DRAPER CITY

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, August 28, 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 August 14, 2014 Planning Commission meeting.

2. **Action Item:** On the request of Pete Simmons, representing Verizon Wireless for approval of a Conditional Use Permit (CUP) on 3.88 acres in the M1 (Manufacturing) zone to allow installation of an 90-foot monopole at 15101 S. Minuteman Drive. The application is otherwise known as the ***Sal Sand Jump Conditional Use Permit Request,*** Application #140715-15101S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us. **This item was continued from the August 14, 2014 Planning Commission meeting.**

3. **Public Hearing:** On the request of Nate Shipp, representing DAI for approval of a Zoning Map and Zoning Text Amendment creating a new Master Planned Community (MPC) zone and rezoning approximately 61.052 acres at about 2025 E. Stoneleigh Drive to the new MPC zone. The application is otherwise known as the ***Edelweiss Zoning Map Amendment and Zoning Text Amendment Request,*** Application #140515-2025E-1 & 2. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.

4. **Public Hearing:** On the request of Keith Casey, representing Wasatch Product Development, LLC. for approval of a Site Plan in the CSD-LP (Lone Peak Commercial Special District) zone regarding the development of a manufacturing and warehousing building on roughly 7.92 acres at 12044 S. Lone Peak Pkwy. The application is otherwise known as the ***Wasatch/Casepak Building Site Plan Request,*** Application #140707-12044S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.

5. **Public Hearing:** On the request of Mark Murdock, representing the Gardner Company for Site Plan approval to allow Phase 3 of their office park to be developed on approximately 8.13 acres of the 29.63 acre site located in the CSD-DPOP (Draper Pointe Office Park Commercial Special District) zone at about 265 W Galena Park Blvd. The application is otherwise known as the ***Draper Pointe Office Park Phase 3 Site Plan Request,*** Application #140804-265W. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.

6. **Public Hearing:** On the request of Draper City for approval of bulk Text Amendments, making various changes to the Land Use and Development Code and Subdivision Ordinance sections of the Draper City Municipal Code. This application is otherwise known as the ***City Initiated 2014 Bulk Text Amendments Request,*** Application #140808-1020E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@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, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held **Thursday, August 28, 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

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.

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, AUGUST 14, 2014 IN THE DRAPER CITY COUNCIL CHAMBERS

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

PRESENT:	Chairperson Leslie Johnson, Planning Commissioners Andrew Adams, Drew Gilliland, Traci Gundersen, Craig Hawker, and Scott McDonald
ABSENT:	Commissioner Jeff Head and Kent Player
STAFF PRESENT:	Doug Ahlstrom, Dan Boles, Dennis Workman, and Angie Olsen
ALSO PRESENT:	Roll on File

Study Meeting:

6:14:53 PM
Study Business Items: The commissioners reviewed the applications for the business meeting and addressed questions to staff members.

**** Staff Reports were heard out of order.*

6:18:02 PM
8.0 **Staff Reports: S**enior Planner, Dan Boles provided a report regarding the recent action items of the City Council.

Business Meeting:

Chairperson Johnson explained the rules of public hearings and called the meeting to order at 6:31:12 PM .

Business Meeting:

6:31:35 PM
1.0 **Action Item: Approval of minutes from the July 10, 2014 and July 31, 2014 Planning Commission meetings.**

6:31:47 PM
1.1 **Motion:** Commissioner McDonald moved to approve the minutes. Commissioner Gundersen seconded the motion.

6:32:21 PM

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

6:32:29 PM

2.0 **Action Item: On the request of Ryan Bybee of Cadence Homes for approval of a Plat Amendment changing the front garage setback from 25 feet to 20 feet on the Rockwell Estates subdivision plat. This application is otherwise known as the *Rockwell Estates Plat Amendment Request*, Application #140715-553E.**

6:32:55 PM

2.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated August 1, 2014, Planner Dennis Workman reviewed the details of the proposed application. He explained the Rockwell Estates subdivision plat was approved by the City Council in February 2005; the developer soon thereafter installed all infrastructure improvements with the exception of sidewalks and dry utilities. He noted the subdivision was to follow the development standards contained in Exhibit B of the South Mountain Development Agreement called "Development Standards for the Maple Ridge Subdivision", but when the original developer lost the project due to the market downturn of 2007-2008, it became mired in financial and legal issues and sat dormant for years. He explained last fall, with financial and legal matters having finally been resolved, Cadence Homes picked up the project, and they are now moving forward with getting building permits approved. He added, however, that prior to building permit approval Cadence needed to modify some of the development standards contained in said Exhibit B; on April 29, 2014, the City Council approved those changes with the adoption of Ordinance 1099 and the changes were as follows:

1. Driveway width changes from 14 foot maximum to the Draper City standard of 30 foot maximum.
2. Requirement for garage to be setback 25 feet from public street right-of-way is dropped.
3. Requirement for garage to be setback behind plane of main building line is dropped.
4. Exterior design standards change to reflect current trends and craftsman style architecture.

Mr. Workman noted the last remaining change Cadence is seeking approval for it a plat amendment to reflect item two in the above list; this amendment involves nothing more than making note eight on the plat say that there shall be a 20 foot setback from front garage instead of 25 foot. He reviewed the plat to compare the approved and amended plats to one another and concluded staff recommends approval of the plat amendment based on the findings and subject to the conditions listed in the staff report.

6:36:07 PM

2.2 Commissioner Hawker asked if a 20 foot setback is standard. Mr. Workman stated that the standard setback in the R3 zone is 25 feet; however, the subject property is not located in a typical R3 zone and there is no requirement for the garage to be setback an additional five feet over the 20 foot setback.

6:36:47 PM

2.3 Applicant's Presentation: The applicant was not present; therefore, no comments were made.

6:37:12 PM

2.4 **Motion:** Commissioner Gilliland moved to forward a positive recommendation to the City Council regarding Ryan Bybee's request to amend the Rockwell Estates subdivision plat, application 140715-553E, based on the findings for approval and subject to the conditions of approval listed in the staff report dated August 1, 2014. Commissioner Hawker seconded the motion.

Conditions:

1. That all conditions of approval of the original Rockwell Estates subdivision that are not modified by this plat amendment remain in full force.
2. That the applicant follows the process for plat approval and records the amended plat and controlling documents with the Salt Lake County Recorder.
3. That signature blocks on the mylar are updated as needed (i.e. Utah Power and Light is now Rocky Mountain Power, US West is now Century Link, and Salt Lake County Board of Health is now Salt Lake County Health Department).

Findings:

1. That the proposed plat amendment is consistent with the goals and objectives of Draper
2. City's General Plan.
3. That the proposed plat amendment is consistent with Title 17-9 of the Draper City Municipal Code regarding review and approval.
4. That there is good reason to amend the plat, as required by state code.
5. That the City Council has already modified Exhibit B of the South Mountain Development Agreement to allow for a 20 foot setback from front garage.

6:37:39 PM

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

6:37:55 PM

3.0 **Public Hearing: On the request of Pete Simmons, representing Verizon Wireless for approval of a Conditional Use Permit (CUP) on 3.88 acres in the M1 (Manufacturing) zone to allow installation of an 90-foot monopole at 15101 S. Minuteman Drive. The application is otherwise known as the *Sal Sand Jump Conditional Use Permit Request*, Application #140715-15101S.**

6:38:28 PM

3.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated August 1, 2014, Planner Dennis Workman reviewed the details of the proposed application. He explained the application is a request for a conditional use permit to install a cell tower on a vacant piece of ground adjacent to I-15 at the far south end of the City. He noted that the height of the structure measured to the top of the antenna array is 90 feet, and there would be a six-foot tall lightning rod on top; there would be two microwave dishes located about a third of the way up the pole. He indicated the ground equipment will occupy an area of 28' x 54' (1,562 square feet), which would be enclosed by six-foot tall chain link fencing with barbed wire. He explained a cell tower is a permitted use in the zone in which the subject property is located, excepting the height of the proposed tower; 60 feet is the maximum height allowed and additional height requires approval of a conditional use permit (CUP). He reviewed renderings of the proposed pole and concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

6:40:31 PM

3.2 Applicant's Presentation: Nefi Garcia indicated he is representing the applicant, Pete Simmons, and stated that he has reviewed and can comply with all conditions recommended by staff. He stated he is hopeful that he will receive Planning Commission approval of the application.

6:40:58 PM

3.3 Commissioner McDonald inquired as to the purpose of a taller tower. Mr. Garcia explained the increase in height results in an increase in capacity and coverage. There was a general discussion regarding technical wireless terms and practices, with Mr. Garcia indicating a higher tower assists in concentrating the wireless signal.

6:42:14 PM

3.4 Commissioner Hawker inquired as to the height of other Verizon owned cell towers in the City or general area. Mr. Garcia stated the average height of towers in Salt Lake Valley and along the Wasatch Front is 60 to 90 feet.

6:42:35 PM

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

6:42:47 PM

3.6 Commissioner Hawker disclosed a conversation with the Mr. Workman regarding other cell towers in Draper and the height of those towers. He indicated he does not like the location of the proposed tower, though he understands cell towers are a necessity at this time. Commissioner Gilliland agreed with Commissioner Hawker and added that he would compare the cell tower to the Karl Malone tower sign near the freeway. He stated he cannot understand the visual impact the tower may have on the area and it would not be good for the City is the first thing visitors see when entering Draper on the freeway is a taller than average cell tower.

6:44:29 PM

3.7 Commissioner Adams stated that he would like to see a rendering that could compare the height of the proposed cell tower with the height of existing structures in the area, such as the poles that are used to light Interstate 15 at night. Commissioner Gilliland agreed and reiterated he would like to understand the true visual impact of the tower.

6:44:55 PM

3.8 Commissioner McDonald wondered if it would be reasonable to continue the item and ask the applicant to provide the Planning Commission with photographs of area cell towers and their respective heights. Chairperson Johnson stated she felt that would be reasonable.

6:45:03 PM

3.9 **Motion:** Commissioner McDonald moved to continue to the next meeting as an action item and directed staff to obtain photographs of existing cell towers in the City and their respective heights. Commissioner Gilliland seconded the motion.

6:46:02 PM

3.10 The Commission had a general discussion regarding the purpose for the request for the additional tower height, with Commissioner McDonald stated he understands what the additional height could potentially offer and he is not opposed to that; rather, he would like to have more information about the tower at the proposed location before voting on the application. Commissioner Gilliland agreed.

6:47:27 PM

3.11 City Attorney Ahlstrom stated staff could place a 60 foot and 90 foot balloon at the subject property to allow the Planning Commission to truly understand the height the applicant is requesting.

6:47:45 PM

3.12 **Amended motion:** Commissioner McDonald amended his motion to direct staff to place a 60 foot and 90 foot balloon on the subject property. Commissioner Gilliland indicated his second of the motion stands.

6:48:27 PM

3.13 **Vote:** A roll call vote was taken with Commissioners Gundersen, Adams, Gilliland, Hawker, and McDonald voting in favor of the continuation.

6:48:57 PM

4.0 **Public Hearing: On the request of Emily Carruth Fuller for approval of a Home Occupation Conditional Use Permit (CUP) on approximately 0.33 acres in the R3 (Residential) zone at 12956 South Brook Haven Cove to allow art instruction classes in the home. The application is otherwise known as the *Fine Art Studio and Classes Home Occupation Conditional Use Permit Request*, Application #140715-12956S.**

6:49:44 PM

4.1 Staff Presentation: Using the aid of a PowerPoint presentation and his staff report dated August 5, 2014, Senior Planner Dan Boles reviewed the details of the proposed application. He noted the application is a request for approval of a Conditional Use Permit for approximately 0.33 acres located in the Pheasant Brook Estates phase II subdivision, at 12956 South Brook Haven Cove; the property is zoned R3 Residential. He indicated the applicant recently moved into the home on the subject property and is requesting that a Home Occupation Conditional Use Permit be approved to allow her to provide art instruction in her home. He reviewed an aerial photograph of the property and noted there is sufficient space for parking on site and on the street; the applicant has indicated she anticipates students coming to her home once a week for a group art lesson, though all of those may not drive to the property. He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

6:51:54 PM

4.2 Commissioner Hawker asked if there is a limit on the number of people that could be in the home for art instruction at one time. Mr. Boles answered no.

6:52:12 PM

4.3 Applicant's Presentation: Emily Carruth Fuller stated she had nothing to add to Mr. Boles' presentation.

6:52:36 PM

4.4 Commissioner Hawker asked if Ms. Fuller has plans to expand her class offerings in the future. Ms. Fuller stated the space she can dedicate to art instruction is fairly limited and she does not believe she will be able to accommodate more than nine students at one time. She added at this point in time she is not interested in holding classes more than one night per week, however, she wondered if she would have that option in the future. Chairperson Johnson stated the conditions of approval do not limit Ms. Fuller to holding classes just one night per week. Ms. Fuller reiterated she is content teaching one class per week, but wanted to ensure she may have the option to teach more frequently in the future.

6:53:45 PM

4.5 Commissioner Hawker inquired as to the demographic that Ms. Fuller will be offering art classes to. Ms. Fuller stated she will likely teach mostly children, but the age range she stated in her application is age eight to adults.

6:53:54 PM

4.6 Commissioner McDonald asked Ms. Fuller if she plans to offer one-on-one instruction. Ms. Fuller answered no and reiterated she will offer one group class each week for a two hour block of time. Commissioner McDonald inquired as to the average number of people per class. Ms. Fuller stated she currently has four students enrolled, but she has the capacity to accommodate nine students in a group class setting.

6:54:15 PM

4.7 Commissioner Gunderson inquired as to the type of art instruction Ms. Fuller will offer. Ms. Fuller stated she will offer instruction on the classical approach to painting and drawing.

6:54:31 PM

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

6:54:43 PM

4.9 **Motion:** Commissioner Adams moved to approve the Conditional Use Permit Request by Emily Carruth Fuller, application 140715-12956S, based on the findings and subject to the conditions listed in the Staff Report dated August 5, 2014. Commissioner Hawker seconded the motion.

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.

Findings Continued to next page.

Findings Continued:

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.

6:55:05 PM

4.10 Commissioner Hawker thanked the applicant for following the process to apply for a CUP for her home business.

6:55:15 PM

4.11 **Vote:** A roll call vote was taken with Commissioners Gundersen, Gilliland, McDonald, Hawker, and Adams voting in favor of the approving the CUP.

6:55:32 PM

5.0 **Public Hearing: On the request of Brian Davis for approval of a Site Plan in the CC (Community Commercial) zone to allow construction of an office building on 2.17 acre site at 13867 S. Bangerter Parkway. The application is otherwise known as the *Draper Warehouse Site Plan Request*, Application #140709-13867S.**

6:56:04 PM

5.1 Staff Presentation: Using the aid of a PowerPoint presentation and his staff report dated August 1, 2014, Planner Dennis Workman reviewed the details of the proposed application. He explained the subject property is Lot One of Rockwell

Square Commercial Subdivision which was approved and recorded in March 2011; the property owner wishes to construct a two-story office building with a gross floor area of 30,500 square feet and the building will house Class A office space. He indicated the building will be named the Draper Warehouse, but the name does not describe its use; a warehouse is not allowed in the CC zone. He reviewed the site plan for the subject property and highlighted the orientation of the building as well as associated parking and landscaped areas. He reviewed the lighting plan for the project as well as the proposed architecture, indicating the design of the building is very unique and emulates older buildings in the area; the building will be constructed of 100 percent brick, which requires a deviation from the Draper City Municipal Code (DCMC). He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

7:00:10 PM

5.2 Commissioner Hawker asked Mr. Workman to review street orientation surrounding the subject property and highlight ingress and egress points. Mr. Workman reviewed an aerial photograph and identified Bangerter Parkway, from which there is no access to the site. He reviewed the three access points to the property from other streets and private lanes surrounding the subject property. Commissioner Hawker asked if there are still plans to build additional condominium buildings at the Rockwell Square project adjacent to the subject property. Mr. Workman stated he has not seen such an application, but that was the plan when the Rockwell Square plat was initially approved.

7:02:27 PM

5.3 Applicant's Presentation: Jory Walker of Walker Architects stated he is excited about the construction of the Draper Warehouse and indicated he has plans to move his architectural firm to the building once it is completed. He referenced the design of the building and reiterated it reflects historical architecture and design in the area. He addressed Commissioner Hawker's question regarding access to the site and noted there is a private lane adjacent to the property that will offer access to the site.

7:04:42 PM

5.4 Commissioner Hawker asked if the building is 30,000 square feet in size. Mr. Walker answered yes and added he has included more parking than is required by the DCMC because business owners are locating more employees in their buildings to be more cost effective. He indicated the building may include a call center, which requires additional parking. Commissioner Adams complimented Mr. Walker on the design.

7:05:58 PM

5.5 Commissioner Hawker asked Mr. Walker for information about lead certification. Mr. Walker stated that there is an increased cost associated with energy efficiency

elements, which assist in achieving lead certification for the design of a building. He noted may owners are not working towards lead certification because of that increased cost and for that reason the agency responsible for lead certification has made changes to the program to make certification more attainable and less costly.

7:08:00 PM
5.6 Chairperson Johnson opened the public hearing.

7:08:07 PM
5.7 David Colby, Rockwell Square HOA President, stated his residents will be losing their overflow parking as a result of this project. He stated he met with City staff over a year ago concerning the overflow parking and he was told that the parking areas created were required in order to meet DCMC parking regulations for the condominium. He stated there are approximately eight parking spaces that are in use routinely on a daily basis; some are used by Grease Monkey patrons as well. He stated he feels Rockwell Square needs four parking spaces at a minimum, but he would like to have eight spaces in the overflow parking area. He then referenced access to the subject property and indicated he does not believe the owner of the property has secured an easement to provide for access from the private lane and the parking lot. He stated he is concerned that Mr. Walker believes he can use the parking lot that Rockwell Square has maintained and he is also concerned Mr. Walker believes he can use that parking lot as an access point for his project.

7:11:02 PM
5.8 There were no additional persons appearing to be heard and Chairperson Johnson closed the public hearing.

7:11:03 PM
5.9 Mr. Walker indicated there is a cross access easement on the property and the additional parking space is not owned by Rockwell Square; it is not part of the Rockwell Square property and the owner of the property has the right to eliminate it, though he is sorry that it may be to the detriment of the Rockwell Square residents.

7:11:53 PM
5.10 Commissioner McDonald asked if there is any underground parking at Rockwell Square. Commissioner Gilliland stated there is covered parking on the back of the Rockwell Square building, but it is not underground. There was a general discussion regarding parking areas in at Rockwell Square and on the subject property, with a focus on the areas available for guest parking. Mr. Ahlstrom noted that there may be some private property issues relative to the parking space that would need to be remedied between the two private property owners and possibly their attorney's without involvement from the City. Mr. Boles provided a brief history of the development of the Rockwell Square property and noted that the previous owner applied for and received approval of a plat amendment that created

the parcel on which the overflow parking area is located. He noted the owner of the subject property now owns that property as well. He reviewed an aerial photo of the area to highlight property lines between Rockwell Square and the subject property, noting that if Rockwell Square wanted to create more parking areas to serve its residents, there are opportunities to do so.

7:17:18 PM

5.11 Mr. Colby asked for an additional opportunity to address the Planning Commission. Commissioner Gundersen stated she would like to hear from Mr. Colby. Commissioner McDonald first inquired about the parking for the Rockwell Square project; he noted the project would have been approved with a certain parking plan and density and he asked if the project will be in violation of the DCMC parking requirements if the portion of property where overflow parking is located is eliminated. Mr. Boles stated he will need to look into that issue before providing an answer. Commissioner McDonald stated he would be concerned about approving a project that makes an adjacent property non-conforming. Mr. Ahlstrom stated that the property upon which the overflow parking is located is legally owned by the applicant for the subject property and they can develop it in accordance with DCMC; the issue of adequate parking for the Rockwell Square development should have been addressed when the plat amendment or subdivision was approved, but he cannot remember if that was addressed specifically. Commissioner McDonald asked if the City would penalize Rockwell Square for not meeting the DCMC parking requirements if that were the case. Commissioner Gilliland wondered if that would be a code enforcement issue. Commissioner McDonald answered yes and stated that is what is concerning to him. Chairperson Johnson agreed and stated that the issue needs to be addressed before this application proceeds. Commissioner Gilliland disagreed and stated that he agrees with Mr. Ahlstrom's claim that the parking issue should have been addressed at the time of the subdivision of the former Rockwell Square property.

7:19:38 PM

5.12 Chairperson Johnson reopened the public hearing.

7:19:41 PM

5.13 David Colby re-approached the Planning Commission and summarized the sequence of events that led to the subdivision of the property upon with the overflow parking space is located. He stated he had concerns about the reduction in parking area on the Rockwell Square property at the time of that subdivision and he expressed those concerns to City staff; staff indicated that the Rockwell Square project was two parking spaces short of meeting the requirements of the DCMC, but noted waivers would be available for the commercial aspect of the project and those waivers would provide compliance with DCMC.

7:21:23 PM

5.14 Commissioner Gundersen stated she believes residents of the Rockwell Square project will likely continue to park on the property or in parking areas associated with the subject property and she wondered if that may be a point of contention between the applicant and those that manage Rockwell Square HOA. Commissioner Adams noted the owner of the property on which the overflow parking is located benefitted by selling the property to the new owner; he still owns land and the area and could remedy this situation by developing new parking area for overflow parking for the residents.

7:23:02 PM

5.15 There were no additional persons appearing to be heard and Chairperson Johnson closed the public hearing.

7:23:14 PM

5.16 Chairperson Johnson stated the parking issue is not directly tied to the application before the Planning Commission tonight and she noted the Planning Commission is correct in their assessment that this is an issue to be resolved by the private property owners.

7:23:37 PM

5.17 **Motion on Deviation from Strict Compliance for Architecture:** Commissioner Hawker moved to approve the request by Brian Davis to deviate from strict compliance with the architectural materials standard as explained in this staff report, based on Finding #5 of this staff report. Commissioner Adams seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering Division are satisfied throughout development of the site, particularly those contained in the engineering review memo contained in this report.
2. That all requirements of the Draper City Public Works Department are satisfied throughout development of the site.
3. That all requirements of the Unified Fire Authority are met throughout development of the site.
4. That a building permit is issued prior to construction.
5. That signage is not approved with this site plan approval. All signage requires separate permits and is required to comply with Chapter 9-26 of the Draper City Municipal Code.
6. That the outdoor garbage collection container is screened from view using the same materials as the building, and that it is surrounded as much as possible by landscaping to further soften its visual impact.

Conditions continued to next page.

Conditions Continued:

7. That a deadman (concrete wheel stop) is placed on any parking stall that abut a portion of sidewalk less than seven feet wide.
8. That all landscaping is installed in accordance with the approved plan.
9. That after Planning Commission approval, the applicant submits 12 sets of plans to be stamped "Approved for Construction." Six of these shall be 24x36 in size and six shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.
10. That the geotechnical review fee is paid prior to issuance of a building permit.

Findings:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City's General Plan.
2. That the proposed site plan will not adversely affect adjacent property.
3. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, police and fire protection, storm water drainage systems, water supplies, and waste water and refuse collection.
4. That all site plan drawings were developed in accordance with the standards contained in Draper City's zoning ordinance.
5. That deviating from strict compliance with the architectural materials standard is reasonable because the required criteria outlined in Section 9-22-030(b) are satisfied, and because the proposed architecture actually exceeds the standard.

7:24:03 PM

5.18 Commissioner Hawker stated he is glad Mr. Workman plans to work on amendments to the DCMC relative to the prohibition of buildings constructed entirely of brick.

7:24:09 PM

5.19 **Vote on Deviation from Strict Compliance for Architecture:** A roll call vote was taken with Commissioners McDonald, Gundersen, Hawker, and Adams voting in favor of approving the deviation from strict compliance for architecture; Commissioner Gilliland voted in opposition.

7:24:35 PM

5.20 **Motion on Site Plan:** Commissioner Hawker moved to approve the site plan request by Brian Davis for Draper Warehouse, application 140709-13867S, based on the findings and subject to the conditions listed in the staff report dated August 1, 2014. Commissioner Adams seconded the motion.

7:25:10 PM

5.21 Commissioner Hawker refocused on the parking issue between the subject property and the Rockwell Square development; he noted it is unfortunate the Planning Commission cannot address that issue tonight, but reiterated the owner of the subject property has the right to develop their property and they have done a wonderful job with the design and addressing the requirements of DCMC.

7:25:46 PM

5.22 Commissioner Gundersen stated she would like to encourage the HOA to work with the owner of the HOA property to address what is perceived as a lack of parking spaces for the residents living there.

7:26:22 PM

5.23 Commissioner Gilliland stated he is concerned by finding two, which indicates the site plan will not adversely affect adjacent properties; he stated he is unsure whether that is actually the case and he actually suspects the site plan will adversely affect adjacent parcels due to the parking issue that has been discussed this evening. Commissioner Hawker argued that same situation may be present at any commercial development that is located in the City. Commissioner Gilliland stated he is not comfortable with finding two and stated whether the site plan will adversely affect adjacent properties is unknown at this time.

7:28:03 PM

5.24 Chairman Johnson indicated she agrees with Commissioner Gilliland's concerns and she referenced a similar situation that occurred a few months ago in the Galena Park area. She stated the Planning Commission has the option to table or continue consideration of this application in order to further consider whether the site plan will adversely affect adjacent properties.

7:29:07 PM

5.25 Commissioner Gundersen stated the applicant has made an application that meets all requirements of DCMC. She stated she feels the parking issue is a dispute between the HOA and the owner of the subject property and they should resolve that issue without involvement from the City. She noted she does not feel the issue should prevent the Planning Commission from approving the application this evening.

7:29:37 PM

5.26 **Vote on Site Plan:** A roll call vote was taken with Commissioners Gundersen, McDonald, Hawker, and Adams voting in favor of approving the site plan; Commissioner Gilliland voted in opposition.

7:30:35 PM

6.0 ~~**Public Hearing:** On the request of Matt Lepire for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential Agricultural) to RA2 (Residential Agricultural) on approximately 2.33 acres at 13322 South 1300 East. The application is otherwise known as the ***Bechard Estates Zone Change Request,*** Application #140718-13322S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us~~. ***This has been withdrawn at the applicant's request.***

7:31:02 PM

6.1 Chairperson Johnson advised the Commissioners and those in attendance this item had been withdrawn at the applicant's request.

7:31:37 PM

7.0 **Public Hearing: On the request of Matt Lepire for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential Agricultural) to RA2 (Residential Agricultural) on approximately 5.5 acres at 13000 South 1300 East. The application is otherwise known as the *Dun Roamin Estates Zone Change Request*, Application #140718-13000S.**

7:31:34 PM

7.1 Commissioner Gilliland disclosed the he knows the applicant personally, but he does not feel that relationship will impact his ability to consider the application in an impartial manner.

7:31:50 PM

7.2 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated August 1, 2014, Planner Dennis Workman reviewed the details of the proposed application. He noted the Planning Commission considered a previous application for this property and on June 17, 2014, the City Council denied a request to rezone this property from RA1 to R3. He explained the applicant is now requesting that the subject property be rezoned to RA2; approval of the RA2 zone would allow the applicant to subdivide the property into five lots. He indicated several residents attended the initial public hearing regarding the zoning of this property and expressed that they were not comfortable with the R3 zoning, but they would be comfortable with the RA2 zoning designation. He stated the property fronts the west side of 1300 East, and is located approximately 300 feet north of Summit Academy Charter School; it is surrounded by RA1 zoning on south and east, and RA2 zoning on the north and west. He concluded staff recommends approval of the application based on the findings and subject to the conditions of the staff report.

7:33:23 PM

7.3 Applicant's Presentation: Matt Lepire stated he has nothing to add to Mr. Workman's presentation.

7:34:11 PM
7.4 Chairperson Johnson opened the public hearing.

7:34:19 PM
7.5 Jeremy Jensen, 1339 South 1300 East, stated he lives directly across the street from the subject property. He referenced existing housing developments in the area and stated the proposed subdivision will increase traffic problems in the area. He noted there is currently at least one traffic accident per week in front of the Fox Crossing development; he understands road improvements are planned for the area and he knows that will help, but five additional houses in the area will be problematic. He stated he is also opposed to a development that includes common area because it detracts from the intent of the RA2 zoning designation, which calls for half-acre lots. Commissioner Gilliland indicated the Planning Commission is only considering the site plan this evening and the layout of the subdivision, including the incorporation of any common area, would be considered at the site plan step in the development process. Chairperson Johnson agreed and noted the RA2 requires a minimum lot size. Commissioner Gundersen asked Mr. Jensen if his primary concern relates to traffic in the area, to which Mr. Jensen answered yes. He then asked if the RA2 zone would permit the creation of five or eight lots. He stated he knows the owners of three other properties in the area and believes they would be opposed to the rezoning of their property. He concluded that he also does not know if the applicant has legal consent to use a private lane in the area that would provide access to the subdivision.

7:38:00 PM
7.6 Jory Walker, 1345 South 1300 East, stated he lives within a stone's throw of the subject property; he is apprehensive about talking about this project, but he is concerned about the development. He stated he and his wife moved to the area eight years ago because they love the fabric and country feeling of the area and one of his concerns as a citizen of Draper is that the Planning Commission seems, of late, to be leaning towards approving applications that would change the fabric of the City. He stated he has seen numerous properties come before the Planning Commission for downzoning and that is concerning to him and he and his wife may consider moving from the area. He asked that the Planning Commission keep in mind that they are responsible to maintain the fabric of the community and recognize there are places where development is appropriate and places where development is not appropriate. He stated the area surrounding the subject property contains one acre lots and he is concerned about downzoning that would permit half or third acre lots on the property.

7:40:22 PM
7.7 Bruce Havalone, 1304 South 1300 East, stated that he appreciates that the Planning Commission and City Council both voted to deny the previous application to change the zoning of the property to R3. He noted the private lane that will serve

the property is directly in front of his house and the increased traffic associated with the development will impact him; however, he does not know if will impact him to the point that he does not already witness every day. He stated he feels half-acre lots are large enough and he is not specifically opposed to the requested zone for the property because it is someone's dream to develop their property. He stated he may actually benefit from the development in the future because it may afford him an opportunity to develop or sell a portion of his property. Mr. Havalone identified the location of his property at the request of Commissioner Gundersen.

7:42:42 PM

7.8 Kim Agnew, 13005 South 1300 East, stated she lives directly across from the subject property and she has horses on her property; she is glad that the zoning will be less dense if this application is approved, but she wants to ensure that the applicant will be required to develop half-acre lots that will accommodate livestock keeping. She stated she is concerned that people moving to the development may be opposed to current residents that have animals on their property. She agreed with Mr. Walker's comments regarding the fabric of Draper.

7:44:02 PM

7.9 There were no additional persons appearing to be heard and Chairperson Johnson closed the public hearing.

7:44:22 PM

7.10 Mr. Lepire stated that that the site plan that he provided this evening is not firm and was only included in his application material in order for the Planning Commission to gain an understanding of his intentions for developing the property. He stated that he will follow the ordinance and provide the number of lots allowed according to the zoning assigned to the property.

7:45:12 PM

7.11 Mr. Workman noted the zoning is an agricultural zone and a property owner would be permitted to keep two horses on a 20,000 square foot lot. He reviewed the City's animal point system and explained the number of various different farm animals a resident would be permitted to keep on a lot in the RA2 zone.

7:46:04 PM

7.12 Chairperson Johnson reopened the public hearing.

7:46:26 PM

7.13 Jackie Orr stated she lives close to the subject property and wondered why the applicant is only focusing on the 3.5 acre parcel. She also asked how people living in the subdivision will get in and out of their properties. She stated she understands the DCMC allows for the construction of four homes at the end of a private lane and she wondered why the applicant believes he will be able to build five there.

7:47:33 PM

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

7:47:41 PM

7.15 Mr. Workman stated the ordinance pertaining to private lanes has changed and the number of homes permitted on a private lane was increased from four to 20.

7:48:02 PM

7.16 **Motion:** Commissioner Hawker moved to forward a positive recommendation to the City Council on the Dun Roamin Estates Zone Change, as requested by Matt Lepire, application 140718-13000S, based on the findings and subject to the conditions listed in the staff report dated August 1, 2014. Commissioner McDonald seconded the motion.

Findings:

1. That Section 9-5-060 of the DCMC allows for the amendment of the city's zoning map.
2. That the proposed amendment is consistent with the goals, policies and objectives of the land use plan.
3. That all five findings for a zone change, as contained in Section 9-5-060(e), 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 the proposed zone change is harmonious with the overall character of existing development in the vicinity of the subject property.
6. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.
7. That 1300 East is being widened to three lanes to accommodate a higher volume of vehicle traffic.

7:48:23 PM

7.17 Commissioner Gundersen stated it is interesting that the residents that spoke in opposition to the request for R3 zoning are not present this evening; she assumed that means the majority of the residents in the neighborhood are comfortable with the RA2 zoning designation.

7:48:38 PM

7.18 Commissioner Adams referenced the comments made by Mr. Walker during the public hearing relative to the fabric of Draper and he stated that there are many properties in close proximity to the subject property that also have the RA2 zoning designation. He noted the R3 zoning designation would have been inappropriate for the area, but RA2 should fit very well. He stated that he appreciates the comments regarding maintaining the feel of Draper and noted they are valid comments.

7:49:13 PM

7.19 Commissioner McDonald agreed with Commissioner Adams and noted the Planning Commission was cognizant of the need to assign a zoning designation to the subject property that would be harmonious with the surrounding area.

7:49:37 PM

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

6:18:02 PM&7:50:06 PM

8.0 **Staff Reports:** ***Staff Reports were heard during the study meeting above.***

7:50:11 PM

8.1 Chairperson Johnson referenced the format of Planning Commission meetings and asked if the body is comfortable with casual conversation during public hearings. Deputy Recorder/Community Development Executive Assistant Olsen indicated that the consultant that transcribes the minutes of each Planning Commission meeting has difficulty discerning the speaker during periods of back-and-forth conversation during public hearings. There was a general discussion regarding the proper protocol and decorum for the Planning Commission to adhere to during public hearings, with the body concluding it is most appropriate to maintain formality during public hearing portions of a meeting rather than engaging in banter or debate when a resident is making public comments regarding an application. There was also a focus on the concept of reopening public comment periods during public hearings, and the body concluded it would be appropriate for the Chair to announce a last call before closing the public hearing and not reopen the public hearing unless something new is added by the applicant or staff and it would be appropriate for public to respond.

8:02:04 PM

9.0 **Adjournment:** Commissioner McDonald moved to adjourn the meeting.

9.1 **A voice vote was taken with all in favor. The meeting adjourned at** 8:02:11 PM**.**

Planning Division
Community Development Department
1020 East Pioneer Road
Draper, Utah 84020
www.draper.ut.us

MEMORANDUM

To: Planning Commission

From: Dennis Workman

Date: August 21, 2014

Re: Verizon Sal-Sand Jump Cell Tower

On August 14, 2014, the Planning Commission reviewed a proposal from Verizon Wireless to install a cell tower at 15101 S. Minuteman Dr. There was no public comment on the application, but the Planning Commission expressed some concern about the requested height of the pole (90 feet) and opted to not take action until they received more information. The applicant, Pete Simmons, has submitted the following photo simulations showing the visual impact of a 60 foot pole verses a 90 foot pole. In addition, he has furnished coverage data pertaining to a 60 foot pole as opposed to a 90 foot pole. No doubt the coverage data will need some explaining, and Pete will be in attendance at Thursday's meeting to explain it in full and answer all questions.

I asked Pete about flying balloons as was suggested in the meeting. Pete has done this in the past for other Planning Commissions, and his response was that it may be wasted time and effort because if there's any wind (which there often is in this area) the result will be a skewed perception. If the attached information is still inadequate, we may yet try the balloon approach.

verizon wireless

SAL Sand Jump

Photosimulations

Technology Associates

SAL SAND JUMP – 60' Monopole

Looking north toward site from Minuteman Drive.

SAL SAND JUMP – 90' Monopole

Looking north toward site from Minuteman Drive.

SAL SAND JUMP – 60' Monopole

Looking southeast toward site from Minuteman Drive.

SAL SAND JUMP – 90' Monopole

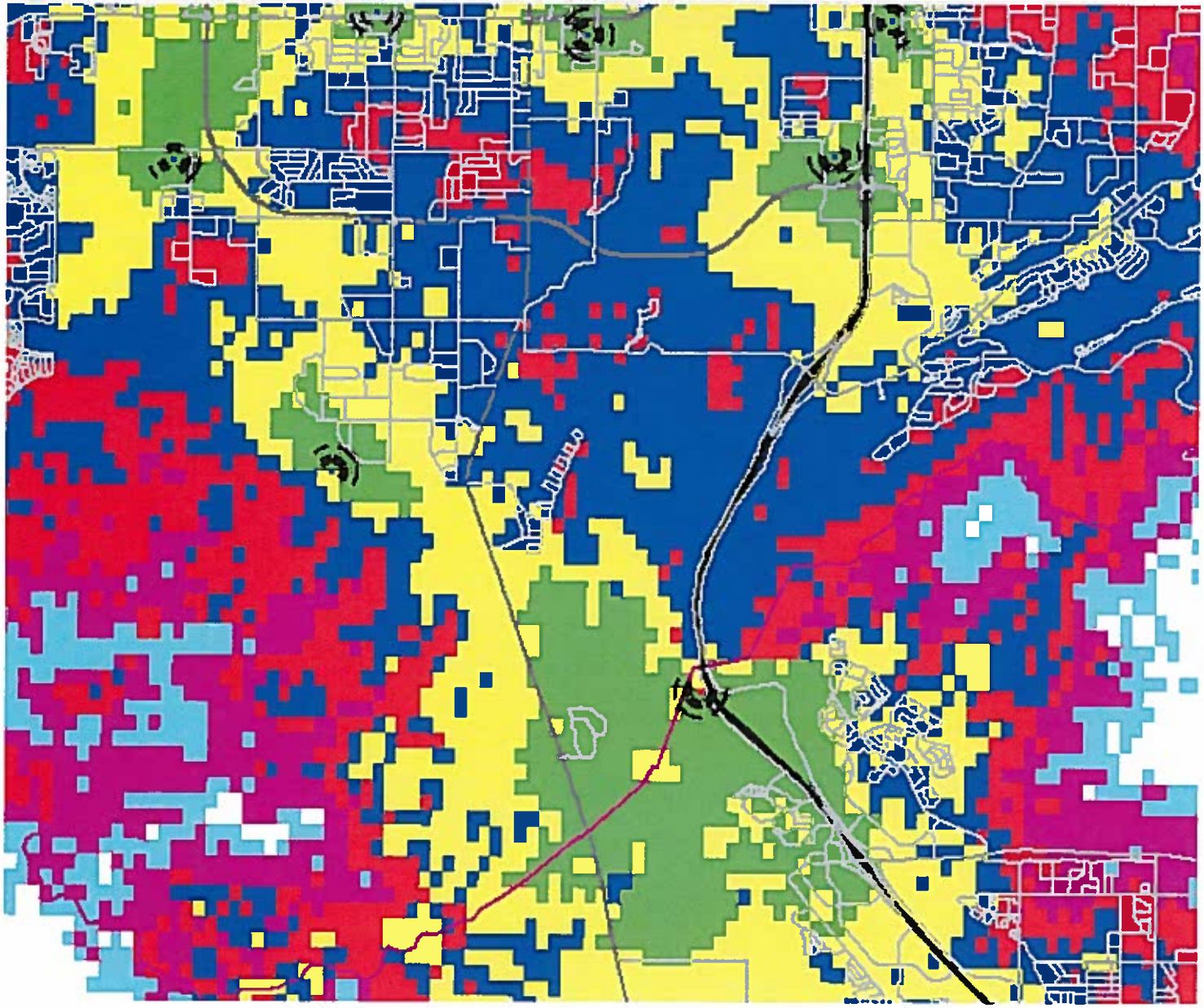
Looking southeast toward site from Minuteman Drive.

verizon wireless

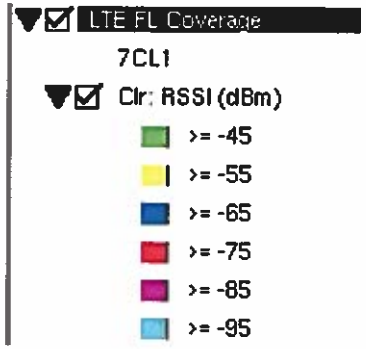
SAL Sand Jump

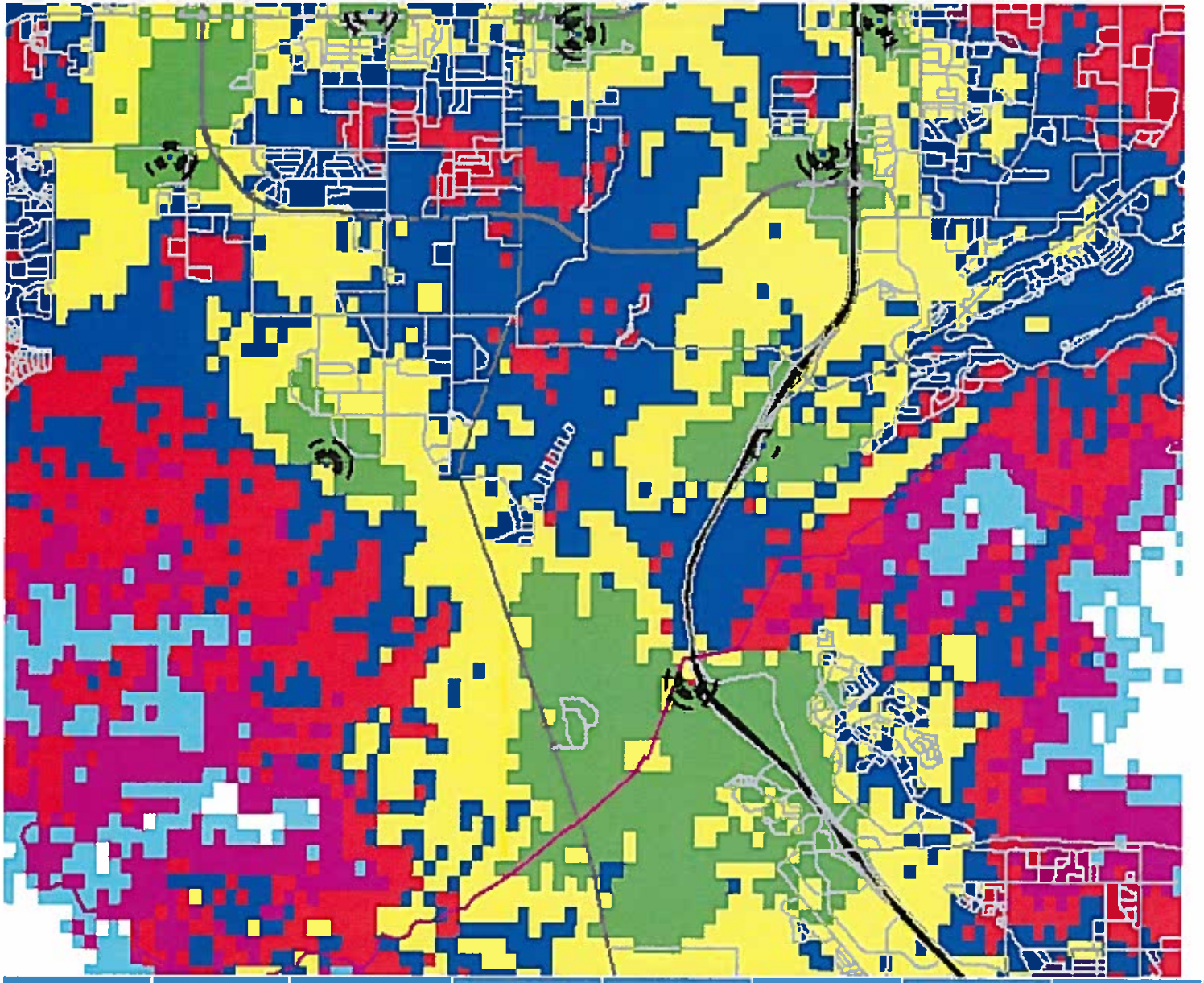
Coverage Maps

15101 South Minuteman Drive
Draper, UT 84020

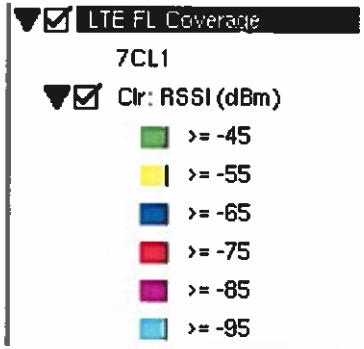


Existing 750 coverage around the site.

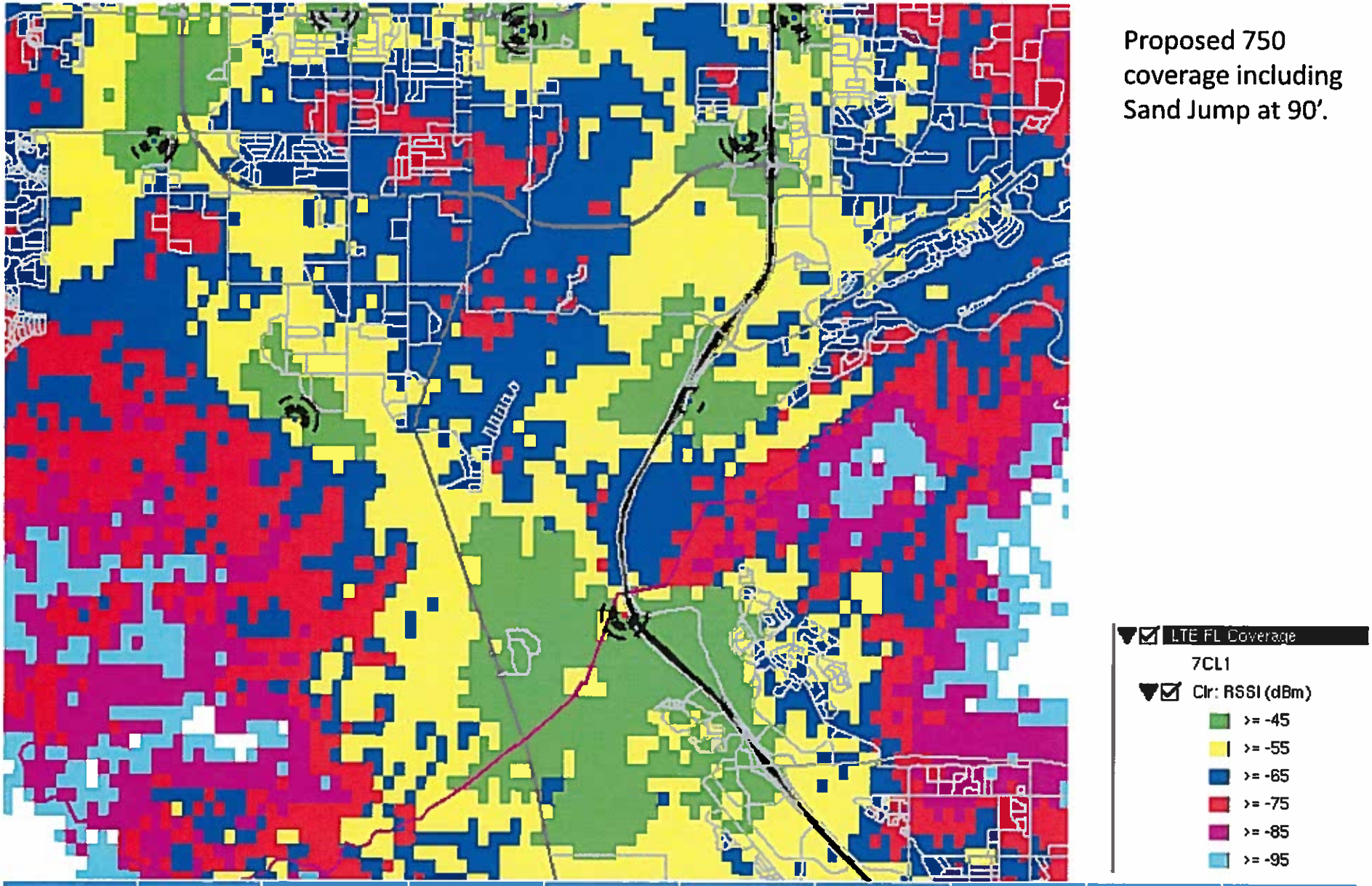




Proposed 750 coverage including Sand Jump at 60'.



Cell	Sector	Azimuth	Beamwidth	Tilt					
Sand Jump	Alpha	0	451720	12 E, 2 M					
	Beta	120	451720	3 E					
	Gamma	240	451720	12 E, 2 M					



Proposed 750 coverage including Sand Jump at 90'.

Cell	Sector	Azimuth	Beamwidth	Tilt					
Sand Jump	Alpha	0	451720	12 E, 2 M					
	Beta	120	451720	3 E					
	Gamma	240	451720	12 E, 2 M					

DRAPER CITY

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

STAFF REPORT
August 19, 2014

To: Draper City Planning Commission
Business Date: August 28, 2014

From: Development Review Committee

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

Re: **Edelweiss – Zoning Map Amendment and Zoning Text Amendment Request**

Application No.:	140515-2025E-1 & 2
Applicant:	Nate Shipp, representing DAI
Project Location:	Approximately 2025 East Stoneleigh Dr.
Zoning:	A5 Agricultural Zone
Acreage:	Approximately 61.052 Acres (Approximately 2,659,425 ft^2)
Request:	Request for approval of a Zoning Map Amendment and Zoning Text Amendment creating a new Master Planned Community (MPC) zone and rezoning the subject property to the new MPC zone.

SUMMARY
This application is a request for approval of a Zoning Text and Zoning Map Amendment for approximately 61.052 acres located at approximately 2025 East Stoneleigh Drive. The property is currently zoned A5 Agricultural. The applicant is requesting that a proposed text amendment be approved which would create a new zoning category. The applicant is further requesting that the subject property then be rezoned to the new zoning category.

BACKGROUND
The property was part of the original Traverse Mountain PUD which was the forerunner of the SunCrest development. In 2006, a concept plan for an 82 lot subdivision was approved. At that time, the property was zoned C3 and RM but was subject to the Traverse Mountain Annexation Agreement. Since that time, the property has been reclassified A5 (agricultural) and is no longer subject to the Traverse Mountain Annexation agreement as it has expired. As the economy slowed in 2008, the application for approval of a preliminary plat that had been applied for, never materialized and the project was shelved until such a time as the economy was more favorable. The applicant has desired for some time to make application to entitle the property but has run into issues with the availability of water. As those issues are in the process of being resolved, the applicant now wishes to entitle the property using the terms of the Master Planned Community section of the Draper City Municipal Code (DCMC). This would allow for the

creation of a new zoning category along with the establishment of a development agreement.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Hillside Low Density land use designation for the subject property. The Land Use Element of the General Plan includes goals which could be relevant to this proposal.

- Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment.
- Encourage development and maintenance of quality development projects.
- Protect an adequate portion of land as permanent open space.
- Support a regional open space network that celebrates Draper heritage and identity as a rural, mountain community and maintains the viability and connectivity of the natural surroundings.

In comparing the project to these goals, these conclusions can be supported. The project adjoins the Stoneleigh Heights neighborhood right off of Suncrest Drive and Traverse Ridge Road, so the extension of services is clearly feasible. Under the requirements of the MPC zone and the proposed zoning text, 30% of the subject parcel is required as permanently protected open space, an amount matched by very few single family projects. In addition, the property shares a boundary with the Corner Canyon Preservation Area. The conceptual plan shows one trail head and two trail connections into this major open space network.

In other ways, the project is inconsistent with the General Plan. The adopted Land Use Map, which is the official designation of a density element within areas of Draper City, declares that the goals for the subject property dictate its future for one unit per 2 to 5 buildable acres of land. *Hillside-Low Density* is described as very large lot single family neighborhoods or ranchettes where natural features and vegetation preservation is predominant. The proposed concept subdivision is not consistent with these recently adopted goals for the hillside areas within Draper. That said, staff also believes that given the adjacent properties density of approximately six units to the acres, the applicant would not be introducing a new density by requesting three units per acre.

The property has been assigned the A5 zoning category. A5 is an agricultural designation and requires each lot to have a minimum of five acres.

Proposed Text

The first step in entitling this property to the MPC zoning category is to create that category in the zoning text, Title 9. When the MPC zoning category was created two years ago, the intent was to allow larger tracts of land (50 acres or more) to create a zoning ordinance specifically tailored to a specific property, similar to RSDs or PUDs of the past. This ordinance, after adoption, becomes a permanent part of the DCMC and governs all development so zoned. Many of the larger tracts of land throughout the city have either been developed or just haven't been developed yet. As a result, this is the first attempt at creating a MPC zoning category.

Four specific requirements are set forth in section 9-28-010 that has to be met in order to establish a MPC zone. First, the property must be 50 acres or more in size. In the case of the Edelweiss property, the property is a total of 61.052 acres in size, exceeding the minimums required by ordinance. Second, the ordinance requires that "*a minimum of 30% open space shall be provided to include natural open space, trails or parks*." Section 9-28-020(7) of the proposed code would require that 30% of the Edelweiss development be set aside as open space satisfying the requirement for 30% open space. Third is a

requirement for a development agreement to be reviewed and approved by the City Council concurrently with the establishment of the zone. The applicant has submitted a development agreement and has been reviewing it with staff. It will be presented to the City Council for their consideration when the application proceeds to the City Council. Finally, the applicant is required to provide a schematic development plan. Again, the applicant has complied with this requirement. The schematic plan is showing 26.5% open space and will need to be modified to be in compliance with the requirements of the zone. It is important to remember that the schematic plan is a working document and the final plat may have deviations from the plan being presented today. Those changes, however, should be relatively minor.

Overall, the text is simply laying out the standards for the development. Some of these standards include:

- Permitted and Conditional Uses
- Setbacks, lot sizes, and frontage requirements
- Landscaping standards – ie. street trees to be required at 30-40 foot intervals
- Parking – two off street stalls per unit, regardless of single or multi-family status
- Roadway cross-sections
- Townhome differentiation – townhomes shall include a variety of unit sizes and have variation in architectural style.
- Open space for the entire development shall be no less than 30%
- Trail and trailhead establishment.

Proposed Development Agreement

The purpose of the proposed development agreement is to solidify the details outlined within the zoning ordinance. As any property that qualifies for an MPC zone could technically rezone to the Edelweiss zoning category, the development agreement allows the developer and the city to enter into a specific agreement that only applies to the property under consideration. With a typical development agreement, the city would look for tangible consideration from the property owner that would allow the city to give something in return (usually in the form of density, processing considerations, deviations from code standards, etc.). In this case, the applicant has proposed to keep 30% open space, though that is required by the proposed and existing ordinance for MPC zones anyway. In addition to the open space, they are committing to build or participate in construction of what is referred to as the Metro Water Corridor trail and trail-head. This trail would run the length of the Metropolitan Water Districts' property that bisects the subject property in two from the northern to the southern boundary of the subject property. In return for such improvements and open space, the applicant would be entitled to construct the project as depicted in the "master plan" as attached to this staff report as exhibit 'B'. The development agreement will also satisfy any requirements for a concept plan and will become in effect the concept plan approval.

Zoning Map Amendment

The property has been designated the A5 zoning category. Staff is unclear as to how the property came to have that designation given the fact that it was at one point designated RM and C3. Nevertheless, it has been so designated and today is subject to the regulations that govern the A5 zone. An approval of the text would then allow the Planning Commission and City Council to contemplate a change in zoning designation to the MPC Edelweiss zoning category, but that text must be in place before that change may occur. Should the zoning map be amended rezoning this property to the MPC zone, the property would then be subject to the requirements of the new zoning category in addition to the development agreement. All processes as outlined in either title 17 as it relates to platting the property or as amended by the development agreement (such as running preliminary and final plats concurrently) will apply. Additionally, any regulations regarding site planning the townhomes as outlined in title nine will also be in effect.

Water Requirements
The requirements for drinking water service from Draper City for proposed subdivisions are outlined in the Draper City Municipal Code section 16-1-060(a)(3). This section indicates three components of a water system are required to have adequate capacity to entitle new lots. These are source capacity, distribution system, and storage to serve the subdivision with year round drinking water. At the present time, Draper City does not have adequate source delivery to entitle new lots in the Zone 3, or the top of Traverse Mountain. To provide additional capacity, the city is currently bidding a construction project to add capacity to a pump station, required to deliver drinking water to Traverse Mountain. The earliest that the planned capacity expansion would be available is next spring, in 2015. The three components of a system must all be satisfied in order to entitle new lots. As such, the development agreement states that no building permits will be issued for the development until such a time that the "City's system has the capacity to provide culinary water services to the project…"

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

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

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

Further criteria for approval of an MPC zone is found in section 9-28-10(7) which states:

7. The proposed MPC text and zoning map amendment and schematic development plan shall be approved only if the City Council makes the following findings:
   i. The zone is necessary to provide land use or design standards tailored to a specific geographic area and development program that cannot otherwise be provided through conventional zoning.
   ii. The zone provides equal or greater compatibility with surrounding land uses than would occur with conventional zoning.
   iii. The zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
   iv. The zone avoids incompatible development on lands subject to natural hazards.
   v. The zone promotes efficient land use by allowing housing and commercial development at densities that are appropriate for the area.
   vi. The zone provides equal or greater opportunities for alternative modes of transportation such as walking, bicycling, or transit, than would occur with conventional zoning by:

(a) encouraging or requiring significant mixed use development where appropriate; and
(b) providing a master plan with direct and convenient pedestrian or bicycle connections between all land uses.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Zoning Text and Zoning Map Amendment submissions and has issued a recommendation for approval for the request with the following comment:

1. Section 9-28 which dictates the creation of Master Planned Community states that 30% of the development must be open space. All documentation (text and development agreement including exhibits) need to reflect this requirement.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Text and Zoning Map Amendment submissions and have issued a recommendation for approval for the requests without further comments. Further comments will be made at preliminary plat stage if approved.

Building Division Review. The Draper City Building Division has completed their review of the Zoning Text and Zoning Map Amendments submissions and has issued a recommendation for approval for the request without further comment. Further comments will be made at preliminary plat stage if approved.

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Zoning Text and Zoning Map Amendments submissions and has issued a recommendation for approval for the request without further comment. Further comments will be made at preliminary plat stage if approved.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee reviewed the master plan as a discussion item and is in support of the trail and trail head as it will likely be a popular connection to the trail system. Final details will need to be reviewed as part of the preliminary plat stage.

Noticing. The applicant(s) have expressed their desire for a text amendment and to rezone 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 Zoning Map Amendment and Zoning Text Amendment by Nate Shipp, representing DAI, application 140515-2025E-1 & 2, This recommendation is based on the following findings:

1. The proposed zoning text and zoning map amendments meet the intent, goals, and objectives of the Draper City General Plan such as:
   a. Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment.
   b. Encourage development and maintenance of quality development projects.
   c. Protect an adequate portion of land as permanent open space.

d. Support a regional open space network that celebrates Draper heritage and identity as a rural, mountain community and maintains the viability and connectivity of the natural surroundings.

2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code specifically as it pertains to establishing a new MPC zone.
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 text and subsequent development will conform to the general aesthetic and physical development of the area and is not introducing a new product to the area that doesn't already exist.
5. The public services in the area will, after the construction of the water pump, be able to support the subject development.
6. The zone is necessary to provide land use or design standards tailored to the specific geographic area in which it is located that cannot otherwise be provided through conventional zoning.
7. The zone provides equal or greater compatibility with surrounding land uses than would occur with conventional zoning in that it will allow for a mix of housing types which can be found in the general area.
8. The zone provides equal protection to sensitive lands than would occur with conventional zoning in that all sensitive lands ordinance requirements will still be required.
9. The zone avoids incompatible development on lands subject to natural hazards.
10. The zone promotes efficient land use by allowing housing and commercial development at densities that are appropriate for the area.
11. The zone provides equal opportunities for alternative modes of transportation such as walking, bicycling, or transit, than would occur with conventional zoning by:
    (a) encouraging or requiring significant mixed use development where appropriate; and
    (b) providing a master plan with direct and convenient pedestrian or bicycle connections between all land uses.

MODEL MOTIONS

Text Amendment

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Edelweiss Zoning Text Amendment Request by Nate Shipp, representing DAI to create a new Master Planned Community zoning category, application 140515-2025E-2, based on the findings and subject to the conditions listed in the Staff Report dated August 19, 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 Edelweiss Zoning Map Amendment and Zoning Text Amendment Request by Nate Shipp, representing DAI to create a new Master Planned Community zoning category, application 140515-2025E-2, based on the following findings:"

1. List any additional findings…

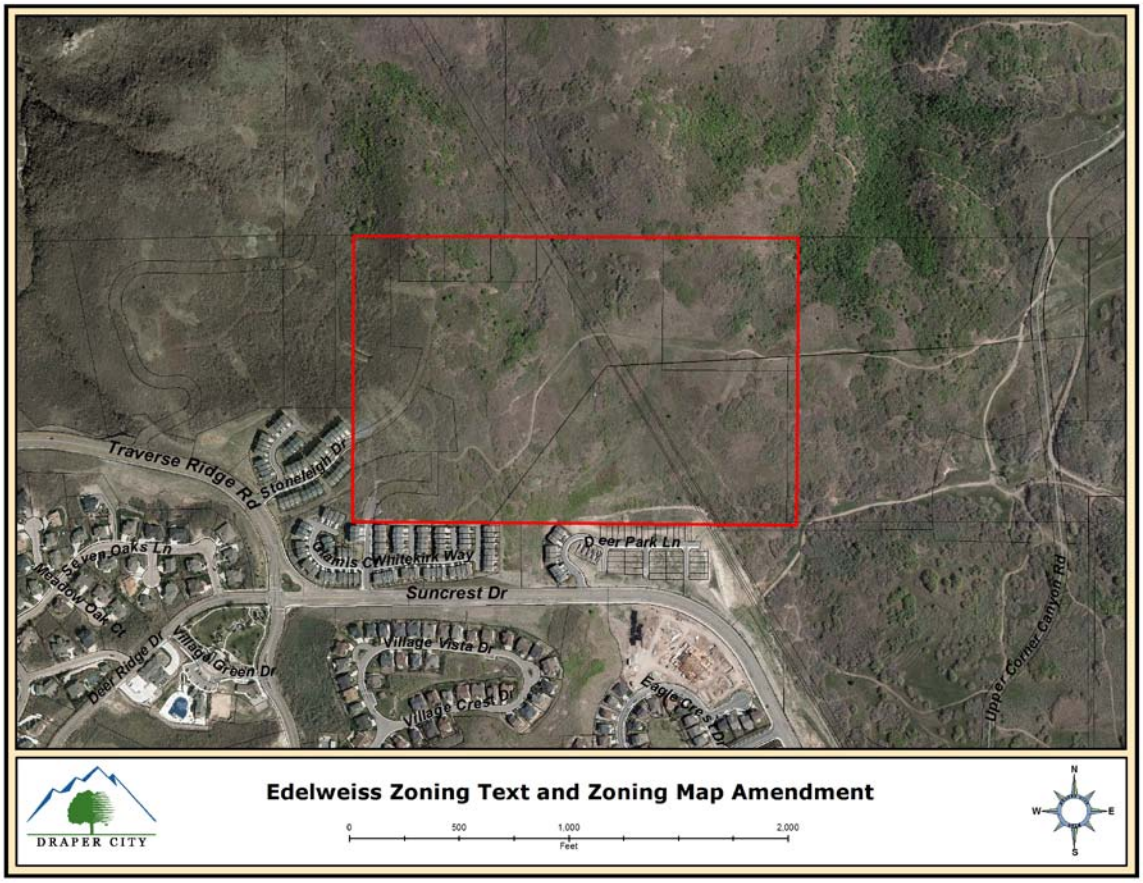
Zoning Map Amendment

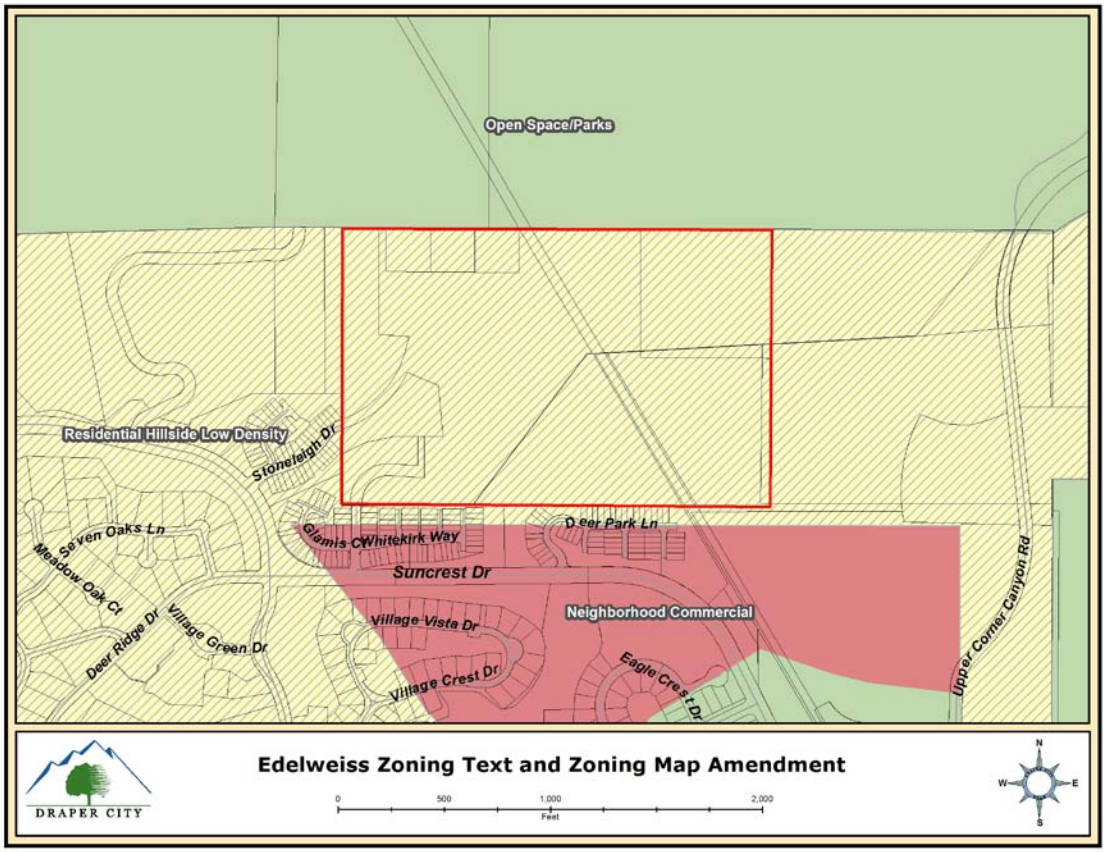
Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Edelweiss Zoning Map Amendment Request by Nate Shipp, representing DAI to rezone the subject property from A5 to the Edelweiss MPC zoning category, application 140515-2025E-1, based on the findings and subject to the conditions listed in the Staff Report dated August 19, 2014 and as modified by the conditions below:"

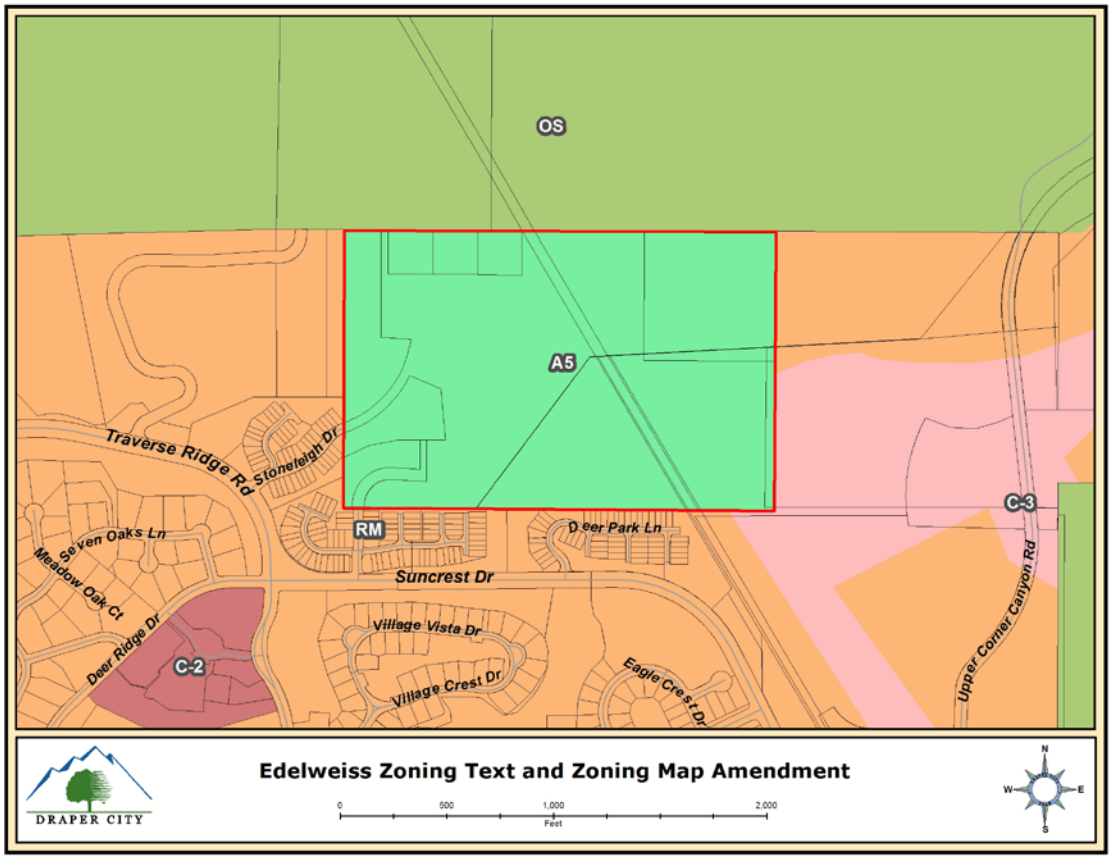
1. List any additional findings and conditions…

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the Edelweiss Zoning Map Amendment and Zoning Text Amendment Request by Nate Shipp, representing DAI to rezone the subject property from A5 to the Edelweiss MPC zoning category, application 140515-2025E-1, based on the following findings:"

1. List any additional findings…




Open Space/Parks
Residential Hillside Low Density
Stonefeigh Dr
Seven Oaks Ln
Meadow Oak Ct
Deer Ridge Dr
Village Green Dr
Glamis Ct
Whitekirk Way
Deer Park Ln
Suncrest Dr
Village Vista Dr
Village Crest Dr
Neighborhood Commercial
Eagle Crest Dr
Upper Corner Canyon Rd
DRAPER CITY
Edelweiss Zoning Text and Zoning Map Amendment
0
500
1,000
2,000
Feet
N
W
E
S


OS
A5
Traverse Ridge Rd
Stonefeigh Dr
RM
Seven Oaks Ln
Meadow Oak Ct
Deer Ridge Dr
C-2
Deer Park Ln
Suncrest Dr
Village Vista Dr
Village Crest Dr
Eagle Crest Dr
C-3
Upper Corner Canyon Rd
DRAPER CITY
Edelweiss Zoning Text and Zoning Map Amendment
0
500
1,000
2,000
Feet
N
W
E
S

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

PROPOSED ZONING TEXT

Section 9-28- 020 MPC – Edelweiss. The Edelweiss Master Planned Community Zone contains approximately 61 acres located at approximately 14500 South 2200 East.

1. **Purpose.** The MPC – Edelweiss Zone is intended to provide a master-planned development where customized zoning requirements apply in order to allow for a compatible transition between neighboring residential uses and the Corner Canyon Regional Park. Significant features of the development include 30% open space, low average density and trailhead accommodation.

   Implementation of the MPC zone will provide the flexibility to create a mix of residential uses that will appeal to many different home buyers and price ranges not typically found in other zoning classifications within the City.

2. **Permitted Uses:**

   a. Dwelling, single family:

   b. Dwelling, multi family;

   c. Model homes;

   d. Church;

   e. Home occupations, per section 9-34 of the Draper City Municipal Code;

   f. Accessory structures, per section 9-10 of t he Draper City Municipal Code; and

   g. Accessory dwelling units, per section 9-31 of the Draper City Municipal Code.

3. **Conditional Uses:**

   a. Home occupations, per section 9-34 of the Draper City Municipal Code.

4. **Procedures.** Subdivision plat review is required for each portion of the development. Approval of the MPC acknowledges acceptance of the adopted Master Plan. See Exhibit A.

5. **Development Standards – Single Family**. The Development Standards of the Edelweiss Master Planned Community Zone have been established to create lot standards and guide the design of the lighting, landscaping, parking and road infrastructure within the Master Plan. Single family residential shall meet the following standards:

   a. Lot Size, frontage and setbacks for Cottage Lots

i.	Minimum lot size:	5,000 sq. ft
ii.	Minimum lot frontage:	40 feet
iii.	Minimum lot width at front setback:	45 feet

iv.	Front setbacks:	15 feet minimum, 20 feet to garage minimum
v.	Rear setbacks:	20 feet, rear decks may protrude 5 feet into setback
vi.	Side setbacks:	5 feet minimum
vii.	Side Access Garage	20 feet minimum
viii.	Corner lot setbacks:	15 feet minimum

b. Lot size, frontage and setbacks for Estate Lots

i.	Minimum lot size:	8,000 sq. ft
ii.	Minimum lot frontage:	50 feet
iii.	Minimum lot width at front setback:	70 feet
iv.	Front setback:	15 feet minimum, 20 feet to garage minimum
v.	Rear setbacks:	20 feet, rear decks may protrude 5 feet into setback
vi.	Side setbacks:	total 15 feet , 5 feet minimum per side
vii.	Side Access Garage	20 feet minimum
viii.	Corner lot setbacks:	15 feet minimum

c. Project Lighting. All light sources visible along ridgelines shall be unobtrusive, illuminating only the area adjacent to buildings. All light sources shall be shielded and directional, pointing to the ground. Lighting along public streets shall meet the requirements of the Draper City Municipal Code Section 9-20. Light poles adjacent to streets without a park-strip shall be located within the public utility easement behind the curb.

d. Landscaping and Trees. A detailed tree plan will be provided with each final plat. Cottage lots shall have at least one street tree per lot in a required park-strip. Estate lots shall be required to provide street trees within required park strips with spacing between trees at 30-40 feet. In areas where no park strip has been designed the tree's will be incorporated into the overall landscape design utilizing a combination of Firewise plants and ornamental trees.

e. Parking. A minimum of two (2) off-street parking spaces shall be required for each dwelling unit.

f. Height of Main Buildings. Thirty-five feet (35') feet as measured by the currently adopted residential building code.

g. Accessory Structures. Accessory structures shall meet the standards of the Draper City Municipal Code Section 9-10-03

h. Repeat Plan Limitations. No two homes shall have the same elevation on adjoining lots.

i. Roadways serving single family development.

i. Existing Conditions. The first phases of development will tie into the existing infrastructure through Stoneleigh Heights Drive and Haddington Road. These public street connections have less roadway width on the Suncrest side and will gradually increase to meet the increased roadway width required by current standards.

ii. Edelweiss Public Roads. All single family homes throughout the development will be served by public roads constructed with a 46 foot total dedicated width with a roadway width of 36 feet measured from back of curb to back of curb. There will be a ten foot public utility and snow easement on one side of the road and a five foot park strip and sidewalk on the opposite side. See the Master Plan and the street cross section comparison found in Exhibit B.

iii. Snowcap Court. Until such time that development occurs to the East. Snowcap Court will be built with a temporary cul-de-sac.

iv. Emergency Access Road. An emergency access road will be constructed to serve the development containing no less than 20 feet of asphalt as shown on the Master Plan.

j. Easements. The following easements shall be provided within the development.

i. Public Utility Easements. All lots shall have front and rear easements of ten (10) feet. Front easements are to be located behind the sidewalk or behind the curb in areas where no park strip or sidewalk have been designed. One side yard easement of at least five feet will be provided.

ii. Snow Easements. In areas where no park strip or sidewalk have been designed a snow storage easement shall be provided.

iii. Slope Easements. Roadway cut and fill slopes located outside of the dedicated public right-of-way shall be located within recorded easements providing for slope protection and preservation.

iv. Water and Storm Drain Easements. Required water and storm drain easements shall be a minimum of 20 feet.

6. Development Standards – Townhomes. A detailed site plan will be required for review and approval according to the standards set forth herein. Development of the townhome component within the Edelweiss MPC shall comply with the following development standards:

a. Lot Size, frontage and setbacks for Townhomes. Setbacks and minimum lot sizes shall be determined during site plan review.

b. Unit Differentiation

i. Townhomes shall include a variety of unit sizes.

ii. Townhomes shall include a variety of heights. Long continuous roof lines greater than fifty (50') shall not be permitted.
iii. Townhomes shall not exceed eight (8) units in alignment.

c. Design Criteria

i. Design shall emulate the overall architectural theme of the area with a "Mountain Classic, Mountain Contemporary or Craftsman Style."
ii. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.
iii. All exposed sides of the structures shall have framed windows.
iv. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front façade.
v. Utility and mechanical equipment extending from the structure shall be clustered and screened by compatible architectural materials or appropriate vegetation. Roof mounted equipment shall be situated on the back side of the roof pitch so as not to be visible from any right-of-way.

d. Colors and Materials

i. Color utilization shall be sensitive to existing development within the vicinity and the natural landscape in which the project is located. Colors schemes shall follow the color palette found in the Design Guidelines.
ii. High quality materials for building facades will be selected as outlined in the Design Guidelines.

e. Edelweiss Design Review Committee (EDRC). The EDRC shall review and approve the site plan prior to City submittal.

f. Landscaping. A detailed landscaping plan shall be required at the time of site plan review. Plant selection and placement shall be guided by Firewise Standards and the Draper City Municipal Code section 9-23.

g. Amenities. A fully functional outside social area no less than one thousand (1,000) square feet shall be provided in a central location accessible to all residents of the community. This area shall contain a covered shade structure, picnic tables and BBQ area.

h. Height. To encourage height variation, structures shall be allowed to exceed the maximum height of thirty five (35") feet by five feet (5') for no more than 50% of the project buildings.

i. Fencing. Private fencing shall be permitted when extending directly from the rear of a unit and abutting the back yard of another unit or as a buffer to adjacent land uses.

j. **Lighting.** A light plan shall be submitted at the time of site plan review and shall meet the requirements of Section 9-20 of the Draper City Municipal Code.

k. **Parking**
   i. A minimum of two (2) off-street parking spaces shall be required for each dwelling unit.
   ii. Guest parking shall be provided at a ratio of one stall four every four units.

l. **Homeowners Association.** An Edelweiss Homeowners Association will be formed to maintain private open space a within the community.

m. **Roadways serving Townhomes.**
   i. **Existing Conditions.** Two public roads currently serve the existing Stoneleigh Heights Development that will tie into the townhome portion of the MPC as shown on the Master Plan.
   ii. **Silver Flower Lane.** Silver Flower Lane will be served by a public road constructed with a 42 foot dedicated width and a 37 foot roadway width measured from back of curb to back of curb. There will be a 10 foot public utility and snow easement on one side and a five foot sidewalk on the opposite side as shown in Exhibit B.
   iii. **White Petal Court.** White Petal Court will be a private street serving up to 10 units. It will be constructed with no less than 21 feet of asphalt.

7. **Open Space.** No less than 30% of the development will be set aside as open space as shown in the adopted Master Plan. All areas labeled as public open space shall be maintained by the City.

8. **Trails and Trailhead.** The developer will work together with the City Parks and Trails Committee to provide design recommendations and further details to the Planning Commission and City Council for approval during the preliminary and final plat process.

   a. **Edelweiss Trailhead**
      i. A minimum of 16 parking stalls shall be provided at the Edelweiss trailhead. The developer shall install trail map signage and a bike pump/tool station similar to other trailheads.

   b. **Metropolitan Water District Multi-Purpose Trail**
      i. Developer shall allow a multi-purpose trail to connect from the Edelweiss trailhead along the Metropolitan Water District line to the developer's property line. Due to slope and terrain restrictions the trail will be kept natural in appearance and will be suitable for hiking and mountain biking. It is expected that the trail shall eventually tie to the trailhead on Suncrest Drive.

9. **Signage**

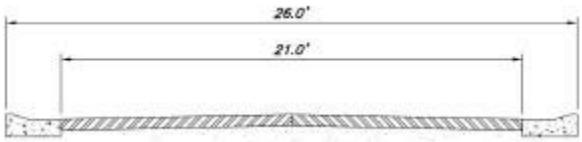
a. **Entrance Signs.** Two entrance signs shall be permitted in the locations depicted in the Master Plan and further identified in Exhibit C. The signs shall not exceed ten feet (10') in height measured to the highest roof surface. Lighting will be allowed to illuminate the name of the development either by direct exterior lighting or within the sign itself.

b. **Temporary Signs**
   i. Model Homes. Model homes shall be allowed one sign not to exceed thirty-two (32) square feet.
   ii. Directional Signs. Developer may install up to two (2) directional signs not to exceed sixteen (16) square feet.

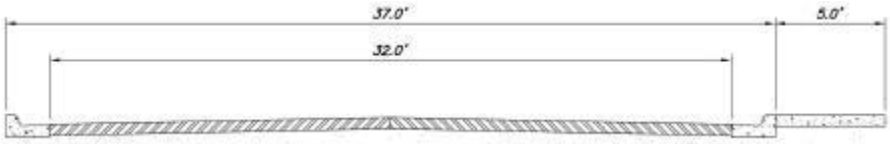
Exhibit A
Master Plan

Exhibit B
Cross-Section Comparison

White Petal Court –Private



Silver Flower Lane – Public Road



Stoneleigh Heights Drive, Snow Blossom Way, Ravine Rock, Snowy Peak Drive, Snowcap Court
Public Roads

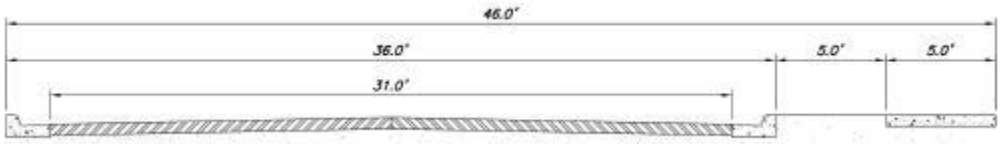
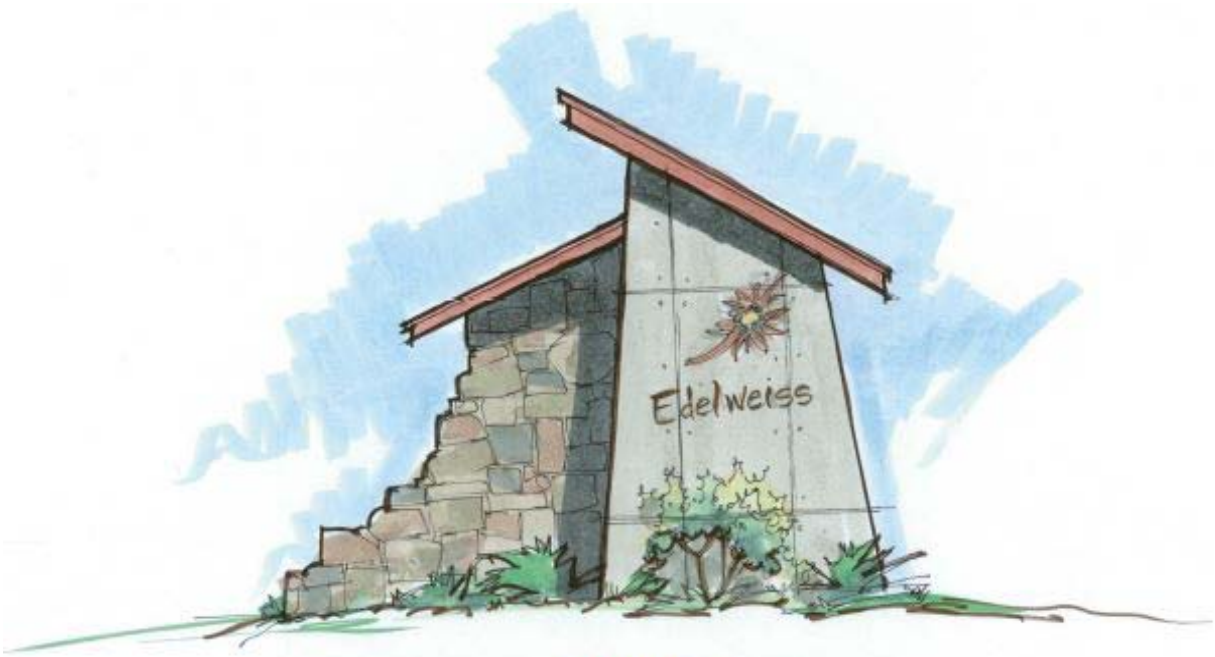


Exhibit C
Entry Signs



CONCEPT IMAGE

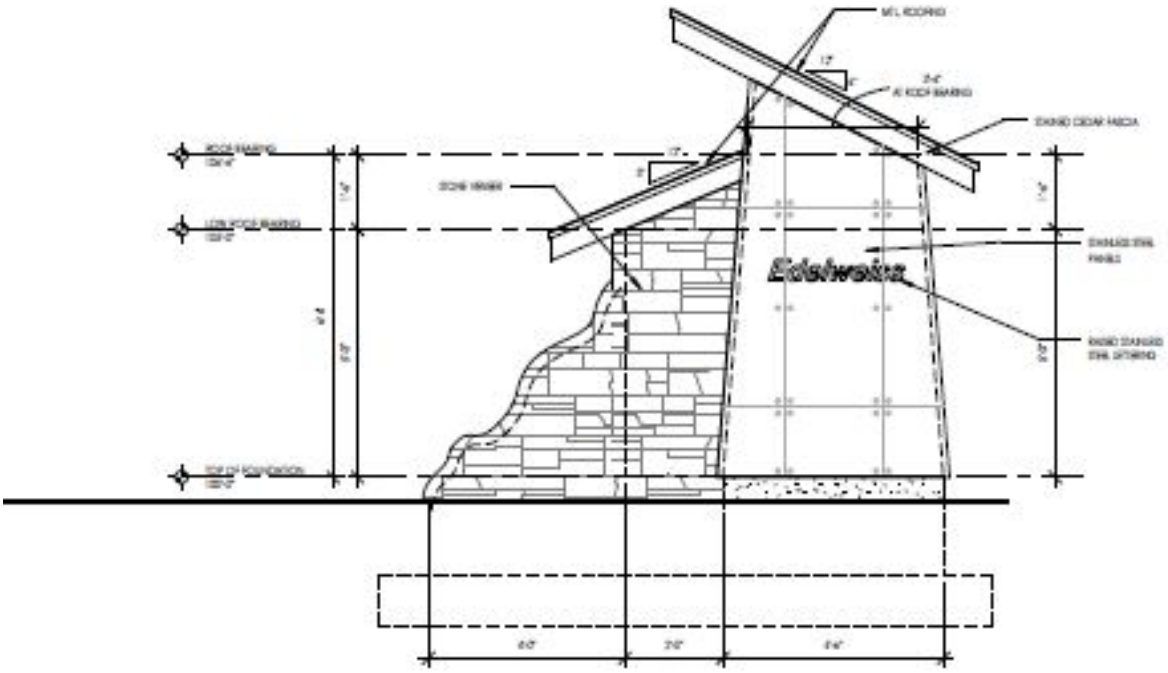


EXHIBIT B

PROPOSED MASTER PLAN

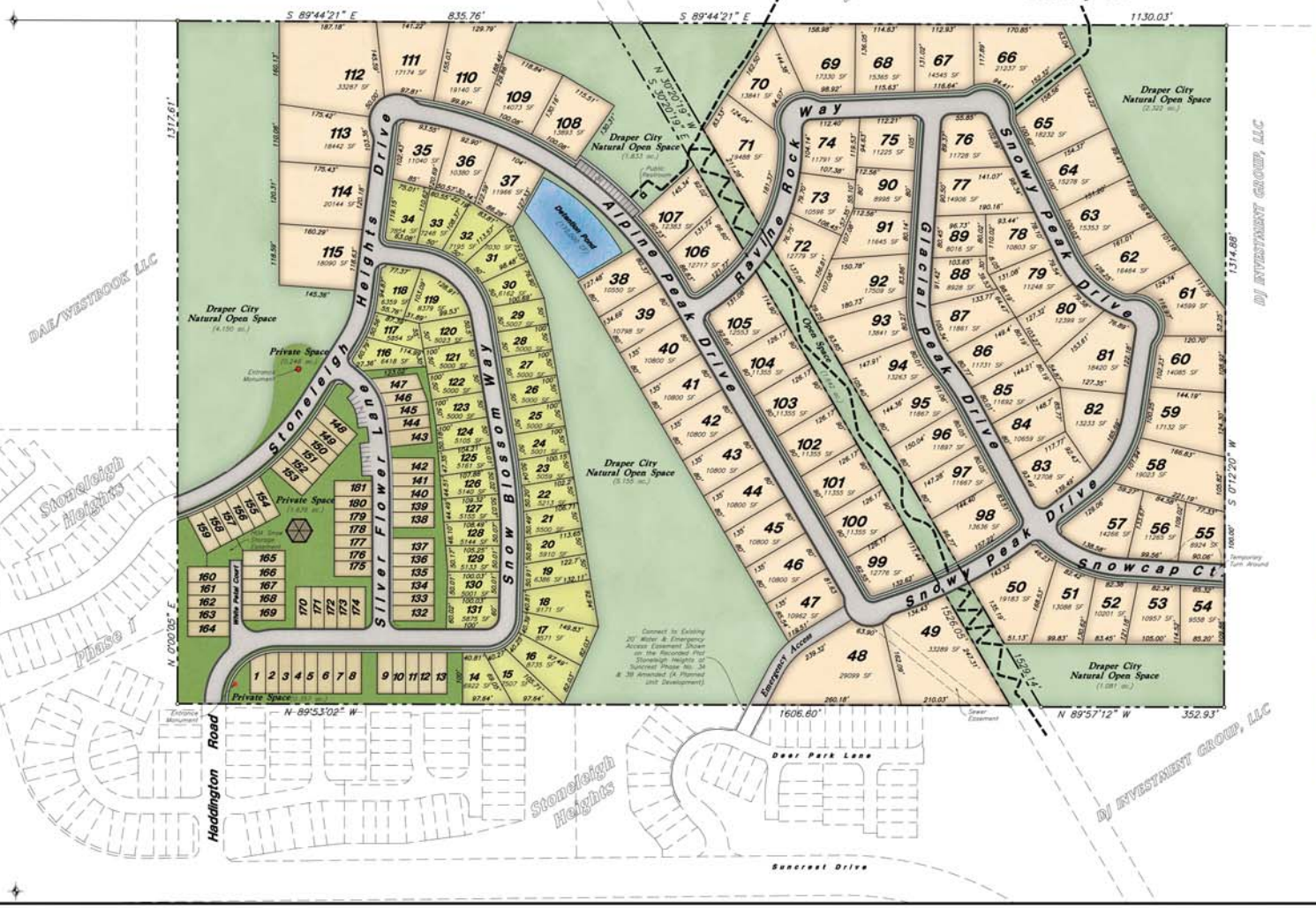
Typical Cross Sections

Private
White Petal Court

Public
Silver Flower Lane

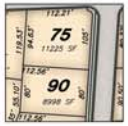
Public
Stoneleigh Heights Drive
Snow Blossom Way
Alpine Peak Drive
Ravine Rock Way
Snowy Peak Drive
Glacial Peak Drive
Snowcap Ct.

Scale: 1" = 100'



Legend

Townhomes
63 Lots



Estates
81 Lots
(55' x 65')
Average Lot 14,268 SF
Largest Lot 33,540 SF
Smallest Lot 8,016 SF

Cottages
37 Lots
(50' x 35')
Average Lot 6,014 SF
Largest Lot 9,171 SF
Smallest Lot 5,000 SF

Open Space
18.427 a.c.
(30.18%)

Bike/Hike
Natural
Trail

Detention
Pond

Gross Density = 181 Lots
(2.96/ac.)

Total Acreage = 61.052 ac.

Designed by: BM
Drafted by: GW
Client Name:
DAI
13-112-SP-N

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 • daengineering.net

Master Plan
Edelweiss
2200 East Stoneleigh Heights Drive
Draper City, Salt Lake County, Utah
A Part of the SW 1/4 of Sec. 10, T4S, R1E, SLB&M

21 Aug, 2014

SHEET NO.
N

Typical Cross Sections

Private
White Petal Court

Public
Silver Flower Lane

Public
Stoneleigh Heights Drive
Snow Blossom Way
Alpine Peak Drive
Ravine Rock Way
Snowy Peak Drive
Glacial Peak Drive
Snowcap Ct.

Scale: 1" = 100'

Legend

Townhomes
63 Lots

Estates
81 Lots
(55' x 65')
Average Lot 14,268 SF
Largest Lot 33,540 SF
Smallest Lot 8,016 SF

Cottages
37 Lots
(50' x 35')
Average Lot 6,014 SF
Largest Lot 9,171 SF
Smallest Lot 5,000 SF

Open Space
18.427 a.c.
(30.18%)

Bike/Hike
Natural
Trail

Detention
Pond

Gross Density = 181 Lots
(2.96/ac.)

Total Acreage = 61.052 ac.

Designed by: BM	
Drafted by: GW	
Client Name: DAI	
13-112-SP-N	

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - dwa@gbeengineering.com

Master Plan

Edelweiss
2200 East Stoneleigh Heights Drive
Draper City, Salt Lake County, Utah
A Part of the SW 1/4 of Sec. 10, T4S, R1E, SLB&M

21 Aug, 2014

SHEET NO.
N-1

DRAPER CITY

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

STAFF REPORT
August 20, 2014

To: Draper City Planning Commission
Business Date: August 28, 2014

From: Development Review Committee

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

Re: **Wasatch/Casepak Building – Site Plan Request**

Application No.:	140707-12044S
Applicant:	Keith Casey, representing Wasatch Product Development, LLC
Project Location:	Approximately 12044 South Lone Peak Pkwy
Zoning:	CSD-LP (Lone Peak Commercial Special District) Zone
Acreage:	Approximately 7.92 Acres (Approximately 344,995.2 ft^2)
Request:	Request for approval of a Site Plan in the CSD-LP (Lone Peak Commercial Special District) zone regarding the development of a manufacturing and warehousing building.

SUMMARY
This application is a request for approval of a Site Plan for approximately 7.92 acres located within the Lone Peak Manufacturing Park, at approximately 12044 South Lone Peak Pkwy. The property is currently zoned CSD-LP (Lone Peak Commercial Special District). The applicant is requesting that a Site Plan be approved to allow for the development of the currently vacant site as a warehouse and manufacturing building.

BACKGROUND
The Lone Peak CSD was developed in 2012. About half the lots have been improved within the overall CSD boundary.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Business and Light Manufacturing land use designation for the subject property. This category "allows for a mixture of land uses that could include office and light manufacturing uses with limited retail development to provide services for employees of these uses." It also states that "these areas are typically characterized by a park-like atmosphere which provides for a variety of uses." The property has been assigned the CSD-LP (Lone Peak Commercial Special District) zoning classification. With the CSD-LP zone "the City anticipates a substantial employment and business presence." The M-1 and CBP zoning designations are identified by

the General Plan as a preferred zoning classification for the Business and Light Manufacturing land use designation. The R3 zoning abuts the subject property on the north, and the CSD-LP abuts on the west, east and south.

Site Plan Layout. The site is accessed by two drive aisles which surround the building on three sides and provide access to two parking lots. Those drive aisles access a private road within the manufacturing park which has direct access to Lone Peak Parkway. The 158,247 square foot building is located to the northeast of the property with parking lots to the north and south of the building.

Landscaping and Lot Coverage. Site landscaping is 65,277 square feet or 18.99% of the site, not including the roughly 10,000 square foot detention pond. The Lone Peak CSD requires a minimum of 13% overall landscaping. Generous landscaping has been provided around the perimeter of the property, including along the north property line which features 54 trees. There are 169 trees on the property overall.

Parking. Parking within the CSD-LP zone is required at 1.5 spaces per 1,000 square feet of area. The building includes warehousing, manufacturing and office uses. In total 152,425 square feet of space is proposed for development, with an additional 2,594 square feet planned at a later date. The applicant has provided 237 parking spaces. The required number of spaces is 233, including all current and future square footage. The main parking areas are to the north and south of the building, with a few spaces running along the west side of the structure.

Architecture. The building is contemporary in design. It will feature concrete panel walls and aluminum curtain wall systems with metal accents. The building is 35-feet tall.

Lighting. Eleven parking lot lights are proposed. They will be mounted on 20-foot poles and have a maximum of 8.0 footcandles during business hours and 5.4 footcandles during non-business hours. Footcandles are zero at the property lines.

Fencing. No fencing is required and none is being provided.

Subdivision. The subject parcel was not properly subdivided from its parent lot. The parent lot was split into two parcels on December 13, 2013. A Minor Subdivision application will required to correct this error. This should not hold up the approval of the Site Plan, however; a building permit will not be eligible for issuance until an application has been obtained for the Minor Subdivision. A Site Plan expires one year from the date of approval. This will give the applicant one year to apply for the Minor Subdivision and obtain a building permit for the property.

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

(e) Standards for Approval. The following standards shall apply to the approval of a site plan.

(1) The entire site shall be developed at one time unless a phased development plan is approved.

(2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:

(i) Considerations relating to traffic safety and traffic congestion:

(A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
(B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
(C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
(D) location, arrangement, and dimensions of truck loading and unloading facilities;
(E) vehicular and pedestrian circulation patterns within the boundaries of the development;
(F) surfacing and lighting of off-street parking facilities; and
(G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.

(ii) Considerations relating to outdoor advertising:

(A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.

(iii) Considerations relating to landscaping:

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

(iv) Considerations relating to buildings and site layout:

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

(v) Considerations relating to drainage and irrigation:

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

(vi) Other considerations including, but not limited to:

(A) buffering;
(B) lighting;
(C) placement of trash containers and disposal facilities; and
(D) location of surface, wall and roof-mounted equipment.

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

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

(i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
(ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
(iii) Development guidelines for a center shall, as a minimum, address the following topics:

(A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
(B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
(C) landscaping and open space standards;
(D) signage;
(E) exterior lighting;
(F) parking, pedestrian and vehicular circulation, and access to the site;
(G) rights of access within the center (use of cross-easements, etc.);
(H) development phasing and improvements/amenities to be completed with each phase;
(I) outdoor sales, storage and equipment;
(J) fencing and walls; and
(K) maintenance standards and responsibilities.

(5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the

overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

REVIEWS

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

1. A letter from the management company approving the landscape plant schedule. If a letter is not provided, the plant schedule shall conform to DCMC Section 9-18-070(E)(2)(f).
2. Service approval letter from South Valley Sewer District.
3. Drainage Agreement with the Canal Company and any other necessary parties. If an agreement is not obtained, changes to the plans will be required.
4. No building permits shall be issued for the property until an application for a Minor Subdivision has been filed with Draper City for the subject property and its parent parcel.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan submission and have stated the application is incomplete pending private approval of the storm drain plan. There recommendation includes the following proposed conditions:

1. Plans indicate do not provide a discharge location. Provide information of tie into existing system or discharge point across canal. Construction plans for the discharge pipe to the discharge point required or resize detention to retain 100-year storm event.
2. SD pipeline under the East Jordan Canal requires an encroachment agreement from the canal company. Provide copy of approval.
3. The application shall include letters from sewer provider, addressing the feasibility and their requirements to serve the project in accordance with Section 9-5-090(d)(1)(iv)(C)(5) of the Draper City Municipal Code.
4. Include the attached water details for the water system.
5. Specify material type and installation requirements for utilities. Include details. Indicate thrust block size and verify bearing capacity of soil, per the geotechnical report, for the design of the thrust blocks. For drinking water pipes, either ductile iron class 52 or PVC C-900 Class 305 DR14 is required. Fire hydrant connection pipelines shall be D.I., unless length is longer than 40 feet, then only the last 20 feet are required to be D.I.

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

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical and geologic hazards report submitted as a part of the Site Plan 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 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 exclusive of the shoulders 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. (**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of the shoulders.)

2012 International Fire Code Appendix D requirements on street widths:

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

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

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

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

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official.*

2. **Fire Hydrants are required** there shall be a total of 8 hydrants minimum are required spaced at 200ft. 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 8000GPM 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 BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY. ESFR Fire Sprinklers need to be designed for high pile storage this should not be a problem.**
6. **Automatic Smoke and Heat Vents May Be Required. 910.2** Where required. Smoke and heat vents shall be installed in the roofs of buildings or portions thereof occupied for the uses set forth in Sections 910.2.1 and 910.2.2.

   Exception: In occupied portions of a building where the upper surface of the story is not a roof assembly, mechanical smoke exhaust in accordance with Section 910.4 shall be an acceptable alternative.
   910.2.1 Group F-1 or S-1. Buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 50,000 square feet (4645 m2) of undivided area.

   Exception: Group S-1 aircraft repair hangars.
   910.2.2 High-piled combustible storage. Buildings and portions thereof containing high-piled combustible stock or rack storage in any occupancy group when required by Section 3206.7

7. **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. Do to the size of the building 2 ½ inch hose connections may be required to be installed throughout the warehouse.
8. **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.
9. **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.**
10. **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.

11. **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.
12. **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 Site Plan submission and has issued a recommendation for approval without further comment.

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

South Valley Sewer District Review. The South Valley Sewer District has not yet issued an approval. Obtaining approval from the South Valley Sewer District is a listed as a condition of approval.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for Wasatch/Casepak Building Site Plan request by Keith Casey, representing the Wasatch Product Development LLC, application 140707-12044S, 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.
    a. Plans indicate do not provide a discharge location. Provide information of tie into existing system or discharge point across canal. Construction plans for the discharge pipe to the discharge point required or resize detention to retain 100-year storm event.
    b. Storm Drain pipeline under the East Jordan Canal requires an encroachment agreement from the canal company. Provide copy of approval.
    c. The application shall include letters from sewer provider, addressing the feasibility and their requirements to serve the project in accordance with Section 9-5-090(d)(1)(iv)(C)(5) of the Draper City Municipal Code.
    d. Include Draper City water details for the water system.
    e. Specify material type and installation requirements for utilities and include details. Indicate thrust block size and verify bearing capacity of soil, per the geotechnical report, for the design of the thrust blocks.
2. That all requirements of the Planning Division are satisfied throughout the development of the site and the construction of all buildings on the site.
    a. Obtain a Drainage Agreement with the Canal Company and any other necessary parties for the proposed storm drainage design. If an agreement is not obtained,

changes to the plans will be required including providing additional storm drainage capacity on-site. Any modifications to the plans will necessitate additional review by City Staff and may include further review and approvals from the Planning Commission.

b. No building permits shall be issued for the property until an application for a Minor Subdivision has been filed with Draper City for the subject property and its parent parcel.

3. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
4. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
5. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.

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. The Business and Light Manufacturing Land Use designation allows for a mixture of land uses that could include office and light manufacturing uses with limited retail development.
   b. Development close to existing facilities should be encouraged in order to reduce the cost and extent of public services.
   c. Encourage areas of intense or specialized land uses with zoning overlay district created to maximize their potential for development through adherence to high standards of development.
   d. Encourage the establishment of a strong tax base by accommodating commercial and industrial development in appropriate areas.
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 Approval – "I move we approve the Wasatch/Casepak Building Site Plan request by Keith Casey, representing the Wasatch Product Development LLC, application 140707-12044S, based on the findings and subject to the conditions listed in the Staff Report dated August 20, 2014 and as modified by the conditions below:"

1. List any additional findings and conditions…

Sample Motion for Denial – "I move we deny the Wasatch/Casepak Building Site Plan request by Keith Casey, representing the Wasatch Product Development LLC, application 140707-12044S, 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

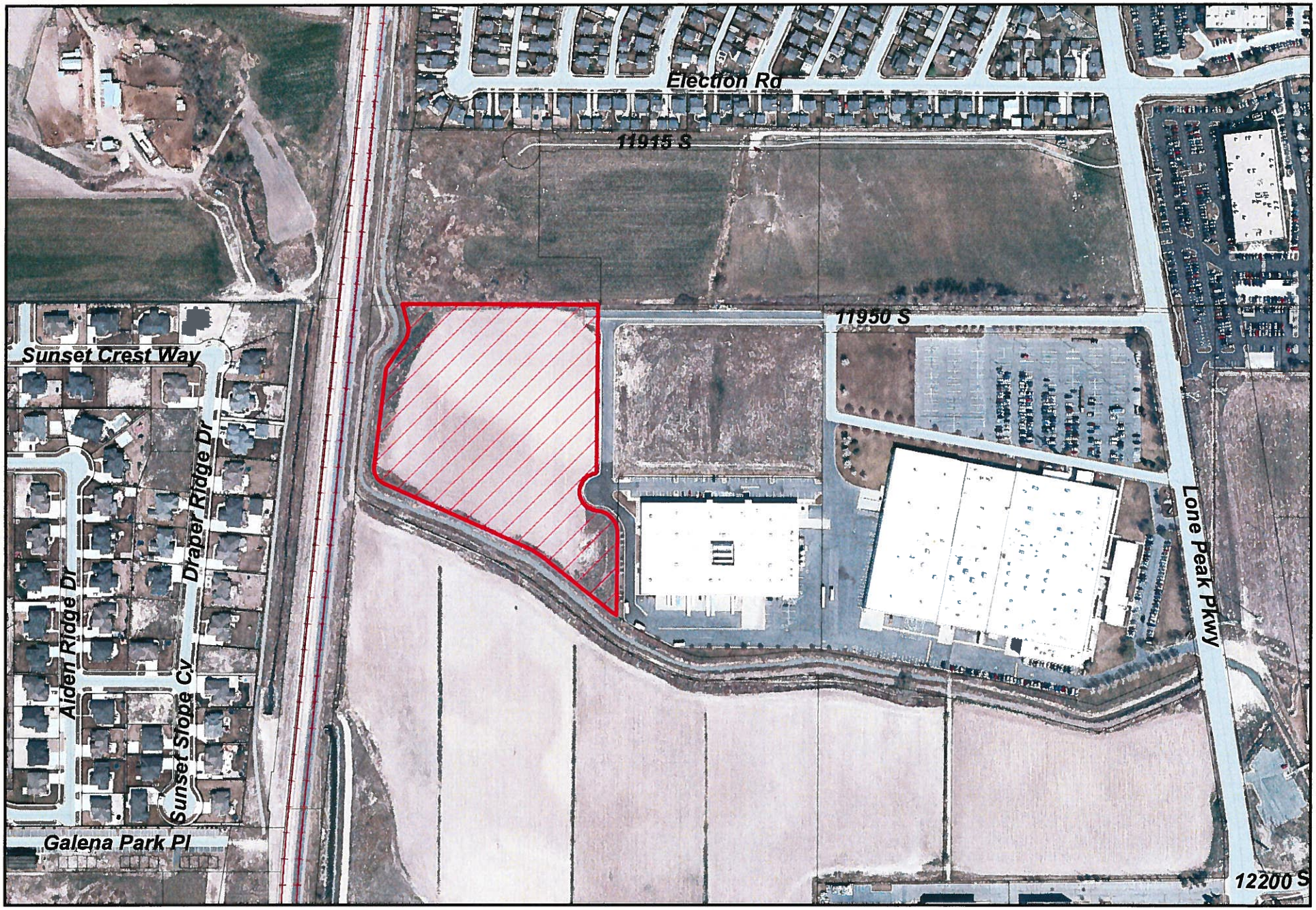
Draper City Operations Division

Draper City Planning Division

Unified Fire Authority

Draper City Legal Counsel

EXHIBIT A
AERIAL MAP



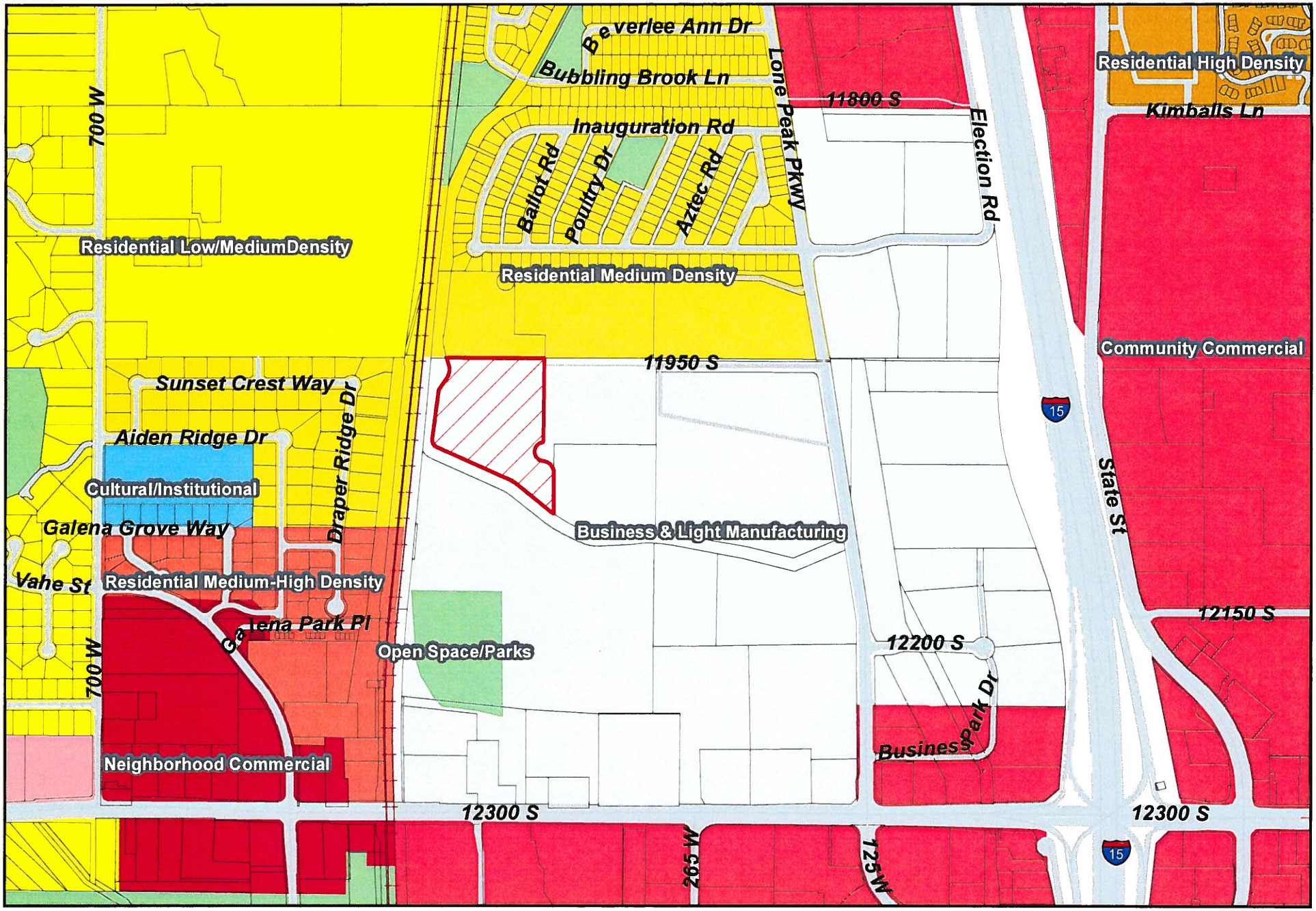
0 200 400 800
Feet

Wasatch/Casepak Building Site Plan
Aerial Map

DRAPER CITY

N
W E
S

EXHIBIT B
LAND USE MAP



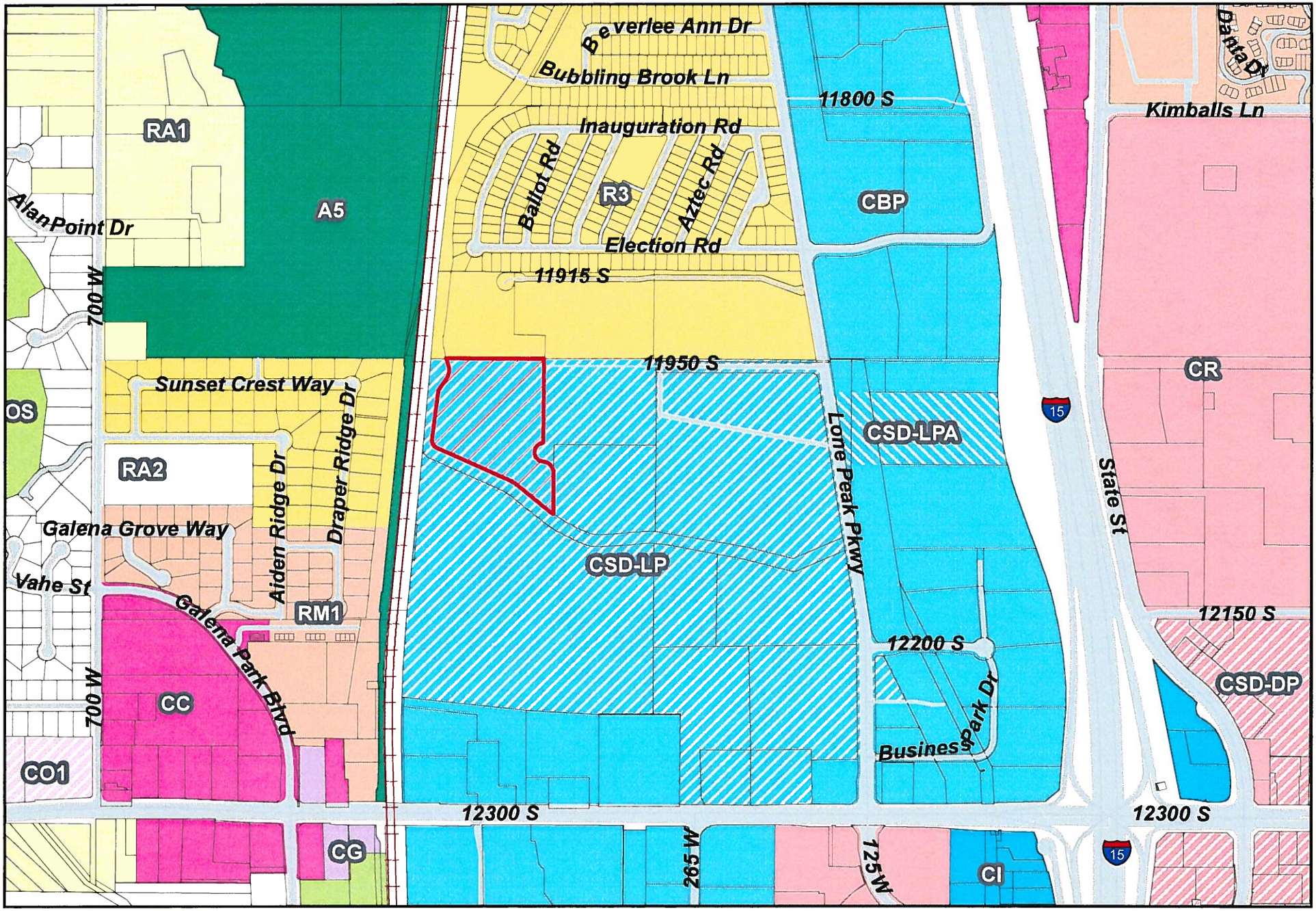
0 395 790 1,580
Feet

Wasatch/Casepak Building Site Plan
Land Use Map

DRAPER CITY

N
W E
S

EXHIBIT C
ZONING MAP



0 395 790 1,580
Feet

Wasatch/Casepak Building Site Plan
Zoning Map

DRAPER CITY

N W E S

EXHIBIT D
SITE PLAN

LAND USE:

BUILDING FOOTPRINT AREA:	124,441 SF OR 36%
PAVED AREA:	155,328 SF
LANDSCAPE (EXCLUDING DETENTION POND):	65,211 SF OR 18%
BOUNDARY AREA:	345,246 SF - 7.96 ACRES

PARKING REQUIREMENTS:

OFF STREET PARKING
LONE PEAK SPECIAL COMMERCIAL DISTRICT - INDUSTRIAL BUILDINGS

PARKING STALLS REQUIRED:

FOOTPRINT:	124,441 SF AT 1.5 / 1,000 = 187 PARKING STALLS
MEZZANINES:	21,984 SF AT 1.5 / 1,000 = 42 PARKING STALLS
FUTURE MEZZANINES:	2,264 SF AT 1.5 / 1,000 = 4 PARKING STALLS
TOTAL:	148,241 SF AT 1.5 / 1,000 = 233 PARKING STALLS

PARKING STALLS PROVIDED = 231 STALLS
HANDICAP PARKING STALLS PROVIDED = 11 STALLS PER IBC 2006 - TABLE 1106.1

FIRE HYDRANT REQUIREMENTS:

REQUIREMENT STANDARDS PER IFC 2012

BUILDING
B105.2 EXCEPTION
REDUCTION UP TO 75% FOR FIRE-FLOW AND DURATION WHERE BUILDING IS INSTALLED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

TABLE B105.1 TYPE II-B CONSTRUCTION
8,000 GPM - 4 HOUR REQUIRED
4,000 GPM - 4 HOUR PROVIDED PER B105.2 EXCEPTION (USED 50% REDUCTION)

TABLE C105.1 WATER AND DISTRIBUTION OF FIRE HYDRANTS
REQUIRED HYDRANTS = 8 (MIN. 4 PROVIDED)
AVERAGE SPACING = 200 FT (PROVIDED)
MAX. DISTANCE FROM STREET/ROAD TO HYDRANT = 120 FT (PROVIDED)

BUILDING INFORMATION:

JURISDICTION:	DRAPER CITY, UTAH
ZONE:	CDP (COMMERCIAL BUSINESS PARK)
BUILDING TYPE:	OFFICE / WAREHOUSE ONE STORY W/ OPEN AND ENCLOSED MEZZANINES SEE IBC 2012 - 505.2.3 (EXCEPTION #5)
OCCUPANCY TYPE:	F-1 (MODERATE HAZARD FACTORY) S-1 (WAREHOUSE) B (PROFESSIONAL OFFICES)
CONSTRUCTION TYPE:	II-B NON-COMBUSTIBLE
SPRINKLER SYSTEM:	ESFR AT F-1 (MANUFACTURING AND S-1 STORAGE AUTOMATIC SPRINKLER AT OFFICES
BUILDING HEIGHT:	36'-0" A.F.F. (TOP OF PARAPET) 28'-0" UNOBSTRUCTED INTERIOR HEIGHT
ALLOWABLE AREA:	UNLIMITED AREA BUILDINGS: IBC 2012 - SECTION 507.3 PUBLIC WALKWAYS OR YARDS: MIN. 60 FT. WIDTHS AUTOMATIC SPRINKLER: PER SECTION 903.3.1.1

BUILDING AREA

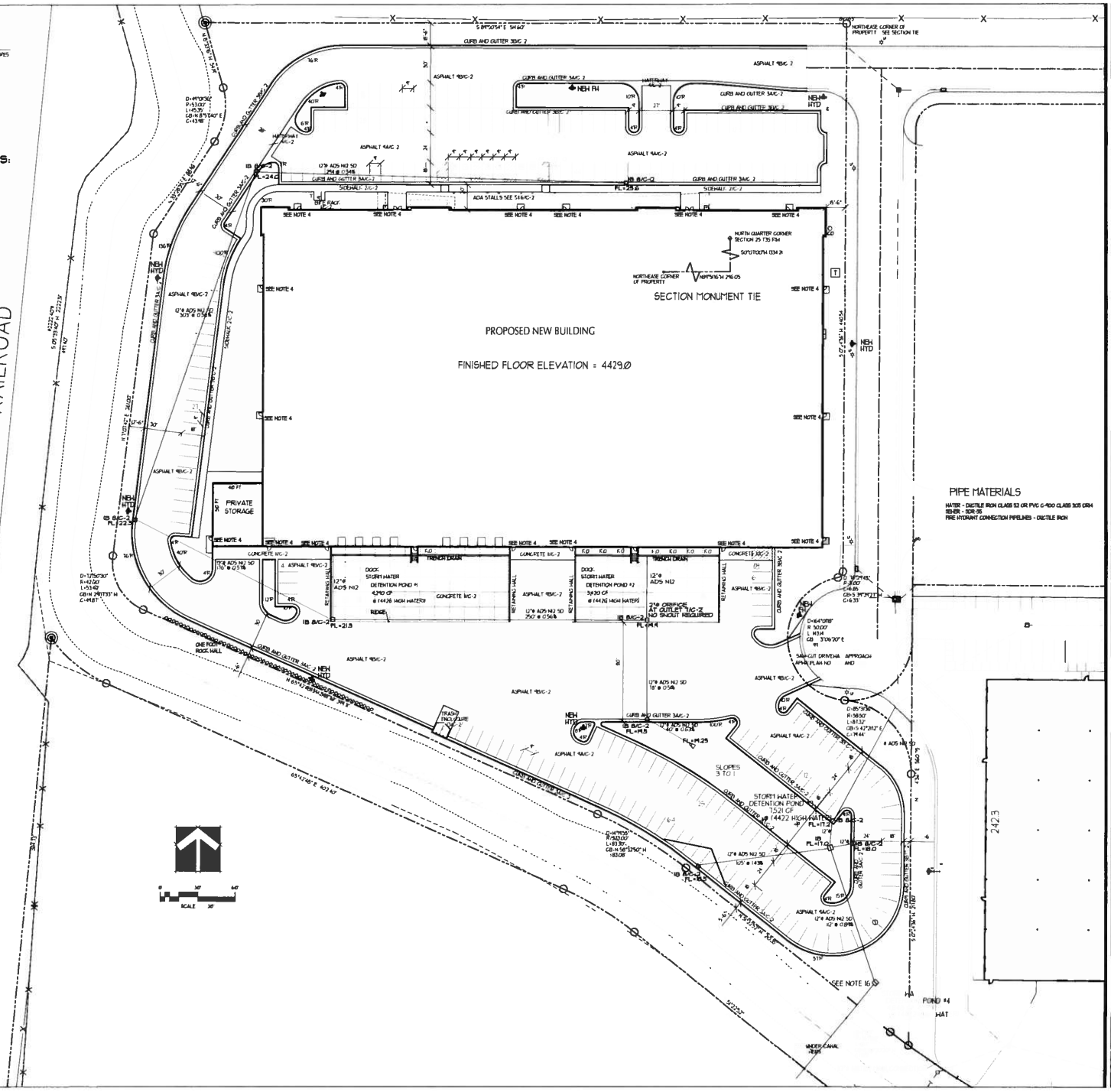
GROSS FOOTPRINT:	124,441 SF	
CASEPAK:		
FBI OFFICE:	4,364 SF	MAIN FLOOR
	1,664 SF	MEZZANINE
WAREHOUSE (S-1):	21,968 SF	MAIN FLOOR
MANUFACTURING (F-1):	2,176 SF	MAIN FLOOR
SUBTOTAL:	30,173 SF	
FUTURE MEZZANINE:	2,250 SF	
WASATCH LABS:		
FBI OFFICE:	8,140 SF	MAIN FLOOR
	10,955 SF	MEZZANINE
WAREHOUSE (S-1):	42,363 SF	MAIN FLOOR
MANUFACTURING (F-1):	36,639 SF	MAIN FLOOR
	4,360 SF	MEZZANINE
SUBTOTAL:	102,117 SF	
FUTURE MEZZANINE:	1,344 SF	
PRIVATE STORAGE:	1,961 SF	
PERIMETER WALL:	1,234 SF	
TOTAL BUILDING AREA:	152,475 SF - CURRENT 155,201 SF - FUTURE	

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE SANITARY SEWER, STORM DRAIN AND WATER LINE STREET CONNECTIONS AND THE LOCATION, DEPTH AND SIZE OF ALL EXISTING UTILITIES BEFORE STARTING ANY CONSTRUCTION.
3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES.
4. SLOPE CONCRETE LANDINGS AT DOORWAYS 1/4" PER FOOT (OR 1.6% TO 1.9%) FOR 5 FEET FROM WALL. CROSS SLOPE ON ALL WALKWAYS SHALL NOT EXCEED 2.0%.
5. COMPLY WITH NFPA 24 FOR MATERIALS, INSTALLATIONS, TESTS, FLUSHING, AND VALVE AND FIRE HYDRANT SUPERVISION FOR FIRE SERVICE MAIN PIPING FOR FIRE SUPPRESSION. PROVIDE 5' COVER OVER FIRE LINE PIPES AND 4' COVER OVER GALVANIZED WATER PIPES.
6. ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PAVING, UTILITIES, STORM DRAINS, SIGNS, ETC. SHALL CONFORM TO DRAPER CITY DEVELOPMENT STANDARDS, ENGINEERING REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC WORKS PROJECTS - LATEST EDITION, AND THE LATEST EDITION OF THE APWA STANDARD PLANS AS REFERENCED.
7. PROVIDE 4" PVC SLEEVES FOR IRRIGATION PIPING AS REQUIRED. SEE LANDSCAPE AND IRRIGATION PLANS.
8. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
9. PREVENT ALL STORM WATER FROM FLOWING ONTO THE ADJACENT PROPERTY.
10. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A TWO FOOT WIDE PAVEMENT REPLACEMENT PATCH.
11. INSTALL A STOP AND WASTE AT THE SPRINKLER CONNECTION.
12. MAXIMUM SLOPE THRU ADA PARKING STALLS AND AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ROUTE CROSS SLOPE SHALL NOT EXCEED 2.0% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 4.8%.
13. VERIFY AND COORDINATE SITE PLAN UTILITIES WITH THE PLUMBING PLANS BEFORE STARTING ANY WORK.
14. PROVIDE EROSION CONTROL PER EPA REQUIREMENTS DURING ALL CONSTRUCTION.
15. CONTRACTOR WILL BE REQUIRED TO PROVIDE A LICENSED SURVEYOR TO STAKE OUT NEW CONSTRUCTION FROM THE ARCHITECT'S COMPUTER SITE PLAN.
16. SAND/GREASE TRAP WITH 3"PVC ORIFICE AT OUTLET PIPE. PIPE FLOWLINE ELEVATION EQUALS 16.0. SEE DETAILS 7 AND 12 ON SITE DETAILS SHEET C-2.
17. PLANS SHALL NOTE THAT ANY EXCAVATION IN THE PUBLIC WAY REQUIRES AN EXCAVATION PERMIT FROM THE CITY ENGINEER'S OFFICE AND SHALL BE IN ACCORDANCE WITH DRAPER CITY STANDARD DETAILS ST-15 AND ST-17.
18. ALL WATER VALVES AT TEES SHALL BE FLANGED TO THE TEE.

LEGEND

00	EXISTING CONTOUR ELEVATION		LIGHT POLE
00	FINISH CONTOUR ELEVATION	IB	INLET BOX - DETAIL B/C-2
	EXISTING SPOT ELEVATION	MH	MANHOLE
00.00	FINISH SPOT ELEVATION	CO	CLEANOUT
TA	TOP OF ASPHALT	FH	FIRE HYDRANT
TC	TOP OF CONCRETE	SD	STORM DRAIN LINE
TBC	TOP BACK OF CURB	FD	ROOF DRAIN LINE
SW	TOP OF SIDEWALK	W	WATER LINE
TG	TOP OF GRADE	FL	FIRE LINE
TOW	TOP OF WALL	IRR	IRRIGATION LINE
FL	FLOWLINE	SS	SANITARY SEWER LINE
	DRAINAGE DIRECTION	G	GAS LINE
	PROPERTY LINE	P	POWER LINE
			EXISTING UTILITY LINE
			NEW UTILITY LINE



PASKER GOULD AMES & WEAVER
ARCHITECTS / PLANNERS · 3265 SOUTH 300 WEST, TURNLEY UTAH 84107 PHONE 801-266-4664 FAX 801-262-4072

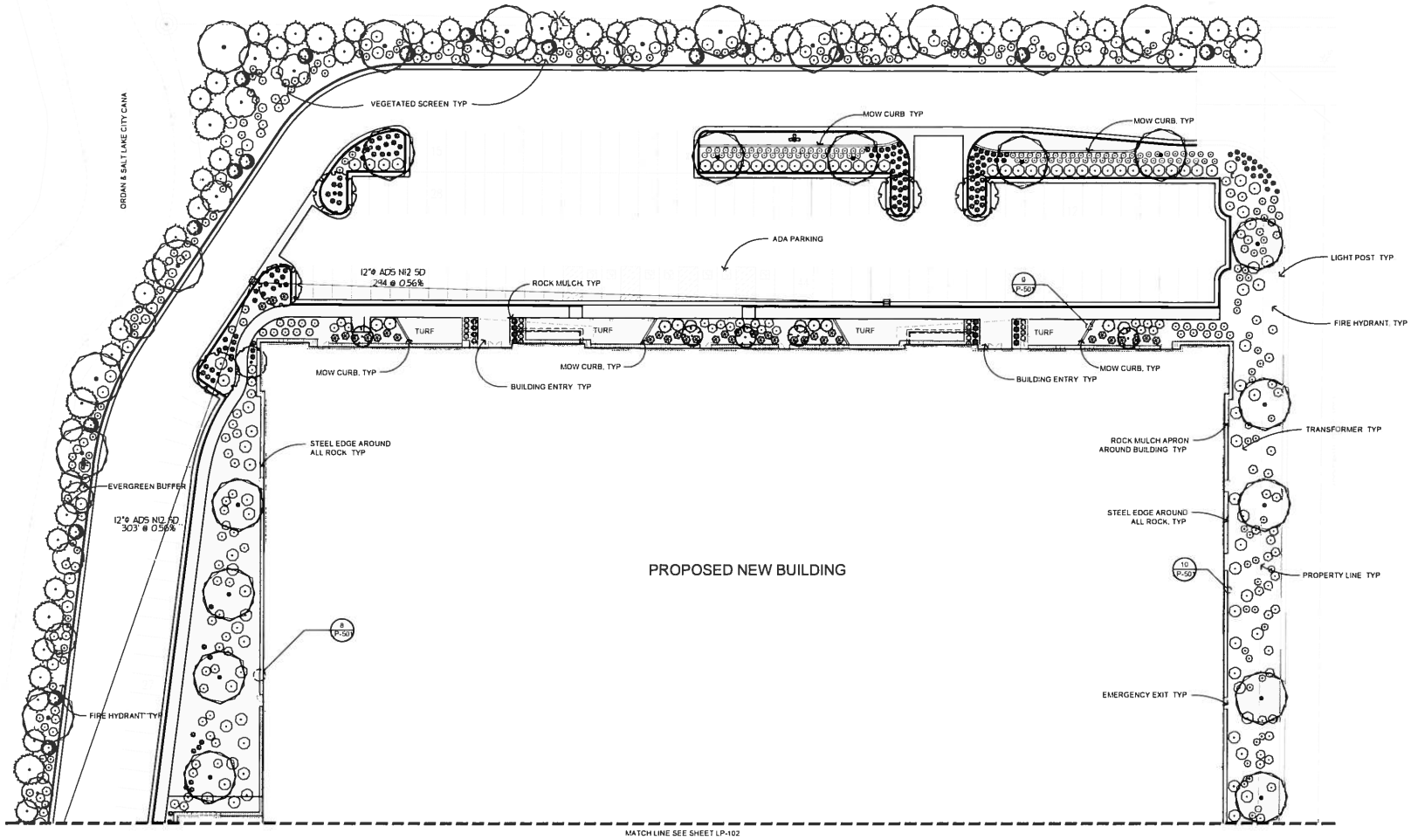
SITE LAYOUT PLAN
A NEW MANUFACTURING FACILITY FOR:
Wasatch Labs / CasePak, Inc.
4273 WEST 11950 SOUTH DRAPER UTAH

CITY REVIEW

DATE JULY 25 2014
JOB NO. 2966.00

C
1.0

EXHIBIT E
LANDSCAPE PLAN



LANDSCAPE SITE NOTES

1. COMMERCIAL QUALITY WEED BARRIER FABRIC TO BE INSTALLED BELOW ALL ROCK MULCH ALL ROCK AREAS TO BE BOARDED BY 3/16" STEEL EDGING UNLESS SPECIFIED OTHERWISE, .IE BUILDING OR CONCRETE WALK/CURB.
2. INSTALL 3" DEEP, SHREDDED BARK MULCH IN ALL PLANTING BEDS UNLESS SPECIFIED OTHERWISE
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT
4. PROVIDE MATCHING SIZES AND FORMS FOR ALL SHRUB PLANTINGS. SPACE EQUALLY AS PER PLANS
5. PLANT QUANTITIES ARE PROVIDED FOR INFORMATION ONLY, IN THE CASE OF ANY DISCREPANCIES PLAN SHALL OVER RIDE QUANTITIES. CONTRACTOR TO VERIFY ALL QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.
6. THERE ARE TO BE NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3 FEET ABOVE FINISHED GRADE ALLOWED WITHIN THE SIGHT TRIANGLE
7. NO TREES TO BE PLANTED IN UTILITY EASEMENT
8. INSTALL RAIN SENSOR WITH AUTOMATED IRRIGATION SYSTEM TO ALL PLANT MATERIAL
9. CONTRACTOR TO CONTACT A UTILITY LOCATING COMPANY AND VERIFY ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING UTILITIES LOCATED ON SITE. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AND/OR REPLACED TO OWNER'S STANDARDS, SPECIFICATIONS AND RECOMMENDATIONS. ANY EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE LABELED AS PART OF THE "AS-BUILT" DRAWING, SEE SPECIFICATION FOR AS-BUILT DRAWINGS.

NOTES

1. SEE CIVIL SHEETS FOR ALL SITE WORK, INCLUDING CONCRETE, UTILITIES, FIRE HYDRANTS, TRASH ENCLOSURE, ETC

NORTH

SCALE 1" = 20'

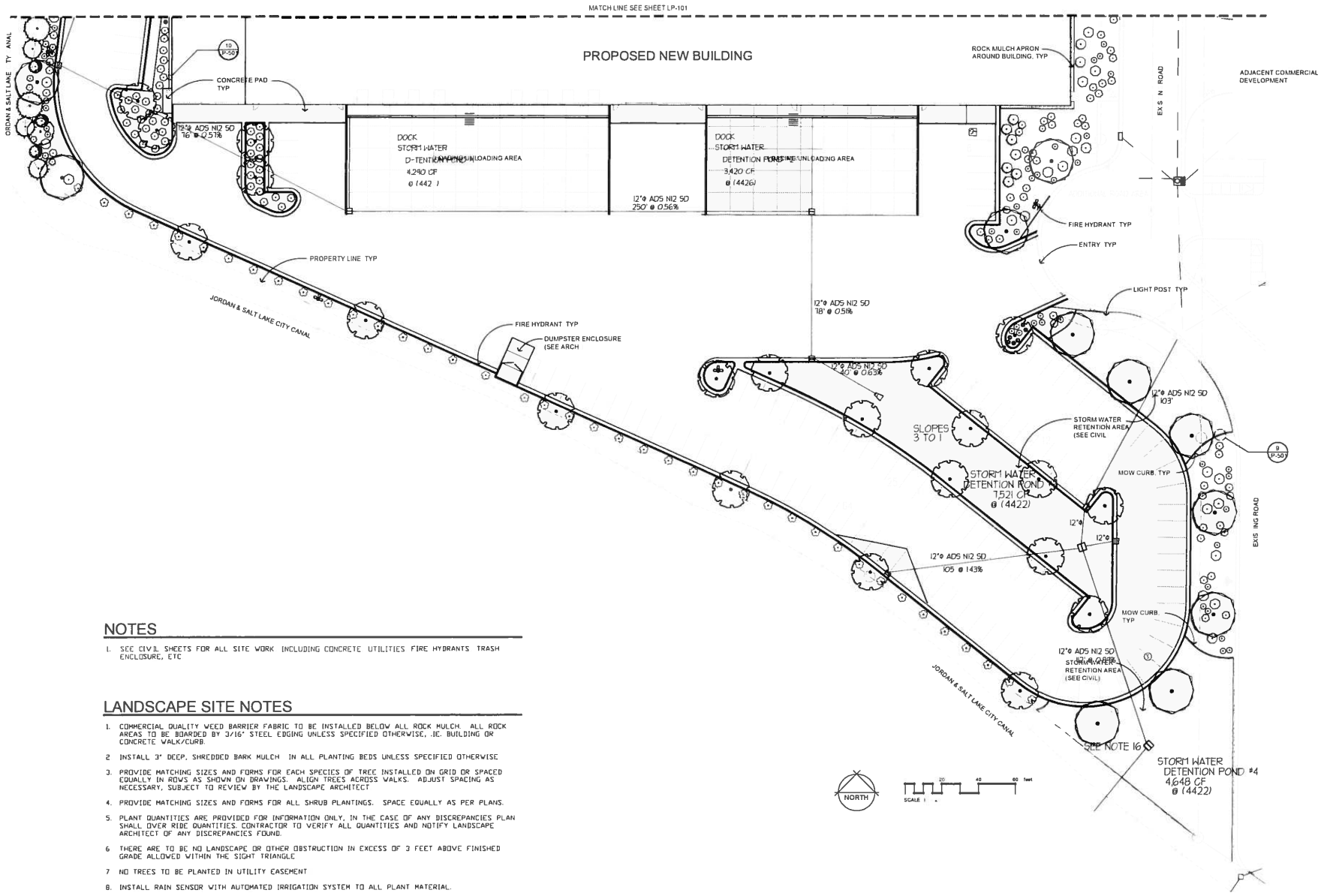
PASKER GOULD AMES & WEAVER

A NEW MANUFACTURING FACILITY FOR
Wasatch Labs / CasePak, Inc.

CITY REVIEW

DATE JULY 25, 2014

LP
101



NOTES

1. SEE CIVIL SHEETS FOR ALL SITE WORK INCLUDING CONCRETE UTILITIES FIRE HYDRANTS TRASH ENCLOSURE, ETC

LANDSCAPE SITE NOTES

1. COMMERCIAL QUALITY WEED BARRIER FABRIC TO BE INSTALLED BELOW ALL ROCK MULCH. ALL ROCK AREAS TO BE BOARDED BY 3/16" STEEL EDGING UNLESS SPECIFIED OTHERWISE, .IE. BUILDING OR CONCRETE WALK/CURB.
2. INSTALL 3" DEEP, SHREDDED BARK MULCH IN ALL PLANTING BEDS UNLESS SPECIFIED OTHERWISE
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT
4. PROVIDE MATCHING SIZES AND FORMS FOR ALL SHRUB PLANTINGS. SPACE EQUALLY AS PER PLANS.
5. PLANT QUANTITIES ARE PROVIDED FOR INFORMATION ONLY, IN THE CASE OF ANY DISCREPANCIES PLAN SHALL OVER RIDE QUANTITIES. CONTRACTOR TO VERIFY ALL QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.
6. THERE ARE TO BE NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3 FEET ABOVE FINISHED GRADE ALLOWED WITHIN THE SIGHT TRIANGLE
7. NO TREES TO BE PLANTED IN UTILITY EASEMENT
8. INSTALL RAIN SENSOR WITH AUTOMATED IRRIGATION SYSTEM TO ALL PLANT MATERIAL.
9. CONTRACTOR TO CONTACT A UTILITY LOCATING COMPANY AND VERIFY ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES BEFORE CONSTRUCTION BEGINS. CONTRACTOR TO PROTECT AND PRESERVE ALL EXISTING UTILITIES LOCATED ON SITE ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AND/OR REPLACED TO OWNER'S STANDARDS, SPECIFICATIONS AND RECOMMENDATIONS. ANY EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE LABELED AS PART OF THE "AS-BUILT" DRAWING, SEE SPECIFICATION FOR AS-BUILT DRAWINGS

PASKER GOULD AMES & WEAVER
ARCHITECTS / PLANNERS · 12266 SOUTH 800 WEST · TERRACE, UTAH 84070 · PHONE 801.298.8400 · FAX 801.298.8402

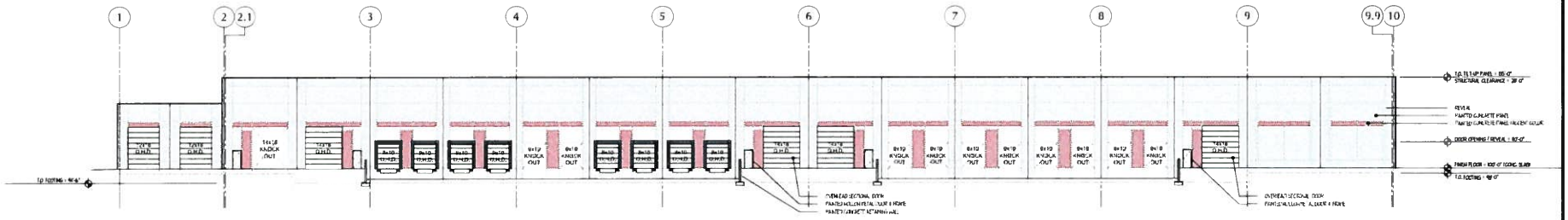
A NEW MANUFACTURING FACILITY FOR
Wasatch Labs / CasePak, Inc.
4270 WEST 1700 SOUTH

CITY REVIEW

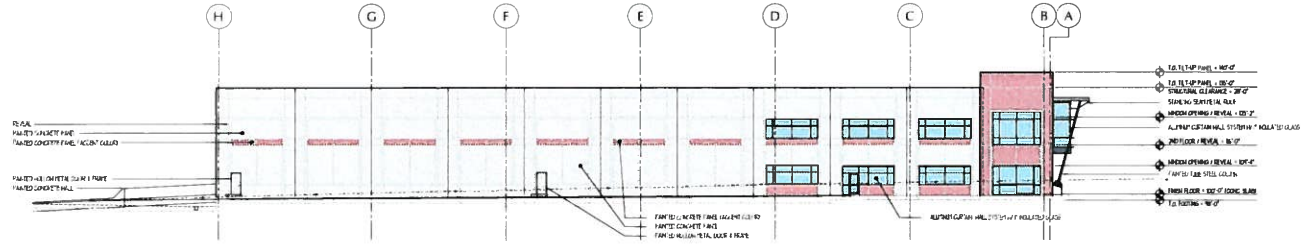
DATE JULY 25, 2014
JOB NO. 2140-000

LP 102

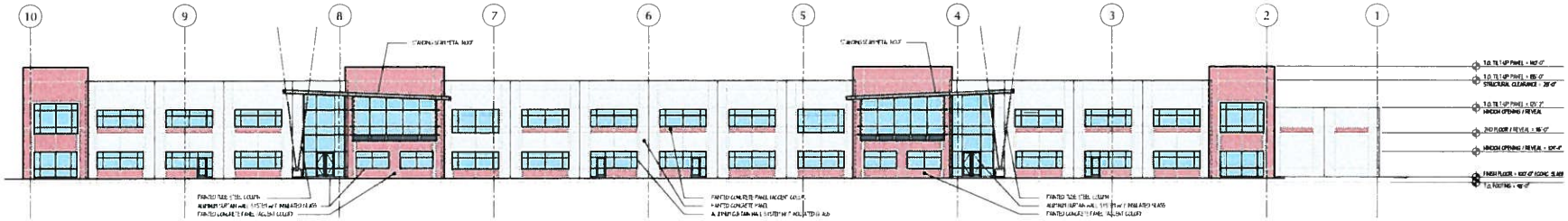
EXHIBIT F
ELEVATIONS



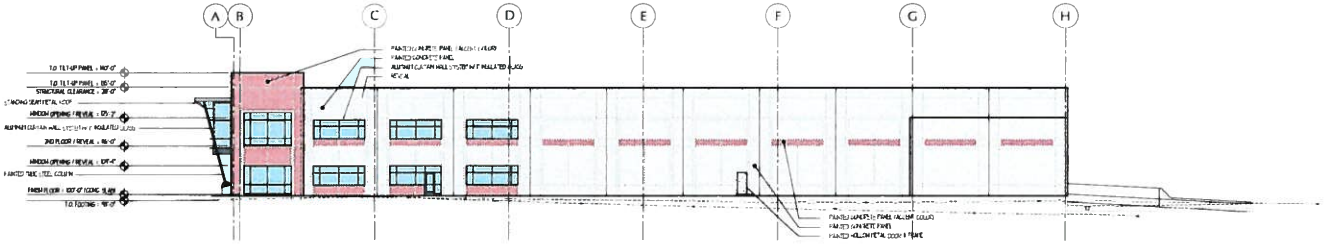
1 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 WEST ELEVATION

PASKER GOULD AMES & WEAVER

EXTERIOR ELEVATIONS

A NEW MANUFACTURING FACILITY FOR

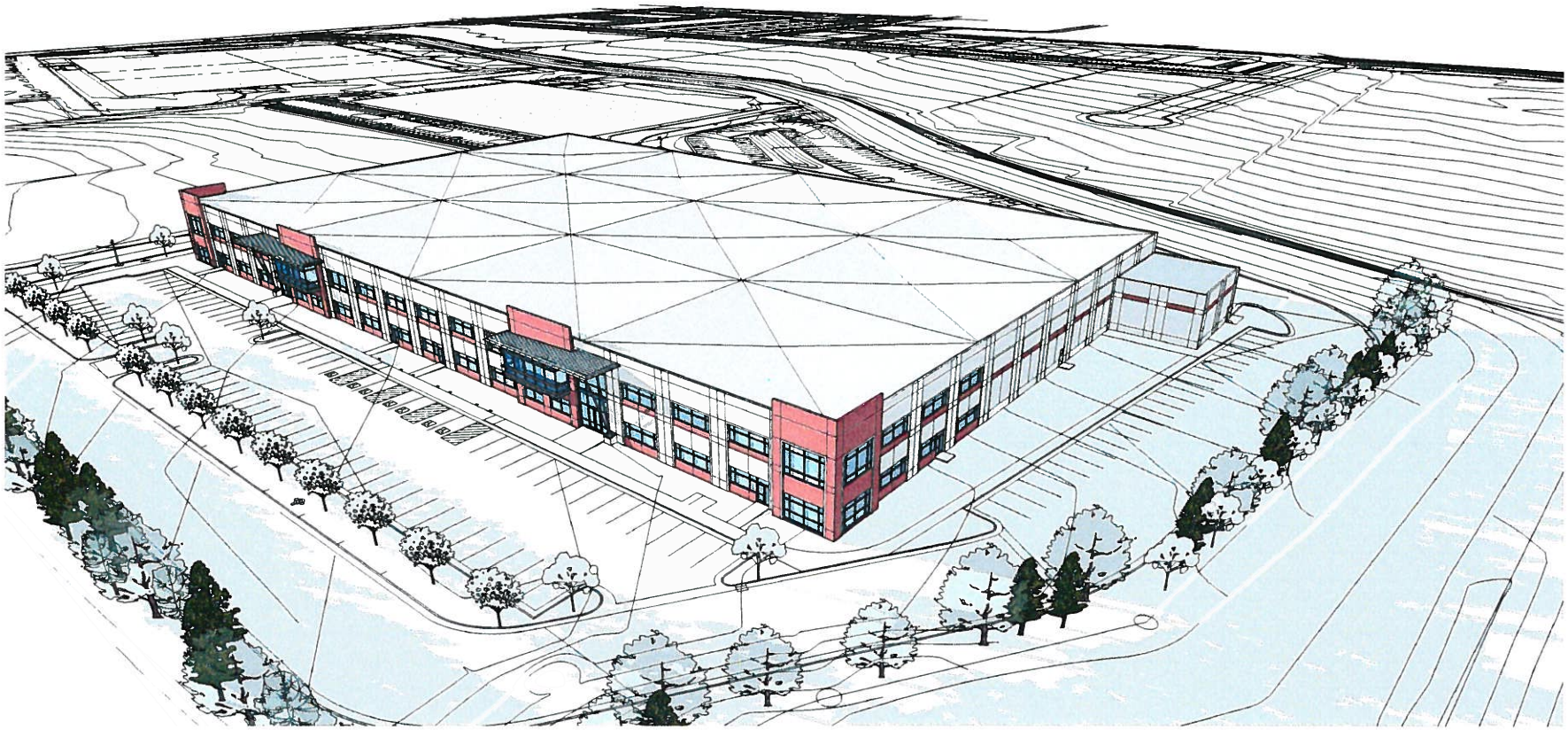
Wasatch Labs / CasePak, Inc.

PRELIMINARY

DATE: JULY 25, 2014

A

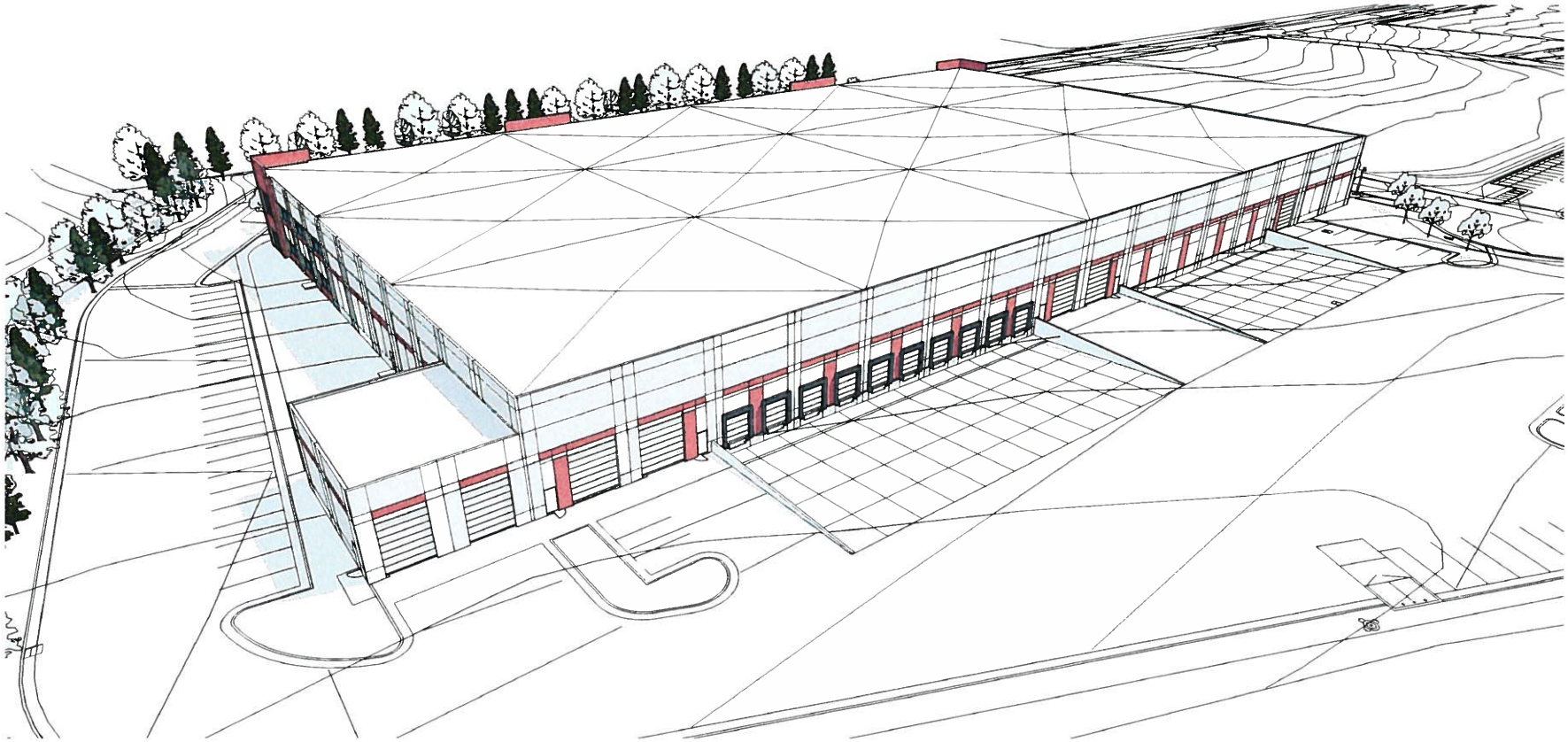
2.0



Perspective - A

CasePak - Draper, Utah

PGA&W
ARCHITECTS / PLANNERS



Perspective - B

CasePak - Draper, Utah

PGA&W
ARCHITECTS / PLANNERS

Perspective - C

CasePak - Draper, Utah

PGA&W
ARCHITECTS / PLANNERS

Perspective - D

CasePak - Draper, Utah

PGA&W
ARCHITECTS / PLANNERS

EXHIBIT G
PERMITTED AND CONDITIONAL USE CHART

Wholesale and Warehousing, Restricted: An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.

C. Permitted Uses within the Lone Peak Commercial Special District Zone. The following are permitted uses in the LPCSD. The following Preferred Permitted Uses are critical permitted uses to accelerate and preserve the unique business environment in the LPCSD. Additional Permitted Uses are listed below that will further solidify the vitality and diversity of the business interests in the LPCSD.

Preferred Permitted Uses

1. Manufacturing (Controlled)
2. Manufacturing, Limited
3. Medical or Dental Laboratory
4. Office, General
5. Research Service
6. Technology Based Research and Development
7. Wholesale and Warehousing, Restricted, provided it is not within 80 feet of any residentially zoned property adjacent to the perimeter of the LPSCD.

Other Permitted Uses

8. Agriculture.
9. Bank or Financial Institution.
10. Business Equipment Rental and Supplies.
11. Business Service.
12. Car Wash, Commercial Vehicles , in conjunction with a Preferred Permitted Use defined above.
13. Construction Sales and Service.
14. Convenience Store.
15. Cultural Service.
16. Franchise Municipal Use.
17. Gasoline Service Station, but only in conjunction with a Convenience Store within the LPCSD.
18. Government Service.
19. Higher Education Facility, Private.
20. Higher Education Facility, Public.
21. Hotel.
22. Laundry or Dry Cleaning, Limited.
23. Laundry Services.
24. Low Power Radio Services Facility.
25. Media Service.
26. Medical Service.
27. Motel or Motor Lodge.

28. Municipal Use.
29. Personal Care Service.
30. Personal Instruction Service.
31. Post Office.
32. Printing and Copying, Limited.
33. Printing, General.
34. Protective Service.
35. Public Utility Substation.
36. Recreation and Entertainment, Indoor.
37. Repair Service.
38. Restaurant, Fast-Food.
39. Restaurant, General.
40. Retail, General.
41. Supporting Day Care General, in conjunction with a Preferred Permitted Use above.
42. Supporting Pre-School, General, in conjunction with a Preferred Permitted Use defined above.
43. Trade/Vocational School.
44. Transportation Service.
45. Vehicle Rental.
46. Vehicle Repair, General, in conjunction with a Preferred Permitted Use defined above.
47. Veterinary Service, but only when the use does not include grooming or boarding services.
48. Warehouse, Self-Service Storage, but only in conjunction with a Preferred Permitted Use defined above.
49. Wholesale and Warehousing, Limited.
50. Wireless Telecommunications Facility.
51. Commercial vehicle and equipment rental or sale.
52. Commercial vehicle and equipment repair, in conjunction with a preferred permitted use defined above.
53. Vehicle sale.

D. Conditional Uses. The following uses are allowed in the LPCSD by conditional use permit only:

1. Auto, Truck, RV and Equipment Storage.
2. Car Wash.
3. Day Care, General, not in conjunction with a Preferred Permitted Use.
4. Funeral Home.
5. Garage, Public.
6. Gasoline Service Station, when not an ancillary use for a Convenience Store.
7. Manufacturing, General, when the use is not in conjunction with a Preferred Permitted Use defined above.
8. Vehicle Repair, General, when the use is not in conjunction with a Preferred Permitted Use defined above.

9. Veterinary Service that includes grooming and boarding services.

10. Commercial Vehicle and Equipment Repair, when use is not in conjunction with a Preferred Permitted Use defined above.

E. Development Standards. The LPCSD provides design guidelines for the buildings, landscaping, parking, lighting and signage located within the district boundaries. The LPCSD is a master-planned mixed use development containing approximately 100 acres of developed and undeveloped land along the 12300 South arterial and Lone Peak Parkway arterial corridors. The schematic site plan of the LPCSD is depicted in Exhibit A. The master plan provides for various potential retail, office and industrial development uses in designated areas of the LPCSD in accordance with the development standards set forth in this section. The conceptual locations of these potential uses are depicted in Exhibit A1. The retail phase is located on the north side of 12300 south. This phase has two pad sites plus an existing retail building of approximately 16,300 square feet. The master planned park may also include office uses incorporated into the retail or industrial phases of the LPCSD so long as they adhere to the use and design guidelines established herein. North of the retail phase there are currently five office and warehouse buildings totaling approximately 192,000 square feet. At approximately 12050 South Lone Peak Parkway there exists one 285,000 square foot manufacturing building which building, together with the related parcel, shall be referred to herein as the "Manufacturing Building" and one 102,000 square foot warehouse building which building, together with the related parcel, shall be referred to herein as the "Warehouse Building". The balance of the land is currently undeveloped. All buildings within the LPCSD, other than the Manufacturing Building and the Warehouse Building, shall comply with the following development standards:

1. **Minimum Number of Required Architectural Design Elements for New Development Requests:** The general architectural design elements and themes for the new retail, office and industrial development phases of the LPCSD are attached to this section for reference. Specifically, Exhibits B1, B2 and B3 portray the preferred design elements for new retail and new office development uses. Exhibits C1, C2, C3 and C4 portray the preferred design elements for new industrial development uses. Each new retail, office or industrial development request shall incorporate at least seven distinct design elements defined for that proposed use as presented in these Exhibits.

a. **Retail Phase**

i. Design elements similar to the previously constructed retail buildings shall be used to add interest on newly constructed buildings. Color schemes shall be neutral earth tones.

ii. Where an elevation of a building faces 12300 South, a minimum of 10% of the wall facing 12300 South shall be made up of or covered with an element of interest. Examples of elements of interest include but are not limited to: Concrete Masonry Units, ledgestone, rock, brick or other unique elements needed to conform to a user's specifically established architectural design standards in other markets.

iii. No building shall be larger than 160,000 square feet.

iv. The minimum front setback from the property line shall be 30 feet.

v. For every 1,000 square feet of retail space, there shall be a minimum of

EXHIBIT H
RESIDENT LETTER

Charter Starter 1, LLC
980 West 2100 South
Salt Lake City, UT 84119

August 20, 2014
Ms. Jennifer Jastremsky – Planner
Draper City
1020 E. Pioneer Road
Draper, UT 84020

Re: Application #140707-12044S

Dear Ms. Jastremsky

I have a comment regarding the site plan of the above referenced application which I will describe below. However, my first concern is that we have not received notice of a subdivision application. The subject (Tax Parcel #272-510-0058) is not a legally subdivided parcel. It was part of a larger parcel #272-510-0052 as of November 2013. There are critical issues that must be addressed during the subdivision process, but I will wait until a subdivision application has been submitted to comment on those issues.

My comment on the site plan application is regarding the required landscape buffering. Our property (Tax Parcel #272-512-7037) is adjacent and directly north of the subject property. Our property is zoned R3 and is presently undeveloped.

Draper Code Section 9-11-050 (Regulations of General Applicability in Commercial Zones) states that the development shall conform to the requirements of Chapter 9-23 (Landscaping and Screening). Draper Code Section 9-23-110 requires a Land Use Buffer between the subject property and our residentially zoned property. Table 9-23-3 indicates difference in Land Use Intensity (LUI) factor of 7. Table 9-23-5 requires a 60 foot wide landscape buffer for a LUI factor of 7.

Section 9-18-070 Lone Peak Special Commercial District requires a 40 foot landscape buffer between a development and other non-commercially zoned property. However, that requirement is superseded by the Regulations of General Applicability as listed in Section 9-11-050. The application shows only 18'-6" of landscape buffer adjacent to the residential zone. Please request that the plan be modified to conform to the requirements of Chapter 9-23.

Respectfully,

Ron Johnson
Member/Manager
Charter Starter 1, LLC