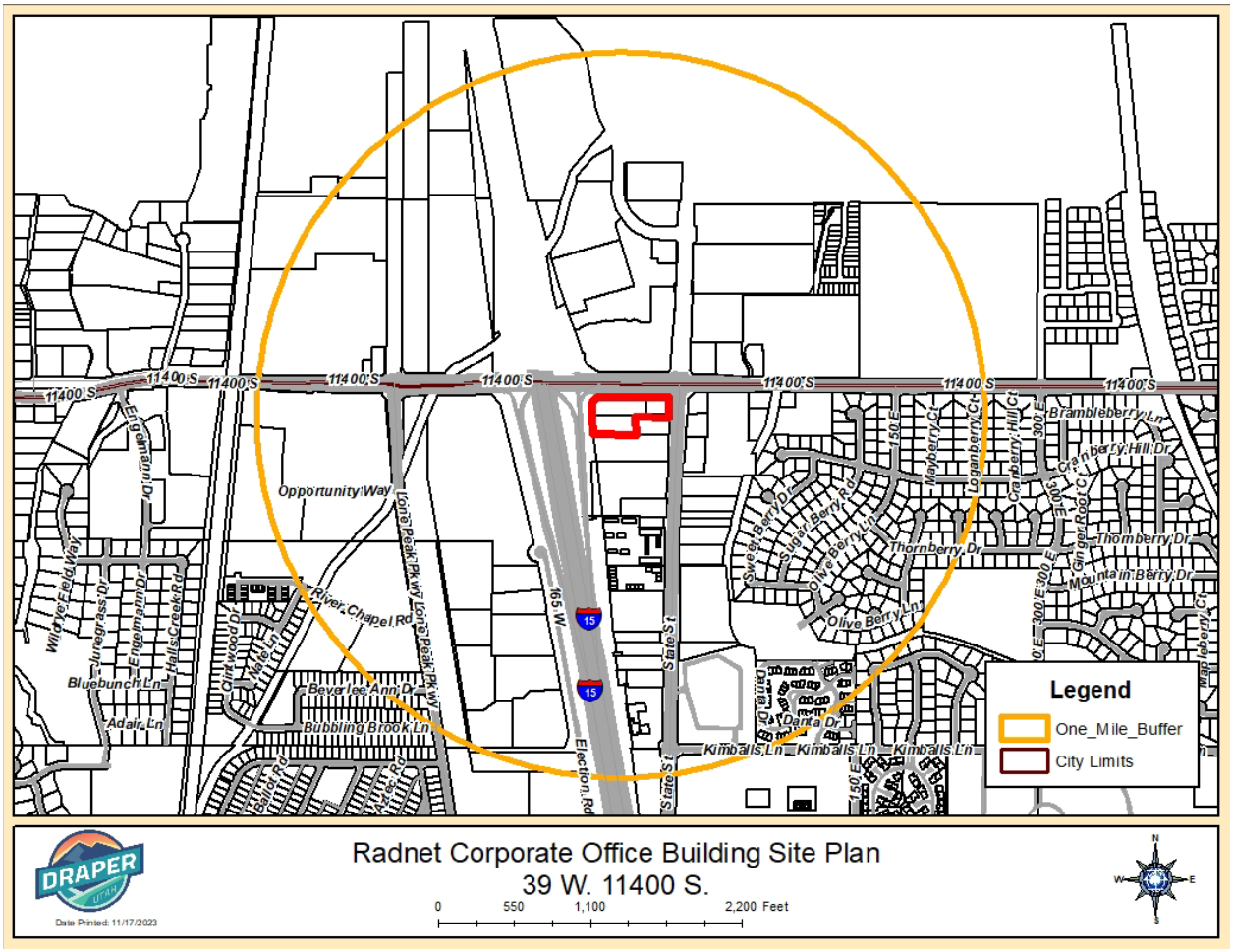


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

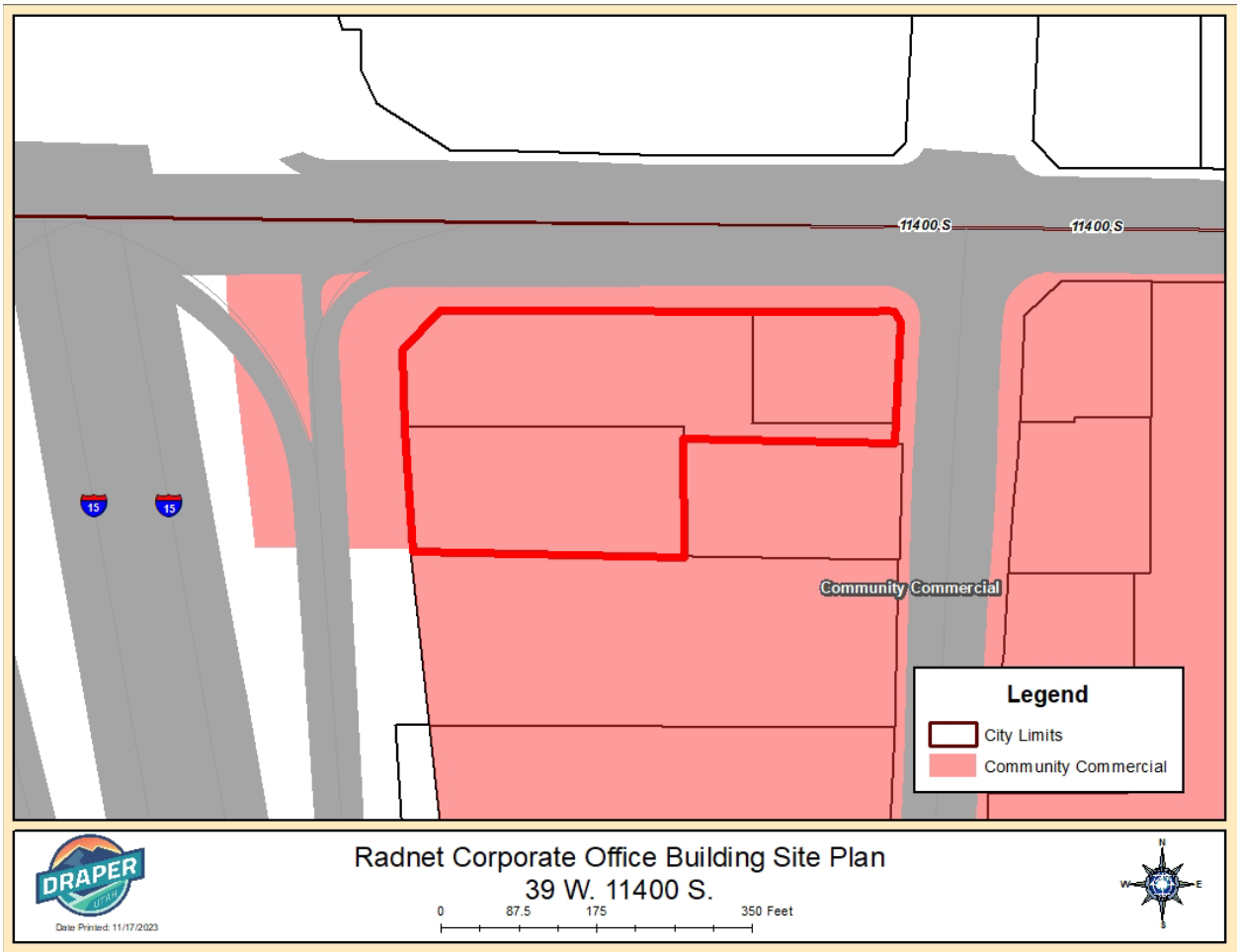


EXHIBIT E
ZONING MAP

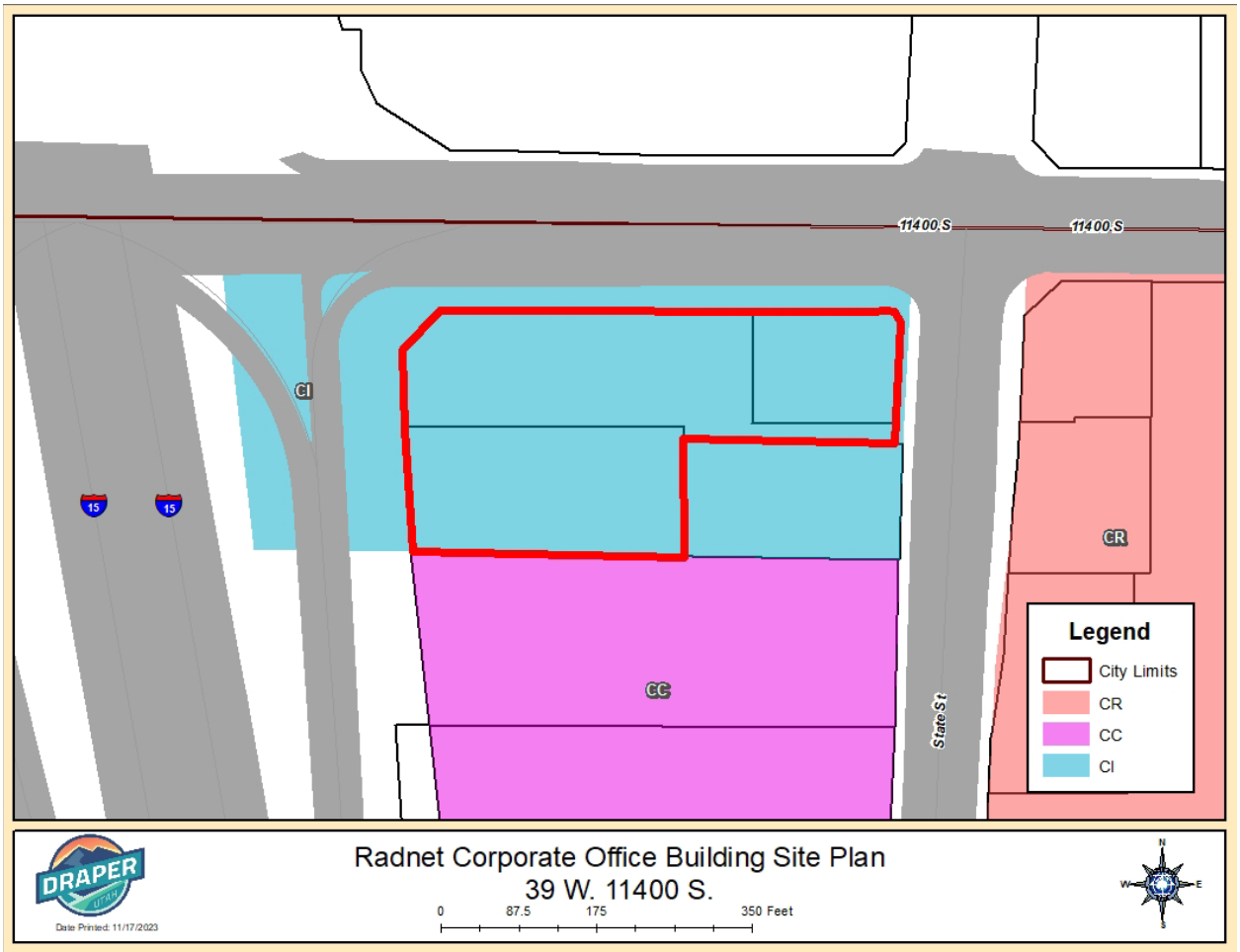


EXHIBIT F
SITE PLANS

UDOT GENERAL NOTES:

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.

2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.

3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 9:00 AM AND 3:30 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.

4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.

5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.

7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.

8. NO ROAD CUTS ALLOWED ON THIS JOB.

9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.

10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.

UDOT GENERAL NOTES CONTINUED:

11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.

12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.

13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.

15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.

16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT) FOR A COMPLETE VERSION OF THE DEPARTMENT'S STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.UTAH.GOV/GO/ACCESSMANAGEMENT. 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE. TRANSPORTATION.ORG. 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE. TRANSPORTATION.ORG. 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD), WWW.UDOT.UTAH.GOV

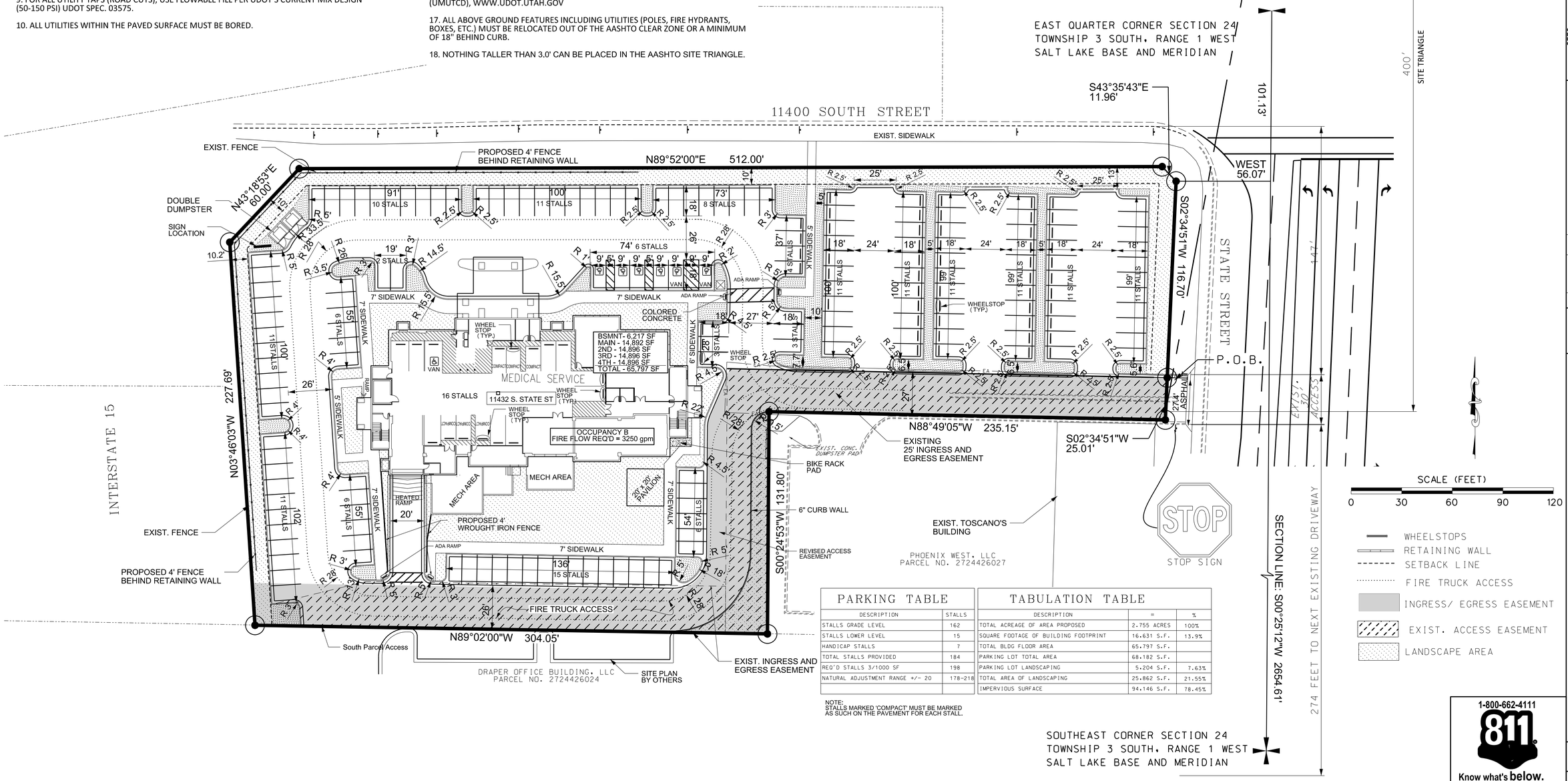
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

18. NOTHING TALLER THAN 3.0' CAN BE PLACED IN THE AASHTO SITE TRIANGLE.

PROPERTY BOUNDARY DESCRIPTION

Beginning at a point in the westerly right of way line of State Street which is 101.13 feet South 00°25'12" West along the Section line and 56.07 feet West and 116.70 feet South 02°34'51" West from the East Quarter corner Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 02°34'51" West along said westerly right of way line 25.01 feet; thence North 88°49'05" West 235.15 feet; thence South 00°24'53" West 131.80 feet; thence North 89°02'00" West 304.05 feet to the easterly highway right of way line and no-access line of Interstate 15; thence along said easterly highway right of way line and no-access line the following two (2) courses and distances: (1) North 03°46'03" West 227.69 feet; (2) North 43°18'53" East 60.00 feet to the southerly highway right of way line and no-access line of 11400 South Street; thence North 89°52'00" East along said southerly highway right of way line and no-access line 512.00 feet; thence South 43°35'43" East 11.96 feet to the westerly right of way line of said State Street; thence South 02°34'51" West along said easterly right of way line 116.70 feet to the point of beginning.

Area = 2.755 Acres



SCALE (FEET)
0 30 60 90 120

WHEELSTOPS
RETAINING WALL
SETBACK LINE
FIRE TRUCK ACCESS
INGRESS/ EGRESS EASEMENT
EXIST. ACCESS EASEMENT
LANDSCAPE AREA

PARKING TABLE

DESCRIPTION	STALLS
STALLS GRADE LEVEL	162
STALLS LOWER LEVEL	15
HANDICAP STALLS	7
TOTAL STALLS PROVIDED	184
REQ'D STALLS 3/1000 SF	198
NATURAL ADJUSTMENT RANGE +/- 20	178-218

NOTE:
STALLS MARKED 'COMPACT' MUST BE MARKED AS SUCH ON THE PAVEMENT FOR EACH STALL.

TABULATION TABLE

DESCRIPTION	=	%
TOTAL ACREAGE OF AREA PROPOSED	2.755 ACRES	100%
SQUARE FOOTAGE OF BUILDING FOOTPRINT	16,631 S.F.	13.9%
TOTAL BLDG FLOOR AREA	65,797 S.F.	
PARKING LOT TOTAL AREA	68,182 S.F.	
PARKING LOT LANDSCAPING	5,204 S.F.	7.63%
TOTAL AREA OF LANDSCAPING	25,862 S.F.	21.55%
IMPERVIOUS SURFACE	94,146 S.F.	78.45%

1-800-662-4111
811
Know what's below.
Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
OCT. 12, 2023
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date 6-20-23

Title:
Location: DRAPER, UTAH
Drawing Name: SITE PLAN

RADNET CORPORATE OFFICE

PROJECT NO. 2020.007

SHEET NO. 1.00

PRINT DATE: $DATE$

11400 SOUTH STREET

EXIST. CURB & GUTTER

EXIST. SIDEWALK

EXIST. STORM DRAIN

BLOCK RETAINING WALL (SEE SHT 1.04)

EXIST. SD BOX (RAISE TO GRADE)

BASEMENT FLOOR DRAIN TOG= 42.60

MAIN = 4455.50

BASEMENT = 4443.00

UNDERDRAIN

MECH AREA

MECH AREA

20' x 20' PAVILION

EXIST. STORM DRAIN

BLOCK RETAINING WALL(SEE SHT 1.04)

EXIST. OB

EXIST. CURB

EXIST. CURB

EXIST. CURB & GUTTER

INTERSTATE 15

STATE STREET

NOTE:
GRADING PER THE REQUIREMENTS OF CMT ENGINEERING LABOATORY GEAOTECHNICAL STUDY DATED FEB 12, 2020. CMT PROJECT NUMBER 14040.

INFILTRATION TRENCH

UNDERGROUND DETENTION SYSTEM

REVERSE LIP CURB

SCALE (FEET)

0 20 40 60 80

1-800-662-4111

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MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
JULY 6, 2023
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date 3-18-20

Title: RADNET CORPORATE OFFICE
Location: DRAPER, UTAH
Drawing Name: GRADING /DRAINAGE PLAN

PROJECT NO. 2020.007

SHEET NO. 1.01

11400 SOUTH STREET

STATE STREET

INTERSTATE 15

EXIST. CB
EXIST. STREET LIGHT
EXIST. EJB
EXIST. EJB
EXIST. STREET LIGHT
EXIST. BURIED ELECTRICAL
EXIST. F.H.
EXIST. SIGNAL POLE
EXIST. EJB
EXIST. CB
EXIST. GAS LINE
10' PUE
SDMH #5
STA 0+51.46
N=7367123.52
E=1531110.57
SDMH #6
STA 1+35.13
N=7367127.57
E=1531194.14
OVERFLOW BOX #2
10' PUE
28 LF 6" PVC SD
OVERFLOW BOX #1
INFILTRATION TRENCH #1
SEE DETAIL, SHT 3.01 (1446 SF)
OVERFLOW BOX #3
15" PVC SD
SDMH #7
STA 2+55.21
N=7367127.73
E=1531314.24
28 LF 6" PVC SD
15" RCP SD
SEE SHT 1.03 SD#1 PROFILE
15" RCP SD
SEE SHT 1.03 SD#1 PROFILE
CB #7
45° BEND
45° BEND
WTR
WTR
WTR
POST INDICATOR VALVE
F.H.
F.H.
45° BEND
15" RCP SD
SEE SHT 1.03 SD#1 PROFILE
6" PVC SD
15" RCP SD
SEE SHT 1.03 SD#5 PROFILE
SDMH #4
STA 0+06.05
N=7367078.13
E=1531109.18
6" FIRE LINE
6" PVC SD
CB #6
EXIST. SD BOX
(RAISE TO GRADE)
6" W
KNOX BOX
ROOF DRAIN CONNECT TO SD
ROOF DRAIN CONNECT TO SD
EXIST. ASPHALT
ASPHALT CUT AND REPAIR PER ST-19 AND ST-21 (SEE DETAILS SHEET 3.02)
ASPHALT CUT AND REPAIR PER ST-19 AND ST-21 (SEE DETAILS SHEET 3.02)
3" WM
6" SS LATERAL
10' PUE
OUTLET CONTROL BOX W/
2.45" DIA. ORIFICE
STA 0+14.00
N=7367077.37
E=1531097.26
(SEE DETAIL, SHT 3.01)
EA
EA
EA
EA
EA
WTR
WTR
3" CUL. LATERAL
F.H.
WTR
8" TEE
EXIST. CB
FL 4453.74
WTR
WTR
8" CUL. WATER
WTR
WTR
CB #5
18' SEWER EASEMENT
8" CUL. WATER
FLOOR DRAIN
TOG=4442.60
FL= 4439.18
ASPHALT CUT AND REPAIR PER ST-19 AND ST-21 (SEE DETAILS SHEET 3.02)
CONNECT TO EXIST. WATER LINE
EXIST. VALVE
EXIST. STREET LIGHT
EXIST. VALVE
EXIST. SAN. SEWER
EXIST. STORM DRAIN PIPE
UNDERGROUND CULTEC DETENTION SYSTEM (184 RECHARGER 360HD CHAMBERS) MINIMUM STORAGE REQD = 9,616 CU. FT.
ROOF DRAIN CONNECT TO SD
7 LF 6" PVC
15" RCP SD
PROFILE SD#4
DRAIN SYSTEM
SDMH #2
STA 0+33.98
N=7366912.88
E=1531120.29
8" CUL. WATER
EXIST. CB
EXIST. CB
EXIST SD
EXIST. SDMH
F.H.
F.H.
SDMH #1
STA 0+33.98
N=7366912.88
E=1531120.29
CB #2
CB #3
15" RCP SD
SEE SHT 1.03 SD#2 PROFILE
CB #1
TBC 4446.00
15" SD
8" CUL. WATER
45° BEND
45° BEND
45° BEND
EXIST. SDMH
LID 4446.08
FL 4440.28
EXIST. SD
EXIST. SSMH
LID 4446.79
FL 4434.84
18 LF 15" RCP SD

NOTES:
1) WATERLINE IS DUCTILE IRON CLASS 52 OR C900 DR14 CLASS 305.
2) ALL HYDRANT STUBS ARE DUCTILE IRON.
3) STORM DRAIN IS RCP & PVC
4) ROOF DRAINS TO BE PIPED TO CULTECH SYSTEM & STORM DRAIN

FIRE FLOW REQUIREMENTS:
REQUIRED FIRE FLOW FOR THE MAIN BUILDING IS 3250 GPM.
REQUIRED FIRE FLOW FOR RETAIL BUILDINGS IS 1750 GPM.

SCALE (FEET)
0 20 40 60 80

1-800-662-4111
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Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
JULY 7, 2023
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn
Checked
Date 3-18-20

Title: RADNET CORPORATE OFFICE
Location: DRAPER, UTAH
Drawing Name: UTILITY PLAN

PROJECT NO. 2020.007

SHEET NO. 1.02

PRINT DATE: 7/10/2023

EXHIBIT G
LANDSCAPE PLAN

SITE MATERIALS CALCULATIONS

I-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	16,842 sf
I-02	WOOD MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SHREDDED WOOD MULCH TOP DRESSING.	232 sf
I-03	1 1/2" GUNSMOKE GRAY CRUSHED ROCK STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	18,570 sf

1 LANDSCAPE

SYMBOL	DESCRIPTION	QTY
I-07	BOULDERS - DECORATIVE	16
I-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	753 lf

9 SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY
9-01	U-LINE 5 LOOP WAVE STYLE BIKE RACK	1



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Gb'p	11	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	B & B	2"Cal	
	MA'M	12	Maackia amurensis `JFS-Schiectell` TM MaacNificent Maackia	B & B	2"Cal	
	Pc'g	11	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	B & B	2"Cal	
	UX'F	11	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'g	19	Zelkova serrata `Green Vase` Green Vase Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	P'bs	7	Picea omorika `Bruns` Bruns Spruce	B & B		6`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'h	42	Aronia melanocarpa `UCONNAM166` TM Low Scape Hedger Chokeberry	5 gal
	Bt'm	103	Berberis thunbergii `Maria` TM Sunjoy Gold Pillar Barberry	5 gal
	CF'G	201	Caragana frutex `Globosa` Globe Peashrub	5 gal
	CA'B	41	Cornus alba `Bailhalo` TM Ivory Halo Dogwood	5 gal
	Cs'k	20	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	Po'f	25	Physocarpus opulifolius `UMNHarpell` Fireside TM Fireside Ninebark	5 gal
	Pf'g	34	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
	PB'P	10	Prunus besseyi `P011S` TM Pawnee Buttes Sand Cherry	5 gal
	RF'R	31	Rhamnus frangula `Ron Williams` Fine Line Fine Line Buckthorn	5 gal
	Vt'a	31	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'gv	28	Buxus x `Green Velvet` Green Velvet Boxwood	5 gal
	Je'd	61	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal
	LA'H	14	Lavandula angustifolia `Hidcote Blue` Hidcote Blue Lavender	1 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	24	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	M'gb	72	Miscanthus sinensis `Gold Bar` Gold Bar Maiden Grass	1 gal

PLANT LEGEND, CONT.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	S'af	5	Sedum x `Autumn Fire` Autumn Fire Sedum	1 gal
	S'MG	103	Sedum x `Mr. Goodbud` Mr. Goodbud Stonecrop	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'rd	45	Rosa x `Meigalpio` TM Red Drift Groundcover Rose	3 gal

ISSUE DATE	PROJECT NUMBER
10/18/2023	UT21020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

BLUE ROCK DRAPER MEDICAL OFFICE

39 W. 11400 S
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
HARRIS ARCHITECTURE
ATT: BRUCE MACKAY
801-377-6303
BRUCE@HARRIS-ARC.COM

Client / Engineer:
MW BROWN ENGINEERING
578 E. 770 N.
OREM, UT 84097
801-377-1790

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JOHN M KNOWLTON 8139131-5301 10/18/2023 STATE OF UTAH

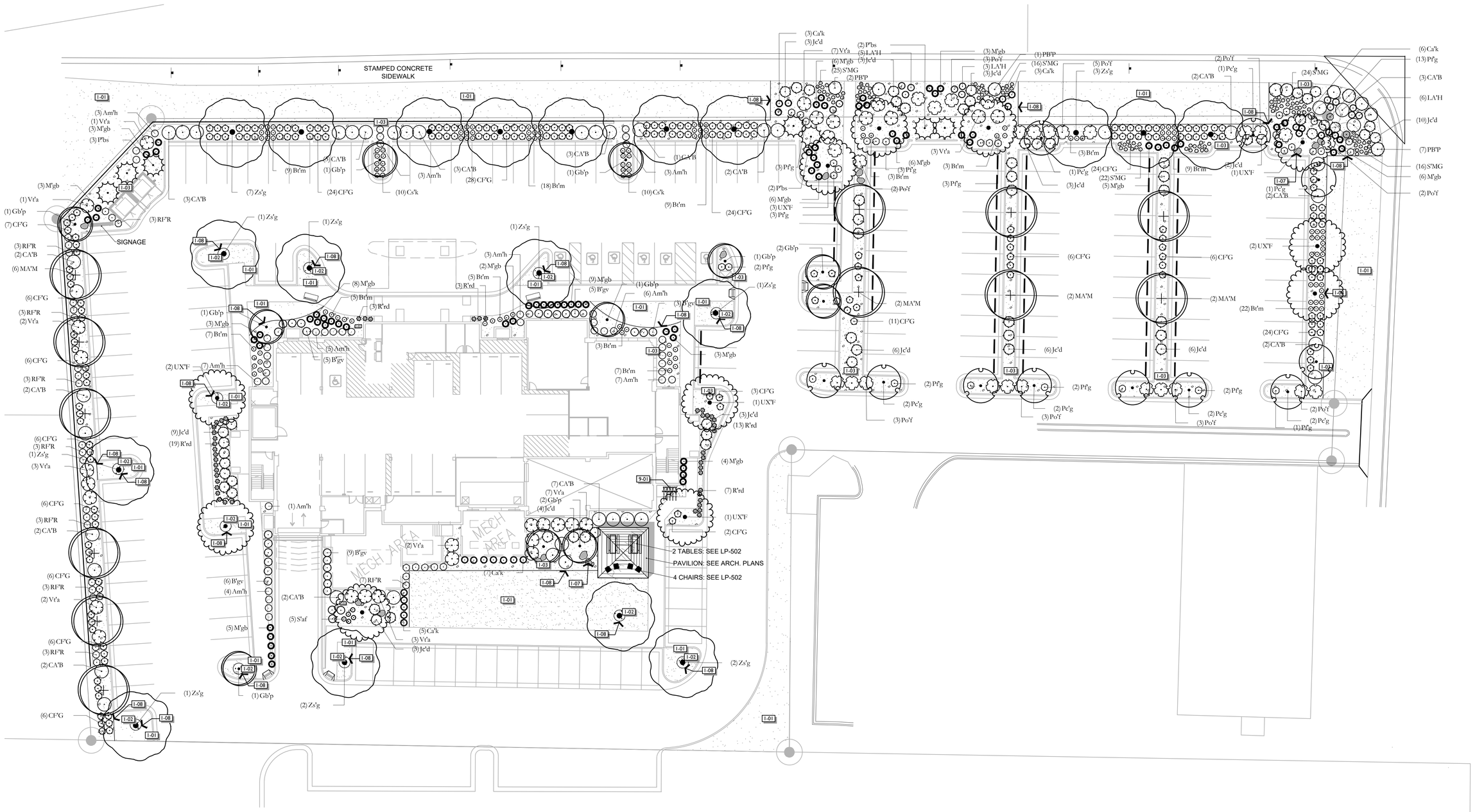
DRAWING INFO

PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	10/18/2023

COLOR PLAN

PERMIT SET

LP-COLOR



ISSUE DATE	PROJECT NUMBER
10/18/2023	UT21020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

BLUE ROCK DRAPER MEDICAL OFFICE

39 W. 11400 S
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

HARRIS ARCHITECTURE
ATT: BRUCE MACKAY
801-377-6303
BRUCE@HARRIS-ARC.COM

Client / Engineer:

MW BROWN ENGINEERING
578 E. 770 N.
OREM, UT 84097
801-377-1790

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
8128124-5301
10/18/2023
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	10/18/2023

PROJECT OVERVIEW PLAN

PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the erown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

PLANT LEGEND, CONT.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	S'af	5	Sedum x `Autumn Fire` Autumn Fire Sedum	1 gal
	S'MG	103	Sedum x `Mr. Goodbud` Mr. Goodbud Stonecrop	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'rd	45	Rosa x `Meigalpio` TM Red Drift Groundcover Rose	3 gal

SITE MATERIALS CALCULATIONS

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	16,842 sf
	1-02	WOOD MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SHREDDED WOOD MULCH TOP DRESSING.	232 sf
	1-03	1 1/2" GUNSMOKE GRAY CRUSHED ROCK STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	18,570 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-07	BOULDERS - DECORATIVE	16
1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	753 lf

SYMBOL	9 SITE FURNISHINGS DESCRIPTION	QTY
9-01	U-LINE 5 LOOP WAVE STYLE BIKE RACK	1

SITE REQUIREMENTS

STREET FRONTAGE	REQ'D:	PROVIDED:
11400 SOUTH: (501 LN FT)		
2 SHADE TREES PER 100 LN FT	10	10
1 ORNAMENTAL TREE PER 100 LN FT	5	5
16 SHRUBS PER 100 LN FT	80	80
100 SQ FT OF BED PER 100 LN FT		
3' SHRUBS OR BERM FOR 75% SCREENING		
STATE STREET: (107 LN FT)		
2 SHADE TREES PER 100 LN FT	2	2
1 ORNAMENTAL TREE PER 100 LN FT	1	1
16 SHRUBS PER 100 LN FT	22	22
100 SQ FT OF BED PER 100 LN FT		
3' SHRUBS OR BERM FOR 75% SCREENING		
FREEWAY OFF RAMP (200 LN FT)		
2 SHADE TREES PER 100 LN FT	4	4
INTERNAL LANDSCAPED AREA: (10,886 LN FT)		
1 TREE / 300 SQ FT OF INTERNAL LANDSCAPED AREA	36	49
1 SHADE TREE PER EACH ISLAND	34	34

PARKING LOT: 68,182 SF
INTERNAL PARKING LOT LANDSCAPING (5,204 SQ FT) 7.63%
OVERALL SITE LANDSCAPING (25,862 SQ FT) 21.55%

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Gb'p	11	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	B & B	2"Cal	
	MA'M	12	Maackia amurensis `JFS-Schiectell` TM MaacNificent Maackia	B & B	2"Cal	
	Pc'g	11	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	B & B	2"Cal	
	UX'F	11	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'g	19	Zelkova serrata `Green Vase` Green Vase Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	P'bs	7	Picea omorika `Bruns` Bruns Spruce	B & B		6`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'h	42	Aronia melanocarpa `UCONNAM166` TM Low Scape Hedger Chokeberry	5 gal
	Bt'm	103	Berberis thunbergii `Maria` TM Sunjoy Gold Pillar Barberry	5 gal
	CF'G	201	Caragana frutex `Globosa` Globe Peashrub	5 gal
	CA'B	41	Cornus alba `Bailhalo` TM Ivory Halo Dogwood	5 gal
	Cs'k	20	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	Po'f	25	Physocarpus opulifolius `UMNHarpell` Fireside TM Fireside Ninebark	5 gal
	Pf'g	34	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
	PB'P	10	Prunus besseyi `P011S` TM Pawnee Buttes Sand Cherry	5 gal
	RF'R	31	Rhamnus frangula `Ron Williams` Fine Line Fine Line Buckthorn	5 gal
	Vt'a	31	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'gv	28	Buxus x `Green Velvet` Green Velvet Boxwood	5 gal
	Je'd	61	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal
	LA'H	14	Lavandula angustifolia `Hidcote Blue` Hidcote Blue Lavender	1 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	24	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	M'gb	72	Miscanthus sinensis `Gold Bar` Gold Bar Maiden Grass	1 gal

ISSUE DATE	PROJECT NUMBER
10/18/2023	UT21020

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

BLUE ROCK DRAPER MEDICAL OFFICE

39 W. 11400 S
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
HARRIS ARCHITECTURE
ATT: BRUCE MACKAY
801-377-6303
BRUCE@HARRIS-ARC.COM

Client / Engineer:
MW BROWN ENGINEERING
578 E. 770 N.
OREM, UT 84097
801-377-1790

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AHLSTROM
9128125-5301
10/18/2023
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	10/18/2023

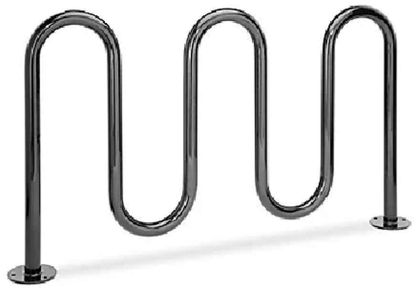
COVER SHEET

PERMIT SET

LP-101



K PICNIC TABLE 100: DUMOR 100-60 METAL COLOR: BRONZE
PKJ DESIGN GROUP
NOT TO SCALE: SURFACE MOUNT
OR SIMILAR: TO BE APPROVED BY OWNER



L ULINE 5 LOOP WAVE BIKE RACK: H-2544BL COLOR: BRONZE
PKJ DESIGN GROUP
NOT TO SCALE: SURFACE MOUNT
OR SIMILAR: TO BE APPROVED BY OWNER



M BENCH 94: DUMOR 94-60 COLOR: BRONZE
PKJ DESIGN GROUP
NOT TO SCALE: SURFACE MOUNT
OR SIMILAR: TO BE APPROVED BY OWNER



N RECEPTACLE 17: DUMOR 17-22 COLOR: BRONZE
PKJ DESIGN GROUP
NOT TO SCALE: SURFACE MOUNT
OR SIMILAR: TO BE APPROVED BY OWNER



N CHAIR W/ ARMS: DUMOR 481-20HS COLOR: BRONZE
PKJ DESIGN GROUP
NOT TO SCALE: SURFACE MOUNT
OR SIMILAR: TO BE APPROVED BY OWNER

ISSUE DATE	PROJECT NUMBER
10/18/2023	UT21020

NO.	REVISION	DATE
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3		
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6		
7		

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JEREMY AINSWORTH
8139714-5301
10/18/2023
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	10/18/2023

LANDSCAPE DETAILS
PERMIT SET

LP-502

EXHIBIT H
FLOOR PLANS AND ELEVATIONS

ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT



A NEW MEDICAL OFFICE BUILDING

RADNET CORPORATE OFFICE

DRAPER UTAH

OWNER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	ARCHITECT	ELECTRICAL ENGINEER
RADNET PROPERTIES LLC 3152 N. UNIVERSITY AV. PROVO, UTAH 84604 ...	MW BROWN ENGINEERING 578 E. 770 NORTH, OREM, UTAH 801.377.1790	PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD. LEHI, UTAH 801.960.2698	HARRIS ARCHITECTURE 920 E. 800 NORTH OREM, UTAH 801.377.6303	VAN BOERUM & FRANK ASSOC. 181 E. 5600 SOUTH, MURRAY, UTAH 801.530.3148

ABREVIATIONS

AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ACT	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
ALT	ALTERNATE, ALTERNATIVE
APPROV	APPROVED(D), APPROVAL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
BD	BOARD
BETW	BETWEEN
BLDG	BUILDING
BOT	BOTTOM
BTR	BETTER
CB	CERAMIC BASE
CLG	CEILING
CLR	CLEAR(ANCE)
CTR	CENTER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR(S)
COORD	COORDINATE, COORDINATOR
CORR	CORRIDOR
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRIC(AL)
EQ	EQUAL, APPROVED IN WRITING
EQUIP	EQUIPMENT
EXIST, EX.	EXISTING
EXT	EXTERNAL
EWC	ELECTRIC WATER COOLER
FA	FRESH AIR
FEC	FIRE EXTINGUISHER CABINET
FDC	FIRE DEPT. CONNECTION
FFEC	FIXTURES/ FURNISHINGS/ EQUIPMENT CONTRACTOR
FIN	FINISH(ED)
FLR	FLOOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRP	FIBER REINFORCED PANEL
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL LAM	GLU LAMINATED BEAM
GWB, GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
H	HIGH
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HT, HGT	HEIGHT
HVAC	HEATING/ VENTILATION/ AIR CONDITIONING
ID	INTERIOR DESIGNER
IN	INCH(ES)
INCL	INCLUDE(D),(ING)
INFO	INFORMATION
INS	INSULATE, INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MTL	METAL
MIN	MINIMUM
MIR	MIRROR(ED)
MISC	MISCELLANEOUS
NO	NUMBER
OC	ON CENTER
OPP	OPPOSITE
PL	PLATE, LAMINATE
PT	PAINT(ED)
PSF	POUNDS PER SQ FT
PSI	POUNDS PER SQ IN
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD
QTY	QUANTITY
RA	RETURN AIR
REF	REFERENCE, REFER TO
REINF	REINFORCED(LMENT)
REP	REPRESENTATIVE
REQ	REQUIRED(MENT)
RM	ROOM
SA	SUPPLY AIR
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SYM	SYMMETRICAL)
SV	SHEET VINYL
TEN	TENANT
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE
THK	THICK(NESS)
THRU	THROUGH
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VAR	VARIABLE, VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD

SYMBOLS

- CENTER LINE DESIGNATION
- BREAK LINE DESIGNATION
- GRID LINE
- HIDDEN LINE
- FOOTING LINE
- BUILDING SECTION — 1 = SECTION No. A1 = SHEET WHERE DRAWN
- WALL SECTION — 1 = SECTION No. A1 = SHEET WHERE DRAWN
- DETAIL SECTION — 1 = DETAIL No. A1 = SHEET WHERE DRAWN
- DETAIL REFERENCE — 1 = DETAIL No. A1 = SHEET WHERE DRAWN
- DOOR DESIGNATION — 101 = DOOR No.
- CONST/ KEY NOTE DESIGNATION — 11
- WALL TYPE DESIGNATION — W1
- OFFICE 101 — ROOM NAME AND NUMBER
- A 4.7 — INTERIOR ELEVATION KEY
- WINDOW / STOREFRONT REFERENCE
- WOOD (ROUGH CONTINUOUS MEMBER)
- WOOD BLOCKING (INTERRUPTED MEMBER)
- PLYWOOD
- GYPSUM BOARD
- INSULATION (LOOSE OR BATT)
- WALL IN PLAN
- CONCRETE
- CONCRETE BLOCK
- BRICK / STONE (OR SHADING)
- RIGID INSULATION
- WINDOW
- EARTH
- GRANULAR FILL
- 1 — ELEVATION VIEW

CIVIL

COVER	- TITLE SHEET, INDEX
1.00 -	- SITE PLAN
1.00A	- UDOT R.O.W.
1.01	- GRADING & DRAINAGE PLAN
1.02	- UTILITY PLAN
1.03	- STORM DRAIN PROFILES
1.04	- RETAINING WALL PROFILE
2.00	- EROSION CONTROL PLAN
2.01	- BMP DETAILS
2.02	- BMP DETAILS
3.00	- STANDARD DETAILS
3.01	- STANDARD DETAILS
3.02	- STANDARD DETAILS
1 of 1	- RECORD OF SURVEY

LANDSCAPE

LP-000	- COVER
LP-100	- OVERVIEW
LP-101	- LANDSCAPE PLAN
LP-102	- LANDSCAPE PLAN
LP-501	- LANDSCAPE DETAILS
IR-000	- IRRIGATION COVER
IR-100	- IRRIGATION OVERVIEW
IR-101	- IRRIGATION PLAN
IR-102	- IRRIGATION PLAN
IR-501	- IRRIGATION DETAILS
IR-502	- IRRIGATION DETAILS
IR-503	- IRRIGATION DETAILS

ARCHITECTURAL

G0.0	- COVER - INDEX
A1.0	- LEVEL 0 BASEMENT FLOOR PLAN
A1.1	- LEVEL 1 MAIN FLOOR PLAN
A1.2	- LEVEL 2 FLOOR PLAN
A1.3	- LEVEL 3 FLOOR PLAN
A1.4	- LEVEL 4 FLOOR PLAN
A1.5	- ROOF PLAN
A2.1	- EXTERIOR ELEVATIONS
A2.2	- EXTERIOR ELEVATIONS
A5.1	- EQUIPMENT ENCLOSURES
A5.2	- EQUIPMENT ENCLOSURES
A5.3	- TRASH ENCLOSURE
A5.4	- PAVILION

ELECTRICAL

ES102	- SITE PHOTOMETRIC PLAN

REVIEW: 10-18-2023

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Christian B. HARRIS
#7121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201 . OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH
RADNET CORPORATE OFFICE
COVER

2023
DRAPER, UT

COVER

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11432 S STATE ST

CURB/ GUTTER SEE CIVIL DWGS.

AIR VENT TO GARAGE

ELEV. 005 EQUIP.

006 ELECTRICAL

007 COMM.

PASSENGER ELEVATOR #1

FREIGHT ELEVATOR #2

008 FIRE RISER

"VAN ACCESSIBLE" PARKING SIGN AT WALL, SEE DETAIL

COVERED WINDOW WELL SEE MAIN FLOOR PLAN

016 CLEAN ROOM

007 MEDICAL DEVICES

004 CUST.

MOP SINK W/ WAINSCOT

003 REFRIGERATED STORAGE

VAN ACCESSIBLE PARKING STALL SEE DETAILS

002 PARKING

COMPACT PARKING STALLS WITH PAVEMENT MARKING PER CITY STANDARDS. TYPICAL OF (5) AT GARAGE

008 I.T. EQUIP.

016 TOILET

009 TOILET

010 HALLWAY

#3 STAIR

#2 STAIR

001 RAMP

SEE MECHANICAL PLAN FOR DUCTS AND EQUIPMENT

011 MECHANICAL

32.5' x 7.5' AIR HANDLER IN BASEMENT SEE MECH. PLANS

UNEXCAVATED

013 MEDICAL EQUIP.

012 NOVARAD SERVER

016 014 MEDICAL GAS

VENT AS REQUIRED SEE MECH. PLANS

FIRST FLOOR WINDOWS TO FLOOR

AIR VENT TO GARAGE

ROLL-UP GARAGE DOOR

TRENCH DRAIN AT RAMP OPENING

STEPS AS NEEDED SEE CIVIL DWGS.

LOW CONC. RETAINING WALL AT SLAB LEVEL CHANGE SEE CIVIL DRAWINGS

EQUIPMENT ENCLOSURE #3 SEE DETAILS

EQUIPMENT ENCLOSURE #2 SEE DETAILS

EQUIPMENT ENCLOSURE #1 SEE DETAILS

PAVILION SEE MAIN LEVEL PLAN

ELEVATIONS 1 4

ELEVATIONS 2 3

NORTH

1 BASEMENT LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

RESEARCH LAB:	2,331 SF
STORAGE:	3,886 SF
PARKING:	7,262 SF
NET FLOOR AREA	13,479 SQ FT
UNEXCAVATED:	1,389 SF
TOTAL BASEMENT AREA	14,868 SQ FT

REVIEW: 10-18-2023

REVISIONS

DRAWN BY BRM.DS

LICENSED ARCHITECT Christopher B. HARRIS #121532-0301 10/18/23 STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201 . OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

BASEMENT FLOOR PLAN

2023 DRAPER, UT

A1.0

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11432 S STATE ST

100 PORTE COCHERE

CURB/ GUTTER/ SIDEWALKS SEE CIVIL DWGS.

101 COVERED ENTRY

102 ENTRY

103 LOBBY

104 CUST.

105 MEN

106 WOMEN

#1 STAIR

PASSENGER ELEVATOR #1

FREIGHT ELEVATOR #2

107 LEASE SPACE

108 COVERED ENTRY

#3 STAIR

109 LEASE SPACE

110 LEASE SPACE

111 COVERED ENTRY

#2 STAIR

GRATE & AIR VENT TO GARAGE

STRUCTURAL BRACE WHERE OCCURS

WINDOW WELL WITH GRATE

FUTURE WALLS (PER TENANT PLANS) TYPICAL

FUTURE WALLS (PER TENANT PLANS)

DUCTS - SEE MECH. DWGS.

SLAB ON GRADE THIS AREA

UNEXCAVATED

NATURAL STONE WALL AT EQUIPMENT ENCLOSURES TO MATCH BUILDING. SEE EXTERIOR FINISH SCHEDULE, SHEET A2.1, TYPICAL

MECHANICAL EQUIPMENT ENCLOSURE #2. SEE DETAILS

MECHANICAL EQUIPMENT ENCLOSURE #3. SEE DETAILS

MECHANICAL EQUIPMENT ENCLOSURE #1. SEE DETAILS

EDGE OF CONCRETE PAD

PAVILION SOFFIT ABOVE

PAVILION SEE DETAILS

SEE CIVIL PLAN AND LANDSCAPE PLAN FOR SIDEWALKS AND AMENITIES

FACE OF FINISH (F.O.F.)

ELEVATIONS 2 3

ELEVATIONS 1 4

NORTH

1 MAIN LEVEL / LEVEL 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

RESEARCH AREA:	8,220 SF
OFFICE:	4,067 SF
COMMON AREA:	2,891 SF
TOTAL FLOOR AREA	15,178 SQ FT

REVIEW: 10-18-2023

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Christian B. HARRIS
#121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201 . OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

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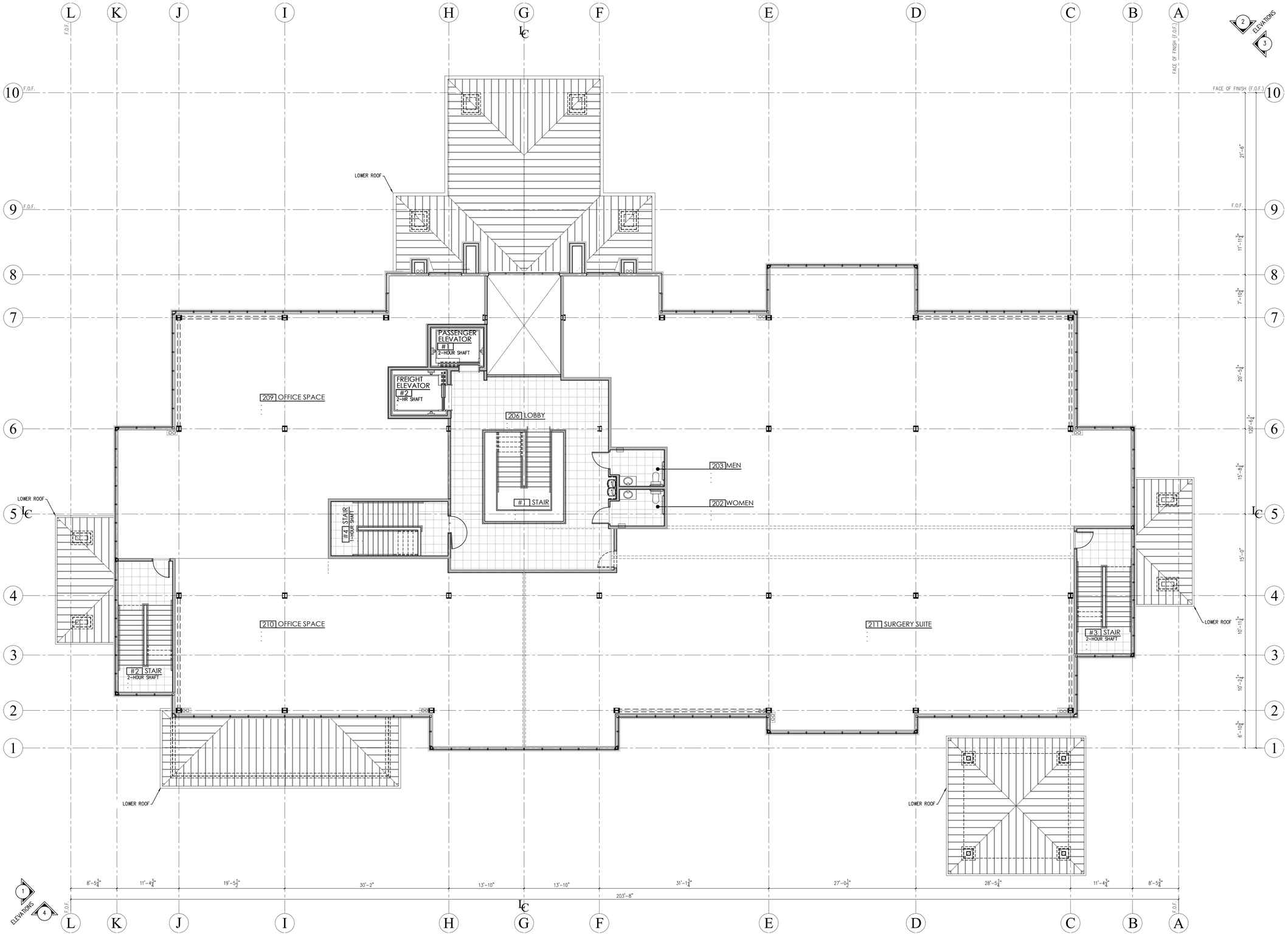
LEVEL 1 FLOOR PLAN

2023
DRAPER, UT

A1.1

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NORTH

1 LEVEL 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SURGERY SUITE:	8,157 SF
OFFICE:	4,810 SF
COMMON AREA:	1,929 SF
TOTAL FLOOR AREA	14,896 SQ FT

PLANNING REVIEW: 10-18-2023

REVISIONS

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BRM.DS

LICENSED ARCHITECT
Christian B. HARRIS
#7121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201 , OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

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LEVEL 2 FLOOR PLAN

2023
DRAPER, UT

A1.2

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NORTH

1 LEVEL 3 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

LEVEL 3 – TENANT AREA:	12,519 SF
COMMON AREA:	1,935 SF
TOTAL FLOOR AREA	14,454 SQ FT

REVIEW: 10-18-2023

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Christian B. HARRIS
#7121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

LEVEL 3 FLOOR PLAN

2023
DRAPER, UT

A1.3

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L K J I H G F E D C B A

10 9 8 7 6 5 4 3 2 1

F.O.F. FACE OF FINISH (F.O.F.)

LOWER ROOF

PASSENGER ELEVATOR #1 2-HOUR SHAFT

FREIGHT ELEVATOR #2 2-HR SHAFT

409 LEASE SPACE

412 LEASE SPACE

403 MEN

406 LOBBY

402 WOMEN

#4 STAIR 1-HOUR SHAFT

ROOF OVERHANG SEE ROOF PLAN

LOWER ROOF

410 LEASE SPACE

411 LEASE SPACE

#2 STAIR 2-HOUR SHAFT

#3 STAIR 2-HOUR SHAFT

LOWER ROOF

LOWER ROOF

ELEVATIONS 1 2 3 4

8'-5¾" 11'-4¾" 19'-5½" 30'-2" 13'-10" 13'-10" 31'-1¾" 27'-0½" 28'-5¼" 11'-4¾" 8'-5¾"

203'-8"

21'-6" 11'-11½" 7'-10¾" 20'-5¾" 12'0"-6¼" 15'-8½" 15'-0" 10'-11½" 10'-2½" 6'-10¾"

NORTH

1 LEVEL 4 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

LEVEL 4 – TENANT AREA:	12,519 SF
COMMON AREA:	1,935 SF
TOTAL FLOOR AREA	14,454 SQ FT

REVIEW: 10-18-2023

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Christian B. HARRIS
#7121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

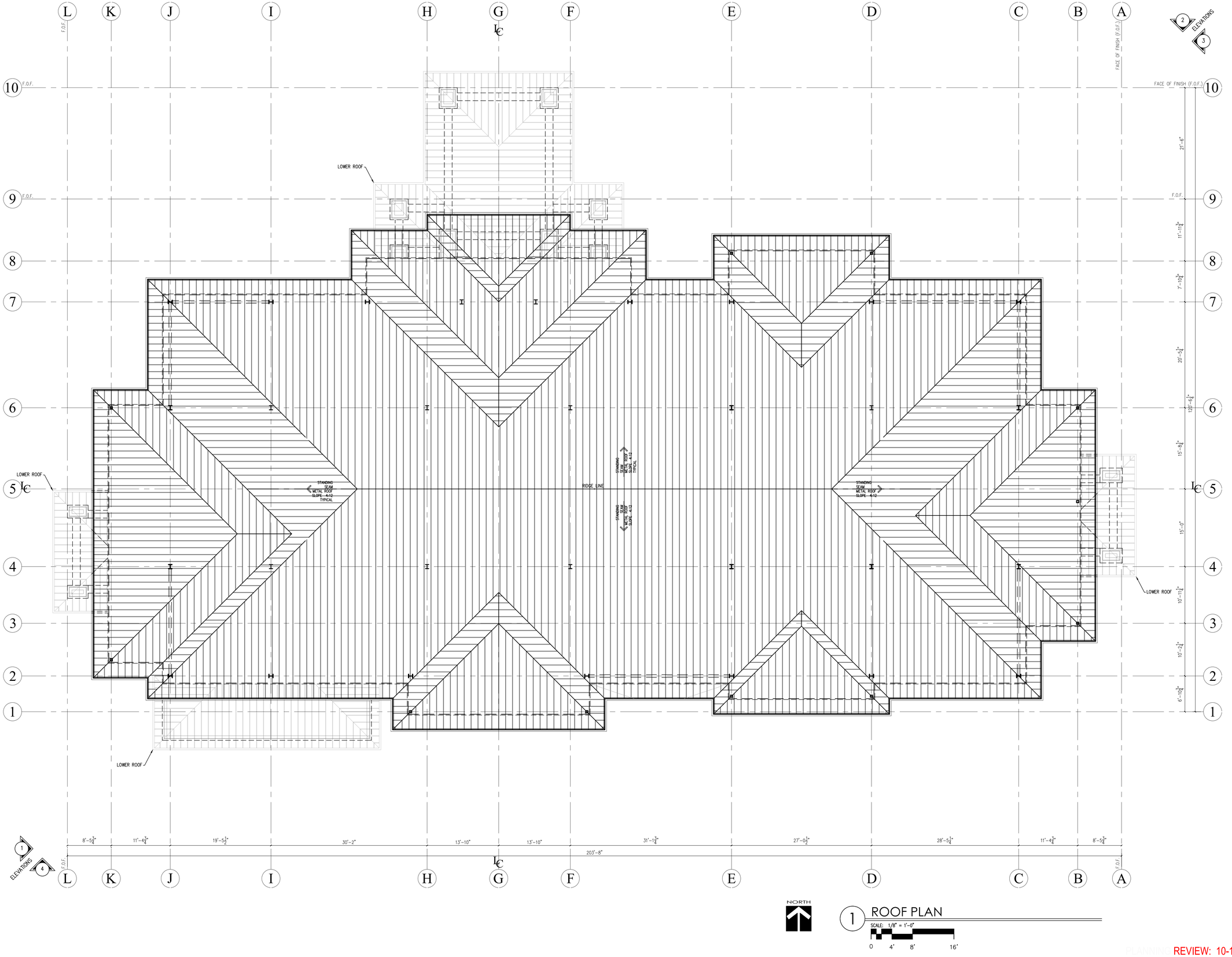
LEVEL 4 FLOOR PLAN

2023
DRAPER, UT

A1.4

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NORTH

1 ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PLANNING REVIEW: 10-18-2023

REVISIONS

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LICENSED ARCHITECT
Christian B. Harris
#12153203-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

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ROOF PLAN

2023
DRAPER, UT

A1.5

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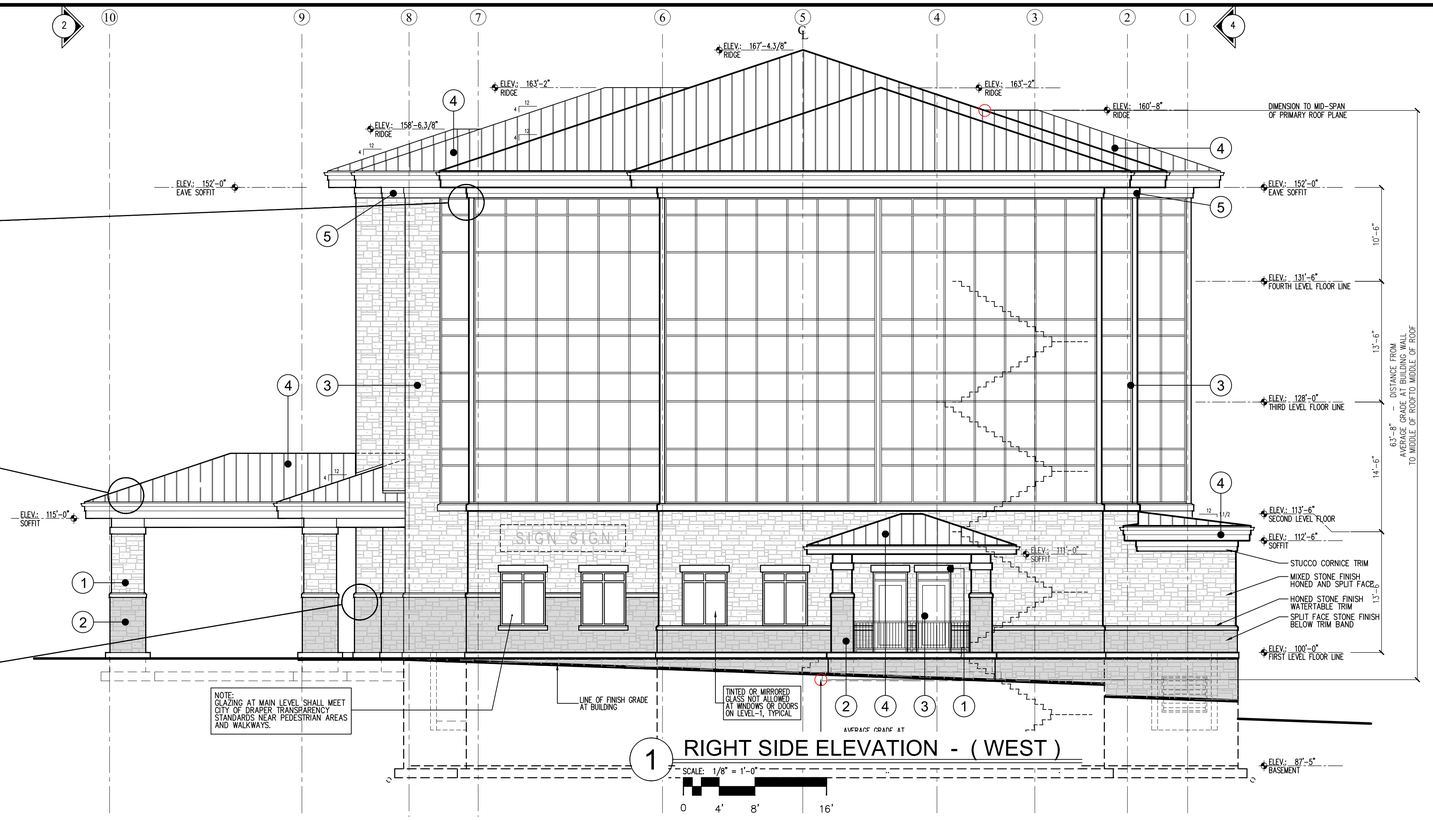
METAL FASCIA AND SOFFIT
STUCCO CORNICE BAND



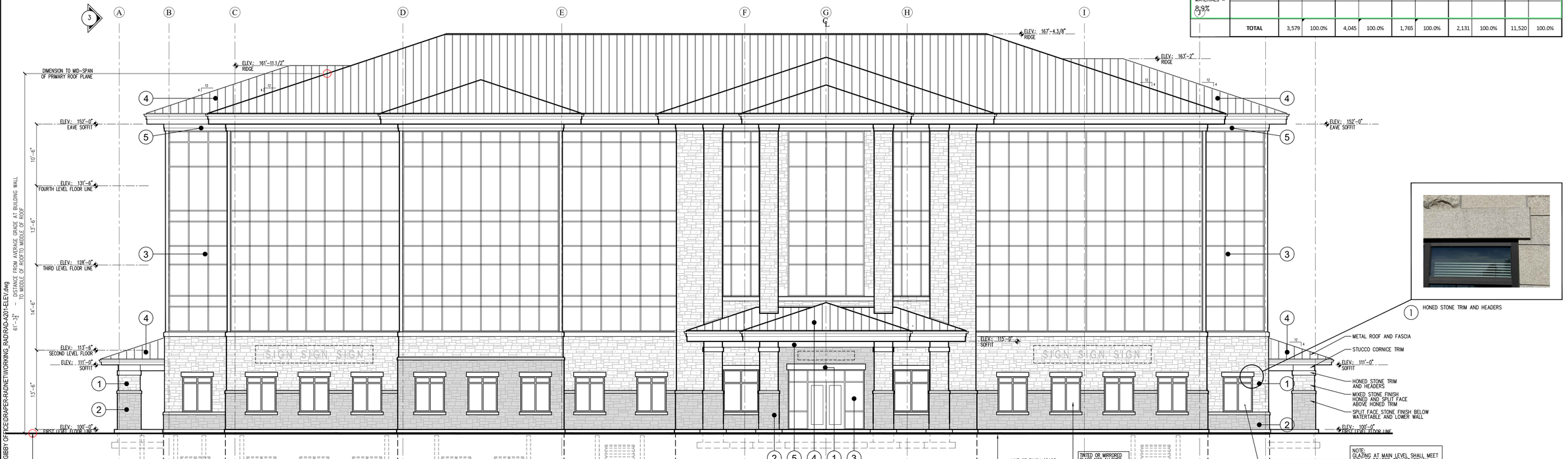
METAL ROOF AND TRIM



HONED STONE TRIM

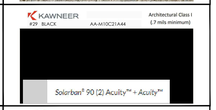
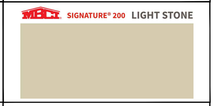


1 RIGHT SIDE ELEVATION - (WEST)
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 FRONT ELEVATION - (NORTH)
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

EXTERIOR FINISH SCHEDULE

1	STONE FINISH AT UPPER WALLS HONED MIX GRANITE STONE EXTERIOR HONED STONE TRIM AND HEADERS COLOR: DESERT BEIGE, LEGACY GRANITE (35% HONED/ 65% TEXTURED)	
2	STONE FINISH AT LOWER WALLS SPLIT FACE GRANITE STONE EXTERIOR COLOR: DESERT BEIGE, LEGACY GRANITE 100% TEXTURE ACCENT)	
3	ALUMINUM AND STOREFRONT SYSTEMS SIMILAR CURTAIN WALL GLAZING SYSTEM COLOR: BLACK #29 ANODIZED, KAWNEER GLAZING: SOLARBAN 90 ACUITY+ACUITY (VLT:53, SHGC: .023), VITRO	
4	STANDING SEAM METAL ROOF, SOFFIT & FASCIA COLOR: LIGHT STONE, MBCI	
5	EXTERIOR FINISH / STUCCO (TRIM) COLOR: BUCKSKIN #449, DRYVIT	

NOTE:
GLAZING AT MAIN LEVEL SHALL MEET CITY OF DRAPER TRANSPARENCY STANDARDS NEAR PEDESTRIAN AREAS AND WALKWAYS.

EXTERIOR FINISH PERCENTAGES (NOT INCLUDING ROOF, FASCIA AND GLASS)

	BUILDING ELEVATION	FRONT (NORTH) ELEVATION		REAR (SOUTH) ELEVATION		LEFT (EAST) ELEVATION		RIGHT (WEST) ELEVATION		TOTAL BUILDING ELEVATIONS	
	MATERIALS	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
PRIMARY FINISH MATERIALS = 91.1%	- PRIMARY - HONED STONE	2,347	65.6%	1,709	42.2%	1,105	62.6%	1,371	64.3%	6,532	PRIMARY TOTAL
	- PRIMARY - SPLIT-FACE STONE	955	26.7%	2,053	50.8%	496	28.1%	587	27.5%	4,091	92.2%
SECONDARY FINISH MATERIALS = 8.9%	- SECONDARY - STUCCO & TRIM	277	7.7%	283	7.0%	164	9.3%	173	8.1%	897	7.8%
	TOTAL	3,579	100.0%	4,045	100.0%	1,765	100.0%	2,131	100.0%	11,520	100.0%

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Christian B. HARRIS
#7121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

EXTERIOR MATERIALS - FRONT & SIDE

2023
DRAPER, UT

A2.1

PLANNING REVIEW: 10-18-2023

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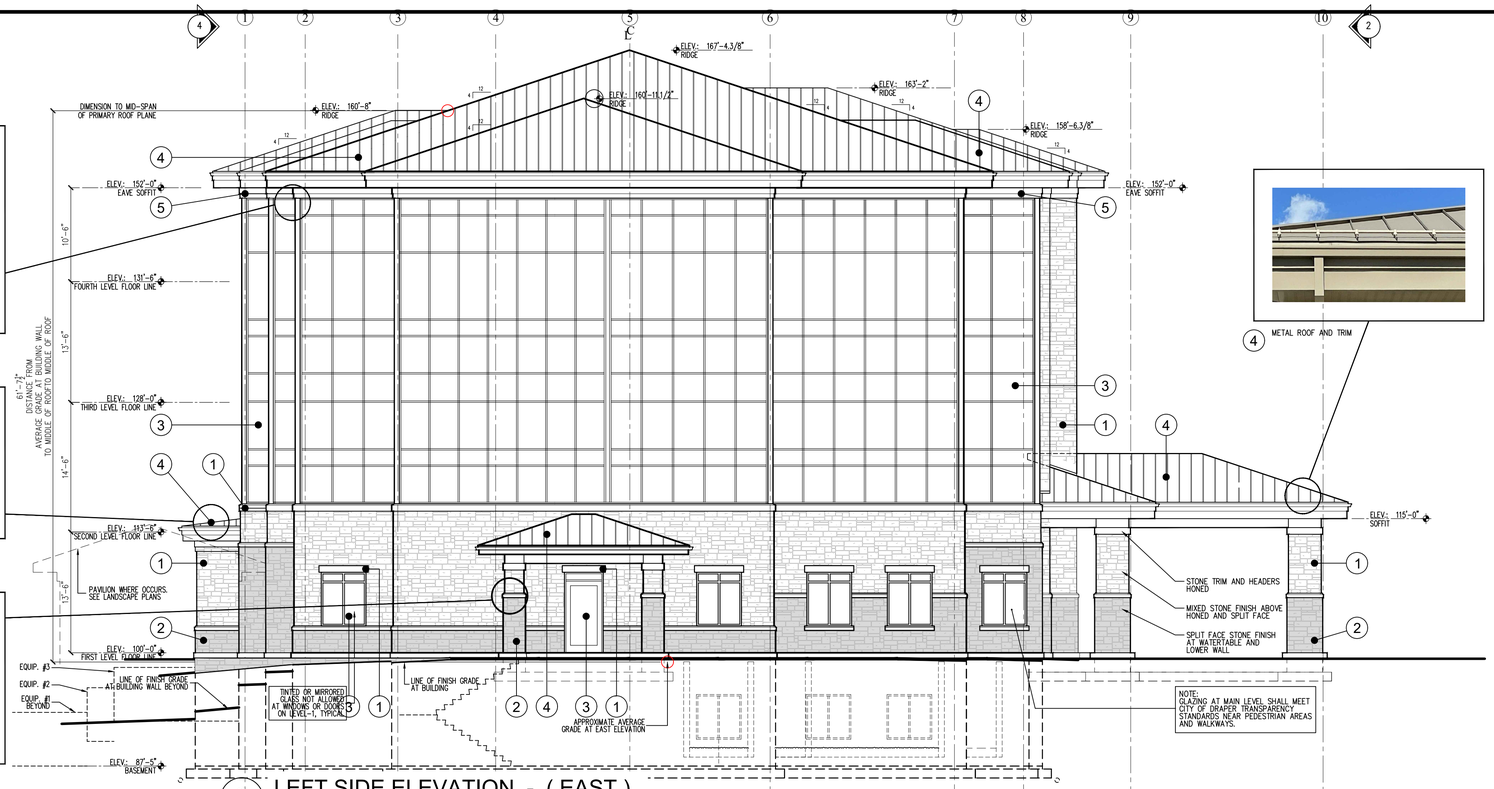
METAL FASCIA AND SOFFIT
STUCCO CORNICE BAND



4 METAL ROOF AND TRIM



1 HONED STONE TRIM



3 LEFT SIDE ELEVATION - (EAST)

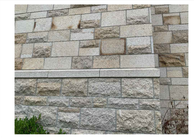
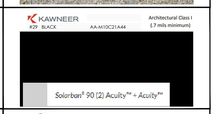
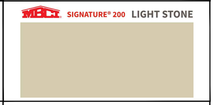
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

4 METAL ROOF AND TRIM

NOTE: GLAZING AT MAIN LEVEL SHALL MEET CITY OF DRAPER TRANSPARENCY STANDARDS NEAR PEDESTRIAN AREAS AND WALKWAYS.

EXTERIOR FINISH SCHEDULE

1	STONE FINISH AT UPPER WALLS HONED MIX GRANITE STONE EXTERIOR HONED STONE TRIM AND HEADERS COLOR: DESERT BEIGE, LEGACY GRANITE (35% HONED/ 65% TEXTURED)	
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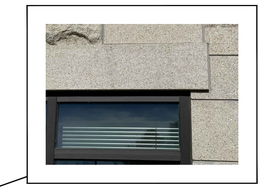
EXTERIOR FINISH PERCENTAGES (NOT INCLUDING ROOF, FASCIA AND GLASS)

	BUILDING ELEVATION	FRONT (NORTH) ELEVATION		REAR (SOUTH) ELEVATION		LEFT (EAST) ELEVATION		RIGHT (WEST) ELEVATION		TOTAL BUILDING ELEVATIONS	
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SECONDARY FINISH MATERIALS = 8.9% (C)	- SECONDARY - STUCCO & TRIM	277	7.7%	283	7.0%	164	9.3%	173	8.1%	897	7.8%
	TOTAL	3,579	100.0%	4,045	100.0%	1,765	100.0%	2,131	100.0%	11,520	100.0%

4 REAR ELEVATION - (SOUTH)

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 HONED STONE TRIM AND HEADERS

NOTE: GLAZING AT MAIN LEVEL SHALL MEET CITY OF DRAPER TRANSPARENCY STANDARDS NEAR PEDESTRIAN AREAS AND WALKWAYS.

REVIEW: 10-18-2023

REVISIONS

DRAWN BY BRM.DS

LICENSED ARCHITECT Brian M. Harris #7121532-0301 10/18/23 STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201 . OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

EXTERIOR MATERIALS - REAR & SIDE

2023
DRAPER, UT

A2.2

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MEDICAL
013 EQUIP.

MEDICAL
014 GAS

012 NOVARAD SERVER

VENT AS REQUIRED
SEE MECH. PLANS

FIRST FLOOR WINDC
TO FLOOR

CONCRETE STEPS AS NEEDED.
SEE CIVIL DWGS.

STEPS AS NEEDED
SEE CIVIL DWGS.

DN 3R

DN 1R

89'-8"

92'-4"

94'-8"

95'-0"

GARAGE
DRIVEWAY

89'-6"

6'-0"

METAL GATE WITH 6" SQUARE PIPE BOLLARD W WELDED CAP. FILL W/ CONCRETE. - SEE DETAIL

LOW CONC. RETAINING WALL
AT SLAB LEVEL CHANGE
SEE CIVIL DRAWINGS

B A5.3

A A5.3

8" CONCRETE BLOCK WALL

STONE VENEER TO MATCH BUILDING

EQUIPMENT ENCLOSURE #2
SEE DETAILS

EQUIPMENT ENCLOSURE #3
SEE DETAILS

EQUIPMENT ENCLOSURE #1
SEE DETAILS

D A5.2c

G A5.2c

F A5.2c

E A5.2c

H A5.2

J A5.2c

C A5.2

B A5.2

A A5.2

17'-0"

14'-0"

17'-0"

11'-4"

17'-4"

5'-0"

31'-0"

17'-8"

7'-11"

28'-5"

NORTH

1 PARTIAL BASEMENT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEVEL 0 – BASEMENT FLOOR AREA
ELEV. 89'-5"

0 2' 4' 8'

BUILDING EXTERIOR WALL

POST/ ENCLOSURE WALL
AT LEAST 2" FROM BUILDING

SIGHT-OBSCURING METAL GATE.
GATE FRAME: 2" X 3" (MIN.) TUBE STEEL.
OBSCURE PANEL: 1/2" X 6" B-DECK.
PAINT (BLACK).

B A5.3

A A5.3

SPLIT-FACE STONE VENEER
OVER CONCRETE BLOCK.
COLOR TO MATCH BUILDING.
SEE NOTES. SEE EXTERIOR FINISH
SCHEDULE, TYP.

STONE CAP

23'-8"
(VERIFY SIZE W/ OWNER)

5'-1"

6'-0" MAX.

2'-6"

5'-4" W. SIGHT-OBSCURING METAL GATE W/ SELF-CLOSING DEVICE

LEVER HARDWARE AND DEADBOLT GATE LATCH WITH STEEL BOX.

6" SQUARE TUBE STEEL GATE POST W/ WELDED CAP - CONCRETE FILLED. SEE DETAIL

6'-0"

17'-0"

A EQUIPMENT ENCLOSURE #1 - WEST

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

0 1' 2' 4'

ENCLOSURE #1 BEYOND

SEE PLAN
(VERIFY SIZE W/ MECHANICAL ENGINEER)

STONE CAP

SPLIT-FACE STONE VENEER OVER CONCRETE BLOCK. SEE NOTES.

GRADE
SEE CIVIL DWGS.

LINE OF FLOOR SLAB BEYOND (BELOW GRADE)

GRADE

31'-0"

B ENCLOSURE #1 - SOUTH

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

0 1' 2' 4'

SEE PLAN
(VERIFY SIZE W/ MECHANICAL ENGINEER)

6'-0" MAX.

GRADE

LINE OF FLOOR SLAB BEYOND (BELOW GRADE)

11'-4"

C ENCLOSURE #1 - EAST

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

0 1' 2' 4'

SEE CIVIL DRAWINGS FOR MECHANICAL ENCLOSURE LOCATION.

VERIFY EXACT SIZE OF ENCLOSURE WITH ACTUAL EQUIPMENT USED. SEE OWNER AND MECHANICAL ENGINEER

SEE BUILDING EXTERIOR FINISH SCHEDULE FOR COLORS AND FINISHES - SHEET A2.1, TYPICAL

REVIEW: 10-18-2023

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Christian B. Harris
#121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

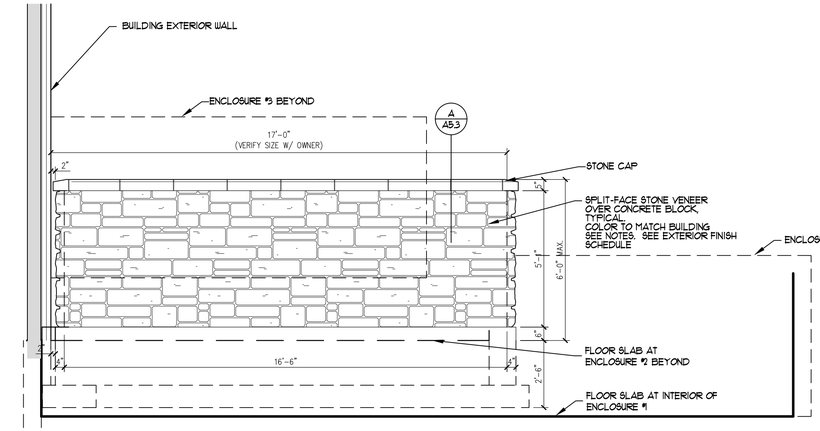
A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

EQUIPMENT ENCLOSURE

2023
DRAPER, UT

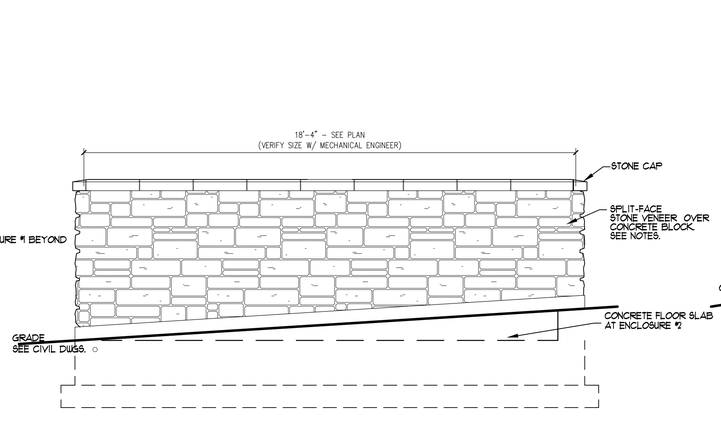
A5.1



D EQUIPMENT ENCLOSURE #2 - WEST

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

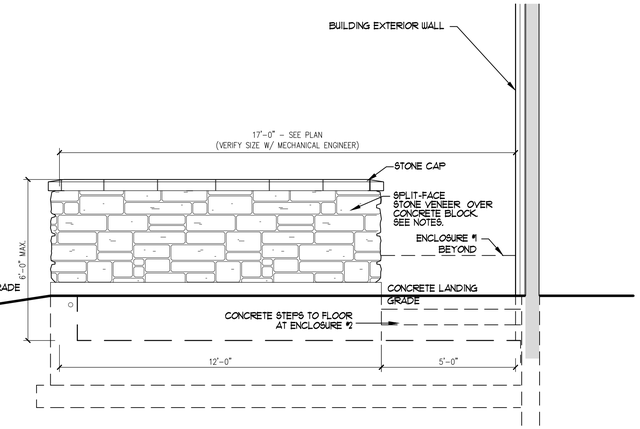
0 1' 2' 4'



E ENCLOSURE #2 - SOUTH

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

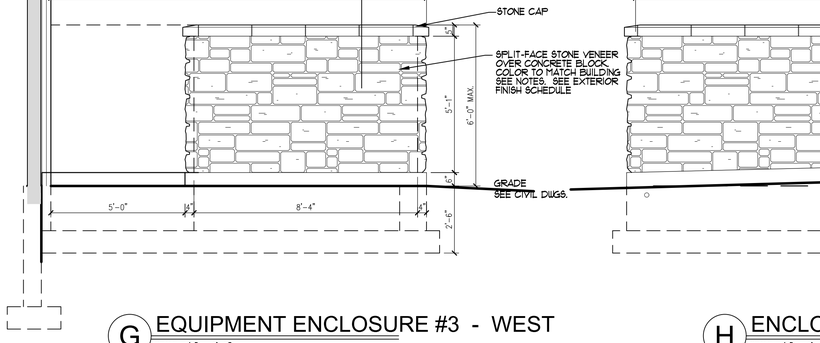
0 1' 2' 4'



F ENCLOSURE #2 - EAST

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

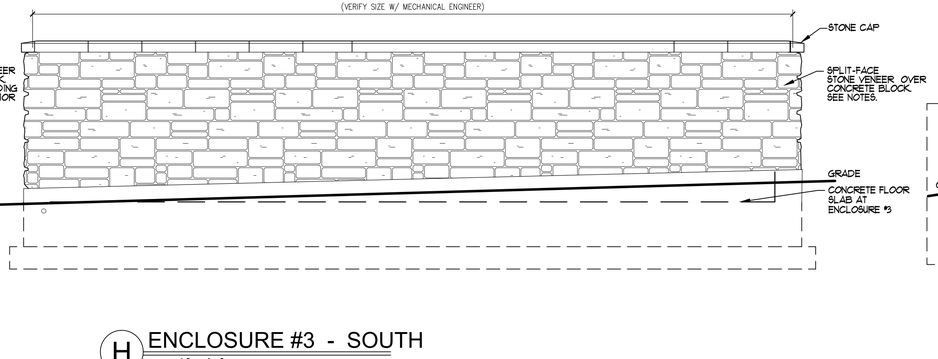
0 1' 2' 4'



G EQUIPMENT ENCLOSURE #3 - WEST

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

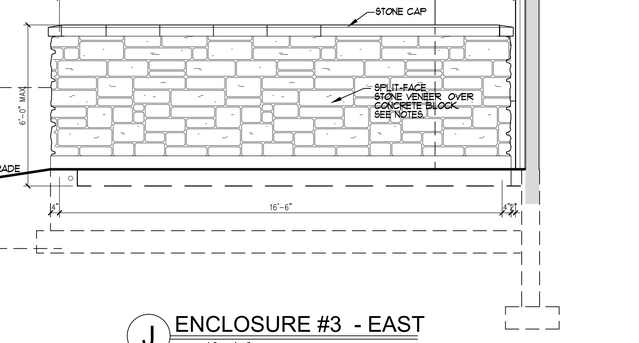
0 1' 2' 4'



H ENCLOSURE #3 - SOUTH

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

0 1' 2' 4'



J ENCLOSURE #3 - EAST

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

0 1' 2' 4'

SEE CIVIL DRAWINGS FOR MECHANICAL ENCLOSURE LOCATION.

VERIFY EXACT SIZE OF ENCLOSURE WITH ACTUAL EQUIPMENT USED SEE OWNER AND MECHANICAL ENGINEER

SEE BUILDING EXTERIOR FINISH SCHEDULE FOR COLORS AND FINISHES - SHEET A2.1, TYPICAL

REVIEW: 10-18-2023

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PLOT DATE: 10/18/2023 Q:\ACAD\Files\GIBBY OFFICE\DRAPER-RADNET\WORKING_RAD\RAD-A502-ENCL+TRASH.dwg

REVISIONS

DRAWN BY
BRM,DS



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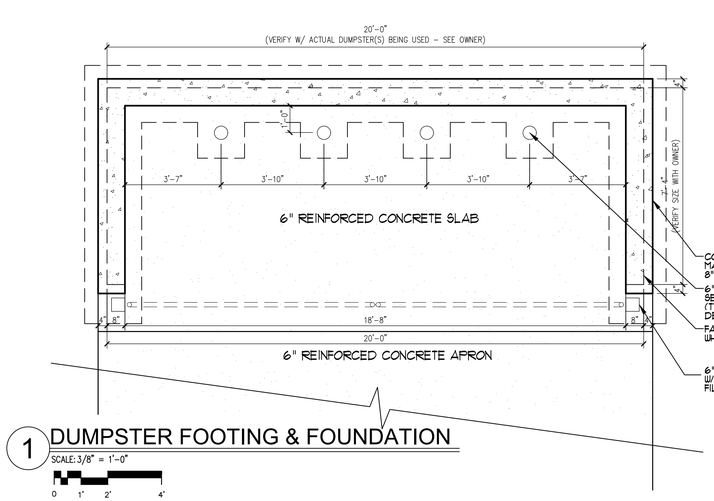
A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

EQUIPMENT ENCLOSURE

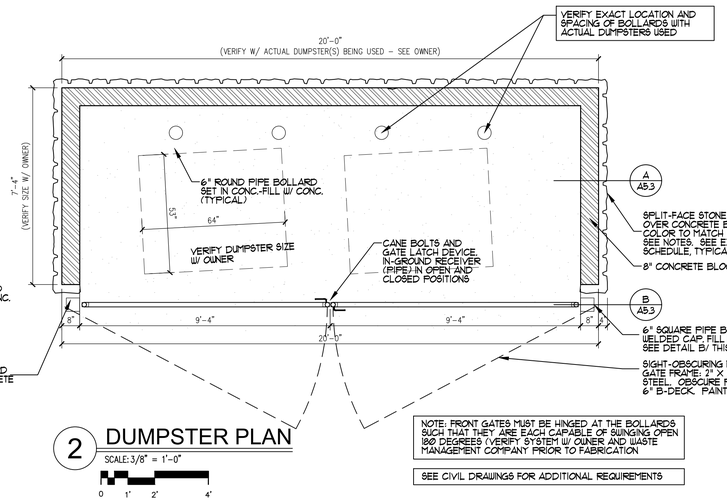
2023
DRAPER, UT

A5.2



1 DUMPSTER FOOTING & FOUNDATION

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

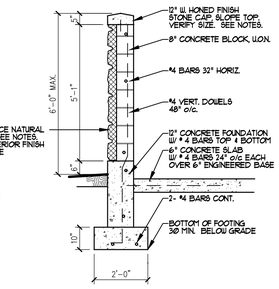


2 DUMPSTER PLAN

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

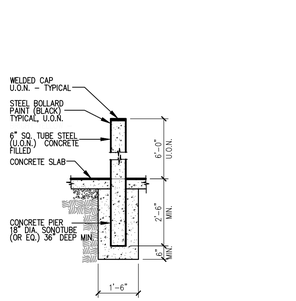
NOTE: FRONT GATES MUST BE HINGED AT THE BOLLARDS SUCH THAT THEY ARE EACH CAPABLE OF SWINGING OPEN 180 DEGREES (VERIFY SYSTEM W/ OWNER AND WASTE MANAGEMENT COMPANY PRIOR TO FABRICATION

SEE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS



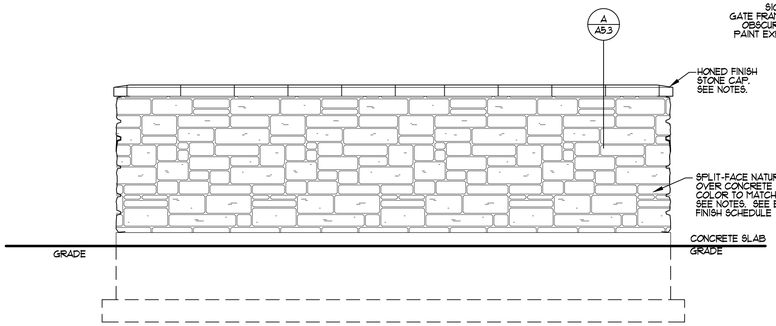
A ENCLOSURE WALL SECTION

SCALE: 3/8" = 1'-0" STONE and CONCRETE BLOCK



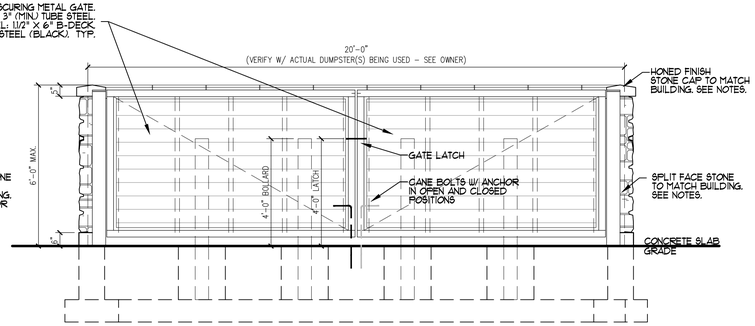
B BOLLARD DETAIL

SCALE: 3/8" = 1'-0" STEEL PIPE OR TUBE STEEL SEE PLAN



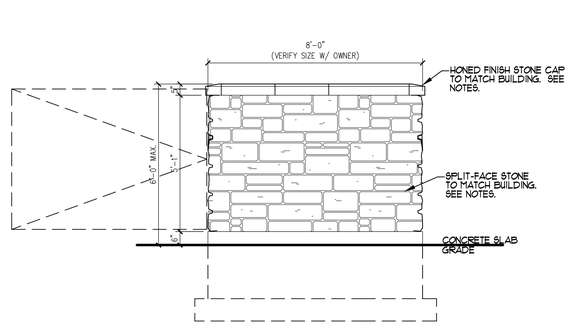
C DUMPSTER - REAR ELEVATION

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



D DUMPSTER - FRONT ELEVATION

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



E DUMPSTER - SIDE ELEVATION

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

SEE CIVIL DRAWINGS FOR MECHANICAL ENCLOSURE LOCATION.

VERIFY EXACT SIZE OF ENCLOSURE WITH ACTUAL EQUIPMENT USED SEE OWNER AND MECHANICAL ENGINEER

SEE BUILDING EXTERIOR FINISH SCHEDULE FOR COLORS AND FINISHES - SHEET A2.1, TYPICAL

PLANNING REVIEW: 10-18-2023

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REVISIONS

DRAWN BY
BRM.DS



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A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

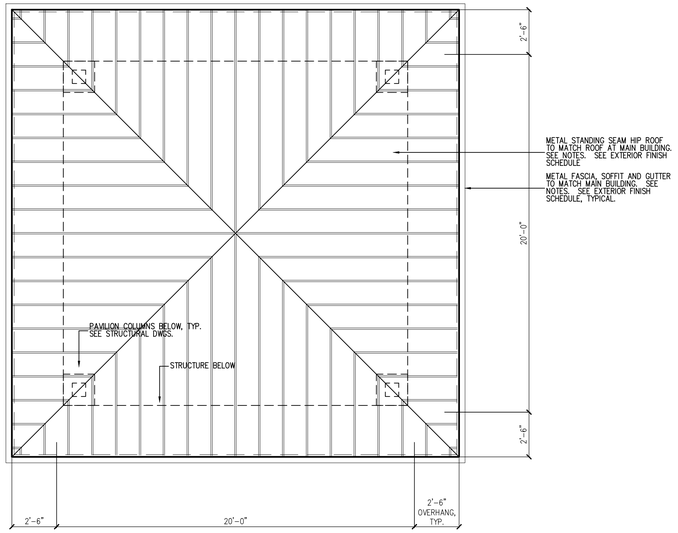
DUMPSTER ENCLOSURE

2023
DRAPER, UT

A5.3

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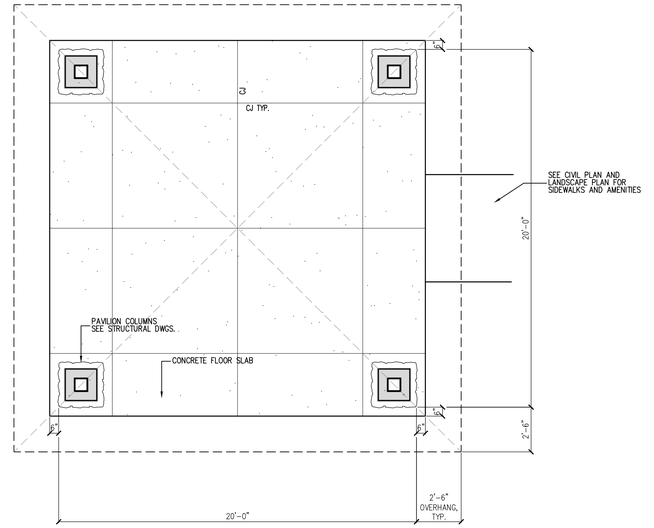
PLOT DATE: 10/18/2023 Q:\ACAD File\GIBBY OFFICE\DRAPER-RADNET\WORKING_RAD\RAD-A502-ENCL+TRASH.dwg



3 PAVILION - ROOF

SCALE:1/4" = 1'-0"

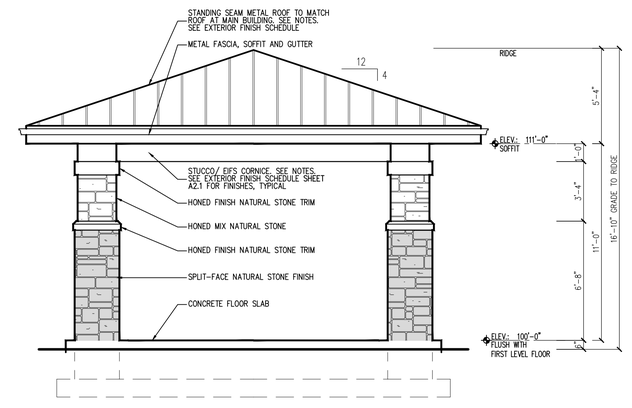
0 2' 4' 8'



1 PAVILION - PLAN

SCALE:1/4" = 1'-0"

0 2' 4' 8'



2 PAVILION - ELEVATION

SCALE:1/4" = 1'-0" TYPICAL ALL SIDES

0 2' 4' 8'

SEE CIVIL DRAWINGS FOR ENCLOSURE LOCATION.

PAVILION COLORS AND FINISHES TO MATCH MAIN BUILDING FINISHES.

SEE BUILDING EXTERIOR FINISH SCHEDULE FOR COLORS AND FINISHES - SHEET A2.1, TYPICAL

REVIEW: 10-18-2023

REVISIONS

DRAWN BY
BRM.DS

LICENSED ARCHITECT
Brent M. Harris
#121532-0301
10/18/23
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING :: 11432 S STATE ST, DRAPER UTAH

RADNET CORPORATE OFFICE

PAVILION DETAILS

2023
DRAPER, UT

A5.4

EXHIBIT I
MATERIALS AND COLORS





A



C

E

B

D

NOVARAD

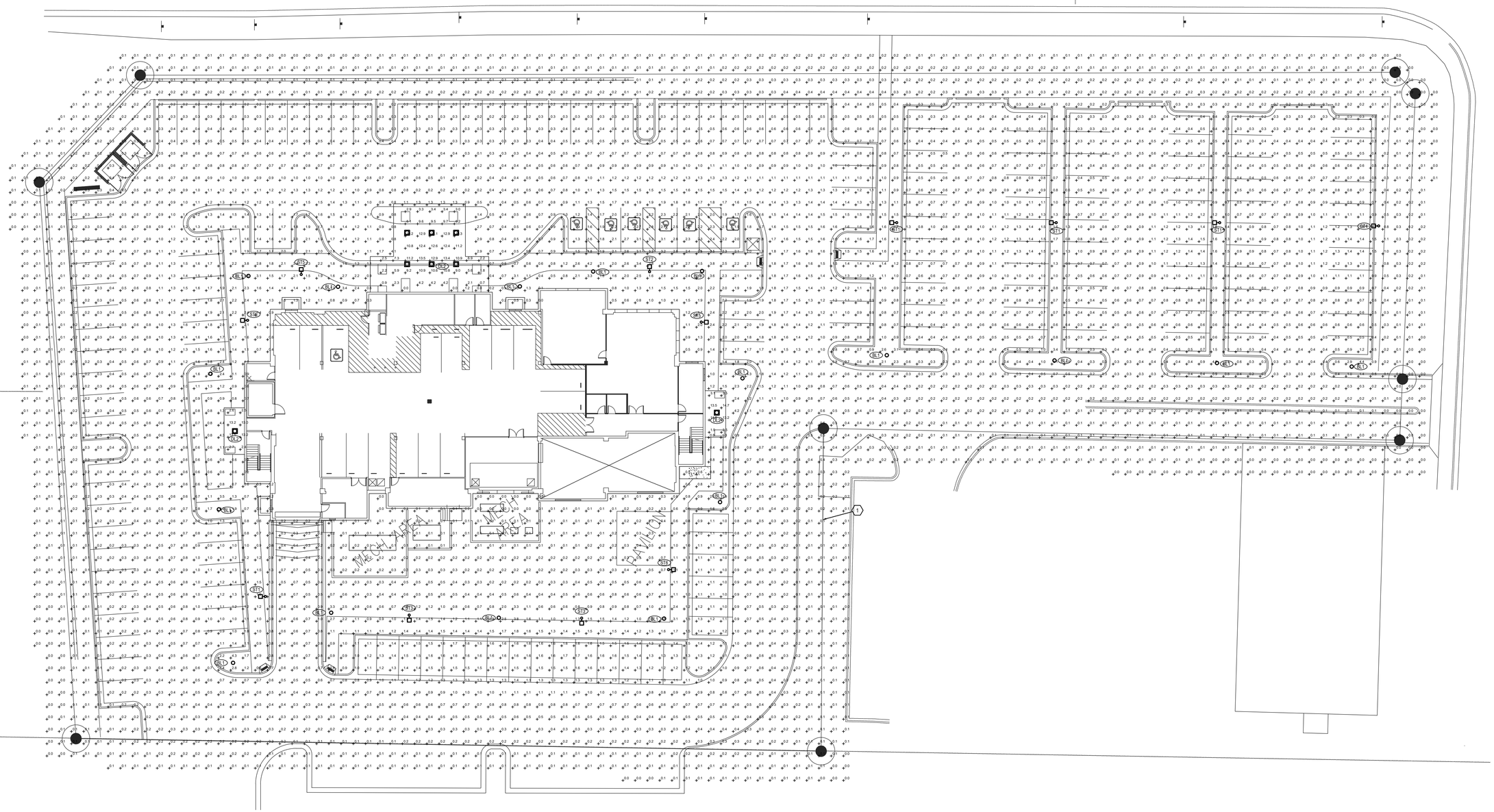
Draper Utah

HARRIS ARCHITECTURE


1" OA (1/4-1/2 AS-1/4)
Guardian SN68 Low-e (2)/Clear
Visible Light Transmittance 68%
Light Reflectance (out) 11%
Solar Heat Gain Coefficient .38
U-Value (Winter) .29
Shading Coefficient .43
For COLOR Selection ONLY !



EXHIBIT J
LIGHTING PLANS



N

1 ES101 ELECTRICAL PHOTOMETRIC SITE PLAN - OPEN HOURS
SCALE: 1" = 20'

ILLUMINATION LEVELS - OPEN HOURS	
MAXIMUM	4.6 FC
AVERAGE	0.6 FC
MAX AVERAGE	2.6 FC MAX ALLOWED 3 FC

KEYED NOTES

1. PHOTOMETRIC FOOT CANDLE CALCULATIONS.

REVISIONS
1 CITY COMMENTS

DRAWN BY CW
REVIEWED BY MM

PROFESSIONAL ENGINEER
Lewis Wong
No. 9075170
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING LOCATED AT 11432 S STATE ST, DRAPER UT FOR
NOVARAD CORPORATE OFFICE
SITE PHOTOMETRIC PLAN - OPEN

10-10-2023
DRAPER, UT

ES102

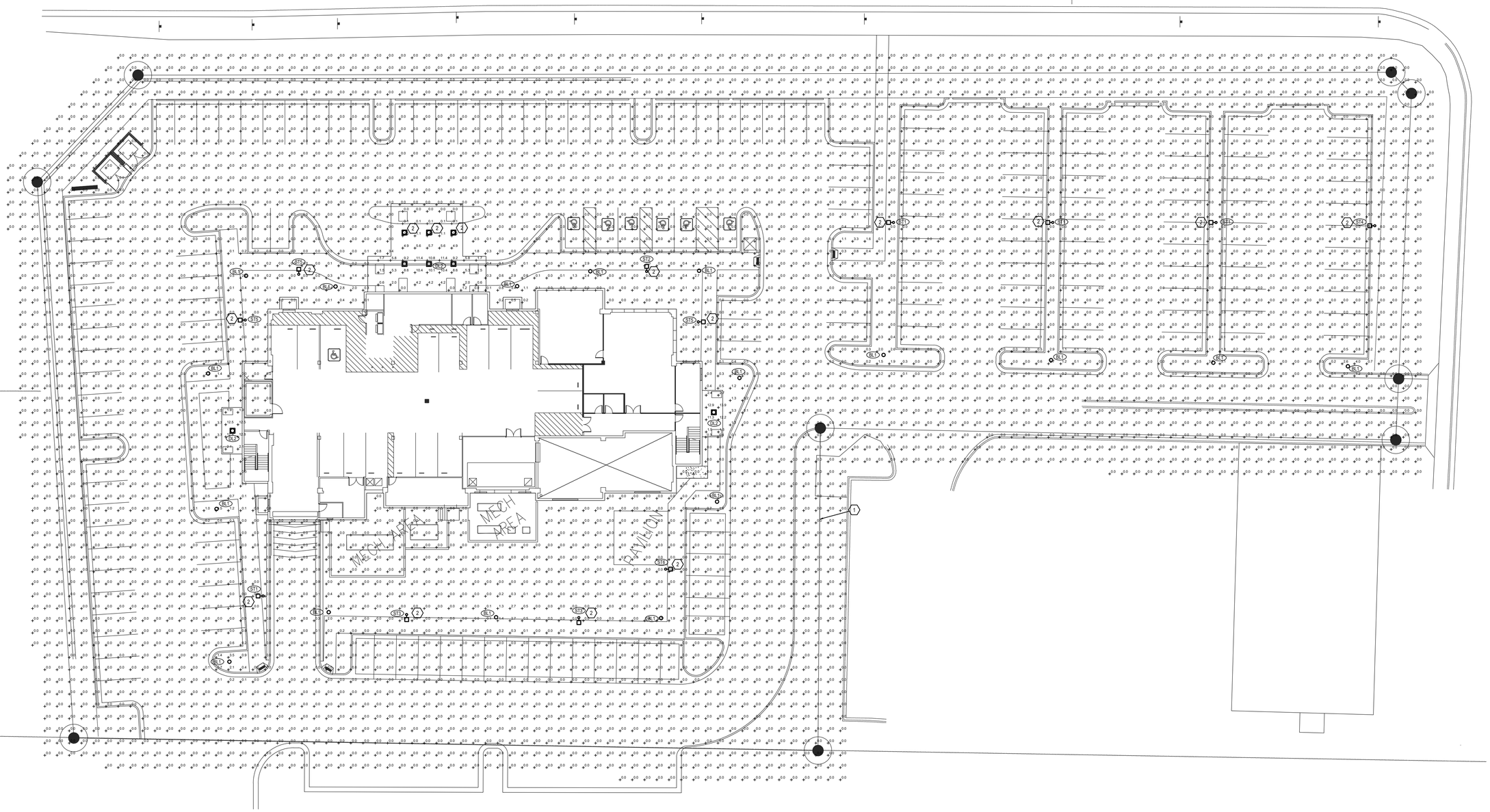
VBFA
181 East 5600 South
Murray, Utah 84107
O: (801) 530-3148
F: (801) 530-3150
www.vbfa.com
vbfa project #: 22078

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PLOT DATE: 10/10/2023 N:\22\22000\22078 Radnet Corporate Office\01_Cadd_MEP_Electrical\22078_ES103.dwg



N

1 ES101 ELECTRICAL PHOTOMETRIC SITE PLAN - AFTER HOURS
SCALE: 1" = 20'

ILLUMINATION LEVELS - AFTER HOURS	
MAXIMUM	4.0 FC
AVERAGE	0.0 FC
MAX AVERAGE	1.0 FC MAX ALLOWED 3 FC

(#) KEYED NOTES

1. PHOTOMETRIC FOOT CANDLE CALCULATIONS.
2. (3) CANOPY DOWN LIGHTS AND ALL THE LIGHT POLES TO BE TURN OFF AFTER BUSINESS HOURS PER DRAPER CITY STANDARDS.

VBFA
181 East 5600 South
Murray, Utah 84107
O: (801) 530-3148
F: (801) 530-3150
www.vbfa.com
vbfa project #: 22078

REVISIONS
1 CITY COMMENTS

DRAWN BY CW
REVIEWED BY MM

PROFESSIONAL ENGINEER
Lewis Wong
No. 9075170
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING LOCATED AT 11432 S STATE ST, DRAPER UT FOR
NOVARAD CORPORATE OFFICE
SITE PHOTOMETRIC PLAN - CLOSED

10-10-2023
DRAPER, UT

ES103

LUMINAIRE SCHEDULE - OPEN HOURS

TYPE	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	QTY	LAMPS TYPE	MOUNTING	DIMMING	VA
DL2	DOWNLIGHT 6" ROUND RECESSED DOWNLIGHT WET IP65 RATED .	GOTHAM	EVO6SH 35/40 DFR SMO MVOLT EZ1 NLT	MVOLT	8	LED 3500K 4000 LM 80CRI	RECESSED	0-10V	39
BL1	BOLLARD LED BOLLARD LIGHT WITH BLACK FINISH AND IP65 BUG RATED LENS MOUNTED AT 42"	LITHONIA	RADB-P1-40K-SYM-DBLXD	MVOLT	17	LED 4000K 80CRI	BOLLARD	10%	12
ST1	PARKING LOT LIGHT SINGLE HEAD FULL CUT-OFF POLE LIGHT MOUNTED AT 20' MAX TOP OF POLE.	LITHONIA	DSX0-P2-T4M-40K-MVOLT-SPA-DBLXD	MVOLT	4	LED 4000K 6272 LM 80CRI	POLE W/ ARM		92
ST2	PARKING LOT LIGHT DOUBLE HEAD FULL CUT-OFF POLE LIGHT MOUNTED AT 20' MAX TOP OF POLE.	LITHONIA	DSX0-P4-T4M-MVOLT-SPA-DBLXD	MVOLT	1	LED 4000K 11269 LM 80CRI	POLE W/ ARM		184
ST3	PARKING LOT LIGHT SINGLE HEAD FULL CUT-OFF POLE LIGHT MOUNTED AT 20' MAX TOP OF POLE.	LITHONIA	DSX0-P2-T2M-MVOLT-SPA-DBLXD	MVOLT	2	LED 4000K 5200 LM 80CRI	POLE W/ ARM		92
ST4	PARKING LOT LIGHT SINGLE HEAD FULL CUT-OFF POLE LIGHT MOUNTED AT 20' MAX TOP OF POLE. WITH SHIELD.	LITHONIA	DSX0-P2-T4M-MVOLT-SPA-DBLXD-EGSR	MVOLT	1	LED 4000K 6270 LM 80CRI	POLE W/ ARM		92
ST5	PARKING LOT LIGHT SINGLE HEAD FULL CUT-OFF POLE LIGHT MOUNTED AT 20' MAX TOP OF POLE.	LITHONIA	DSX0-P3-T4M-MVOLT-SPA-DBLXD	MVOLT	3	LED 4000K 8970 LM 80CRI	POLE W/ ARM		92
ST6	PARKING LOT LIGHT SINGLE HEAD FULL CUT-OFF POLE LIGHT MOUNTED AT 20' MAX TOP OF POLE.	LITHONIA	DSX0-P1-T4M-MVOLT-SPA-DBLXD	MVOLT	1	LED 4000K 4970 LM 80CRI	POLE W/ ARM		92

Luminaire Schedule General Notes:

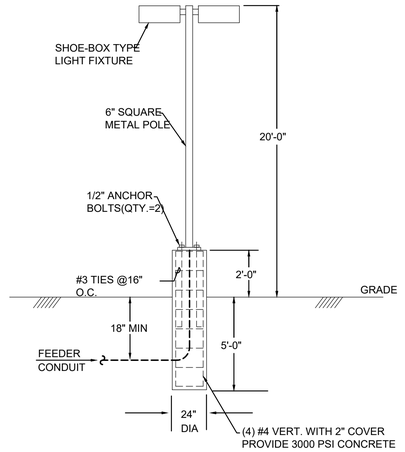
1. Refer to Luminaire description for fixture requirements. Manufactures model numbers may not be specific or complete. The contractor is responsible to provide complete fixtures as described on this schedule with all mounting hardware and equipment for a complete installation.
2. Refer to the architectural reflected ceiling drawings for exact fixture locations and ceiling types. Verify exact ceiling types and bring to the attention of the architect and electrical engineer any discrepancies prior to bid. Fixtures shall match architectural ceiling types.
3. Provide all fixture support and seismic bracing to secure fixture to structure, walls and ceiling systems. Refer to mounting details for additional requirements. Provide all pole bases as shown on the details.
4. Prior approval shall be required for all manufactures who are not listed on this schedule. The prior approvals shall be submitted to the electrical engineer (7) working days prior to the bid. Prior approvals received after this time cut-off shall not be reviewed or approved.
5. Submittals for prior approval shall be equivalent to the specified fixtures and reviewed and signed by the principle of the organization that is submitting for approval. Provide complete fixture submittals as listed in the specification. All information that does not apply to the fixture being submitted shall be crossed out. The electrical engineer shall be the final determination if the fixture is equivalent or not.
6. Fixtures that have been reviewed and approved as equivalent to the specified fixtures shall be listed in and addendum prior to bid. Light fixtures without prior approval are rejected and contractor shall base their bid on the approved listed fixtures. A verbal approval will not be given or approved by VBFA at any time.
7. Any additional time required to verify if submitted fixture meets all photometric requirements shall be paid by the agency requesting approval. Photometric point-by-point plans may be required from the agency submitting for approval indicating equivalency.
8. Color temperature for all lamping shall be 4000K unless noted otherwise in the schedule.
9. Verify exact fixture finishes with the architect prior to submittal.
10. Provide minimum 5 year warranty on all light fixtures.
11. LED light fixtures shall meet LM79 and LM80 standards with +50,000 hour L70 lamp life
12. Luminaire shall be listed per NEC 410.6.
13. Lumens specified for fixtures with integral LEDs are total delivered fixture lumens
14. Fixtures identified as emergency on the plans shall be provided with an emergency battery pack or remote inverter with a 1400 lumen output minimum for each emergency fixture.

LUMINAIRE SCHEDULE - AFTER HOURS

TYPE	FIXTURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	QTY	LAMPS TYPE	MOUNTING	DIMMING	VA
DL2	DOWNLIGHT 6" ROUND RECESSED DOWNLIGHT WET IP65 RATED .	GOTHAM	EVO6SH 35/40 DFR SMO MVOLT EZ1 NLT	MVOLT	8	LED 3500K 4000 LM 80CRI	RECESSED	0-10V	39
BL1	BOLLARD LED BOLLARD LIGHT WITH BLACK FINISH AND IP65 BUG RATED LENS MOUNTED AT 42"	LITHONIA	RADB-P1-40K-SYM-DBLXD	MVOLT	17	LED 4000K 80CRI	BOLLARD	10%	12

Luminaire Schedule General Notes:

1. Refer to Luminaire description for fixture requirements. Manufactures model numbers may not be specific or complete. The contractor is responsible to provide complete fixtures as described on this schedule with all mounting hardware and equipment for a complete installation.
2. Refer to the architectural reflected ceiling drawings for exact fixture locations and ceiling types. Verify exact ceiling types and bring to the attention of the architect and electrical engineer any discrepancies prior to bid. Fixtures shall match architectural ceiling types.
3. Provide all fixture support and seismic bracing to secure fixture to structure, walls and ceiling systems. Refer to mounting details for additional requirements. Provide all pole bases as shown on the details.
4. Prior approval shall be required for all manufactures who are not listed on this schedule. The prior approvals shall be submitted to the electrical engineer (7) working days prior to the bid. Prior approvals received after this time cut-off shall not be reviewed or approved.
5. Submittals for prior approval shall be equivalent to the specified fixtures and reviewed and signed by the principle of the organization that is submitting for approval. Provide complete fixture submittals as listed in the specification. All information that does not apply to the fixture being submitted shall be crossed out. The electrical engineer shall be the final determination if the fixture is equivalent or not.
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9. Verify exact fixture finishes with the architect prior to submittal.
10. Provide minimum 5 year warranty on all light fixtures.
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12. Luminaire shall be listed per NEC 410.6.
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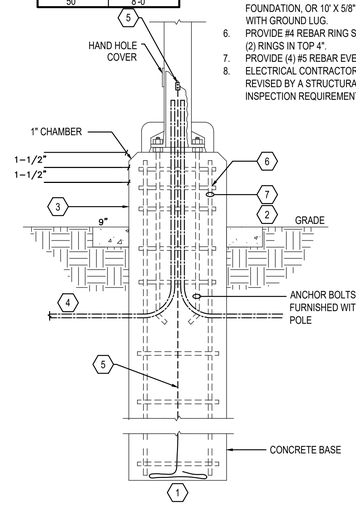


1 ES104 LIGHTING POLE INSTALLATION DETAIL
DOUBLE SHOE-BOX TYPE FIXTURE
NO SCALE

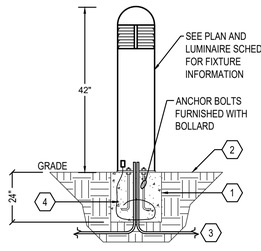
POLE FOUNDATION DEPTH

POLE HEIGHT	BELOW GRADE
12'	4'-6"
18'	5'-0"
20'	5'-0"
25'	5'-6"
30'	6'-0"
35'	6'-6"
40'	7'-0"
50'	8'-0"

NOTES:
1. FOUNDATIONS ARE 24" IN DIAMETER UNLESS NOTED OTHERWISE.
2. PROVIDE 6" X 4" DEEP CONCRETE MOW STRIP, FLUSH WITH GRADE WHERE FOUNDATION IS LOCATED ON THE GRASS.
3. BASE SHALL EXTEND 6" ABOVE GRADE IN WALKWAYS AND GRASS AREA, AND 30" ABOVE GRADE WHERE LOCATED IN PARKING LOTS AND AREAS SUBJECT TO VEHICULAR ACCESS.
4. CONDUIT SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE. USE RIGID WRAPPED ELBOWS.
5. PROVIDE #6 BARE COPPER COILED 10'-0" IN BOTTOM OF FOUNDATION, OR 10' X 5/8" COPPER GROUND ROD TO POLE BASE WITH GROUND LUG.
6. PROVIDE #4 REBAR RING SPACED 9" APART HORIZONTALLY WITH (2) RINGS IN TOP 4".
7. PROVIDE (4) #5 REBAR EVENLY SPACED VERTICALLY.
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO HAVE THE DETAIL REVISED BY A STRUCTURAL PE, WHO WILL ALSO PROVIDE ANY INSPECTION REQUIREMENTS.

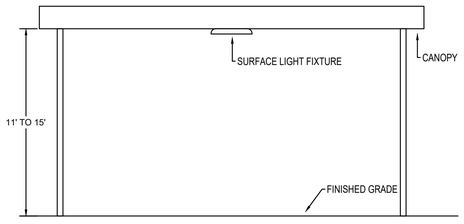


2 ES104 LIGHTING POLE FOUNDATION
NO SCALE



NOTES:
1. FOUNDATIONS SHALL BE 4" LARGER THAN THE DIAMETER OF THE BOLLARD.
2. PROVIDE 6" X 4" DEEP CONCRETE MOW STRIP, WHERE FOUNDATION IS LOCATED IN GRASS.
3. CONDUIT SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE. USE RIGID WRAPPED ELBOWS.
4. PROVIDE #6 BARE COPPER COILED 3'-0" IN BOTTOM OF FOUNDATION. GROUND TO BOLLARD WITH GROUND LUG.

3 ES104 BOLLARD FIXTURE MOUNTING - FLUSH
NO SCALE



4 ES104 CANOPY LIGHT DETAIL
NO SCALE

REVISIONS
1 CITY COMMENTS

DRAWN BY CW
REVIEWED BY MM

PROFESSIONAL ENGINEER
Lewis Wong
No. 9075170
STATE OF UTAH

HARRIS ARCHITECTURE
920 E 800 N #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW OFFICE BUILDING LOCATED AT 11432 S STATE ST, DRAPER UT FOR
NOVARAD CORPORATE OFFICE
SITE PHOTOMETRIC PLAN DETAILS & SCHEDULES

10-10-2023
DRAPER, UT

ES104

VBFA
181 East 5600 South
Murray, Utah 84107
O: (801) 530-3148
F: (801) 530-3150
www.vbfa.com
vbfa project #: 22078

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PLOT DATE: 10/10/2023 N:\22\22000\22078 Radnet Corporate Office\01_Cadd_MEP_Electrical\22078_ES104.dwg

EXHIBIT K
RECORD OF SURVEY

RECORD OF SURVEY

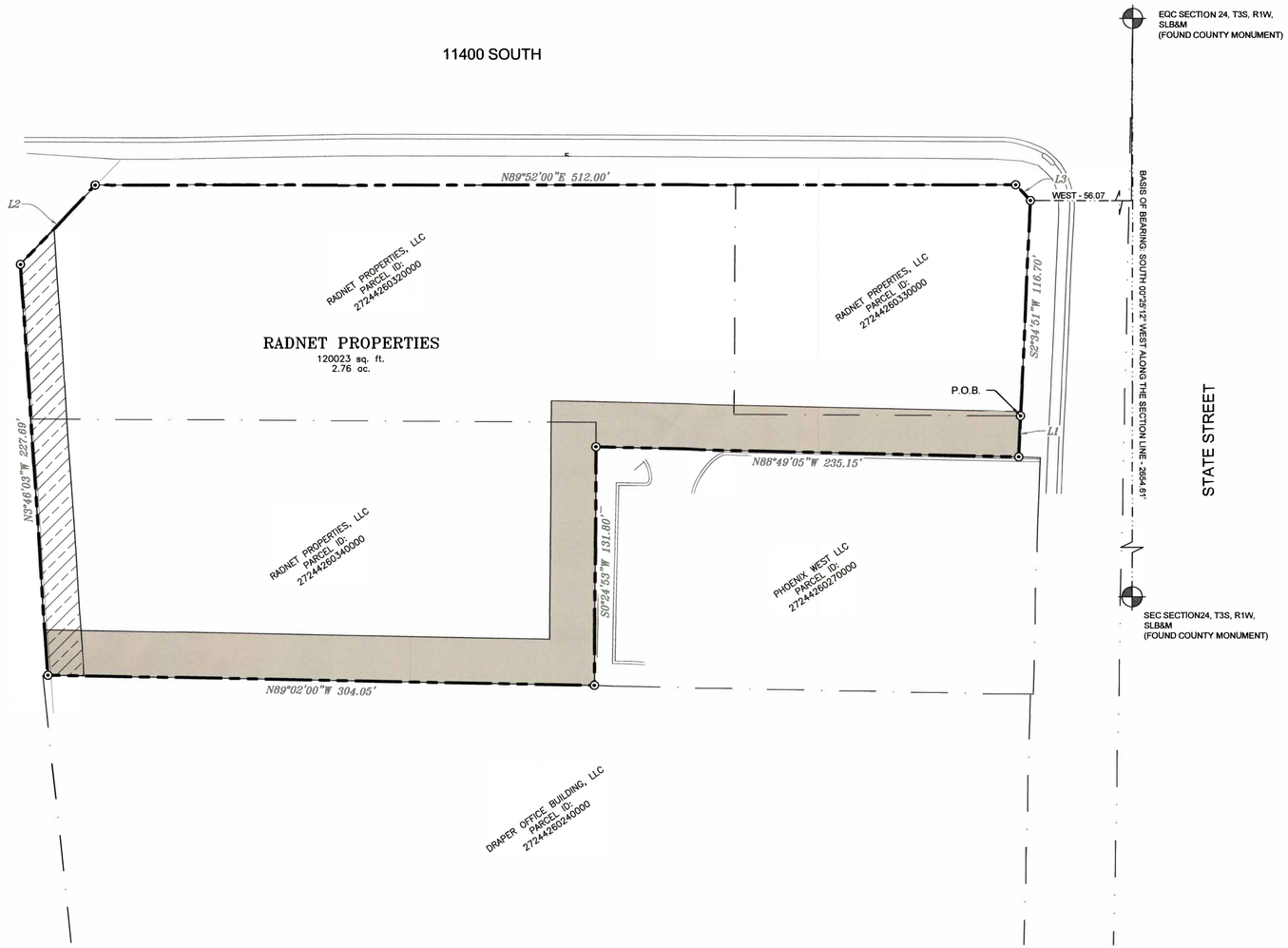
RADNET PROPERTIES

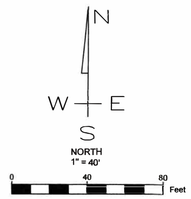
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SLB&M, SALEM CITY, UTAH COUTNY, UTAH



VICINITY MAP

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.01'	S2°34'51"W
L2	60.00'	N43°18'53"E
L3	11.96'	S43°35'39"E





SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

ROGER D. DUDLEY — DATE: FEBRUARY 28, 2023

AS-SURVEYED BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE WESTERLY RIGHT OF WAY LINE OF STATE STREET WHICH IS 101.13 FEET SOUTH 00°25'12" WEST ALONG THE SECTION LINE AND 56.07 FEET WEST AND 116.70 FEET SOUTH 02°34'51" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 24; AND RUNNING THENCE SOUTH 02°34'51" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 25.01 FEET; THENCE NORTH 88°49'05" WEST 235.15 FEET; THENCE SOUTH 00°24'53" WEST 131.80 FEET; THENCE NORTH 89°02'00" WEST 304.05 FEET TO THE EASTERLY HIGHWAY RIGHT OF WAY LINE AND NO-ACCESS LINE OF INTERSTATE 15; THENCE ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY LINE AND NO-ACCESS LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 03°46'03" WEST 227.69 FEET; (2) NORTH 43°18'53" EAST 60.00 FEET TO THE SOUTHERLY HIGHWAY RIGHT OF WAY LINE AND NO-ACCESS LINE OF 11400 SOUTH STREET; THENCE NORTH 89°52'00" EAST ALONG SAID SOUTHERLY HIGHWAY RIGHT OF WAY LINE AND NO-ACCESS LINE 512.00 FEET; THENCE SOUTH 43°35'43" EAST 11.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE STREET; THENCE SOUTH 02°34'51" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 116.70 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS OF RECORD.

SAID PARCEL OF LAND CONTAINS 2.76 ACRES (120,023 SQ. FT.).

NOTE: THE BASIS OF BEARING IS SOUTH 00°25'12" WEST ALONG THE SECTION LINE IN BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 24.

SURVEYOR'S NOTES

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMBINE AND DEFINE THE THREE RADNET PARCELS SHOWN HEREON FOR FUTURE DEVELOPMENT OF AN OFFICE BUILDING.

NARRATIVE:

ALL PARCEL DATA WAS RETRIEVED FROM SALT LAKE COUNTY RECORDERS OFFICE. I-15 RIGHT OF WAY PLANS WHERE RETRIEVED FROM UDOT. MULTIPLE FIELD SURVEY'S WERE CONDUCTED IN ORDER TO LOCATED ALL POSSIBLE EVIDENCE OF LAND OCCUPANCY. MULTIPLE UDOT R.O.W MONUMENTS WERE FOUND DURING THIS PROCESS, HELPING DETERMINE THE R.O.W. OF I-15 WHICH IN TURN HELPED DETERMINE THE PROPERTY BOUNDARY.

NOTES:

PROPERTY CORNERS DID NOT GET SET AT THE TIME OF THE COMPLETION OF THIS SURVEY BECAUSE IT WAS DEEMED UNNECESSARY BY THE CLIENT FOR THEIR PURPOSES.

DEED LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO BASIS OF BEARING AS STATED HEREON. IF NO BASIS OF BEARING WAS GIVEN, NONE WAS ASSUMED.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH 00°25'12" WEST ALONG THE SECTION LINE IN BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

EXISTING SEWER EASEMENT ENTRY NO. 10904373 BOOK 9806 PAGE 5473

EXISTING CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ENTRY NO. 12658668 BOOK 10619 PG 3706-3707

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
575 East 1790 North, Orem, UT 84097

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

RADNET PROPERTIES

RECORD OF SURVEY

DRAPER CITY Utah

REGISTERED LAND SURVEYOR No. 147089 Roger D. Dudley STATE OF UTAH

Revisions

Date Surveyed	02/10/20
Scale	1" = 40'
By	JTB
Tracing No.	2020.007

Sheet No. 1 OF 1

EXHIBIT L
DEVIATION REQUEST LETTER

HARRIS ARCHITECTURE

17 November 2023 .

City of Draper, Utah
Attn: Draper City Planning Department
Todd Draper, AICP Planner III
801-576-6335
todd.draper@draperutah.gov

RE: **SPR-59-2021**
Radnet Corporate Office
39 West 11400 South, Draper, UT 84020
801.576.6513

DEVIATION REQUEST:
At the request of the property owner, we request approval for deviations in certain elements that vary from standards recommended in the Draper City Municipal Code. This project was submitted for *Site Design Review* under the previous version of Draper Ordinance 9-11-070 and is eligible for consideration under those regulations, as well as current requirements.

1) **Requirement for maximum height of 45 feet.**
As the design has developed, the actual building height for the proposed building is 67'-2" as measured per Draper City Building Design Guidelines, Zoning Ordinance 9-22-040. The true measurement is exaggerated due to sloping topography, though still above 45 feet.

The site is immediately East of Interstate highway I-15, bounded by 11400 S to the north and State Street to the east, at the border between Draper and Sandy. Surrounding properties on all sides are commercial and retail shopping centers with wide parking lots (i.e., Scheel's, Best Buy, Zurcher's in the neighborhood).

- The increased height will not impact health, safety or welfare in the area and will not adversely affect the character of the neighborhood. *(9-11-070 #A1)*

- This proposed medical and professional office building is designed to be compatible with other large commercial developments on neighboring properties, including shared access routes with adjacent developments. *(9-11-070 #A2)*

- Architectural details at the main level are scaled to emphasize pedestrian interaction, including lower entries, covered walkways, porte cochere and a covered pavilion. Windows provide additional transparency at the pedestrian level. Cornice details and glass façade are consistent with Contemporary architectural style. Sloped roofline and wide overhangs provide a distinctive form consistent with architectural style and purpose. Continuous glass curtainwalls and brace-frame construction provide expansive views and natural lighting deep into the building on all sides. *(9-11-070 #A3)*

The proposed project seeks to be consistent with on-going developments in a commercial neighborhood that crosses City boundaries, and this proposal is consistent with current developments on adjacent properties.

Please consider our Deviation Request regarding additional height and join in the development of this community. We believe it will provide incentive and encouragement for additional development as the community continues to thrive.

2) Requirement for minimum of 2 primary materials and 3 colors.

The proposed building has one primary exterior finish material – natural granite stone. The ordinance allows "brick" as a single exterior material – without deviation – but that is the only prescribed exception. We feel that the proposed "natural stone" masonry finish is equally viable and attractive as a singular exterior finish.

Further, the stone will have a "split-faced" finish wainscot below with a smooth "honed" finish above, which adds visual variety and texture – even with granite from the same quarry. From any perspective, the proposed building will not appear monolithic or monochromatic. Glass is a major component in the visual impact of the building, as well as the contemporary sloped roof design.

- The project is 'transit oriented.' Located at the intersection of I-15 and 114 South, the project is near major public transportation routes - approximately ½ mile from bus routes along Jordan Gateway, and less than one mile (0.8 mi.) from the Crescent View light rail station. *(9-22-030 #B3)*

- The proposed variations are consistent with Draper Master Plan and Zoning Ordinances. *(9-22-030 #B6)*

- The proposed project is designed by a licensed Architect in a contemporary style with glass facades, natural stone and softened neutral colors, carefully selected to blend with surrounding mountain views and high-desert landscaping. *(9-22-030 #B9)* ***

- Primary materials cover 92.2% (overall) of the exterior facade area, which is more than 10% greater than the minimum required amount (75%).
  (Primary material, all sides - N: 92.3%, S:93.0%, E:90.7%, W:91.8%) *(9-22-030 #B10)*

Please consider our Deviation Request regarding distribution of Primary and Secondary materials and the number of material colors.

We believe this development is consistent with the City of Draper's intent to improve our city and this neighborhood, in particular. We seek support and acceptance from the City of Draper for components of the proposed project that may deviate from Draper Ordinance.

HARRIS ARCHITECTURE

Thank you for your help with this project. We will continue to work closely with the City of Draper to successfully complete this new office building project.

Respectfully.

Doug Spohn, LEED AP
HARRIS ARCHITECTURE
DOUG@HARRIS-ARC.COM