

PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, July 31, 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, public hearing comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting.*

1. **Action Item:** Approval of minutes from the March 8, 2014, March 22, 2014, June 12, 2014, and June 26, 2014, Planning Commission meetings.
2. **Public Hearing:** On the request of Mike Skalla for approval of a Conditional Use Permit (CUP) in the CI (Interchange Commercial) zone to allow outdoor storage on 6.78 acres at 12552 South 125 West. The application is otherwise known at the ***Willow Building Conditional Use Permit Request***, Application #140502-12552S. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
3. **Public Hearing:** On the request of Austin Allred of Goldsworth Real Estate for approval of a Preliminary Plat for a 17 lot subdivision on 7.01 acres in the R3 (Residential) zone located at 11450 South 800 West. This application is otherwise known as the ***Windsor Mill Preliminary Plat Request***, Application #140603-11450S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
4. **Public Hearing:** On the request of David Burns for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential, 40,000 ft² lots) to RA2 (Residential, 20,000 ft² lots) on approximately 1.59 acres at 1425 E. Tanburhan Lane. The application is otherwise known as the ***Burns Property Zone Change Request***, Application #140707-1425E. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.

5. **Public Hearing:** On the request of Mark Murdock, representing the Gardner Company for approval of a Preliminary and Final Subdivision Plat to allow their 29.63 acre site located in the CSD-DPOP (Draper Pointe Office Park Commercial Special District) zone to be subdivided into three lots. The property is located at about 13392 South 200 West. The application is otherwise known as the **Draper Pointe Office Park Preliminary and Final Subdivision Plat**, Application #140414-13392S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
6. **Public Hearing:** On the request of Matt Rindlisbacher for approval of a Conditional Use Permit and Commercial Site Plan in the Day Dairy Commercial Special District zone to allow five retail and restaurant buildings on 4.98 acres at 523 East 12300 South. The application is otherwise known as the **Village Shoppes at Day Dairy Conditional Use Permit and Site Plan Request**, Application #140507-523E. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
7. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
8. **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, Rachelle Conner, City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held **Thursday, July 31, 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.

City Seal



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



Development Review Committee

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

STAFF REPORT

July 21, 2014

To: Draper City Planning Commission
Business Date: July 31, 2014

From: Development Review Committee

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

Re: Draper Pointe Office Park – Preliminary and Final Subdivision Plat Request

Application No.: 140414-13392S
Applicant: Mark Murdock, representing Gardner Company
Project Location: Approximately 13392 South 200 West
Zoning: Draper Pointe Office Park Commercial Special District (CSD-DPOP) Zone
Acreage: Approximately 29.63 Acres (Approximately 1,290,682.8 ft²)
Request: Request for approval of a Preliminary and Final Subdivision Plat in the Draper Pointe Office Park Commercial Special District (CSD-DPOP) zone regarding a three lot subdivision.

SUMMARY

This application is a request for approval of Preliminary and Final Subdivision Plat for an approximately 29.63 acre site located on the west side of 200 West, at approximately 13392 South 200 West. The property is currently zoned CSD-DPOP (Draper Pointe Office Park Commercial Special District). The applicant is requesting that a Subdivision be approved to allow the property to be split into three lots.

BACKGROUND

The property was rezoned by the City Council to the CSD-DPOP zone on April 15, 2014. Phase 1 of the office park received final Site Plan approval on May 22, 2014, and Phase 2 obtained final Site Plan approval on July 10, 2014.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Destination Commercial land use designation for the subject property. The General Plan itself is silent on the Destination Commercial land use. According to the land use map included within the General Plan, dated April 20, 2004, the area was originally designated as a growth area. The Growth Area land use category was



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

The property has been assigned the CSD-DPOP (Draper Pointe Office Park Commercial Special District) zoning classification. The CSD-DPOP zone states the General Plan's "goals and objectives are reflected in the overall district elements such as land use, architecture for office and retail uses, signage, site design and landscape standards." The subject property abuts the DC zone on the east and south, the RM1 (Multi-family Residential) and RM2 (Multi-family Residential) zones to the north and the DC and TSD (Transit Station District) on the west.

Subdivision Layout. The subdivision will create three lots, one for each of the proposed buildings on site, as well as a single parcel which will contain open space and a portion of Corner Canyon Creek. Lot 1 will contain the Phase 1 building and be 9.85 acres in size. Lot 2 will contain the Phase 2 building and be 9.63 acres in size. Lot 3 will encompass the future Phase 3 area and will be 8.03 acres in size. The open space, Parcel A, will be 1.94 acres in size and contain Corner Canyon Creek and a maintenance and access easement for Salt Lake County Flood Control. A trail easement will be obtained at a later date, when a final design for the trail is completed. The CC&R's will spell out how Parcel A will be maintained.

Circulation. The Plat will dedicate 7,557 square feet of frontage along 200 West Street. This will allow for the requested 8-foot pedestrian sidewalk to be located within the 200 West right-of-way and make 200 West Street the planned for width within the Transportation Master Plan. A public access easement will be provided along the western edge of the property. This easement follows a pedestrian walkway approved with Phase 1, which connects the sidewalk on Green Clover Road to Vista Station Boulevard. The intent of the public access easement is that neighbors to the north can use this walkway to better access the Front Runner Station located to the west of the property and adjacent rail road tracks. The subdivision will also create a private street (Data Drive) within the development which is the main corridor connecting Vista Station Boulevard with 200 West. All lots will have a perpetual shared access to Data Drive and cross access and shared parking amongst the lots.

Criteria For Approval. The criteria for review and potential approval of a Preliminary and Final request is found in Sections 17-3-040(a) and 17-4-060 of the Draper City Municipal Code. These sections depict the standard of review for such requests as:

Subdivision Preliminary Plat:

Draper City Municipal Code Section 17-3-040(a):

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

Subdivision Final Plat:

Draper City Municipal Code Section 17-4-060:

“Within a reasonable time following the recommended approval of the final plat by the Zoning Administrator, the final plat shall be submitted to the City Council for its review and consideration. The City Council shall not be bound by the recommendations of the Zoning Administrator and may set its own conditions and requirements consistent with this Title. If the City Council determines that the final plat is in conformity with the requirements of this Title, other applicable ordinances, and any reasonable conditions as recommended by the City's staff and Zoning Administrator or on the City Council's own initiative, and that the City Council is satisfied with the final plat of the subdivision, it may approve the final plat. If the City Council determines that the final plat is not in conformity with this Title or other applicable ordinances, or any reasonable conditions imposed, it may disapprove the final plat specifying the reasons for such disapproval. No final plat shall have any force or effect unless the same has been approved by the City Council and signed by the Mayor and City Recorder.”

REVIEWS

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

1. Address all planning comments and redlines.
2. Provide a copy of the proposed Covenants, Conditions and Restrictions for review and approval.

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

Building Division Review. The Draper City Building Division has completed their review of the Preliminary and Final Subdivision submission and has issued a recommendation for approval without further comment.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, has completed his review of the geotechnical and geologic hazards report submitted as a part of the Preliminary and Final Subdivision submission and has issued a recommendation for approval without further comment.

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

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road

- shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. Fire Hydrants are required there shall be a total of 5 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 5000GPM for full 3 hour duration.
 3. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
 4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
 5. Fire Sprinklers Required. Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. **ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.**
 6. Standpipes May Be Required. This building may be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
 7. Post Indicator Valve with Tamper Required. If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.
 8. Fire Alarm Required. Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. **ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.**
 9. Knox Boxes Required. Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
 10. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
 11. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Preliminary and Final Subdivision submission and has issued a recommendation for

approval for the request without further comment.

Noticing. The applicant has expressed his desire to subdivide 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 Preliminary and Final Subdivision Plat by Mark Murdock, representing the Gardner Group, application 140414-13392S, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings and infrastructure on the site, including permitting.
2. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings and infrastructure on the site.
3. That all requirements of the Planning Division are satisfied throughout the development of the site and the construction of all buildings and infrastructure on the site, including permitting.
 - a. Address all planning comments and redlines.
 - b. Provide a copy of the proposed Covenants, Conditions and Restrictions for review and approval.
4. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings and infrastructure on the site, including permitting.
5. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings and infrastructure on the site.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. Strengthen the identity of Draper by encouraging land uses that contribute to the character of the community and sustain a viable economic base.
 - b. Development close to existing facilities should be encouraged in order to reduce the cost and extent of public services.
 - c. Maintain a balance of land uses that support a high quality of life, a diverse economic base, and a rich mixture of housing and leisure opportunities.
 - d. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense land uses within local neighborhoods.
 - e. Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Draper Pointe Office Park Preliminary and Final Subdivision Plat Request by Mark Murdock, representing the Gardner Group for the purpose of subdividing the Draper Pointe Business Park into three lots, application 140414-13392S, based on the findings and subject to the conditions listed in the Staff Report dated July 21, 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 Draper Pointe Office Park Preliminary and Final Subdivision Plat Request by Mark Murdock, representing the Gardner Group for the purpose of subdividing the Draper Pointe Business Park into three lots, application 140414-13392S, based on the following findings:”

1. List any additional findings...

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



Draper City Planning Division

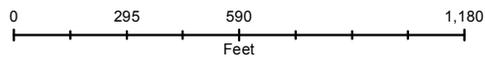
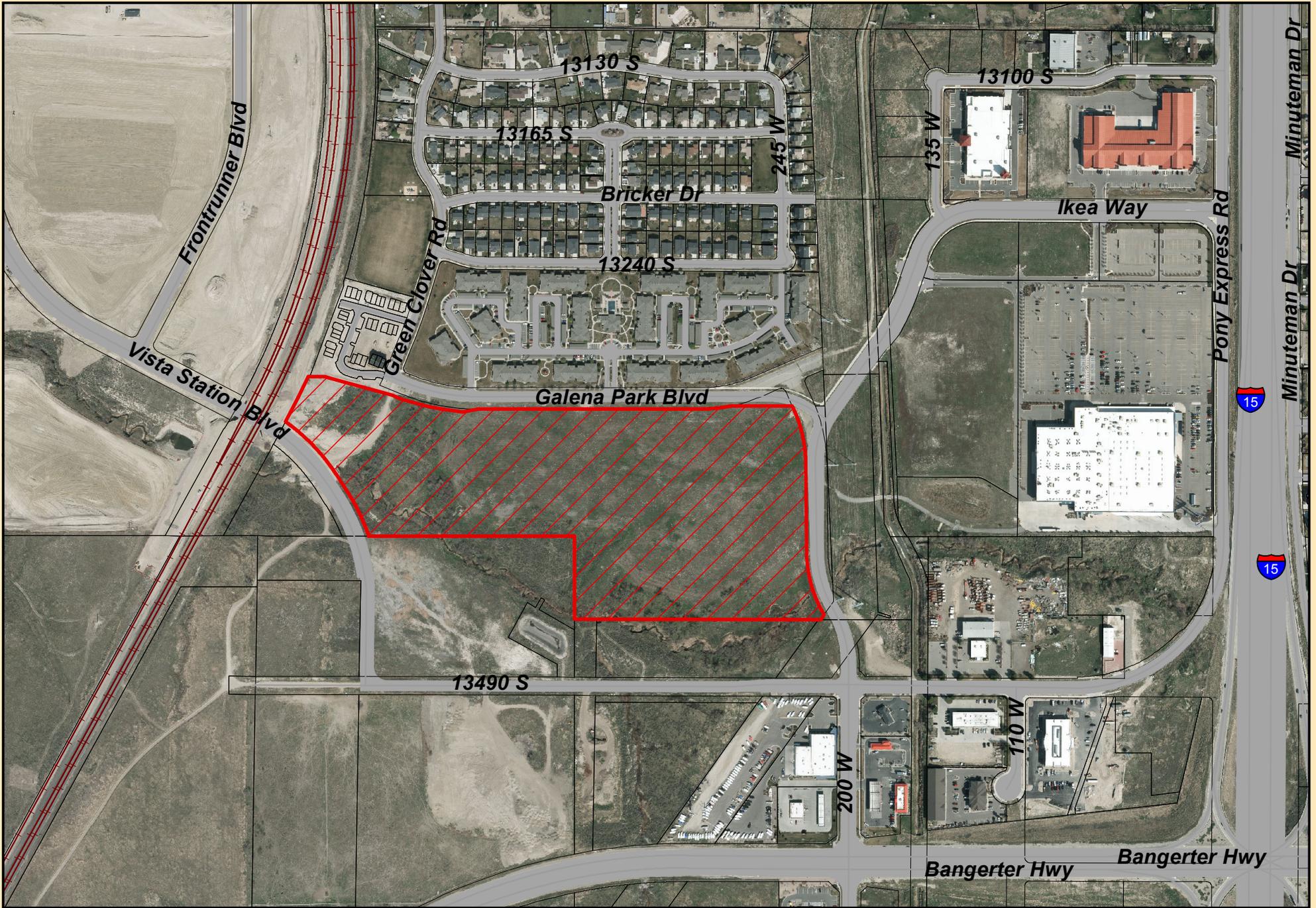


Unified Fire Authority

Draper City Legal Counsel



EXHIBIT A
AERIAL MAP



Draper Pointe Office Park
Preliminary and Final Subdivision Plat
Aerial Map

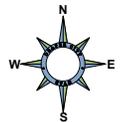
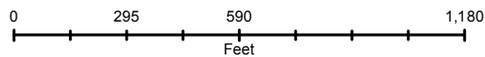
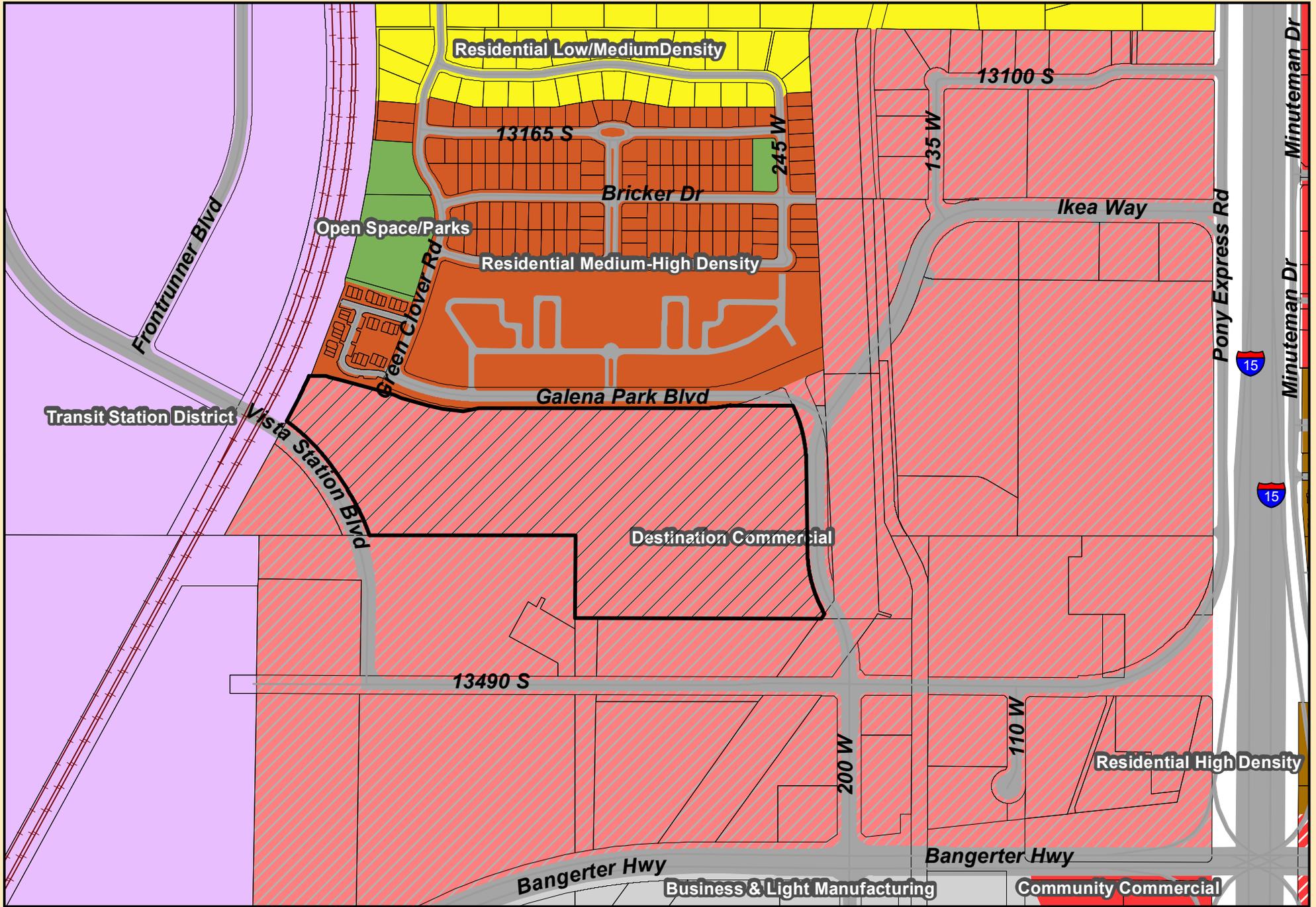
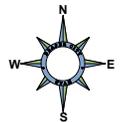


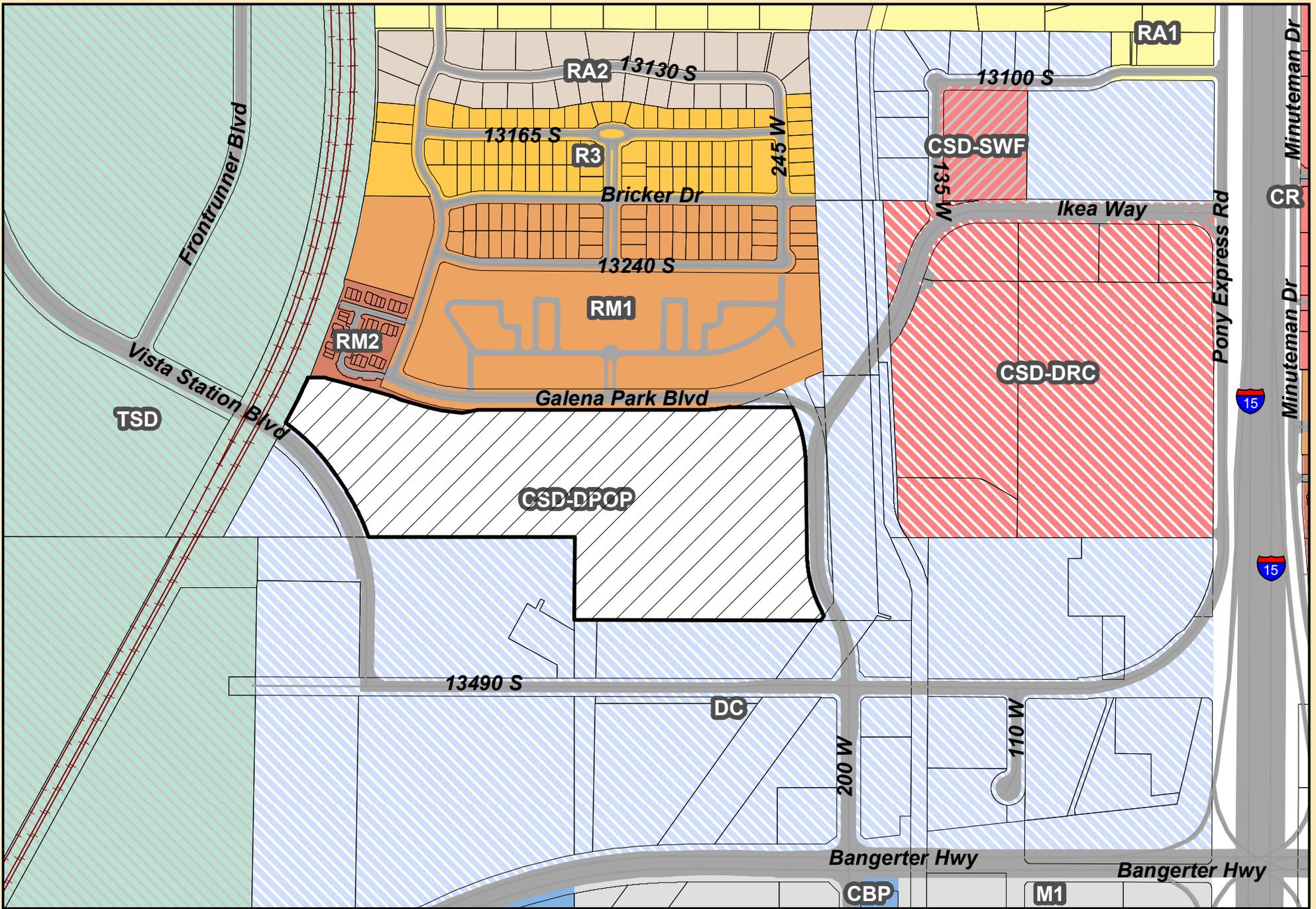
EXHIBIT B
LAND USE MAP



Draper Pointe Office Park
Preliminary and Final Subdivision Plat
Land Use Map



**EXHIBIT C
ZONING MAP**



Draper Pointe Office Park
 Preliminary and Final Subdivision Plat
 Zoning Map

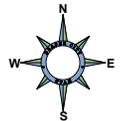
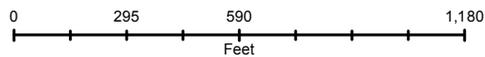
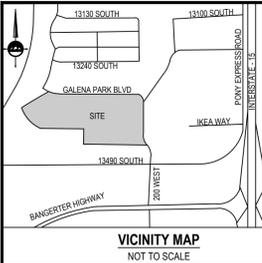


EXHIBIT D
PRELIMINARY AND FINAL SUBDIVISION PLAT

DRAPER POINTE OFFICE PARK SUBDIVISION

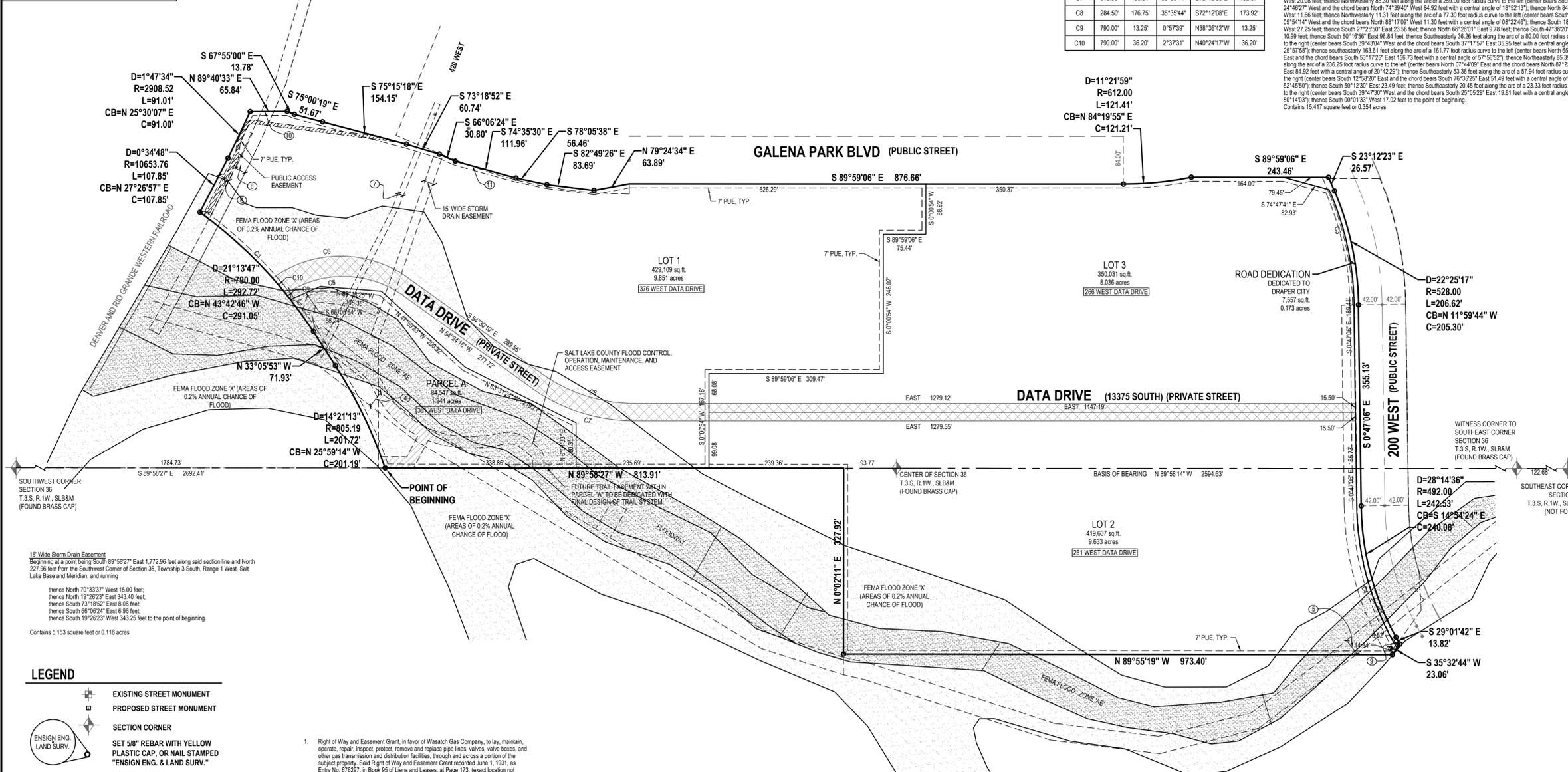
LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
AND THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



Public Access Easement
Beginning at a point being South 89°58'27" East 1,467.61 feet along said section line and North 442.97 feet from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 53°31'02" West 6.00 feet; thence North 35°54'58" East 13.02 feet; thence North 27°26'37" East 104.84 feet; thence North 07°10'24" East 25.75 feet; thence North 25°02'02" East 33.46 feet; thence Northeast 17.63 feet along the arc of a 14.00 foot radius curve to the right (center bears South 64°57'58" East and the chord bears North 61°05'18" East 16.49 feet with a central angle of 72°08'22"); thence South 82°49'26" East 216.07 feet; thence South 75°15'18" East 45.55 feet; thence North 82°49'26" West 261.23 feet; thence Southwesterly 10.07 feet along the arc of a 8.00 foot radius curve to the left (center bears South 07°10'24" West and the chord bears South 61°06'18" West 9.42 feet with a central angle of 72°08'22"); thence South 25°02'02" West 32.52 feet; thence South 07°10'24" West 50.01 feet; thence North 82°49'26" West 3.37 feet; thence South 27°26'37" West 56.62 feet; thence South 35°54'58" West 15.53 feet to the point of beginning.
Contains 2,996 Square Feet

Salt Lake County Flood Control, Operation, Maintenance, and Access Easement
Beginning at a point on the section line said point being South 89°58'27" East 625.78 feet along said section line from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'27" West 20.00 feet; thence North 00°11'37" East 17.02 feet; thence Northwesterly 2.92 feet along the arc of a 3.33 foot radius curve to the left (center bears North 00°11'37" East and the chord bears North 25°02'28" West 2.83 feet with a central angle of 52°45'00"); thence North 50°12'30" West 23.49 feet; thence Northwesterly 34.94 feet along the arc of a 37.4 foot radius curve to the left (center bears South 59°47'30" West and the chord bears North 76°38'25" West 37.72 feet with a central angle of 52°45'00"); thence Southwesterly 92.61 feet along the arc of a 256.25 foot radius curve to the right (center bears North 75°29'49" West and the chord bears South 57°12'37" West 92.11 feet with a central angle of 24°42'29"); thence Northwesterly 42.84 feet along the arc of a 181.77 foot radius curve to the right (center bears North 07°40'59" East and the chord bears North 75°29'49" West 42.84 feet with a central angle of 13°32'03"); thence South 27°35'13" West 55.12 feet; thence North 89°58'27" West 50.85 feet; thence North 19°35'37" West 21.23 feet; thence South 89°58'27" East 45.85 feet; thence North 27°35'13" East 41.80 feet; thence Northwesterly 10.86 feet along the arc of a 181.77 foot radius curve to the right (center bears North 27°35'13" East and the chord bears North 43°21'53" West 118.65 feet with a central angle of 38°05'49"); thence Northwesterly 27.19 feet along the arc of a 60.00 foot radius curve to the left (center bears South 65°41'02" West and the chord bears North 37°17'57" West 26.96 feet with a central angle of 23°57'57"); thence North 05°15'59" West 107.86 feet; thence North 33°03'33" West 8.79 feet; thence Northwesterly 37.38 feet along the arc of a 790.00 foot radius curve to the left (center bears North 36°54'00" West and the chord bears North 34°27'12" West 37.37 feet with a central angle of 02°42'39"); thence North 18°07'10" East 40.80 feet; thence Northwesterly 28.52 feet along the arc of a 67.30 foot radius curve to the right (center bears North 05°53'37" East and the chord bears North 87°30'19" East 28.42 feet with a central angle of 16°47'50"); thence North 84°05'46" East 11.66 feet; thence Southwesterly 90.02 feet along the arc of a 279.00 foot radius curve to the right (center bears South 05°54'14" West and the chord bears South 14°39'40" West 84.92 feet with a central angle of 16°52'13"); thence North 84°05'46" West 11.66 feet; thence Northwesterly 1.31 feet along the arc of a 17.30 foot radius curve to the left (center bears South 05°54'14" West and the chord bears North 88°17'09" West 11.30 feet with a central angle of 08°22'46"); thence North 18°07'10" West 27.25 feet; thence South 27°29'50" East 23.56 feet; thence North 68°20'01" East 9.78 feet; thence South 47°38'20" East 10.59 feet; thence South 50°15'59" East 88.84 feet; thence Southwesterly 85.26 feet along the arc of a 80.00 foot radius curve to the right (center bears South 53°17'27" East 158.13 feet with a central angle of 07°56'29"); thence Northwesterly 65.39 feet along the arc of a 236.25 foot radius curve to the left (center bears North 07°44'09" East and the chord bears North 87°22'55" East 84.92 feet with a central angle of 22°42'29"); thence Southwesterly 53.30 feet along the arc of a 57.94 foot radius curve to the right (center bears South 12°52'29" East and the chord bears South 76°32'29" East 51.48 feet with a central angle of 52°45'00"); thence South 50°12'30" East 23.49 feet; thence Southwesterly 20.45 feet along the arc of a 23.33 foot radius curve to the right (center bears South 39°47'30" West and the chord bears South 25°05'29" East 19.81 feet with a central angle of 50°14'03"); thence South 00°11'37" West 11.02 feet to the point of beginning.
Contains 15,417 square feet or 0.354 acres

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	790.00'	223.32'	16°11'48"	N46°13'46"W	222.58'
C2	790.00'	69.40'	5°01'59"	N35°36'53"W	69.38'
C3	500.00'	209.86'	23°07'26"	N12°20'49"W	208.44'
C4	500.00'	263.95'	30°14'48"	S15°54'30"E	260.90'
C5	184.50'	222.31'	69°02'12"	N88°55'22"W	209.10'
C6	207.00'	256.82'	71°05'11"	S89°57'15"W	240.66'
C7	315.50'	196.01'	35°35'44"	S72°12'08"E	192.87'
C8	284.50'	176.75'	35°35'44"	S72°12'08"E	173.92'
C9	790.00'	13.25'	0°57'39"	N38°36'42"W	13.25'
C10	790.00'	36.20'	2°37'31"	N40°24'17"W	36.20'

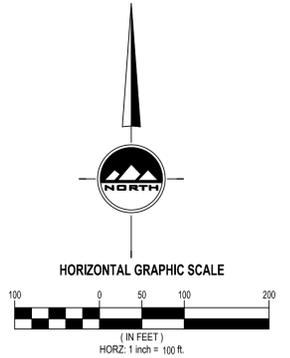


15' Wide Storm Drain Easement
Beginning at a point being South 89°58'27" East 1,772.96 feet along said section line and North 227.56 feet from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
thence North 70°33'37" West 15.00 feet;
thence North 19°26'23" East 343.40 feet;
thence South 73°18'52" East 8.08 feet;
thence South 65°06'24" East 6.96 feet;
thence South 19°26'23" West 343.25 feet to the point of beginning.
Contains 5,153 square feet or 0.118 acres

- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - PUBLIC ACCESS EASEMENT
 - DATA DRIVE (PRIVATE STREET)
 - SLCO FLOOD CONTROL EASEMENT

- NOTES**
- ALL LOTS AND PARCEL "A" IDENTIFIED ON THIS PLAN ARE SUBJECT TO A PERPETUAL SHARED ACCESS (DATA DRIVE), CROSS ACCESS, AND SHARED PARKING EASEMENT AS FURTHER IDENTIFIED IN THE CC&RS TO BE RECORDED WITH THIS PLAT.
 - ALL LOTS AND PARCEL "A" IDENTIFIED ON THIS PLAN ARE SUBJECT TO A MAINTENANCE AGREEMENT AS FURTHER IDENTIFIED IN THE CC&RS TO BE RECORDED WITH THIS PLAT.
 - THE OWNERSHIP OF PARCEL "A" WILL BE DRAPER G03, L.C.

Note: For conditions of record not shown herein as well as specific references to items in the 1999 report, please refer to a file report supplied by Cottonwood Title, of Salt Lake City, Utah under Commitment No. 58878-PM, 8th Amended, dated effective, November 1, 2013.



ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APROBATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8832.

WATERPRO

APPROVED THIS _____ DAY OF _____, 20____ BY THE WATERPRO.

WATERPRO



SALT LAKE CITY
45 West 10000 South Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNUTAH.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453

SHEET 1 OF 1

PROJECT NUMBER : 5825
MANAGER : JFW
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 7/16/14

DEVELOPER
GARDNER COMPANY
90 SOUTH 400 WEST, STE 360
SALT LAKE CITY, UTAH
(801) 915-1822

SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as DRAPER POINTE OFFICE PARK SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the section line said point being South 89°58'27" East 1784.73 feet along said section line from the Southwest Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running:
thence Northwesterly 201.72 feet along the arc of a 805.19 foot radius curve to the left (center bears South 71°11'22" West and the chord bears North 25°59'14" West 201.19 feet with a central angle of 14°21'13");
thence North 33°03'53" West 71.93 feet;
thence Northwesterly 292.72 feet along the arc of a 790.00 foot radius curve to the left (center bears South 56°54'07" West and the chord bears North 43°42'46" West 291.05 feet with a central angle of 21°13'47") to a point on the east line of the Denver and Rio Grande Western Railroad;
thence Northwesterly 107.85 feet along the arc of a 10,653.76 foot radius curve to the left (center bears North 62°15'39" West and the chord bears North 27°26'57" East 107.85 feet with a central angle of 00°34'48") along said east line of the Denver and Rio Grande Western Railroad;
thence Northwesterly 91.01 feet along the arc of a 2,908.82 foot radius curve to the left (center bears North 63°36'06" West and the chord bears North 25°30'07" East 91.00 feet with a central angle of 01°47'34") along said east line of the Denver and Rio Grande Western Railroad;
thence Northwesterly 107.85 feet along the arc of a 10,653.76 foot radius curve to the left (center bears North 62°15'39" West and the chord bears North 27°26'57" East 107.85 feet with a central angle of 00°34'48") along said east line of the Denver and Rio Grande Western Railroad;
thence North 89°43'33" East 65.84 feet;
thence South 75°00'19" East 13.78 feet;
thence South 75°00'19" East 154.15 feet;
thence South 73°18'52" East 80.74 feet;
thence South 66°06'24" East 30.80 feet;
thence South 74°35'30" East 111.96 feet;
thence South 78°05'38" East 56.46 feet;
thence South 82°49'26" East 63.89 feet;
thence South 73°18'52" East 80.74 feet;
thence South 23°12'23" East 26.57 feet;
thence South 29°01'42" East 13.82 feet;
thence South 35°32'44" West 23.06 feet;
thence South 89°59'06" East 243.46 feet;
thence South 89°59'06" East 876.66 feet;
thence Northwesterly 121.39 feet along the arc of a 612.00 foot radius curve to the left (center bears North 00°00'57" East and the chord bears North 84°19'55" East 121.21 feet with a central angle of 11°21'52");
thence South 89°59'06" East 243.46 feet;
thence South 23°12'23" East 26.57 feet;
thence Southwesterly 206.62 feet along the arc of a 528.00 foot radius curve to the right (center bears South 66°47'37" West and the chord bears South 11°59'45" East 205.30 feet with a central angle of 11°21'52");
thence South 00°47'08" East 355.13 feet;
thence Southwesterly 242.52 feet along the arc of a 492.00 foot radius curve to the left (center bears North 89°12'52" East and the chord bears South 14°54'25" East 240.07 feet with a central angle of 28°14'34");
thence South 29°01'42" East 13.82 feet;
thence South 35°32'44" West 23.06 feet;
thence South 89°59'06" East 243.46 feet;
thence North 69°02'11" East 327.92 feet;
thence North 89°58'27" West 813.91 feet to the point of beginning.

Contains 1,290,851 Square Feet or 29.634 Acres

Date _____ PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION
Known all men by these presents that I, the undersigned owner (s) of the heron described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

DRAPER POINTE OFFICE PARK SUBDIVISION
and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown herein, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage. Parcel A to be owned and maintained by _____

In witness whereof I have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____
By: _____

STATE OF UTAH _____ J.S.S.
County of Salt Lake _____
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC _____

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH _____ J.S.S.
County of Salt Lake _____
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH _____ J.S.S.
County of Salt Lake _____
On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC _____

DRAPER POINTE OFFICE PARK SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
AND THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

EASEMENT APPROVAL

CENTURYLINK DATE _____

ROCKY MOUNTAIN POWER DATE _____

QUESTAR GAS CO. DATE _____

COMCAST DATE _____

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION _____

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE VALLEY HEALTH DEPARTMENT

SALT LAKE VALLEY HEALTH DEPARTMENT _____

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER _____

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____, A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK _____ MAYOR _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY _____

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau 2000).

As a result of the increase in the number of people with a disability, the need for accessible information has become more acute. The Americans with Disabilities Act (ADA) of 1990 has been the primary legislative force behind the development of accessible information. The ADA requires that information be accessible to people with disabilities (U.S. Department of Justice 1991).

Information accessibility is a complex issue that involves many factors. One of the most important factors is the format of the information. Information should be available in a format that is accessible to people with disabilities. This may mean providing information in large print, Braille, or audio format.

Another important factor is the location of the information. Information should be available in a location that is accessible to people with disabilities. This may mean providing information in a location that is wheelchair accessible or providing information in a location that is accessible to people with hearing impairments.

Finally, information should be available in a format that is easy to understand. Information should be written in plain language and should be easy to read. This may mean using simple words and short sentences.

Information accessibility is a complex issue that involves many factors. By following the guidelines outlined above, information providers can ensure that their information is accessible to all people, including people with disabilities.

Information accessibility is a complex issue that involves many factors. By following the guidelines outlined above, information providers can ensure that their information is accessible to all people, including people with disabilities.

Information accessibility is a complex issue that involves many factors. By following the guidelines outlined above, information providers can ensure that their information is accessible to all people, including people with disabilities.

Information accessibility is a complex issue that involves many factors. By following the guidelines outlined above, information providers can ensure that their information is accessible to all people, including people with disabilities.

Information accessibility is a complex issue that involves many factors. By following the guidelines outlined above, information providers can ensure that their information is accessible to all people, including people with disabilities.

Information accessibility is a complex issue that involves many factors. By following the guidelines outlined above, information providers can ensure that their information is accessible to all people, including people with disabilities.



Development Review Committee

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

STAFF REPORT

July 22, 2014

To: Draper City Planning Commission
Business Date: July 31, 2014

From: Development Review Committee

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

Re: Village Shoppes at Day Dairy – Conditional Use Permit and Commercial Site Plan Request

Application No.: 140507-523E
Applicant: Matt Rindlisbacher, representing Wasatch Commercial Management
Project Location: 523 East 12300 South
Zoning: DDCSD Day Dairy Commercial Special District Zone
Acreage: Approximately 4.98 Acres (Approximately 216,842 ft²)
Request: Request for approval of a Conditional Use Permit and Commercial Site Plan in the DDCSD Day Dairy Commercial Special District zone. The applicant is proposing five retail and restaurant pads along 12300 South and 450 East.

SUMMARY

This application is a request for approval of a Conditional Use Permit and Commercial Site Plan for approximately 4.98 acres located on the north side of 12300 South, at approximately 523 East. The property is currently zoned DDCSD Day Dairy Commercial Special District. The applicant is requesting that a Conditional Use Permit and Commercial Site Plan be approved to allow for the development of the currently vacant site as an office building. In the Day Dairy CSD, restaurants and retail buildings with drive through facilities require a conditional use permit.

BACKGROUND

For many years, the property was used as a dairy farm and agricultural use. By 2008, the dairy had been abandoned and the property was left vacant. In 2011, the applicant submitted a proposal to the Planning Commission and City Council for approval of a Commercial Special District (CSD) which was ultimately approved in 2012. The CSD anticipated a mix of uses on the overall property including multifamily residential and retail. The multi-family portion was approved in 2012 and was completed construction by the end of 2013. The approvals of the multi-family development was followed by approval of a minor subdivision. The Commercial portion has been a little slower coming but this application is the first phase of the commercial element of the site. Phase II will receive a separate review and approval.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Neighborhood Commercial land use designation for the subject property. The property has also been assigned the Day Dairy CSD zoning classification. The site is abutted by 12300 South, CC & CR to the south west, A5 to the west, and a mix of RA1, RA2 and OR to the north and east of the property. The Day Dairy CSD anticipates a mix of uses on the site. 12200 South ultimately forms a dividing line between the residential (north) and commercial (south) portion of the project.

Because the subject property is a part of the approved Day Dairy Commercial Special District (CSD), the site plan proposal has been reviewed using section 9-18-050 of the Draper City Municipal Code (DCMC) as the governing document and the rules in that section of code trump all other codes unless otherwise stated.

Site Plan Layout. As this is a proposed phased project, for the purposes of this staff report and approvals, all totals are based on the phase one area only. The 4.98 acre site is on the north side and adjacent to 12300 South and also wraps around the recently added 450 East. The proposed site plan proposes five new buildings. Two of the pads (far west and far east adjacent to 12300 South) are proposed restaurant pads with drive-through facilities. Another restaurant pad is proposed on 450 East north of the other buildings. This restaurant pad does not have a drive-through. The other two buildings in the center of the project are retail buildings. One entrance point is proposed on 12300 South between Retail Buildings #1 and #2. An east-west drive-aisle will provide on-site access to all of the other buildings. Cross access has been provided between all proposed buildings on the site.

Landscaping, Lot Coverage and setbacks. The building's footprints will cover approximately 26,661 ft² of the 216,842 ft² or 4.98 acre parcel on which it is proposed. This provides lot coverage of approximately 12%. Additionally, the site contains 63,620 ft² of landscaping throughout the property, providing a site landscaping calculation of approximately 29%. Though this chapter does not dictate a minimum requirement for landscape percentages, a typical commercial site development is required to have 20% landscaping. Though not required, the applicant has ensured that this project complies with this requirement.

The landscaping on the site is a combination of different ground coverage types though sod and rock mulch are the primary ground covers proposed. In addition to the ground cover materials, the site is planned for numerous trees. The trees along 12200 South that were required in the code were all planted with the residential phase. The landscape architect has provided a large variety of trees and shrubs throughout the project in order to give variety and interest to the site.

Parking. According to section 9-18-050(F) of the City Code, retail and restaurant uses are required to have a minimum of five stalls for every 1,000 square feet of building area. Based on 26,661 ft² of building area, this regulation yields a total of 135 parking spaces minimum required for the subject property. The site has been designed with 171 parking spaces to be constructed with the site development. This results in an excess of parking spaces by 36 spaces over the minimum.

Architecture. The architectural standards are different from the typical standards as the development is part of the CSD previously identified. As such, the building, which complies with chapter 9-18 of the DCMC, uses a mix of EIFS and ledgerstone. They are also proposing a wood veneer panel which is a different material than is typically used in the city. Another accent will be the use of steel canopies on the corners and centers of the buildings. The buildings top out at 24' 6" to the tops of the canopies meeting the requirement for no building to exceed 45' in height.

Elevations of the two retail buildings which are mirror images of each other have been provided and

attached to this staff report. Additionally, drive-through pad #2 has been provided and attached. Drive-through building #1 and the restaurant pad have not been fully designed as the applicant has not secured tenants for those buildings. It is anticipated that those buildings will be constructed to look very similar in massing and materials to the other buildings proposed. Staff anticipates being able to approve the remaining two building through a staff approval of a site plan amendment. If Planning Commission would rather see the buildings for approval, a separate condition should be added to make it so.

Lighting. Section 9-18-050 of the DCMC limits footcandle readings on the site to between 1.5 and 4.0 footcandles. As such the applicant has submitted a photometric plan depicting the footcandle readings on the site. Though the majority of the site adheres to the stated requirement not to exceed 4.0 footcandles, the plan is depicting readings as high as 5.6. The plans will need to be revised prior to the applicant receiving a building permit to ensure compliance with this code.

Fencing. No fencing is being proposed as a part of this application.

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

- (e) Standards for Approval. The following standards shall apply to the approval of a site plan.
 - (1) The entire site shall be developed at one time unless a phased development plan is approved.
 - (2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
 - (i) Considerations relating to traffic safety and traffic congestion:
 - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
 - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
 - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (F) surfacing and lighting of off-street parking facilities; and
 - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
 - (ii) Considerations relating to outdoor advertising:
 - (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as

a separate process. Action may be taken simultaneously with or following site plan review.

- (iii) Considerations relating to landscaping:
 - (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
 - (B) planting of ground cover or other surfaces to prevent dust and erosion;
 - (C) unnecessary destruction of existing healthy trees; and
 - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.

- (iv) Considerations relating to buildings and site layout:
 - (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
 - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.

- (v) Considerations relating to drainage and irrigation:
 - (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (B) the need for piping of irrigation ditches bordering or within the site.

- (vi) Other considerations including, but not limited to:
 - (A) buffering;
 - (B) lighting;
 - (C) placement of trash containers and disposal facilities; and
 - (D) location of surface, wall and roof-mounted equipment.

- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.

- (4) In a planned center, individual uses shall be subject to the following requirements:

- (i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
 - (ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
 - (iii) Development guidelines for a center shall, as a minimum, address the following topics:
 - (A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (C) landscaping and open space standards;
 - (D) signage;
 - (E) exterior lighting;
 - (F) parking, pedestrian and vehicular circulation, and access to the site;
 - (G) rights of access within the center (use of cross-easements, etc.);
 - (H) development phasing and improvements/amenities to be completed with each phase;
 - (I) outdoor sales, storage and equipment;
 - (J) fencing and walls; and
 - (K) maintenance standards and responsibilities.
- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

Conditional Use Permit

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 following standards 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) Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the conditional use, upon the City as a whole, or upon public facilities and services. These conditions may include but are not limited to conditions concerning use, construction, character, location, landscaping, screening, parking, hour of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.

- (3) No conditional use permit shall be authorized unless the evidence presented establishes:
- (i) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
 - (ii) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.
 - (iii) The proposed use will comply with regulations and conditions specified in this Title for such use and to the intent of the City General Plan.
- (4) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of Subsection (3), above, can be met.
- (5) The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
- (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) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with the existing uses in the neighborhood;
 - (iv) Whether or not the proposed use or facility may be injurious to potential or existing development within the vicinity;
 - (v) The economic impact of the proposed facility or use on the surrounding area;
 - (vi) The aesthetic impact of the proposed facility or use on the surrounding area;
 - (vii) Whether or not the proposed use or facility is necessary or desirable to the City;
 - (viii) The number of other similar conditional uses in the area and the public need for the proposed conditional use;
 - (ix) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - (x) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - (xi) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - (xii) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - (xiii) 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.

- (6) When a use which requires a conditional use permit is proposed on property where a substantially similar nonconforming use legally exists, the Zoning Administrator may approve the conditional use permit, subject to the following requirements:
- (i) The Zoning Administrator shall determine the proposed conditional use is substantially similar to the previously permitted nonconforming use. In making such determination, the Zoning Administrator shall consider the nature, characteristics and impact of the existing and proposed uses, and the compatibility and compliance of the proposed use with the factors set forth in Subsection 9-5-080(e)(4) of this Chapter.
 - (ii) Nonconformance shall be allowed with respect to building setbacks, building height, landscaping and parking space requirements.
 - (iii) All current building, construction, engineering, fire, health and safety standards shall be met as a condition of approval of the conditional use permit.
 - (iv) Notice of an approval made hereunder shall be mailed to the applicable neighborhood association and a copy posted on the affected property or premises.

REVIEWS

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

1. That a revised photometric plan showing lighting levels in compliance with Draper City Municipal Code is provided prior to the applicant receiving a building permit.
2. That staff will review and approve the remaining two buildings through a site plan amendment process.
3. That all dumpsters are screened from view using materials that are compatible with the primary buildings on the site.
4. That all buildings are constructed as shown in this staff report and in the Planning Commission meeting and if any changes to the elevations of the buildings are requested that a site plan amendment application is applied for and approve prior to any changes being made.

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

1. Plans shall be stamped and signed by a professional engineer licensed by the State of Utah.
2. Include an electronic copy of the plans with the application.
3. Applicant shall provide written approval from UDOT for the proposed curb cut access from 12300 South Street and other proposed improvements within the UDOT right of way.
4. Add manholes at each end of both 60" storage pipes.
5. For pipe to be abandoned and plugged at "Structure 1," add note to fill abandoned pipe with flowable fill.

6. The head gate for the proposed outlet structure should be on the opposite side of the wall. The grate shall be a decking type (see redlines).
7. Drainage report shall include hydraulic analysis for City-owned pipe downstream of detention basin.
8. Plans shall indicate the minimum fire flow required by current fire codes adopted by UFA and fire flow calculations at all hydrant locations.
9. Application shall include letters from sewer and water providers, addressing the feasibility and their requirements to serve the project.
10. The amended plat shall include a note formalizing the agreement between the owner and Draper City in which the City is responsible to maintain the detention basin outlet structure and outlet pipe leading to 12300 South, and the property owner is responsible to maintain the detention basin.

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

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

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-four (24) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required** there shall be a total of 5 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 4500GPM for full 4 hour duration.
3. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
5. **Fire Sprinklers Required.** Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. All fire protection plans require 3rd party review prior to being submitted to the Unified Fire Authority.
6. **Post Indicator Valve with Tamper Required.** If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.

7. **Fire Alarm Required.** Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. All fire alarm plans require 3rd party review prior to being submitted to the Unified Fire Authority.
8. **UL300 System Required.** Deferred submittal for the Ansul UL 300 wet chemical kitchen hood system should be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets are required. It is understood that the hood system is pre-engineered. A construction permit is required at no fee from the fire department.
9. **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.
10. **Class “K” Extinguishers Required.** A Class “K” kitchen extinguisher shall be placed for use with deep fat fryers. Within 30 feet of unit and mounted appropriately.
11. **Visible Addressing Required.** New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
12. **Knox Boxes Required.** Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. As well as every occupant space shall have a residential style lock box.(At a height of no more than 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Conditional Use Permit and Commercial Site Plan submission and has issued a recommendation for approval for the request with the following proposed conditions without further comment.

Noticing. The applicant has expressed their desire for approval of a conditional use permit and site plan 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 Conditional Use Permit and Commercial Site Plan by Matt Rindlisbacher, representing the Wasatch Commercial Management, application 140507-523E, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.

4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. That a revised photometric plan showing lighting levels in compliance with Draper City Municipal Code is provided prior to the applicant receiving a building permit.
6. That staff will review and approve the remaining two buildings through a site plan amendment process.
7. That all dumpsters are screened from view using materials that are compatible with the primary buildings on the site.
8. That all buildings are constructed as shown in this staff report and in the Planning Commission meeting and if any changes to the elevations of the buildings are requested that a site plan amendment application is applied for and approved prior to any changes being made.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan 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. helping to create a balanced community where residents can live, work and play, and have their essential needs met;
 - d. encouraging development and maintenance of quality development projects;
 - e. supporting the location of regional land uses, such as major employment and mixed-use centers along regional mobility networks;
 - f. supporting regional land use policies, patterns, and planning;
 - g. encouraging and supporting a diversity of businesses; and
2. The proposed development plans meet the general requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS
Conditional Use Permit

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Matt Rindlisbacher, representing Wasatch Commercial Management to allow retail and restaurants with drive-through facilities, application 140507-523E, based on the findings and subject to the conditions listed in the Staff Report dated July 22, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit and Commercial Site Plan Request by Matt Rindlisbacher, representing Wasatch Commercial Management to allow retail and restaurants with drive-through facilities, application 140507-523E, based on the following findings:”

1. List any findings...

Commercial Site Plan

Sample Motion for Approval – “I move we approve the Commercial Site Plan Request by Matt Rindlisbacher, representing Wasatch Commercial Management, application 140507-523E, based on the findings and subject to the conditions listed in the Staff Report dated July 22, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit and Commercial Site Plan Request by Matt Rindlisbacher, representing Wasatch Commercial Management, application 140507-523E, 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



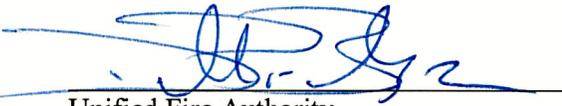
Draper City Building Division



Draper City Operations Division



Draper City Planning Division

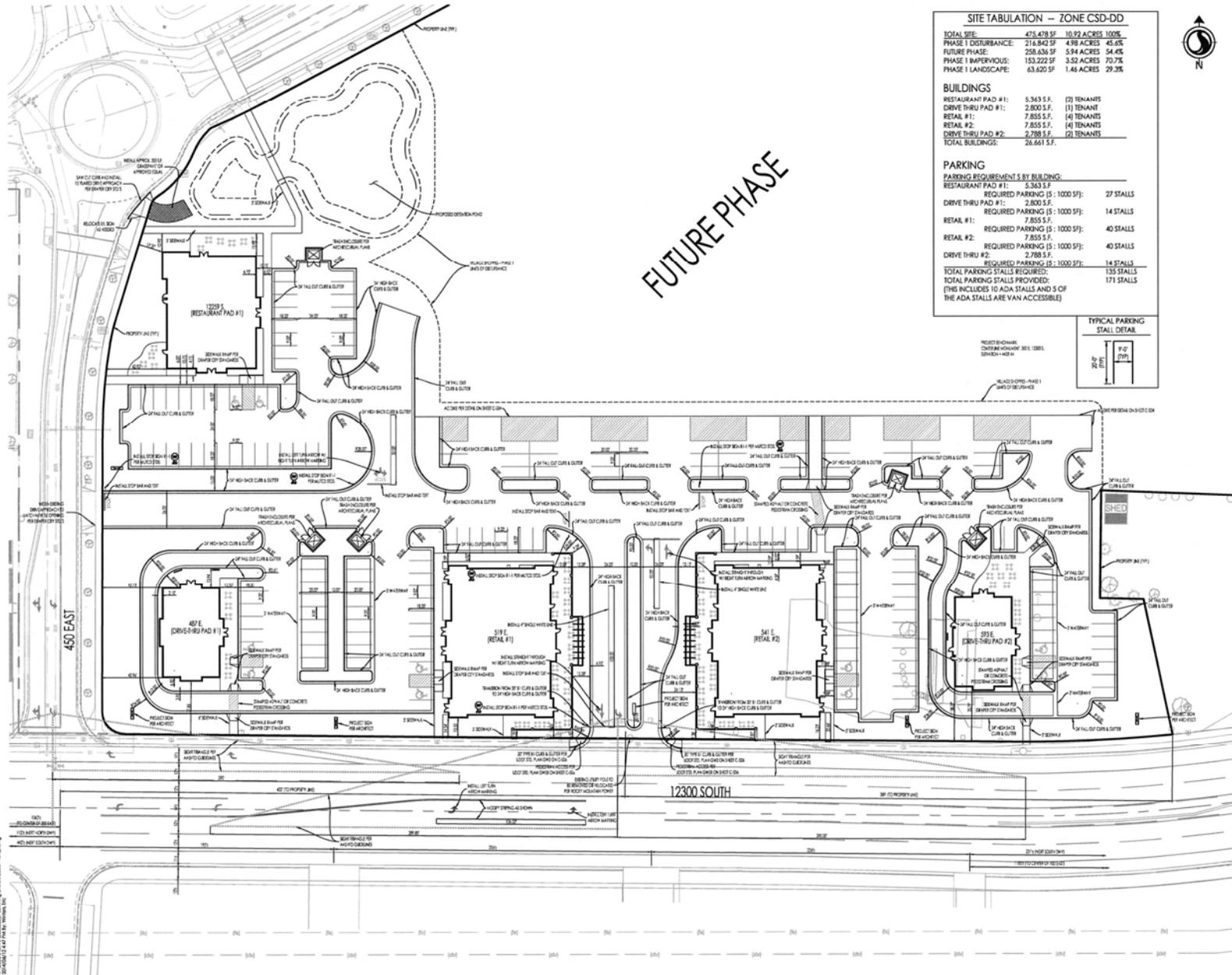


Unified Fire Authority

Draper City Legal Counsel

EXHIBIT A

SITE PLAN



FUTURE PHASE

SITE TABULATION -- ZONE CSD-DD

TOTAL SITE:	475,478 SF	10.92 ACRES	100%
PHASE 1 DISTURBANCE:	214,842 SF	4.98 ACRES	45.6%
FUTURE PHASE:	258,636 SF	5.94 ACRES	54.4%
PHASE 1 IMPERVIOUS:	153,222 SF	3.52 ACRES	70.7%
PHASE 1 LANDSCAPE:	63,620 SF	1.46 ACRES	29.3%

BUILDINGS

RESTAURANT PAD #1:	5,343 S.F.	(2) TENANTS
DRIVE THRU PAD #1:	2,800 S.F.	(1) TENANT
RETAIL #1:	7,855 S.F.	(4) TENANTS
RETAIL #2:	7,855 S.F.	(4) TENANTS
DRIVE THRU PAD #2:	2,788 S.F.	(2) TENANTS
TOTAL BUILDINGS:	26,661 S.F.	

PARKING

PARKING REQUIREMENTS BY BUILDING:

RESTAURANT PAD #1:	5,343 S.F.	REQUIRED PARKING (5 : 1000 SF):	27 STALLS
DRIVE THRU PAD #1:	2,800 S.F.	REQUIRED PARKING (5 : 1000 SF):	14 STALLS
RETAIL #1:	7,855 S.F.	REQUIRED PARKING (5 : 1000 SF):	40 STALLS
RETAIL #2:	7,855 S.F.	REQUIRED PARKING (5 : 1000 SF):	40 STALLS
DRIVE THRU PAD #2:	2,788 S.F.	REQUIRED PARKING (5 : 1000 SF):	14 STALLS
TOTAL PARKING STALLS PROVIDED:			135 STALLS
TOTAL PARKING STALLS REQUIRED:			171 STALLS

(THIS INCLUDES 10 ADA STALLS AND 5 OF THE ADA STALLS ARE VAN ACCESSIBLE)



3993 South 1300 East, Suite 300
 Salt Lake City, Utah 84107
 www.stantec.com

Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DD
 will retain the copyright in the drawings. The drawings are prepared by
 Stantec without liability.
 The Contractor is to design and construct in accordance with the
 drawings. Reproduction or use for any purpose other than that
 authorized by Stantec is prohibited.

Owner/Project

Legend

Notes

Revision	By	Issue	11/04/20
1	REVIEW ASSOCIATE	REVISION	11/04/20
2	REVIEW ASSOCIATE	REVISION	11/04/20
3	REVIEW ASSOCIATE	REVISION	11/04/20



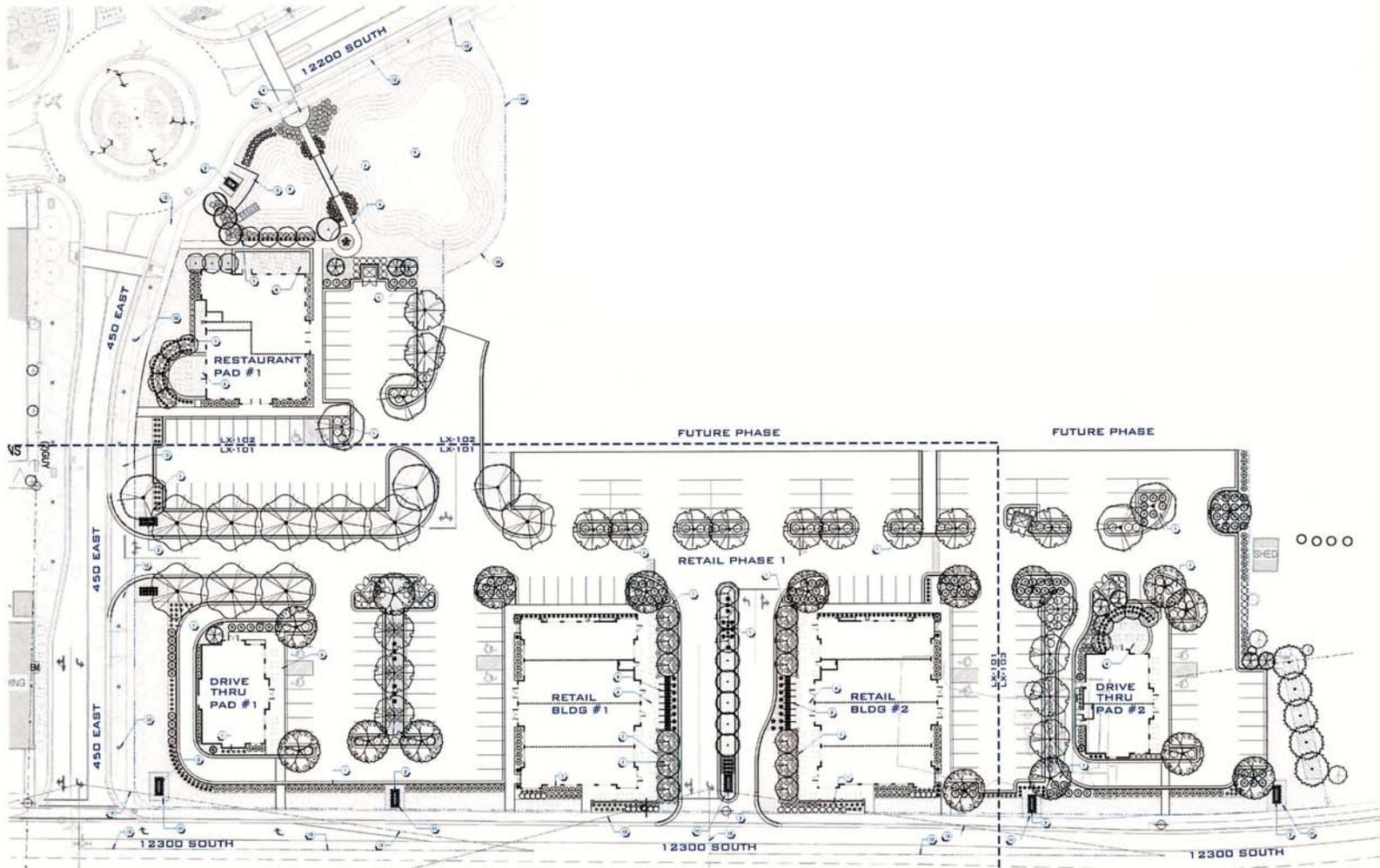
Client/Project
WASATCH COMMERCIAL MANAGEMENT, INC
 299 South Main Street, Suite 2400
 Salt Lake City, Utah 84111

VILLAGE SHOPPES AT DAY DAIRY - PHASE 1
 Draper, Utah

Title
OVERALL SITE PLAN

Project No.	205303007	Scale	1"=30'
Drawing No.	Sheet	Revision	

EXHIBIT B
LANDSCAPE PLAN



LOFT SIX FOUR
 ARCHITECTURAL CIVIL ENGINEERING
 1500 S. 1800 W. SUITE 212
 SALT LAKE CITY, UT 84119
 PHONE: 801.488.1315
 FAX: 801.488.1315
 WWW.LOFTSIXFOUR.COM

The design shown and described herein, including all technical drawings, graphic representations and models represent only preliminary and can not be relied upon, modified, or otherwise exploited in whole or in part without the site and owner's written permission for all uses.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with this notice.



**VILLAGE SHOPPES
 AT DAY DAIRY - PHASE 1**
 523 E. AND 12300 S.
 DRAPER, UTAH

DATE: 04-18-14
 PROJECT NO: 1410
 DRAWN BY: BAR
 CHECKED BY: BAR

REVISIONS:

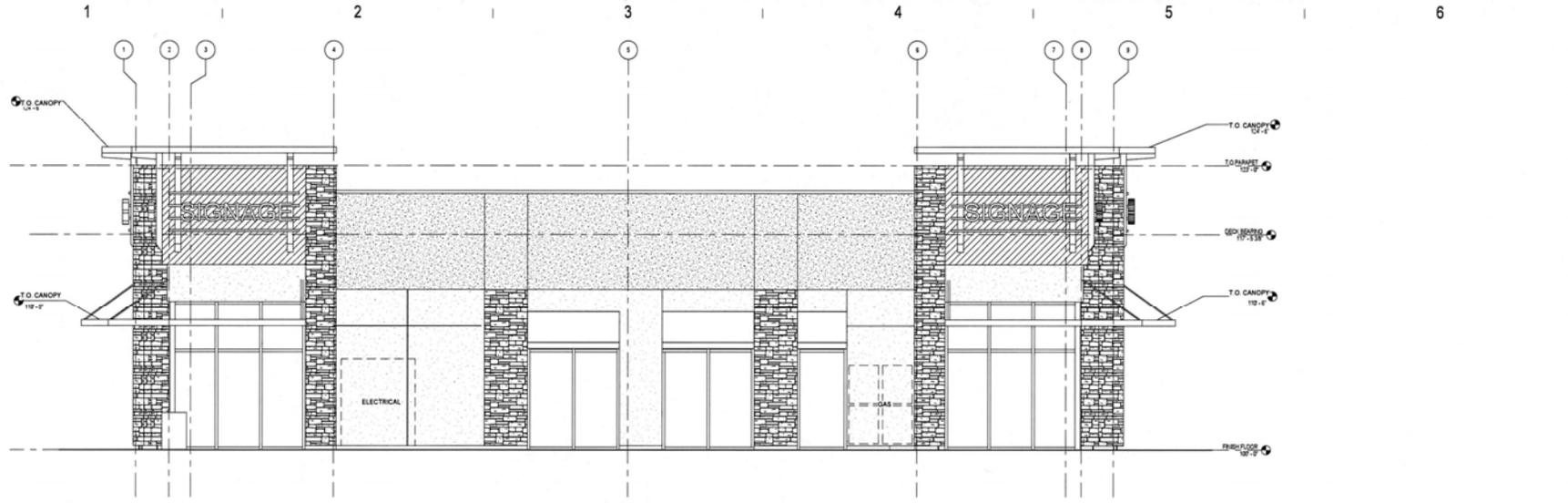
TITLE
 LANDSCAPE PLAN

SHEET

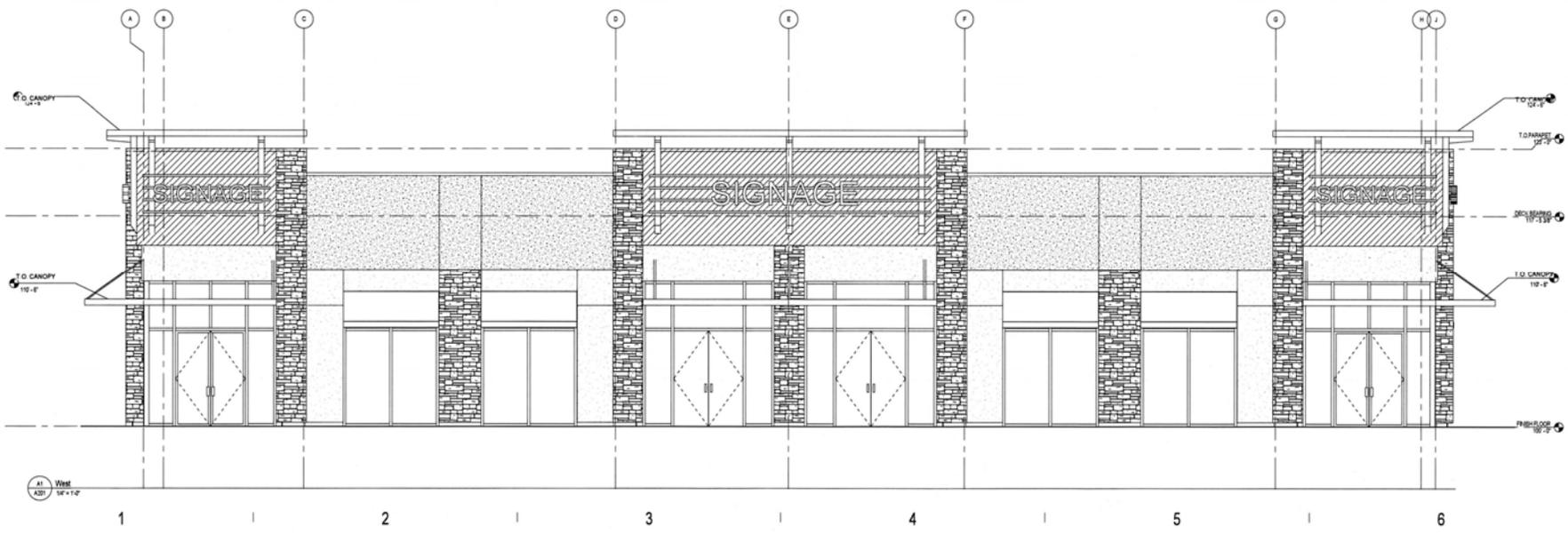
LP101

EXHIBIT C
BUILDING ELEVATIONS

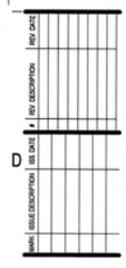
PROJECT: 8/20/24 10:01:19 AM C:\Users\mccormack\Documents\Retail Building #1 - 11_1_2024.rvt
 The firm, its employees, and its agents shall not be held responsible for errors or omissions in this drawing.



(N) North
 1/4" = 1'-0"



(W) West
 1/4" = 1'-0"



DAY DAIRY RETAIL BUILDING #1
 519 EAST 12300 SOUTH
 DRAPER, UTAH 84020



PROJECT NUMBER: 221142
 DRAWN BY: Author
 CHECKED BY: Checker
 PLAN REVIEW

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

1

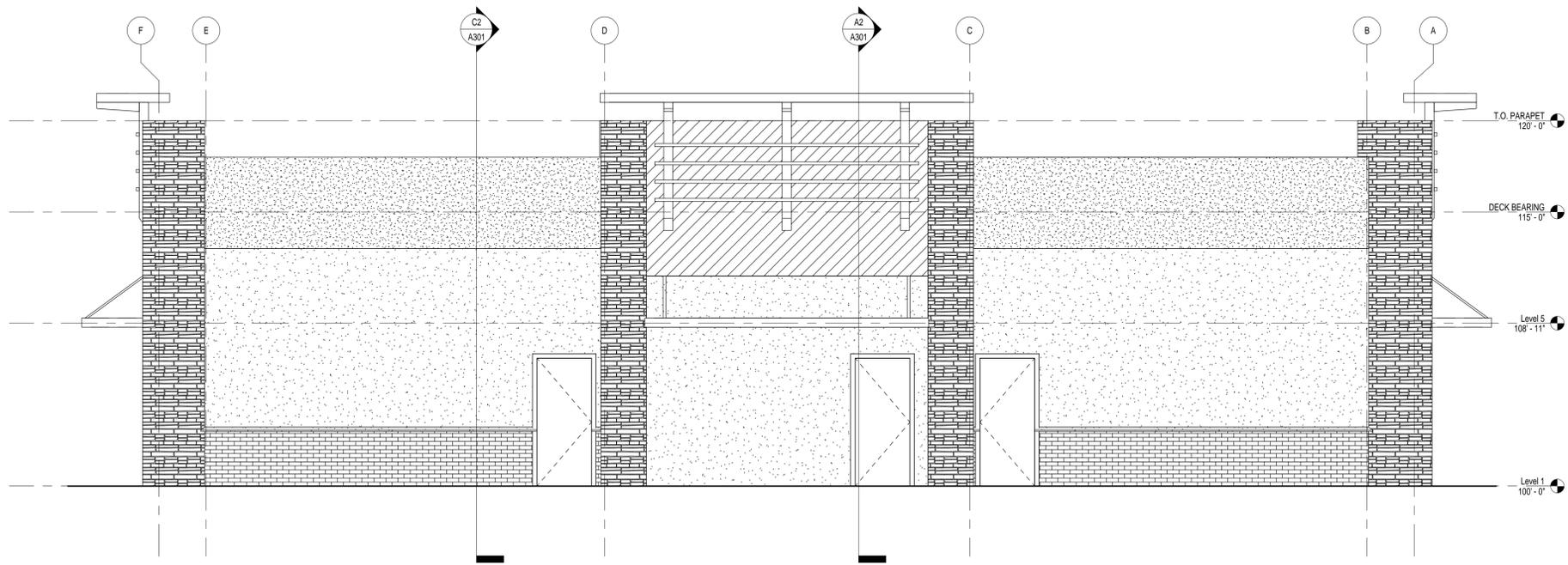
2

3

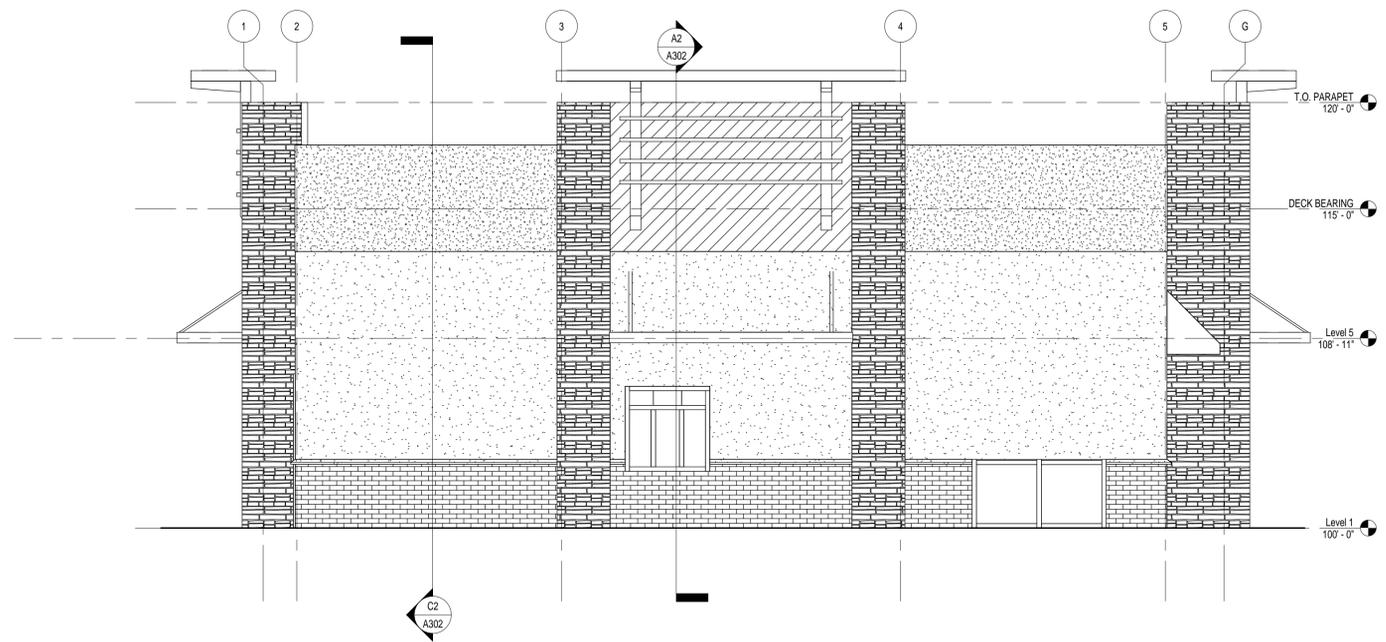
4

5

6



C2 West
A202 1/4" = 1'-0"



A2 South
A202 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

C

B

A

DAY DAIRY DRIVE THRU #2
593 EAST 12300 SOUTH
DRAPER, UTAH 84020

BWA
ARCHITECTS
T 801.438.9500
F 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER	
Project Number	
DWN BY	CHKD BY
Author	Checker
Project Status	

EXTERIOR
ELEVATIONS
DRAWING NUMBER
A202

1

2

3

4

5

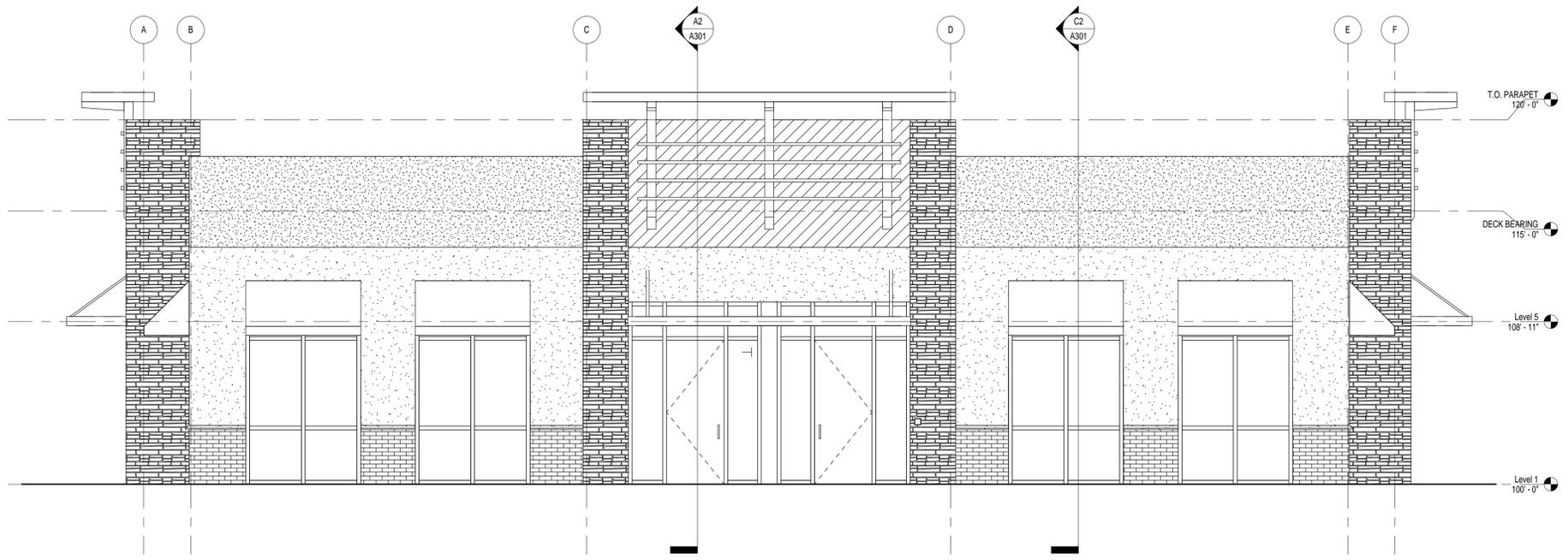
6

C:\Users\isorensm\Documents\DAY DRIVE THRU #2 V1_E_isorensm.rvt
A

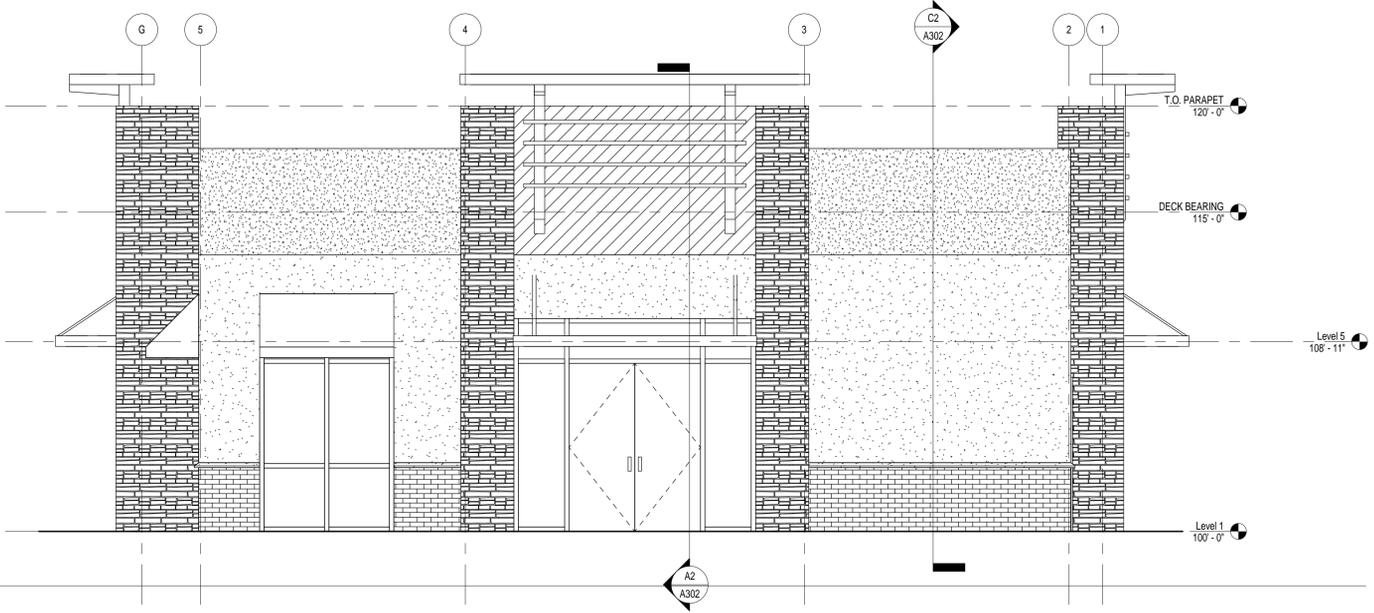
PRINTED AT 6/22/2014 1:58:10 PM
A

This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2014 BEECHER, WALKER & ASSOCIATES, L.L.C.

1 2 3 4 5 6



C2 East
A201 1/4" = 1'-0"



A2 North
A201 1/4" = 1'-0"

REV. #	REV. DATE	REV. DESCRIPTION

MARK	ISSUE DESCRIPTION	ISS. DATE

DAY DAIRY DRIVE THRU #2
593 EAST 12300 SOUTH
DRAPER, UTAH 84020



BWA
ARCHITECTS

T 801.438.9500
F 801.438.9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

DWN BY Author CHKD BY Checker

Project Status

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A201

1 2 3 4 5 6

C:\Users\isorensm\Documents\DAY DAIRY THRU #2\15_15orensm.rvt
 PRINTED AT 6/22/2014 1:58:01 PM
 This drawing is an instrument of professional service, in the property of BEECHER, WALKER & ASSOCIATES, L.L.C. and shall not be used, in whole or in part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES, L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2014 by BEECHER, WALKER & ASSOCIATES, L.L.C.

EXHIBIT D

BUILDING RENDERINGS



BWA
ARCHITECTS



WASATCH
COMMERCIAL MANAGEMENT
VILLAGE SHOPES AT
DAY DAIRY - PHASE 1
DRAPER, UT





BWA
ARCHITECTS



WASATCH
COMMERCIAL MANAGEMENT
VILLAGE SHOPPES AT
DAY DAIRY - PHASE 1
DRAPER, UT

