DRAPER CITY

PLANNING COMMISSION AMENDED AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, July 10, 2014 in the City Council Chambers at 1020 East Pioneer Road.

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

5:30 p.m. Dinner

Study Meeting: 6:00 p.m., City Council Chambers on the 1st floor

Study Business Items

Business Meeting: 6:30 p.m., City Council Chambers on the 1st floor

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

1. **Public Hearing:** On the request of Mary White for approval of a Home Occupation Conditional Use (CUP) Permit on approximately 0.23 acres in the RM1 (Residential Multi-Family) zone at 12119 S Galena Grove Way. The application is otherwise known as the ***Mary Ellen Home Arts Occupation Conditional Use Permit Request***, Application #140617-12119S. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.

2. **Public Hearing:** On the request of Derek Wright, representing Wright Homes, for approval of a Zoning Map Amendment changing the zoning designation from A5 (Agricultural) and RA1 (Residential Agricultural) to R3 (Residential) on approximately 36.95 acres at approximately 11580 South 700 West. The application is otherwise known as the ***Osborne Farm Zone Change Request,*** Application #140604-11580S. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.

3. **Public Hearing:** On the request of Mark Murdock, representing the Gardner Company for Site Plan approval to allow Phase 2 of their office park to be developed on approximately 11.88 acres of the 29.63 acre site located in the CSD-DPOP (Draper Pointe Office Park Commercial Special District) zone at about 13392 South 200 West. The application is otherwise known as the ***Draper Pointe Office Park Phase 2 Site Plan Request,*** Application #140618-13392S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.

Times listed above are approximate. Items may be held earlier or later than listed. For inquiries, please call the Planning Department, at 576-6539. In compliance with the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Rachelle Conner, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

4. **Public Hearing:** On the request of Chris Bird, representing Velocity Auto Sales for approval of a Site Plan Amendment & Conditional Use Permit in the CC (Community Commercial) zone to allow the expansion of a "Vehicle Sales" facility on an approximately 5.4 acre site at 12189 South 700 West. The application is otherwise known as the ***Velocity Auto Sales Site Plan Amendment & Conditional Use Permit Request,*** Application #140603-12189S. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.

5. **Staff Reports**
   a) Discussion Items
   b) Administrative Reviews
   c) Other Items

6. **Adjournment**

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

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held **Thursday, July 10, 2014,** were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

Rachelle Conner, MMC, City Recorder
Draper City, State of Utah

City Seal

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DRAPER CITY

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

STAFF REPORT
July 1, 2014

To: Draper City Planning Commission
Business Date: July 10, 2014

From: Development Review Committee

Prepared By: Dan Boles, AICP, Senior Planner
Planning Division
Community Development Department

Re: **Mary Ellen Arts – Home Occupation Conditional Use Permit Request**

Application No.:	140617-12119S
Applicant:	Mary White
Project Location:	12119 South Galena Grove Way
Zoning:	RM1 Residential Zone
Acreage:	0.23 Acres (Approximately 10,018 ft^2)
Request:	Request for approval of a Home Occupation Conditional Use Permit in the RM1 Residential zone to allow art instruction in the home.

SUMMARY AND BACKGROUND
This application is a request for approval of a Home Occupation Conditional Use Permit at a home located in the new Galena Grove subdivision. The home is located at 12119 South Galena Grove Way. The property is zoned RM1 Residential. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow her to provide art instruction in her home.

The applicant just moved into the new home and now desires to run a home occupation business from a single room in the home. According to the application materials, a copy of which can be found attached to this report, the applicant anticipates clients coming to the home on a fairly sporadic basis, but will primarily see them on a one-on-one or one-on-two basis. Occasionally, she will teach a group class which may have as many as five students. She will have no outside employees.

ANALYSIS
General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Medium/High Density land use designation for the subject property. Additionally, the property has been assigned the RM1 Residential zoning classification though the neighborhood is a single family neighborhood. The property is completely surrounded by RM1 zoning.

Draper City Municipal Code (DCMC). The type of business being requested has been determined to be

classified a "personal instruction service" use. Personal instruction businesses are defined in Chapter 9-3 of the Draper City Municipal Code (DCMC) as *"An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs"*. The Fire Marshall and Building Official have investigated this potential business and have found no reason to believe that hazardous materials are being used.

Chapter 9-10 DCMC details, in part, the permitted and conditional uses for the various residential zones within Draper City, including the RM1 zone to which the subject property has been assigned. Table 9-10-1 within that chapter declares home occupations to be permissible uses based on the terms of Chapter 9-34 which governs home occupations. Section 9-34-050 calls out "Personal Instruction Services" as a permissible home occupation class following the application for and approval of a Conditional Use Permit, which has led to the current request. Currently, there are no home occupation business licenses within the Galena Grove subdivision. There are however, more home occupation businesses in the general vicinity.

Parking and Site Plan Layout. The property contains one single family home. The applicant would see clients in an approximately 250 ft² room on the main floor. The room does not have direct access to outside but is right off of the front entry-way.

The applicant has stated that the worst case scenario would be a semi-private lesson which could involve up to five students. Many of those students in those situations will carpool. The driveway has enough room for four standard 9'X18' parking spaces.

Home Occupation Criteria. The City Code outlines development standards applicable to all home occupations. Those standards are found in Section 9-34-040 of the Draper City Municipal Code. Those criteria, along with information specific to the subject request, are as follows:

(a) *Ownership. The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.* The business owner is the owner of the home.

(b) *Business License. A business license for the home occupation shall be obtained from and continually maintained with the City pursuant to Chapter 6-11 of the Draper City Municipal Code.* The applicant will be required to maintain a valid Draper City Business License throughout the operation of the business.

(c) *Employees. Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Non-family or non-resident employees shall be limited to one person.* The applicant is the only employee for the proposed home occupation. Per City ordinance, the applicant could have members of the household as well as one outside employee if desired in the future.

(d) *Inspection. All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by City officials may occur as necessary to assure compliance with regulations.* The proposed home occupation will be subject to all required inspections associated with receiving a Business License and operating a business.

(e) *Inventory. No stock in trade, inventory, or other merchandise to exceed 250 square feet shall be kept on the premises. No outside storage is allowed.* The proposed home occupation will require very little inventory. The applicant will have no trouble meeting this requirement.

(f) *Modification of Structures or Yards. There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. Yards surrounding the dwelling and accessory buildings shall not be used for storage of the home occupation use. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.* There are no structural or aesthetic alterations needed to the home or property to accommodate the proposed home occupation.

(g) *Nuisance. Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.* The proposed home occupation should produce no nuisances to neighboring property owners.

(h) *Secondary Use. The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty-five percent (25%) of the dwelling unit shall be used for the home occupation.* The proposed home occupation is clearly incidental and secondary to the residential use of the property and the neighborhood. City records declare the home to be approximately 2,375 ft^2 finished area and she will be using approximately 250 ft^2 which is approximately 10% of the total home square footage.

(i) *Signs. All signage in a residential area must comply with the Draper City Sign Ordinance (Chapter 26 of [the Draper City Municipal Code]).* The proposed home occupation would be permitted the standard signage allowances dictated in Chapter 9-26 of the Draper City Municipal Code, should the applicant desire and apply for such signage. No signage is being applied for at this time.

(j) *Traffic, Parking, and Access. No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on-site with adequate provision for drop-off traffic.* Some traffic will be generated as a result of the home occupation. However, even at the maximum she anticipates, which may be five per visit, the amount of traffic compared to capacity of the streets is negligible. Traffic is not anticipated to be a significant issue.

(k) *Vehicles. Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.* The proposed home occupation will have no vehicles associated with the business alone or beyond that used and intended for the homeowner's personal transportation.

(l) *Yards. Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.* The proposed home occupation will have no involvement with the property on the outside of the home.

(m) *Customers. No customers allowed. Children accessing a limited day care or limited preschool facility shall not be considered customers.* The applicant arranges lessons on an "as needed" or "as desired" basis. This means as a student has time, they will call and arrange a lesson. This may be twice a week or once a month and is therefore hard to predict how much outside traffic this use would bring. The applicant has stated that she believes an average of about three classes per week would be average.

(n) *Utility Demand. The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.* The proposed home occupation should have no impact on the utility system of the city or the subject area of the community.

(o) *Main Structure. The home occupations shall be conducted, located, and contained within the primary structure on the property.* The proposed home occupation will be completely contained within the main structure on the property.

(p) *Single-Family Dwellings. A home occupation listed in Section 9-34-050 of this code that does not conform to any of the development standards in Section 9-34-040 of this code may nonetheless be established through the issuance of a Conditional Use Permit specifically for the desired alteration to those development standards.* The subject property for which the proposed home occupation is to be located is a single-family dwelling as required.

(q) *Licensure. Any home occupation involving child care shall comply with all applicable State and local laws and regulations regarding residential child care, including, but not limited to provisions of the Utah Child Care Licensing Act, as set forth in Utah Code Ann. §§ 26-39-101, et seq., as amended, and the Residential Certificate Child Care Standards as set forth in the Utah Admin. Code §§ R430-50-1, et seq., as amended. In addition, Cottage Food Production Operations are regulated and inspected by the Utah Department of Agriculture. Any food-related home occupation under their jurisdiction must comply with these regulations.* The proposed home occupation does not involve child care or food.

Criteria For Approval. The criteria for review and potential approval of a Conditional Use Permit request is found in Section 9-5-080(e) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

(e) Approval Standards. The standards of this subsection shall apply to the issuance of a Conditional Use Permit.

(1) A Conditional Use Permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.

(2) Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to

the purposes and objectives of this Section. Such conditions shall be expressly set forth in the motion authorizing the Conditional Use Permit.

(3) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

(4) The following factors shall be reviewed and considered in determining whether a Conditional Use Permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:

(i) the harmony and compliance of the proposed use with the objectives and requirements of the City's General Plan and this Title;

(ii) the suitability of the specific property for the proposed use;

(iii) whether the proposed use or facility may be injurious to potential or existing development in the vicinity;

(iv) the economic impact of the proposed facility or use on the surrounding area;

(v) the aesthetic impact of the proposed facility or use on the surrounding area;

(vi) the safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

(vii) the safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and

(viii) the impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

(5) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection (e) can be met.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Home Occupation Conditional Use Permit submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. That all requirements of the Unified Fire Authority and Draper City Building Official are satisfied throughout the operation of the home occupation on the property.
2. That the home occupation continually maintains a valid Draper City Business License throughout its operation.
3. That the proposed home occupation is required to maintain approval and adequate licensure from any and all State agencies prior to receiving a business license.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Home Occupation Conditional Use Permit submission and have issued a recommendation for approval for the request with the following comments:

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted. The number of trips generated by clients arriving and leaving is considered an insignificant impact to the existing and future traffic condition. The existing driveway appears to provide adequate parking to accommodate off-street parking during appointments or at times of pick up and drop off. Given the available driveway parking and the represented client load, the use is not anticipated to generate a significant traffic impact to the existing and future traffic condition;

2. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity;

3. The proposed use appears to have been presented as desirable to provide a service or facility which will contribute to the general well-being of the community;

4. The proposed use appears to comply with the regulations and conditions specified in the Draper City Municipal Code and appears to be in harmony with the intent of the Draper City General Plan.

Building Division Review. The Draper City Building Division has completed their review of the Home Occupation Conditional Use Permit submission and has issued a recommendation for approval for the request without further comment.

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Home Occupation Conditional Use Permit submission and has issued a recommendation for approval for the request with the following proposed condition:

1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.

Noticing. The applicant has expressed a desire for approval of a conditional use permit on the subject property and to do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Home Occupation Conditional Use Permit by Mary White, application 140617-12119S, subject to the following conditions:

1. That all requirements of the Unified Fire Authority and Draper City Building Official are satisfied throughout the operation of the home occupation on the property.
2. That no parking associated with or caused by the proposed home occupation be located within any public right-of-way.
3. That the home occupation continually maintains a valid Draper City Business License throughout its operation.
4. That the proposed home occupation is required to maintain approval and adequate licensure from any and all State agencies prior to receiving a business license.

This recommendation is based on the following findings:

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

MODEL MOTIONS

Sample Motion for Approval – "I move we approve the Home Occupation Conditional Use Permit Request by Mary White, application 140617-12119S, based on the findings and subject to the conditions listed in the Staff Report dated July 1, 2014 and as modified by the conditions below:"

1. List any additional findings and conditions…

Sample Motion for Denial – "I move we deny the Home Occupation Conditional Use Permit Request by Mary White, application 140617-12119S, based on the following findings:"

1. List any findings…

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Engineering Division

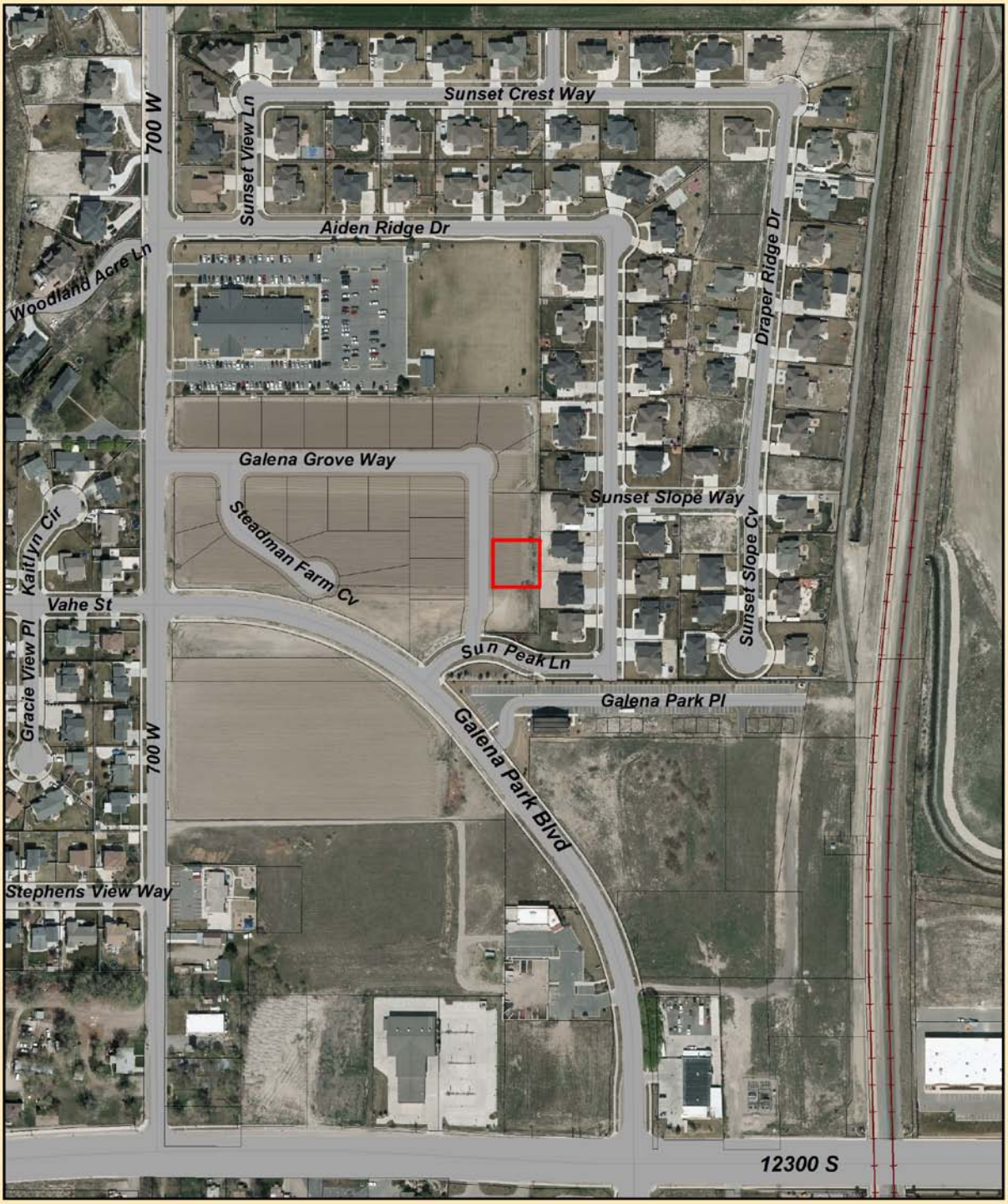
Draper City Building Division

Draper City Operations Division

Draper City Planning Division

Unified Fire Authority

Draper City Legal Counsel



DRAPER CITY

Mary Ellen Arts
Conditional Use Permit
12119 South Galena Grove Way

0 220 440 880
Feet

N W E S

May 23, 2014

Draper City
Community Development Department
1020 East Pioneer Road,
Draper, Utah 84020

Home Occupation

1. **What is the present use of the Property?**
   This property is a residential property.

2. **What is the proposed use?**
   I am an artist that enjoys teaching art to others. I would like to offer private and semi-private art instruction times, to those individuals that have an interest for themselves or their children. This is not a craft camp instruction; this is a structured learning environment on a smaller scale to students.

3. **Please discuss how the proposed use will "fit-in" with surrounding uses.**
   Offering art instruction at set times/days will not obstruct the surrounding area uses. The property has availability for 4-5 vehicles in the parking (drive-way) and extended parking at the side drive-way extension at the property. It can be presumed that typically there would be no vehicles for more than 2- 2 ½ hours at a given time for art instruction purposes.

4. **What type of service will it provide to the City of Draper?**
   Art development requires supplies, Draper City has many businesses that **carry the supplies** that "new" customers will be required to have knowledge about as their interest in the instruction develops. I encourage those I am instructing in art development to purchase from businesses that carry the brands of materials that will allow them variety in cost as well as product selection to meet their needs. Also, as new artist develop their interest in art, there is the potential for residents in the area to submit their artwork at the art shows offered in Draper as well as other art shows and/or art galleries.

5. **Is the proposed use consistent with the current zoning and land use designation?**
   I believe so. There are businesses nearby that offer individual development be it outdoor or indoor activity for adults and/or younger students.

6. **Is the proposed use similar or compatible to other uses in the same area?**
   I believe so. This would be similar to those instructing in Piano, Guitar, Dancing, or Singing. There are businesses nearby that offer individual development be it outdoor or indoor activity for adults and/or younger students.

7. **Is the proposed use suitable for the proposed site?**
   I believe so. The residence had the art studio designed and built off the entry when entering the residence. Students have access to supplies and other materials within the studio; restroom is in close proximity with no access necessary to the residence. Offering art instruction at set times/days will not obstruct the surrounding area uses. The property has availability for 4-5 vehicles in the parking (drive-way) and extended parking at the side drive-way extension at the property. It can be presumed that typically there would be no vehicles for more than 2- 2 ½ hours at a given time for art instruction purposes. This would be similar to those instructing in Piano, Guitar, Dancing, or Singing in a residential environment. Offering appointment flexibility in a learning environment should be appealable to the adult or younger student.

8. **Will the proposed use emit noise, glare, dust, pollutants, & odor? Please explain.**
   There will be no noise, glare, dust pollutants, & odor resulting from the art instruction that will be provided. Those individuals receiving art instruction bring the supplies that are needed for the project they are learning about.

9. **What will be the hours of operation & how many people will be employed? Please specify if any employees will not be residents of the home.**
   I, the resident of the home, am the person that will be providing the art instruction. Hours are set by appointment, determined within the student's schedule. Instruction appointments are not less than 45 minutes and no more than 2 hours. Students need flexibility for instruction, outside of their time commitments elsewhere.

10. **If applicable, how many clients will come to the home daily?**
    Not applicable.

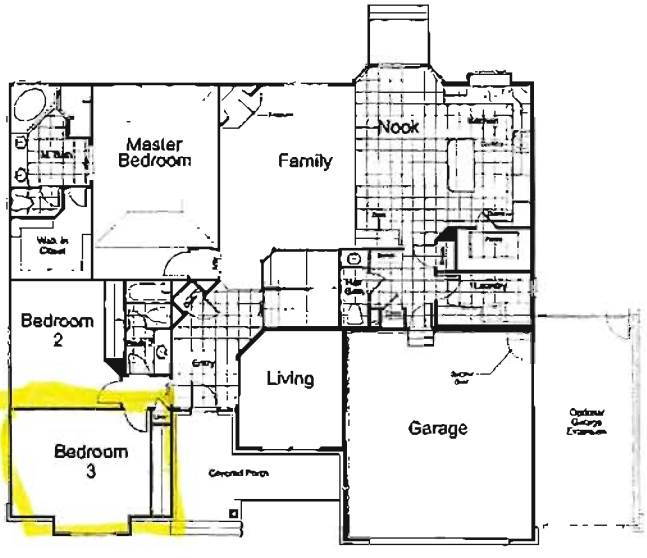
Cordially,

Mary White
12119 Galena Grove Way
Draper, Utah 84020
(801) 450-9582

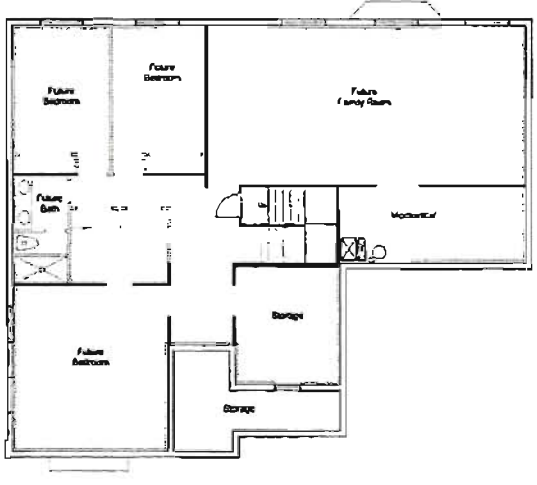
Cambridge

(Traditional)

Total finished sq. ft.: 2,375
Total unfinished sq. ft.: 2,496 Total sq. ft.: 4,871
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 54'-6"



1st wind

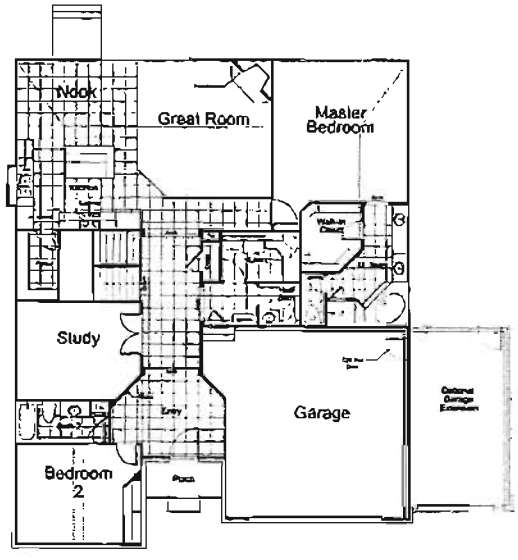


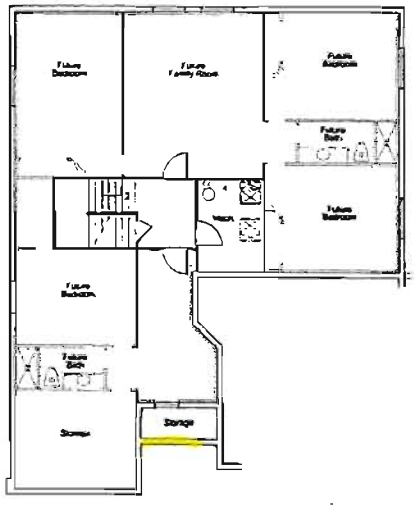
(View larger floor plan online at ivoryhomes.com/cambridge)

Murano

(Traditional)

Total finished sq. ft.: 2,256
Total unfinished sq. ft.: 2,201 Total sq. ft.: 4,457
Bedrooms: 2 Bathrooms: 2 1/2
Width: 49'-0" Depth: 60'-5"





(View larger floor plan online at ivoryhomes.com/murano)

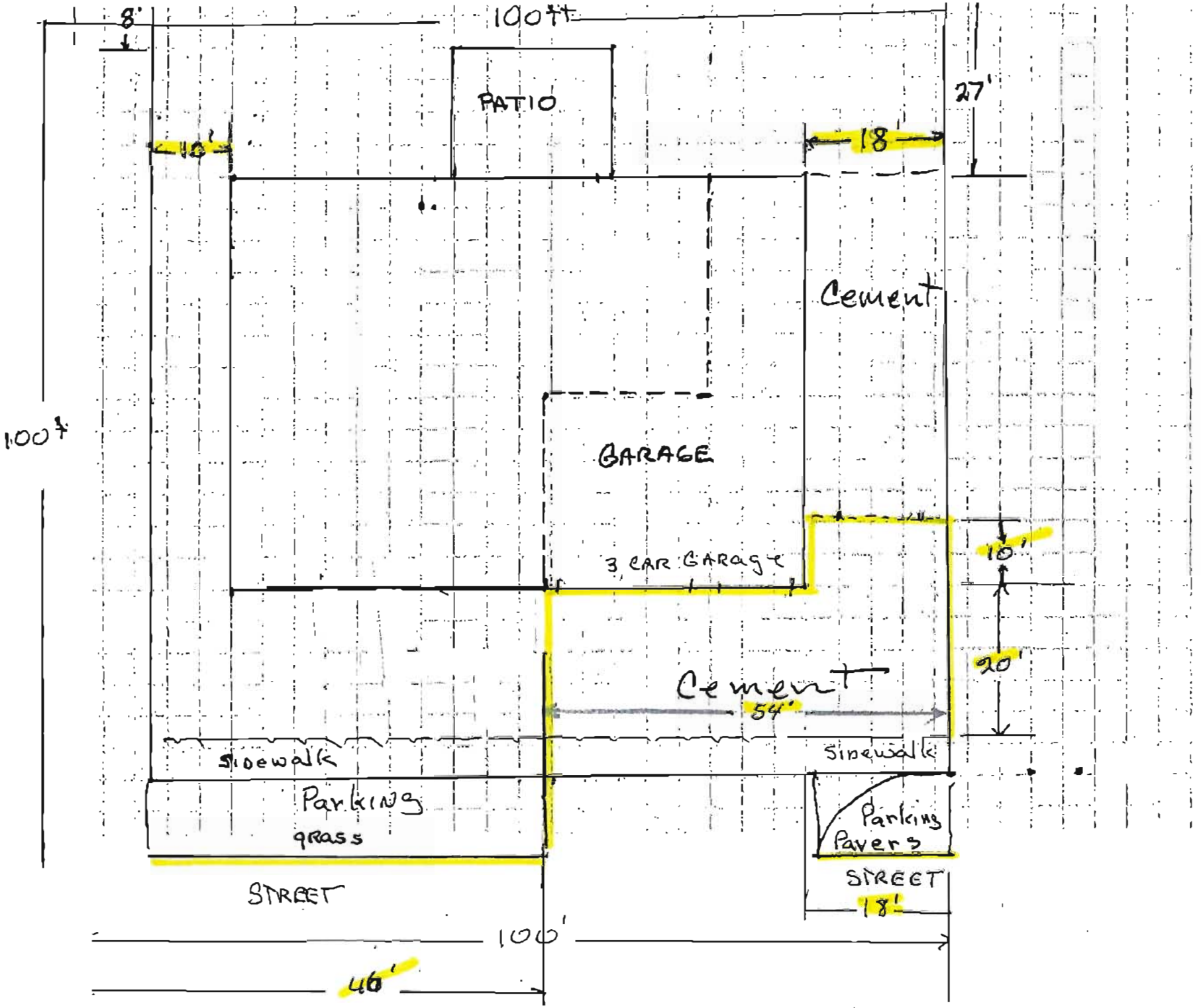

8'
100ft
PATIO
27'
18'
10'
Cement
100ft
GARAGE
3 CAR GARAGE
10'
20'
Cement
54'
Sidewalk
Sidewalk
Parking
grass
Parking
Pavers
STREET
STREET
18'
100'
46'

Table 9-10-1
Permitted and Conditional Uses Allowed in Residential Zones

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Agricultural Uses								
Agricultural business	C	NP	NP	NP	NP	NP	NP	NP
Agriculture	P	P	C	P	P	P	P	P
Animals and fowl for recreation and family food production (subject to Sections 9-27-050 and 9-27-055 of this Title)	P (one animal unit per ½ acre C (more than one animal unit per ½ acre)	C	NP	NP	NP	NP	NP	NP
Animal specialties	C	NP	NP	NP	NP	NP	NP	NP
Residential Uses								
Day care, limited[2]	C	C	C	C	C	C	C[4]	NP
Dwelling, single-family[1]	P	P	P	P	P	P	C	C
Dwelling, single-family with accessory dwelling unit	See Chapter 9-31 of this Title							
Dwelling, two-family	NP	NP	NP	NP	NP	NP	P	P
Dwelling, multiple-family	NP	NP	NP	NP	NP	NP	P	P
Dwelling, temporary	P	P	P	P	P	P	P	P
Home Occupations[3]	See Chapter 9-34 of this Title							
Pre-school, limited[2]	C	C	C	C	C	C	C[4]	NP
Residential facility for elderly persons	P	P	P	P	P	P	P	P
Residential facility for persons with a disability	P	P	P	P	P	P	P	P
Public and Civic Uses								
Cemetery	P	P	P	P	P	P	C	C
Charter schools	P	P	P	P	P	P	P	P
Church or place of worship	C	C	C	C	C	C	C	C
Convalescent care facility	NP	NP	NP	NP	NP	NP	C	C

1 See Chapter 9-30 of this Title for provisions for a Second Kitchen in a Single Family Dwelling
2 See Chapter 9-34 of this Title for applicable provisions
3 See Use Table regulations and specifications for Day Care, Limited and Pre-School Limited Home Occupations
4 In Detached Single-Family Dwellings Only

Table 9-10-1
Permitted and Conditional Uses Allowed in Residential Zones

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Public and Civic Uses								
Cultural service (only in a historic building)	See Chapter 9-33 of this Title							
Golf course	C	C	C	C	C	C	C	C
Government service	C	C	C	C	C	C	C	C
Higher education facility, private	NP	NP	NP	NP	NP	NP	NP	NP
Higher education facility, public	NP	NP	NP	NP	NP	NP	NP	NP
Park	C	C	C	C	C	C	C	C
Private school	C	NP	NP	NP	NP	NP	NP	NP
Public school	P	P	P	P	P	P	P	P
Trade / vocational school	NP	NP	NP	NP	NP	NP	NP	NP
Public utility substation	See Chapter 9-36 of this Title							
School, elementary, middle, or high	C	C	C	C	C	C	C	C
Utility, minor	P	P	P	P	P	P	P	P
Municipal Uses								
Franchise Municipal Use	C	C	C	C	C	C	C	C
Municipal Use	P	P	P	P	P	P	P	P
Commercial Uses								
Agricultural sales and service	C	C	NP	NP	NP	NP	NP	NP
Bed and breakfast inn	See Chapter 9-33 of this Title							
Temporary construction or model home office	See Chapter 9-40 of this Title							
Day Care, General	NP	NP	NP	NP	NP	NP	NP	NP
Kennel	C	NP	NP	NP	NP	NP	NP	NP
Office, general (only in a historic building)	See Chapter 9-33 of this Title							
Personal care service (only in a historic building)								
Personal instruction service (only in a historic building)								
Pre-school, general	C	NP	NP	NP	C	C	NP	NP

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Commercial Uses (Cont.)								
Reception center (only in a historic building)	See Chapter 9-33 of this Title							
Restaurant, general (only in a historic building)								
Retail, general (antique store only in a historic building)								
Veterinary service	C	NP	NP	NP	NP	NP	NP	NP
Wireless telecommunication facility	See Chapter 9-41 of this Title							

Table 9-10-3
Development Standards in Residential Zones

Development Standard	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Lot Standards[1]								
Minimum area, single-family dwelling	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	10,000 s.f.	8,000 s.f.	6,000 s.f.	4,000 s.f.
Minimum lot area, single-dwelling unit with accessory dwelling unit	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	N/A	N/A	12,000 s.f.	
Minimum area, two-family dwelling	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	NP	NP	10,000 s.f.	8,000 s.f.
Minimum project area, multiple-family dwelling	Not Permitted				NP	NP	1 acre	1 acre
Minimum area, townhouse dwelling	Not Permitted				NP	NP	1,000 s.f.	1,000 s.f.
Minimum area, other main buildings	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	10,000 s.f.	8,000 s.f.	N/A	N/A
Maximum lot depth (as a multiple of lot width at widest point)	4.0 to 1	3.0 to 1	4.0 to 1	2.0 to 1	2.0 to 1	2.0 to 1	5.0 to 1	5.0 to 1
Minimum lot frontage	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	N/A	N/A
Minimum lot width[2]	100 feet	90 feet	100 feet	80 feet	80 feet	70 feet	N/A	N/A
Building Standards								
Maximum dwelling unit density per acre	1 du/acre	2 du/acre	1 du/acre	3 du/acre	4 du/acre	5 du/acre	8 du/acre	12 du/acre
Maximum square footage of floor area at ground level (including garages) as a percentage of lot area	40%	40%	40%	40%	40%	40%	N/A	N/A
Maximum height, main building	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory buildings	See Section 9-27-120 (c) of this Title							

[1] Minimum required lot area on private right-of-way or access easement shall be net area, excluding any area of the lot located within a private right-of-way or access easement.

[2] Corner lots should be platted ten feet wider than interior lots of subdivisions to accommodate two front yards in accordance with Section 17-5-020 of Draper City Code.

Table 9-10-3
Development Standards in Residential Zones

Development Standard	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Setback Standards - Front Yard[3]								
Main Buildings[4]	30 feet	30 feet	30 feet	25 feet	25 feet	25 feet	N/A[5]	N/A[5]
Adjacent to existing or proposed minor collector street right-of-way as shown on the most recently amended version of the City's Official Street Map, except those in Section 9-27-140 of this Title	40 feet	40 feet	40 feet	35 feet	30 feet	30 feet	N/A[5]	N/A[5]
Accessory buildings	See Section 9-10-040(A) of this Title							
Swimming Pools	See Section 9-27-180 of this Title							
Setback Standards - Rear Yard								
Main Buildings	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	N/A[5]	N/A[5]
Adjacent to existing or proposed minor collector street right-of-way as shown on the most recently amended version of the City's Official Street Map, except those in Section 9-27-140 of this Title	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet	N/A[5]	N/A[5]
Corner lots with rear yards that abut the side yard of another lot	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	N/A[5]	N/A[5]
Accessory buildings	See Section 9-10-040(A) of this Title							
Barns and stables	See Section 9-27-050 of this Title							
Swimming Pools	See Section 9-27-180 of this Title							

[3] Except as modified by the provisions of Section 9-27-140 (Lots and Yards) of this Title.
[4] Except as modified by the provisions of Chapter 9-27-170(g) (Setback Measurement) of this Title
[5] Setbacks between building units (i.e. 4-plex, 6-plex, etc.) as well as setbacks for all buildings (clubhouses, building units, etc.) from project boundaries shall be determined at site plan approval

Table 9-10-3
Development Standards in Residential Zones

Development Standard	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Setback Standards – Side Yard								
Main buildings[4]	12 feet	12 feet	12 feet	10 feet	8 feet	8 feet	N/A[5]	N/A[5]
Accessory buildings	See Section 9-10-040(A) of this Title							
Barns and stables	See Section 9-27-050 of this Title							
Swimming Pools	See Section 9-27-180 of this Title							

[4] Except as modified by the provisions of Chapter 9-27-140(g) (Setback Measurement) of this Title
[5] Setbacks between building units (i.e. 4-plex, 6-plex, etc.) as well as setbacks for all buildings (clubhouses, building units, etc.) from project boundaries shall be determined at site plan approval

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

STAFF REPORT
July 1, 2014

To: Draper City Planning Commission
Business Date: July 10, 2014

From: Development Review Committee

Prepared By: Dan Boles, AICP, Senior Planner
Planning Division
Community Development Department

Re: **Osborne Farm – Zoning Map Amendment Request**

Application No.:	140604-11580S
Applicant:	Derek Wright, representing Wright Homes
Project Location:	Approximately 11580 South 700 West
Zoning:	A5 and RA1 Zone
Acreage:	Approximately 36.95 Acres (Approximately 1,609,542 ft^2)
Request:	Request for approval of a Zoning Map Amendment from A5 (Agricultural) and RA1 (Residential – one acre lots) to R3 (Residential – third acre lots).

SUMMARY
This application is a request for approval of a Zoning Map Amendment for approximately 36.95 acres located on the west side of 700 West, at approximately 11580 South. The property is currently zoned A5 (agricultural) and RA1 (single-family residential). The applicant is requesting that a Zoning Map Amendment be approved to allow the property to be subdivided into third acre (13,000 ft^2) lots.

BACKGROUND
The property has been family owned for many years. However, the Osborne family has decided that it is now time to sell the property. Wright Homes which has built other projects within Draper City would like to develop the property but the A5 and RA1 zones would not yield the amount of lots they would need to make that feasible for them to do so. As such, they are seeking to change the zoning designation to R3.

ANALYSIS
General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Low/Medium Density land use designation for the subject property. This category "includes areas of very large lot single-family neighborhoods and ranchettes." The property is zoned A5 on the western portion of the property, closer to the river and the RA1 on the east as it abuts 700 West. A5 zoning does allow

residential facilities but is primarily an agricultural designation and all lots must meet a five acre minimum size. The RA1 zone is primarily a residential zone but also allows a limited amount of agricultural uses as well. The RA1 zone requires each lot to have a minimum of 40,000 ft² or just under an acre. The R3 zoning designation is not identified by the General Plan as a preferred zoning classification for the Residential Low/Medium Density land use designation.

Land Use Map

The Draper City General Plan states "*A general plan is an expression of long-term community intentions regarding the future development and physical form of the community. It is a living fluid document that is not static but is reviewed and updated periodically by the City. It contains maps, goals, objectives and policies that are used to coordinate and implement land use decisions with other decisions about infrastructure, parks, recreation and open space, city services, housing supply and affordability and public resources such as air and water*." In the Land Use Element of the General Plan, it states, "*The purpose of the Land Use Element is to encourage the orderly and efficient distribution of land uses in the city. A full range and mix of land uses, including rural, suburban, and urban neighborhoods; employment, commercial recreational; cultural, and preservation areas are provided in this Element*."

The applicant has opted to not ask for a change in Land Use Designation on the subject property. Neither Utah State nor Draper City Municipal Code require the zoning and land use designations to match as the General Plan is a guiding document. In such cases, an applicant will sometimes amend the Land Use map to keep the two consistent, but not always. In this case, the General Plan suggests Residential Low/Medium density which would be consistent with a RA1 or RA2 zone. R3, which the applicant is seeking, falls under the Residential Medium Density land use category.

Arguments for the change

- At three units to the acre, the development would still be a relatively low density.
- Though the general plan does not contemplate this density, the general plan is still served by meeting some of its goals and objectives such as:
    - Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
    - Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.
    - Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that reenergize an area.
- The property to the north-west is zoned R3 and would therefore not be introducing a new zoning category to the area.
- On 700 West, between 12300 South and 11400 South there are other neighborhoods which exceed this density such as River Park Estates, Sunset at Draper Ridge and Galena Grove. Windsor Mill, directly adjacent to Soccer City will also have similar densities and is currently under review.
- Property along 700 West have adequate facilities and services to service the subject property such as water, drainage systems, roadways, police and fire protection, waste and refuse collection, etc.

Arguments against the change

- The R3 zoning category is not identified in the general plan as a preferred zoning category in the Low/Medium density category.
- The addition of eighty homes on the property would change the character of the existing neighborhood.
- The R3 zone does not include animal rights, a right which has been used and enjoyed in the area since settlement occurred in Draper.

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

> Approval Standards. A decision to amend the text of this Title or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making an amendment, the City Council should consider the following factors:
>
> (1) Whether the proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
> (2) Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
> (3) Whether the proposed amendment is consistent with the standards of any applicable overlay zone.
> (4) The extent to which the proposed amendment may adversely affect adjacent property; and
> (5) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Zoning Map Amendment submission and has issued a recommendation for approval for the request.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission and have issued a recommendation for approval for the request with the following comments:

1. Connectivity with the proposed parcels will occur from 700 West. Access to 11400 South is also projected through the residential road of proposed subdivision to the north.
2. There are no storm drainage facilities fronting the properties in 700 West and the general slope of the subject properties drains west towards the Jordan River. Any discharge must still comply with the provisions of the drainage requirements within the Draper City Municipal Code.
3. Sanitary sewer facilities will be provided by South Valley Sewer District. Any site plan application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
4. Culinary water service is provided by Draper City. For single family residential uses there are adequate water pressure and supply from 700 West. Fire flow adequacy for high density or other uses shall be determined by the applicant at the subdivision approval process.
5. A few of the proposed parcels on the west side of the subject property are within the flood zone. The applicant shall be aware Salt Lake County Flood Control and Utah State Stream Alteration Permits may be necessary at the subdivision approval process.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Zoning Map Amendment by Derek Wright, representing Wright Homes, application 140604-11580S, based on the following findings:

1. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.
2. That the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan, such as:
    a. Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
    b. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.
    c. Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that reenergize an area.
3. That all five findings for a zone change, as contained in 9-5-060I and outlined in this staff report, are satisfied.
4. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
5. That there is R3 zoning adjacent to the subject property to the north.
6. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Osborne Farm Zoning Map Amendment Request by Derek Wright, representing Wright Homes to change the zoning from A5 and RA1 to R3, application 140604-11580S, based on the findings and subject to the conditions listed in the Staff Report dated June17, 2014 and as modified by the conditions below:"

1. List any additional findings and conditions…

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Osborne Farm Zoning Map Amendment Request by Derek Wright, representing Wright Homes to change the zoning from A5 and RA1 to R3, application 140604-11580S, based on the following findings:"

1. List any additional findings…

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Engineering Division

Draper City Building Division

Draper City Operations Division

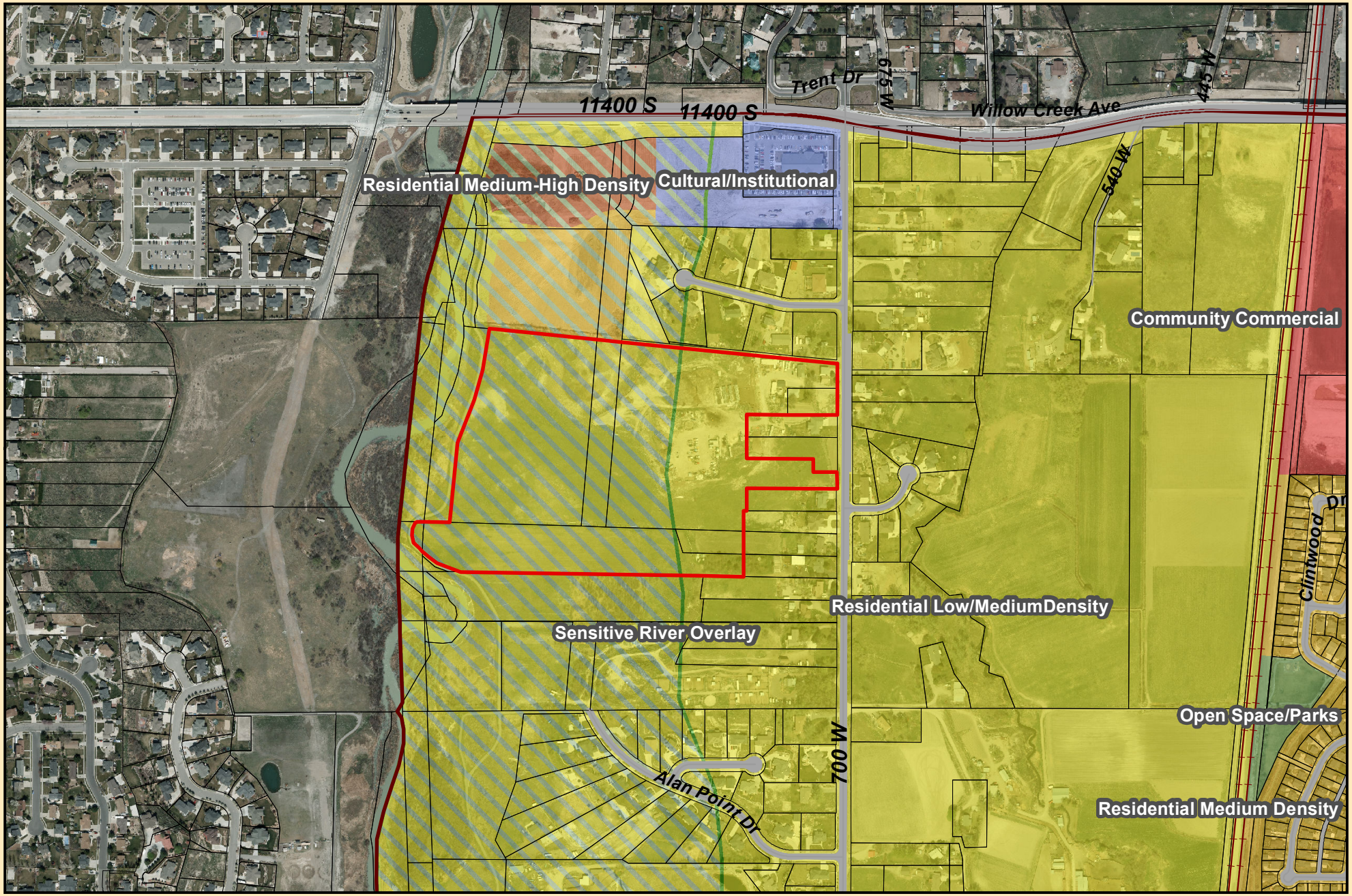
Draper City Planning Division

Unified Fire Authority

Draper City Legal Counsel

Exhibit ‘A’

Land Use Map



DRAPER CITY

Osborne Property Rezone

11580 South 700 West

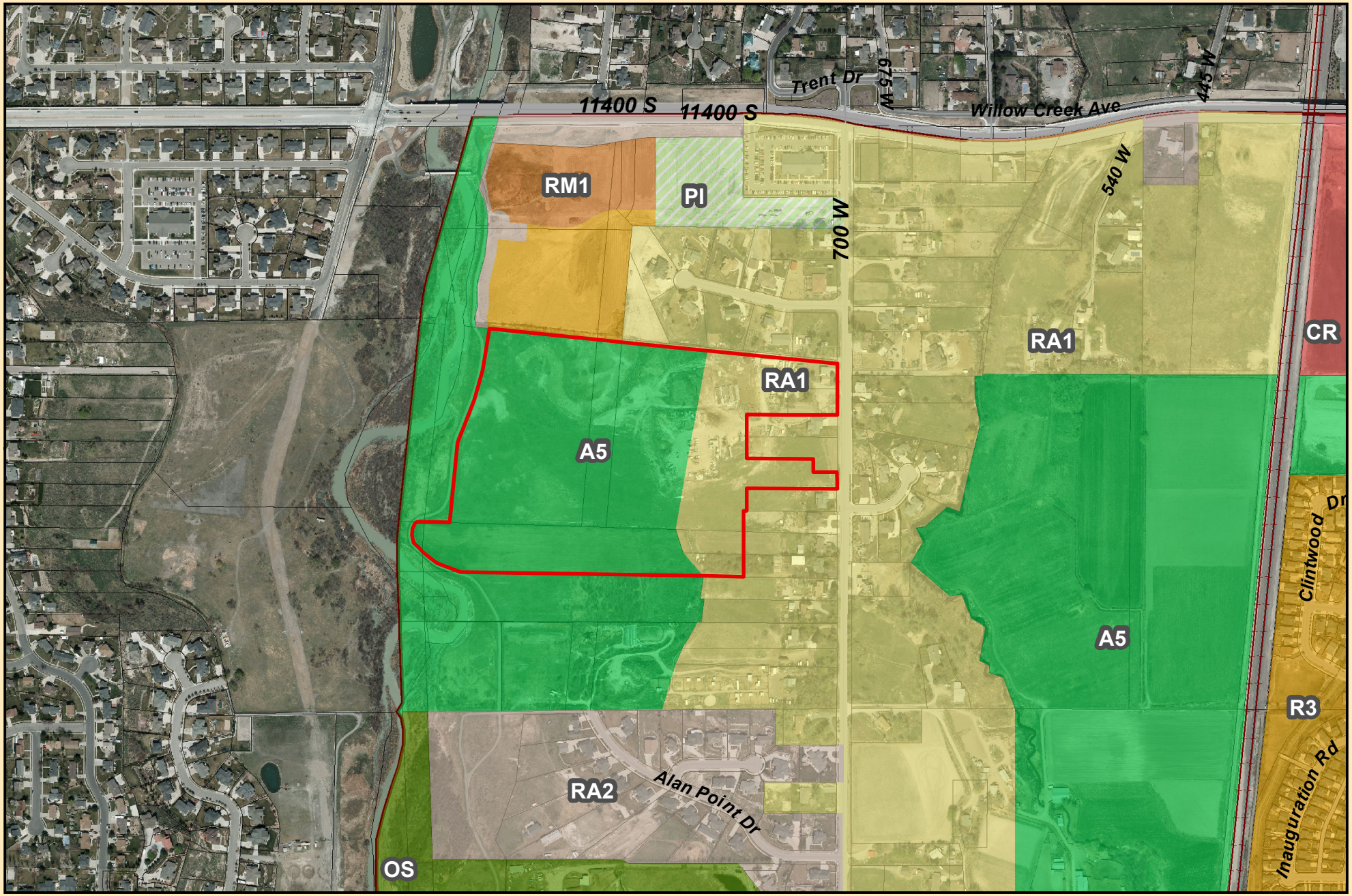
Land Use Map

0 600 1,200 2,400
Feet

N
W E
S

Exhibit ‘B’

Current Zoning Map



DRAPER CITY

Osborne Property Rezone

11580 South 700 West

Zoning Map

0 600 1,200 2,400

Feet

N W E S

Exhibit ‘C’

Aerial Map

DRAPER CITY

Osborne Property Rezone

11580 South 700 West

Aerial Map

0 600 1,200 2,400

Feet

N W E S

Exhibit ‘D’

Letter from Wright Homes

wright HOMES

More Space • More Living • More Savings

May 22, 2014

Re: Zone District Amendment for Osborne Farm

To Whom It May Concern:

1. The property is currently designated RA1/A5.

2. The proposed zoning is not consistent with the current land use designation. The property is currently designated Low/Medium Density. Our proposed change to R3 would make the entire site fall under the Medium Density designation.

3. We are adjacent to the Olsen Property, part of the Soccer City development. The adjoining property to our north is R3, the exact Zoning District we propose for our site. The Olsen property recently sold to a new owner that is involved in the platting process. We have coordinated with them our connection for seamless flow of traffic and utilities, with the same size lots.

4. We submit that R3 is a suitable use for this site. Recognizing we are in close proximity of denser zoning designations, including multi-family on the Soccer City site and RM1 (R4) as part of the Ivory Homes project to our south. Because of contours and matching the adjoining property we propose 1/3 acres as the best use of this site. We also have taken the liberty to discuss this with some neighbors of the property and feel we will have their support.

Sincerely,

Derek R. Wright
President

6150 S. Redwood Road Suite #100, Taylorsville, UT 84123
Office: 801.523.9014 Fax: 801.523.9013
wrighthomes.com

Exhibit ‘E’

Use Table for R3 Zone

Table 9-10-1
Permitted and Conditional Uses Allowed in Residential Zones

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Agricultural Uses								
Agricultural business	C	NP	NP	NP	NP	NP	NP	NP
Agriculture	P	P	C	P	P	P	P	P
Animals and fowl for recreation and family food production (subject to Sections 9-27-050 and 9-27-055 of this Title)	P (one animal unit per ½ acre C (more than one animal unit per ½ acre)	C	NP	NP	NP	NP	NP	NP
Animal specialties	C	NP	NP	NP	NP	NP	NP	NP
Residential Uses								
Day care, limited[2]	C	C	C	C	C	C	C[4]	NP
Dwelling, single-family[1]	P	P	P	P	P	P	C	C
Dwelling, single-family with accessory dwelling unit	See Chapter 9-31 of this Title							
Dwelling, two-family	NP	NP	NP	NP	NP	NP	P	P
Dwelling, multiple-family	NP	NP	NP	NP	NP	NP	P	P
Dwelling, temporary	P	P	P	P	P	P	P	P
Home Occupations[3]	See Chapter 9-34 of this Title							
Pre-school, limited[2]	C	C	C	C	C	C	C[4]	NP
Residential facility for elderly persons	P	P	P	P	P	P	P	P
Residential facility for persons with a disability	P	P	P	P	P	P	P	P
Public and Civic Uses								
Cemetery	P	P	P	P	P	P	C	C
Charter schools	P	P	P	P	P	P	P	P
Church or place of worship	C	C	C	C	C	C	C	C
Convalescent care facility	NP	NP	NP	NP	NP	NP	C	C

1 See Chapter 9-30 of this Title for provisions for a Second Kitchen in a Single Family Dwelling
2 See Chapter 9-34 of this Title for applicable provisions
3 See Use Table regulations and specifications for Day Care, Limited and Pre-School Limited Home Occupations
4 In Detached Single-Family Dwellings Only

Table 9-10-1
Permitted and Conditional Uses Allowed in Residential Zones

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Public and Civic Uses								
Cultural service (only in a historic building)	See Chapter 9-33 of this Title							
Golf course	C	C	C	C	C	C	C	C
Government service	C	C	C	C	C	C	C	C
Higher education facility, private	NP	NP	NP	NP	NP	NP	NP	NP
Higher education facility, public	NP	NP	NP	NP	NP	NP	NP	NP
Park	C	C	C	C	C	C	C	C
Private school	C	NP	NP	NP	NP	NP	NP	NP
Public school	P	P	P	P	P	P	P	P
Trade / vocational school	NP	NP	NP	NP	NP	NP	NP	NP
Public utility substation	See Chapter 9-36 of this Title							
School, elementary, middle, or high	C	C	C	C	C	C	C	C
Utility, minor	P	P	P	P	P	P	P	P
Municipal Uses								
Franchise Municipal Use	C	C	C	C	C	C	C	C
Municipal Use	P	P	P	P	P	P	P	P
Commercial Uses								
Agricultural sales and service	C	C	NP	NP	NP	NP	NP	NP
Bed and breakfast inn	See Chapter 9-33 of this Title							
Temporary construction or model home office	See Chapter 9-40 of this Title							
Day Care, General	NP	NP	NP	NP	NP	NP	NP	NP
Kennel	C	NP	NP	NP	NP	NP	NP	NP
Office, general (only in a historic building)	See Chapter 9-33 of this Title							
Personal care service (only in a historic building)								
Personal instruction service (only in a historic building)								
Pre-school, general	C	NP	NP	NP	C	C	NP	NP

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Commercial Uses (Cont.)								
Reception center (only in a historic building)	See Chapter 9-33 of this Title							
Restaurant, general (only in a historic building)								
Retail, general (antique store only in a historic building)								
Veterinary service	C	NP	NP	NP	NP	NP	NP	NP
Wireless telecommunication facility	See Chapter 9-41 of this Title							

Table 9-10-3
Development Standards in Residential Zones

Development Standard	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Lot Standards[1]								
Minimum area, single-family dwelling	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	10,000 s.f.	8,000 s.f.	6,000 s.f.	4,000 s.f.
Minimum lot area, single-dwelling unit with accessory dwelling unit	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	N/A	N/A	12,000 s.f.	
Minimum area, two-family dwelling	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	NP	NP	10,000 s.f.	8,000 s.f.
Minimum project area, multiple-family dwelling	Not Permitted				NP	NP	1 acre	1 acre
Minimum area, townhouse dwelling	Not Permitted				NP	NP	1,000 s.f.	1,000 s.f.
Minimum area, other main buildings	40,000 s.f.	20,000 s.f.	40,000 s.f.	13,000 s.f.	10,000 s.f.	8,000 s.f.	N/A	N/A
Maximum lot depth (as a multiple of lot width at widest point)	4.0 to 1	3.0 to 1	4.0 to 1	2.0 to 1	2.0 to 1	2.0 to 1	5.0 to 1	5.0 to 1
Minimum lot frontage	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	N/A	N/A
Minimum lot width[2]	100 feet	90 feet	100 feet	80 feet	80 feet	70 feet	N/A	N/A
Building Standards								
Maximum dwelling unit density per acre	1 du/acre	2 du/acre	1 du/acre	3 du/acre	4 du/acre	5 du/acre	8 du/acre	12 du/acre
Maximum square footage of floor area at ground level (including garages) as a percentage of lot area	40%	40%	40%	40%	40%	40%	N/A	N/A
Maximum height, main building	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory buildings	See Section 9-27-120 (c) of this Title							

[1] Minimum required lot area on private right-of-way or access easement shall be net area, excluding any area of the lot located within a private right-of-way or access easement.

[2] Corner lots should be platted ten feet wider than interior lots of subdivisions to accommodate two front yards in accordance with Section 17-5-020 of Draper City Code.

Table 9-10-3
Development Standards in Residential Zones

Development Standard	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Setback Standards - Front Yard[3]								
Main Buildings[4]	30 feet	30 feet	30 feet	25 feet	25 feet	25 feet	N/A[5]	N/A[5]
Adjacent to existing or proposed minor collector street right-of-way as shown on the most recently amended version of the City's Official Street Map, except those in Section 9-27-140 of this Title	40 feet	40 feet	40 feet	35 feet	30 feet	30 feet	N/A[5]	N/A[5]
Accessory buildings	See Section 9-10-040(A) of this Title							
Swimming Pools	See Section 9-27-180 of this Title							
Setback Standards - Rear Yard								
Main Buildings	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	N/A[5]	N/A[5]
Adjacent to existing or proposed minor collector street right-of-way as shown on the most recently amended version of the City's Official Street Map, except those in Section 9-27-140 of this Title	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet	N/A[5]	N/A[5]
Corner lots with rear yards that abut the side yard of another lot	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	N/A[5]	N/A[5]
Accessory buildings	See Section 9-10-040(A) of this Title							
Barns and stables	See Section 9-27-050 of this Title							
Swimming Pools	See Section 9-27-180 of this Title							

[3] Except as modified by the provisions of Section 9-27-140 (Lots and Yards) of this Title.
[4] Except as modified by the provisions of Chapter 9-27-170(g) (Setback Measurement) of this Title
[5] Setbacks between building units (i.e. 4-plex, 6-plex, etc.) as well as setbacks for all buildings (clubhouses, building units, etc.) from project boundaries shall be determined at site plan approval

Table 9-10-3
Development Standards in Residential Zones

Development Standard	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
Setback Standards – Side Yard								
Main buildings[4]	12 feet	12 feet	12 feet	10 feet	8 feet	8 feet	N/A[5]	N/A[5]
Accessory buildings	See Section 9-10-040(A) of this Title							
Barns and stables	See Section 9-27-050 of this Title							
Swimming Pools	See Section 9-27-180 of this Title							

[4] Except as modified by the provisions of Chapter 9-27-140(g) (Setback Measurement) of this Title
[5] Setbacks between building units (i.e. 4-plex, 6-plex, etc.) as well as setbacks for all buildings (clubhouses, building units, etc.) from project boundaries shall be determined at site plan approval

Exhibit ‘F’

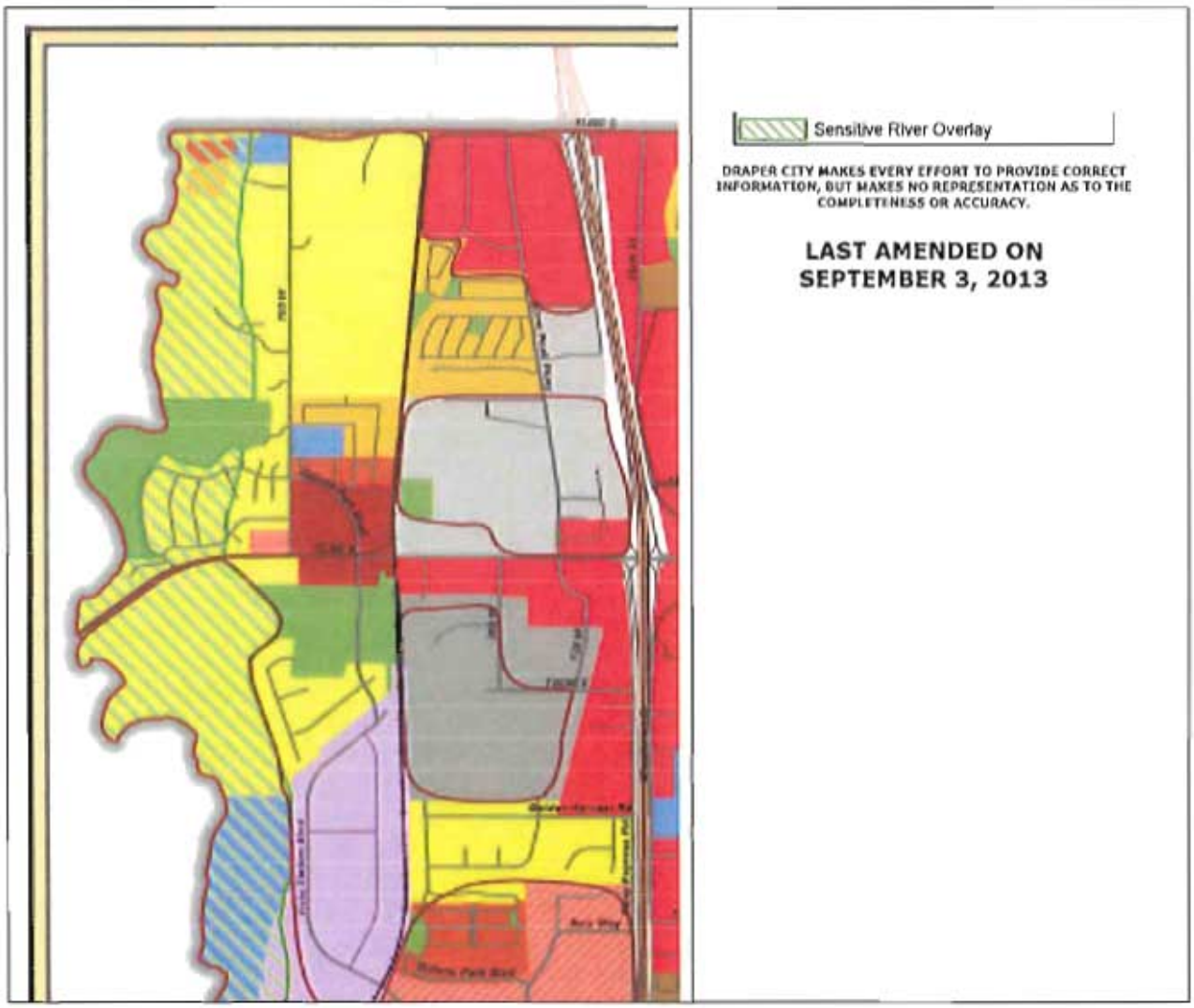
Letters from Neighbors

Dear Draper City Planning Commissioners,

I regret missing the opportunity to present my concerns regarding the re-zone of Osborne Farm personally on July 10. I will be in New Jersey attending a memorial service for my husband. I request that you deny the zone change request.

The proposed Osborne Farm Zone Change disagrees with our General Plan. In his Staff Report, Dan Boles states, "The R3 zoning designation is not identified by the General Plan as a preferred zoning classification for the Residential low/medium Density land use designation."

In addition, there appears to be nothing in this proposal which adheres to the Sensitive River Overlay zone. The Land Use map of the General Plan identifies a Sensitive River Overlay for portions of Draper City between the old Galena Canal and the Jordan River.

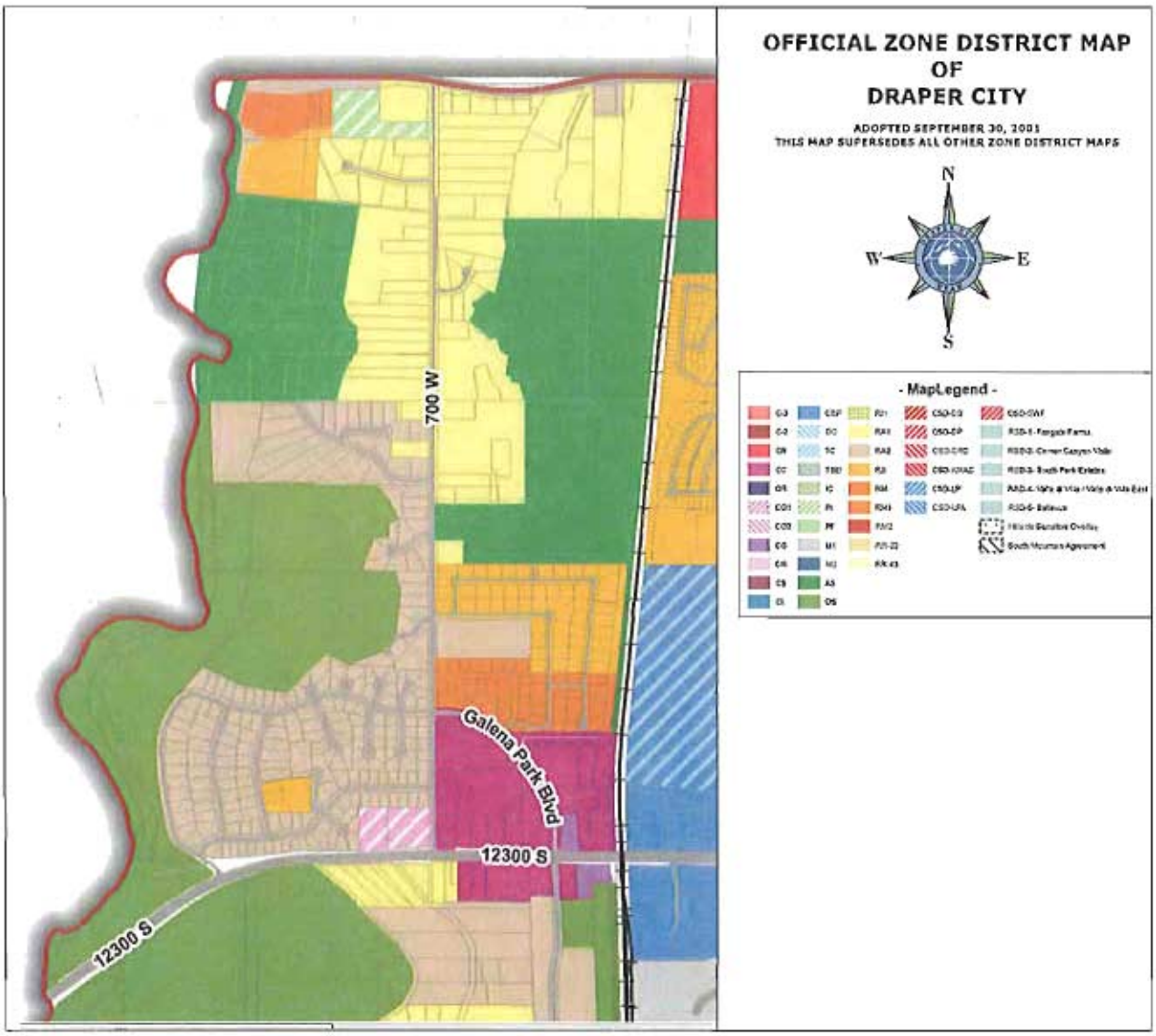


I met with Derek Wright at my home in June and saw a concept plan for 79 R3 lots. The plan he showed me could be built almost anywhere in Draper - there was no recognition of the site's soils, floodplain, wetlands or adjacent agricultural uses in the plan.

Here is a bit of history regarding the General Plan's Sensitive River Overlay:

- To accommodate the Sensitive River Overlay the Allen Point subdivision just south of 11800 South, on 700 West, has half of its lots one acre or more in size.

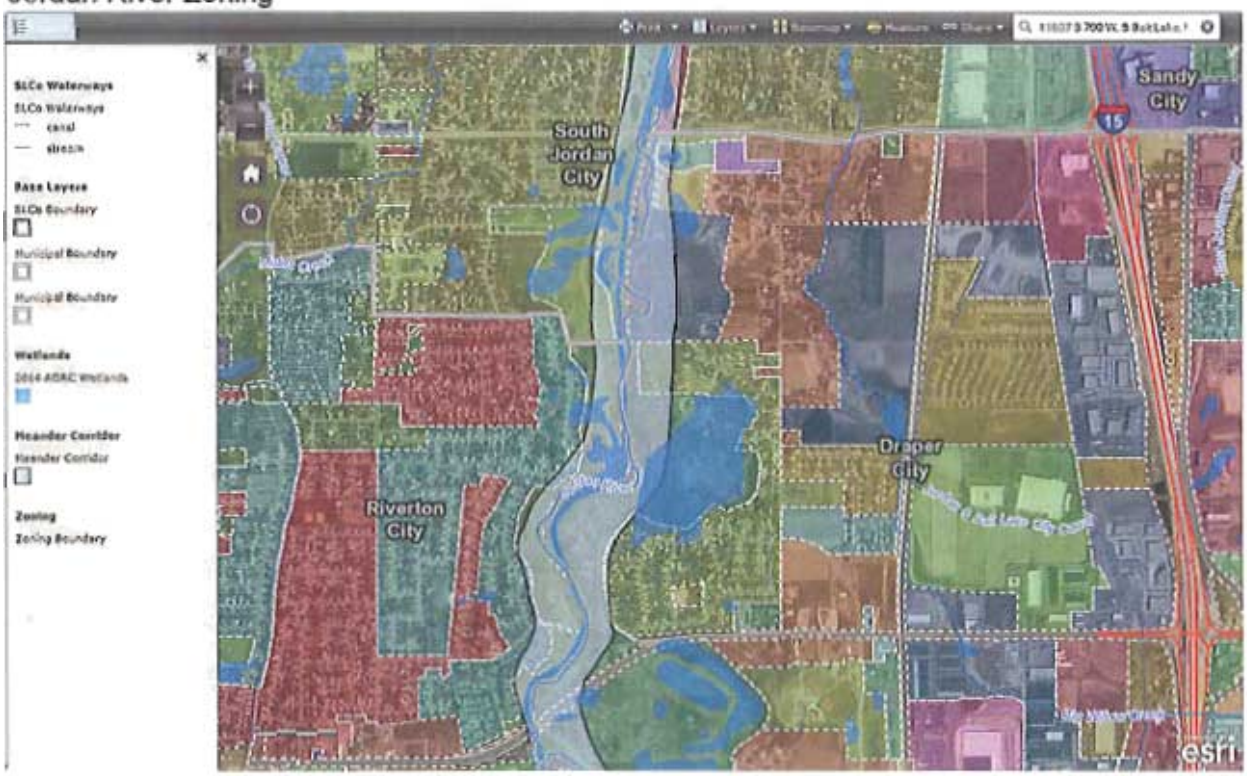
- River Park Estates, at 12300 South and 700 West has RA 2 zoning and, again, larger lots to the west. In conjunction with this neighborhood, this developer donated approximately 20 sensitive river acres to the north and west (shown in dark green), to Draper City.



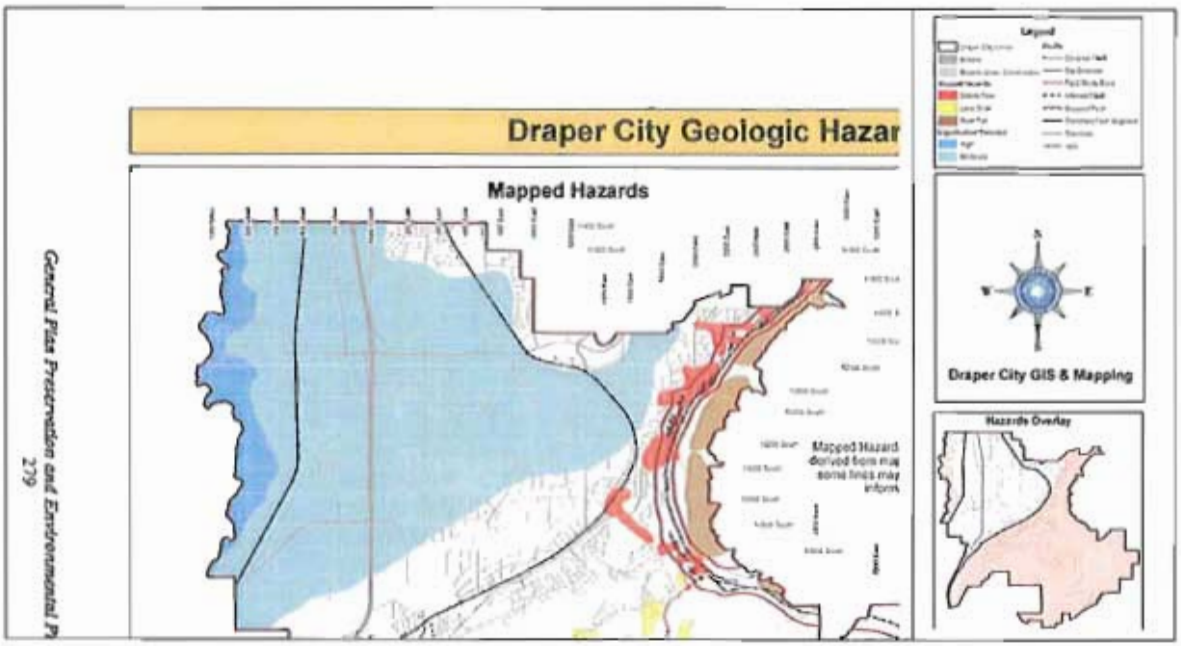
- The Windsor Mill development to the north of Osborne Farm was a highly contested, multi-year process which underwent several zone changes. Partially in exchange for allowing higher density, Windsor Mill will be building a trailhead for the Jordan River Parkway Trail.

Salt Lake County has identified, since the '90s, a Meander Corridor along the Jordan River. I am concerned that about a third of the Osborne Farm lies within this corridor. This meander corridor is the zone within which the river channel may be expected to migrate within the next 100 years. To date, Draper has honored this Meander Corridor and not built any structures between it and the Jordan River. This is taken from the County website:

Jordan River Zoning



Finally, much of this land is also identified in the Draper City General Plan page 279, as a high risk Liquefaction Zone.



For these reasons I suggest that you deny the zone change request.

Sincerely Yours,

Suellen Riffkin

Suellen Riffkin
11607 South 700 West
Draper
c 801 809 0457
June 30, 2014

McKay & Ellen Douglas
11710 South 700 West
Draper, Utah 84020
801-571-6412

Dan Boles, AICP Senior Planner
Draper City Community Development Department
1020 East Pioneer Road
Draper, Utah 84020

Dear Dan,

I preside over 4000 plus members of my religious organization, the Draper Utah River View Stake, of The Church of Jesus Christ of Latter Day Saints. I will not likely make any comments at your public hearing for a Zoning Map Amendment change. But I would love to go on record as in favor of the change. Some of my land is offered with the Osborne Property in this change amendment.

I moved here in May 1983 when Draper was very open and rural. Ellen and I raised our family of seven children (6 boys and 1 favorite daughter) here and have loved the community and country feeling. We were welcomed by our neighbors, and it is wonderful to be part of a great community. I was shortly asked to be the president of a small neighborhood irrigation organization called West Crescent Irrigation. We held annual neighborhood barbeques to build our community and keep it green. I have watched Draper and our little neighborhood grow and change over the last thirty one years.

We have work hard to keep our property beautiful and open for agriculture, and I know the Osborne Family has owned their property for over a century, and have maintained it and preserved it well. We have welcomed all those that moved here for the beauty and great location. There is a feeling among a few neighbors that the area shouldn't change, "leave it just like I found it when I moved here", is said. Our society has changed over the last few years. Higher density and access to public transportation are big concerns; this property's location may warrant even higher density due to its closeness to 114oo South highway. Some may say that this is sensitive land and considered wetlands, then require a study.

In my LDS Stake we have nine Wards or units, with 450 average memberships. Our boundaries are 10600 South on the North, the Utah Stake Prison on the South, the Jordan River on the West and East to Juan Diego High School. With all the high density residential in the area, not to mention the near 2000 proposed units around the new EBAY complex, it is welcomed by me and others to have a stable mature family subdivision that would be a base to maintain the growth and movement that comes with high density Apartments, townhomes and Starter homes. We are very much in approval of this density and the **quality of development** in our changing world. We welcome new neighbors and families.

Sincerely,

McKay and Ellen Douglas

From: BONNEY THOM
To: Dan Boles
Subject: Fwd: Doug"s letter...if you couldn"t open it
Date: Thursday, July 3, 2014 11:27:38 AM

Subject: Doug's letter...if you couldn't open it

Draper City Planning Commission Public Hearing
For
Zoning Map Amendment
Regarding:
App#140604-11580S
App. Name: Osborne Farm Zoning Map Amendments
Applicant: Derek Wright for Wright Homes
July 10, 2014 6:30 p.m.

First, I would like to recognize the Planning Commission for their continued diligent work and efforts on this matter. Secondly, I would like to thank them for their combined service, commitment and dedication to the citizens of Draper City. Their work is critical in maintaining planned and well balanced progress to benefit all the citizens of the city, not just for today but for the next 100+ years. Everything of this nature has a lasting impact on the nature and appeal, or lack thereof, of the city as a great place to live, work and to contribute to society.

I would like to acknowledge and respect the fact that the Osborne families have every right to sell their property at a significant profit when they feel it is in their best interests. I would also like to acknowledge the fact that Wright Homes has the right to pursue personal interests of economic gain to and for their company. I would like to acknowledge that some of the new Planning Commission Board members are relatively new and may or may not be aware of the history involved with this area.

There are a number of issues of concern that I and others have regarding this proposed change to the zoning. I will try to be as succinct and brief as possible, but as with all issues of this nature the issues are complex and require a certain attention to detail to grasp all of the ramifications.

It is critical to revisit at least the last ten year history of the general area:

In 2003-2004 Draper City Staff and citizens joined together to establish a New Land Use Element of the General Plan. Analysis and input suggested and results were included as follows:

1. Preservation of rural lifestyle
2. Maintaining this general area of large lots suitable for large animals (many which still exist)
3. Much of the area is within designated flood plains
4. The area should remain low density residential, with a “sensitive area overlay designation” for the acreage within the Jordan River flood plain
5. The Jordan River Parkway (directly bordering this property on the

West) was identified for preservation.
6. Low density residential land use designation of 0-2 units (or homes in this case) with an overall target density of 1.5 units per acre

Also to be considered are the following:

1. Draper's own Open Space Conservation Plan identifies the area adjacent to the Jordan River (which this property is) as an 'absolute' conservation area. This is supported by the Utah State Code which requires a minimum of 150 feet "from the high water mark" be preserved.
2. The only reason that zoning changes were allowed for the Soccer City development was because it was directly adjacent to 114th South and therefore not conducive to typical housing development. The allowance granted for that project should not be used as a reasonable argument for any similar changes to other non-adjacent property because the reasons for another change would not have the same basis.
3. Draper City's own regulations require things like "substantial buffer zones between areas with large animals" and there are those areas in the nearby area (one of which could be surrounded completely by a rezoned area.) When this is coupled with the required streets, setbacks of property, river protected zone buffers and more, it is going to shrink the available property for development.

In the past other types of rezoning attempts in the general area have been made but have been denied because of:

1. Inconsistency with goals and objective of Draper City's General Plan.
2. Zoning changes would not be harmonious with the character of the area nor the patterns of surrounding development and could adversely affect adjacent property.
3. RA-2 or higher density is too intense for the Sensitive River Overlay Zone.
4. Existing property owners invested in their property due to the rural character of the area.
5. Allowing higher density may change the character of the area and would negatively impact property values (and of course a subsequent lowering of property taxes paid due to lower values negatively impacting the Draper City budget revenue).
6. The natural topography of the area makes it challenging to provide city supported services, such as storm water retention and sewerage.
7. Intensification of the area has repeatedly been challenged and rejected by City staff.

Reasons for typical rezoning attempts used in the past do not make any sense and should not even be considered for this area. Those are:

1. The area has changed over the years and higher density is more

realistic. The only higher density that has been allowed (not by Planning and Zoning, but by the City Council by the way) was for the Soccer City development directly adjacent to 114th south. That particular development has not come to fruition and is currently in excessive debt. It has not done what the developer assured the city it would do.

2. The 114th South expansion has already adversely affected the area. This is a poor reason to continue to adversely impact the area. Poor decisions are not a good reason to make more poor decisions.
3. The market no longer supports larger homes. This is patently untrue. Utah is known for its larger than average families and trying to stuff large families into small homes is just not rational and it leads to other social problems.
4. No one has large animals, nor do they want to practice a rural lifestyle. Take a look at the area in question. There are horses, cattle and even alpacas being raised. This is the lifestyle in the nearby areas.

Current considerations prior to changing the zoning to allow for more density:

1. Is this type of change sustainable or will it lead to other problems when it is too late to address them?
2. What will be the impact on infrastructure support (water, sewer, streets, etc) from Draper City?
3. To date we have received a variety of erroneous information about this development. For example- Maps: We have now received three different maps indicating the area in question.

a- The first map sent to us showed one area with a single very large portion extending up to and including 700 West. This map was on Wright Homes letter dated June 10, 2014.
b-The second map was on the public hearing notice sent by Draper City. It indicated a similar large area but with three separate extensions of the area up to 700 West.

c-The third map received on the new public hearing notice shows another difference, in that there are now only two separate extensions of the area up to 700 West.

This constant change in the maps of the area to be discussed at the public hearing makes it subject to major questions. Which map is correct and which area is to be discussed? Does this latest map include the MacKay Douglas property that was included on the second map but not on the other two maps? Draper General Plan seems to be constantly changed without solid reason. What is the purpose of a General Plan if it is not followed? Consider the 30 year and 100 year flood levels that effect the area (flooded in 1990 and 1983-84). What would be Draper City's liability if they allowed development in a potential flood plane? What are the ramifications on wildlife (deer, fox that may be protected and the wide variety of other wildlife ?)

The erroneous information sent to date has been confusing at best and intentionally obscure at worst. The letters and notices have been very

difficult in which to determine truth from fiction.

The latest letter sent by Draper City is a most inopportune time for eliciting public comment due to the holiday and the time requirements to prepare a letter and submit it "within 7 days prior to the meeting". It means that most residents, if they are not out of town already for the long holiday weekend will not even be aware they can comment until it is too late to submit for inclusion in the commission packets.

The last "new" letter that was sent out by Draper City did indicate that the original meeting was cancelled but it did not state it was rescheduled for the 10th, which is was.

<u>The Wright Homes letter dated June 10, 2014 had what appear to be some inconsistencies:</u>

a-letter stated that "would be no opportunities for a public hearing"
b-letter stated that "current" zoning is RA2 and it is not
c-the letter's attached map is not consistent with Draper City's map, nor it is consistent with the latest map sent out for this latest meeting on July 10th.
d-As a side note, the Wright Homes letter was dated June 10 but not received by some residents until June 25th, which was the day prior to the original public meeting; some residents received no notice whatsoever. This is confusing at best.

Perhaps Wright Homes was misinformed by the city as to the correct current zoning. Perhaps Wright Homes has not performed their own "due diligence" with this project. Perhaps Wright Homes personnel did not understand the city's information. Perhaps no one thinks that local Draper citizens will not notice or care about ill-advised, ill-planned growth/development.

We do notice and we do care . Does Draper personnel perform their own due diligence or do they rely on developers to protect the interests of Draper City and its citizens. As a side note I pose this question: "When a developer requests something from a city (such as this request) whose interests are being looked after? The developer's profit margin or the city's long range planning and the citizens needs?"

I would submit to you that:

a-Growth does not mean the same as progress. Progress is defined as forward movement; a gradual betterment, whereas growth is merely a stage or condition of growing. Oddly enough another definition for growth is "an abnormal mass of tissue such as a tumor". We would prefer not to have this planned zoning request become a "tumor" in the tissue of the fabric of Draper City.
b-Progress is the result of appropriate planning, attention to the needs of all (development in the area is not a need of the developer; it is a desire for profit). That desire for profit does not or should not over-ride the city's own written and agreed upon plan.
c- The Draper citizens desires for city progress is not growth for the sake of profit or tax base, it is a desire for "progress" for the benefit of all the citizens of Draper.
d-The owners/sellers of the property in question have every right to sell

their property and to make a very significant profit. They do not have the right to over-ride existing regulations but instead to work within the boundary of those regulations for positive change.

Please perform your own “due diligence” to make a Good Faith effort that benefits Draper City !

Sent by C. Douglas and Bonney Thom, 649 W. Dunning, Draper, Utah - 84020

From: Robert Bautner
To: Dan Boles
Date: Thursday, July 3, 2014 10:59:02 AM

July 1, 2014

Re: Osborne Farms Zoning Map Amendment

Dear Draper City Planning Commissioners,

We are most definitely opposed to changing the zoning for this parcel of land to an R3 non-agricultural designation. The Land Use Element of the General Plan for this area of 700 West is as relevant today as it was ten years ago when it was revisited and approved by city leaders and neighbors alike. The purpose of the General Plan was and is a means to protect our distinctive neighborhood from inappropriate development on environmentally sensitive land, with conflicting uses and character.

We own a 10.5 acre farm, a large undeveloped lot away from the subject property on the south side. We raise several types of large farm animals on our pasture land and work extensive gardens. All of our neighbors between us and the south border of this parcel also keep large animals and farm their land. Up and down both sides of the northern stretch of 700 west you'll find unique, large lots with custom homes with both large and small farm animals, fowl, bee hives, lush trees and gardens (little concrete or asphalt), living in harmony with the environment.

There is no reason, other than developer profit, that a subdivision like the one proposed should be plopped down in the middle of this rural/country neighborhood on the Jordan River floodplain. Larger lots towards the Jordan river smaller towards 700 west like the 1/3 acre lots purposed. Fewer homes would be nicer then the some 89 or there abouts purposed please. The only residents that support this change are the owners of land being sold off. The General Plan should be kept intact, allowing only low density housing on larger lots that honors and preserves our unique ecosystem, wildlife habitats, sensitive river corridor limitations, topography and way of life of its residents. Thank you for your consideration.

Subdivisions developed within the last few decades on 700 West have faced construction issues with those houses built closest to the river. Cracked, flooded foundations have required extensive repairs resulting from high waters tables that refuse to be tamed by fill alone. (Much of the Osborne farm is fill but don't know how much to explain.) Draper City may face future liability issues by permitting development on a recognized 100 year floodplain with a sensitive area overlay, or homes built on uncompacted ground.

We respectfully request that you deny this Zoning Map Amendment request from Wright Homes and instead require a development plan that conforms to current land use designations, devised to preserve the Jordan River Corridor and this pocket of rural life for future generations.

We appreciate your consideration again, Thank you

Robert Bautner,
(801) 631.3651
11776 S.700 W.

Draper, UT 84020

July 1, 2014

Members of the Draper City Planning Commission,

I'm submitting this letter to the Commission in regards to the proposed rezoning of the Osborne Farm Zoning Map Amendment Request, application #140604-11580S. I'm currently out of town and unable to attend this meeting.

My name is Michael Tynan and I just recently purchased a home in February 2014 located at 673 West Dunning Court, which is directly East of the subject property across 700 West. My family and I chose this home because of the rural setting.

The purpose of this letter is to voice my **opposition** to the proposed rezoning of the Osborne Farm. The rezoning of the property to R3 is not conducive with the immediate area. The R3 designation allows for minimum lot sizes of 13,000 square feet while the immediate area has lot sizes in access of a half-acre (21,780 square feet) or larger.

I'm also opposed to the rezoning of the project due to the potential hazards that will be created with access to the subject property. In looking at the proposed project the only way to access the subject property is from 114th South or 700 West. Either entry way will cause traffic issues and the possibility of increased accidents in the area. I hope that the Commission will **accept and acknowledge**, that by approving the requested rezoning of the subject property and the future acceptance of any Planned Residential Development Plan, that this will create hazards and potentially fatalities in the area.

In reviewing the **economics** of the proposed project, the only parties that will benefit from the rezoning and development of the subject land will be the current property owners, Wright Homes, and the City of Draper through the increase of property taxes. While the current residents will have to be faced with the increase in daily traffic and the possibility of reduced home values.

I would also like the Commission to review Title 9 – Land Use and Development Code for Draper City:

1. Section 9-10-080 – Planned Residential Development Overlay Zone – Paragraph "F" subsection (h)
2. Section 9-10-080 – Planned Residential Development Overlay Zone – Paragraph "I" subsection (2) (a) and (2) (b)

If any of the commission members would like to contact me they can reach me at (801) 679-1205 after 6pm.

Thanks,

Michael Tynan

July 3, 2014
Draper City Planning Commission
Re: Osborne Douglas Zone change request

Ladies? And Gentlemen of the Commission,
I am concerned Draper City citizen Rick Taylor, residing at 11443 S. 700 W.
I own 2 acres and lease 2 acres of property currently zoned for ½ acre minimum per home development. When I moved in 18 years ago, it was zoned 1 acre minimum. The reason I (and many of my neighbors) live here in this area is for the rural atmosphere, larger lots give a feel of open space, ability to build barns & storage facilities for the equipment needed to maintain these acreages, and most of all – the area required by Draper City ordinance to own and care for livestock. "Large animal rights" Please realize we don't own and care for horses, cattle, llama's, sheep, chickens, exotic fowl including peacocks, etc. as a hobby or whim. This is a way of life, a culture, a likeness of ethics and moral that create an original social demographic we nick name "Rural Lifestyle"

I and many of my neighbors were told by previous Draper City Commissions and Councils that this rural atmosphere was the target goal of development for the Northwest corner of Draper City. For nearly two decades now, I have done all in my power to protect the rights those officials promised us. I ask you now to uphold the previous promises, to earn your own and protect the integrity of Commissioners before you…. Please deny this application. Give credence to the many hours of dialogue expended in the creation of the 20 year Master Plan for Land Use and Zoning for Draper City. Myself and many of my neighbors helped with many hours of discussion, ideas, and opinion sharing in the meetings with Commissioners and Council to design and approve the Master plan that still represents the opinion, wishes, and welfare of this community.

We welcome new neighbors; we hope you will help us attain neighbors we have commonality with! We can develop this area with ½ acre lots and larger as currently set forth in the Master Plan, enabling new residents at least a conditional right to own large animals.

I enjoy being able to saddle up my horses and ride out of my yard to the river trail system and see & be greeted by many of my neighbors as well as residents from Riverton and South Jordan and I firmly believe the equestrian and ranching residency in this area of the trail system truly do create a unique and coveted enjoyable atmosphere for all comers. I am certain this is an impressive representation of Draper City.

In closing I wish to make this point; THE developer is the only ONE that benefits from 1/3 acre development. WE ALL PAY THE COST and inconvenience of road, utilities, law enforcement, fire safety, maintenance & snow removal growth and improvements necessary to provide for the growth proposed. WE AS A COMMUNITY BENEFIT AND SUSTAIN MANAGABLE GROWTH with the current Land Use Master Plan. Please DENY this application to change current zoning!

Sincere thanks for your consideration,

~Rick Taylor~ 11443 S. 700 W. Draper, Utah 84020 801-450-2231

July 3, 2014

RE: Osborne Farm Zoning Map Amendment

We appreciate the opportunity to comment on the proposed zoning change to the Osborne site. We are unable to attend the public meeting on July 10, 2014.

Bonnie Thom forwarded to us your email regarding accepting comments via email. Thank you. We too were concerned about the short time frame for responding and appreciate being able to do it via email.

We've lived in this corner of Draper for 18 years and have owned the property for 19 years. We love living here. We picked this site and invested here because of the larger lot size and the rural character of the neighborhood, access to Jordan River trail system, the presence of wildlife. It is our retirement home. The future use of the neighborhood was protected by land use planning and zoning that, we believe, correctly reduced development of the floodplain and maintained home sites that contributed to the rural character.

Our peaceful retirement has been taken away by endless meetings to change zoning first by Soccer City. This failed operation was allowed, seemingly actually supported by the City. Wetland/bottomlands formerly protected by the Master Plan as sensitive areas were rezoned to allow less than 1/3 acre home sites, high density housing and a commercial for profit operation under the guise of Public Purposes. The feeling here is that the City would prefer to change the lifestyle of our neighborhood to business and encourage us to leave.

We always knew that at some time, the agricultural property surrounding us would change from agricultural to residential. We never dreamt that the zoning change requests would reduce lot size to about a third of an acre. Our primary concern is not that development is going to occur on the uplands, but our concern is about the bottomlands. We've biked the Jordan River Trail between Sandy and Bluffdale. The only bottomland areas which seem to have been developed or zoned to be developed right up to the river are just at 10600 South in South Jordan and at 11400 South in Draper (although not yet fully developed, zoning has been approved, and endless loads of fill were brought in to compensate for planned construction on shallow groundwater). Draper has gone further than surrounding communities and approved residential zoning right up to the Jordan River Trail in the Soccer City/Windsor Mill rezoning effort a few years ago.

Although we may not be using the correct terminology/buzz words, we believe that the area next to the river and along the Jordan River Trail should never be zoned to accommodate residential development (if only to protect unsuspecting buyers). The current request for rezoning, when it includes the property west of the old Galena Canal does not correspond with other current usage along the Jordan River. We believe the existing Master Plan and zoning are the correct approach, and smart approach, and encourage finding a way to include this into the Jordan River Parkway system. The plan

correctly recognizes that this area has been and is vulnerable to flooding and shallow groundwater, and has serious engineering limitations for development. We have included a couple pictures FYI.

We know that sale of the land represents funds for a large owner-family that certainly needs it for their own retirement. This zoning change, if approved, does directly affect us and all of our neighbors. We encourage you to look at the zoning change not only in terms of how it affects the integrity of the Jordan River bottomlands but also how it affects current Draper residents and try and find a solution where we, as neighbors, are not enduring another 5+ years (our retirement years) of contentious meetings, endless truckloads of fill and other construction traffic, constant dust as we are on the downwind side of prevailing breezes, construction trash blowing onto us, interruption of irrigation use, and eventually much elevated traffic on 700 West.

Bottomlands on Osborne property

Sincerely,
Bruce and Kathy Waddell
744 W 11560 S
Draper, UT 84020
801-523-2274
bruce-kathy@att.net

From: Kelly McAdams [mailto:kellym1051@gmail.com]
Sent: Thursday, July 3, 2014 3:47 PM
To: Angie Olsen; bonneydraperutah@comcast.net; Robyn Kruppa
Subject: Osborne Farms rezoning

Hi Angie,
Please see that this is forwarded to all members the Draper planning department and the city council members prior the July 10th meeting.

I've been reading letters written by the other residents in the are. We are all of the same opinion as far as letting this area being considered for denser development. My wife and I just bought our property in 2010. We were assured that future development of the remaining open spaces and agricultural areas would be limited to 1/2+minimum acre lots along 7th West. It is my opinion that ONE acre parcels would be more in keeping with the area and anything less than 1/2 acre lots per family should never even be considered.
The low density plan for this area was the primary reason we bought here. We were assured by the planning department that the density issue had been settled years before by the City of Draper and there was a general plan in place.
It is very unfair to the local residents that projects such as these (and Soccer City) that dramatically alter the area are even to be considered. The only residents in the area that are in favor of this proposal are the ones that plan to cash-in and move away-and of course the developer.
Every city needs open space and diversification and it's up to our city planners to protect these areas, and the citizens that elected them.

--
Sincerely yours,

Kelly W. McAdams
661 Dunning Court
Draper Ut 84020