PLANNING COMMISSION AGENDA

Thursday, January 9, 2025, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a Public Meeting: Danner I-ADU Deviation Request (Administrative Action)

On the request of Karen Danner, representing Draper Danner Family Trust, a request for approval of a Deviation from strict compliance with the geographical restrictions for the creation of an Internal Accessory Dwelling Unit (I-ADU) on approximately 0.19 acres, located at 1177 E. Hickenlooper Way. Known as application 2024-0419-VAR, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@Draperutah.gov.

1.b Public Meeting: Zions Bank Draper Amended Subdivision Plat Request (Administrative Action)

On the request of AWA Engineering, representing Zions Bancorporation, N.A., a request for approval of a Subdivision Plat Amendment to create three (3) lots on approximately 2.87 acres located at approximately 12271 S 900 E. Known as Application No. 2024-0339-SUB. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.c Public Hearing: McMillian Subdivision Plat Amendment Request (Administrative Action)

On the request of Scott Prestwich, representing property owners Thomas and Lori Vuksinick, Ronald and Lynn McMillan, and John and Melissa Engel, a Subdivision Plat Amendment request for 1.89 acres, located at approximately 13367 S. Draper Peak Cove, Known as application 2024-0318-SUB, Staff Contact: Maryann Pickering, (801) 576-6391, marryann.pickering@draperutah.gov.

1.d Public Hearing: South Willow Zoning Map Amendment Request (Legislative Item)

On the request Brandon Preece of Gilson Engineering, representing Vanguard QA, LLC, a request for a Zoning Map Amendment from the RA1 (Residential Agricultural, 40,000 ft² min. lot size) to the RA2 (Residential Agricultural, 20,000 ft² min. lot size) zone for approximately 2.43 acres located at approximately 516 East 13800 South. Known as Application 2024-0340-MA, Staff Contact: Nick Whittaker, 801-576-6522, nick.whittaker@draperutah.gov.

1.e Public Hearing: Kairos Real Estate Building Site Plan Request (Administrative Action)

On the request of Austin Seegmiller representing Kairos Ventures, LLC, a request for site plan approval regarding the development of the property as a new office and residential mixed-use building on approximately 0.36 acres, located at approximately 690 E. 12200 S. Known as Application No. 2024-0027-SP. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.f Public Hearing: New Union LLC. Home Occupation Conditional Use Permit (Administrative item)

This Item to be continued to the February 13, 2025 Planning Commission Meeting.

On behalf of Quinn Edwards, representing New Union, LLC. a request for approval of a Home Occupation Conditional Use Permit to operate a home-based business office that sells and ships art prints to private buyers on approximately 0.72 Acres located at approximately 12785 South 1300 East. Known as application 2024-0389-USE, Staff Contact: Nick Whittaker, 801-576-6522, nick.whittaker@draperutah.gov.

2. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **January 9, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Date Posted:

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

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

MEMO

To: Planning Commission
From: Nick Whittaker
Date: 2025-01-09
Re: Public Meeting: Danner I-ADU Deviation Request (Administrative Action)

Comments:

This application is a request for approval of a Deviation from strict compliance with geographical restrictions on I-ADU's for approximately 0.19 acres located on the north side of Hickenlooper Way, at approximately 1177 E. Hickenlooper Way. The property is currently zoned RM (Residential Multiple-Family) and is subject to the South Mountain Development Agreement. The applicant is requesting the Deviation be approved to allow for the development of an I-ADU in the basement of the existing single-family dwelling.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft²);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter before issuance of an ADU permit; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.

Findings for Denial:

1. The proposed I-ADU does not meet all of the requirements listed in DCMC sections 9-31-030 , 9-31-045, or other applicable requirements of Chapter 9-31.

ATTACHMENTS:

Danner Staff Report 2024-0419-VAR.pdf

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
December 18, 2024

To: Draper City Planning Commission
Business Date: January 9, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Danner I-ADU– Deviation Request

Application No.:	2024-0419-VAR
Applicant:	Karen Danner, representing The Draper Danner Family Trust
Project Location:	1177 E. Hickenlooper Way.
Current Zoning:	RM (Residential Multiple Family) Zone, South Mountain Development Agreement
Acreage:	Approximately 0.19 Acres (8,276 ft^2)
Request:	Request for approval of a Deviation from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's).

BACKGROUND AND SUMMARY

This application is a request for approval of a Deviation from strict compliance with the geographical restrictions for I-ADU's for approximately 0.19 acres located on the north side of Hickenlooper Way, at approximately 1177 E. Hickenlooper Way. (Exhibit B and C). The property is currently zoned RM and is subject to the South Mountain Development Agreement. The applicant is requesting the Deviation be approved to allow for the development of an I-ADU in the basement of the existing single-family dwelling.

The subject property is lot 212 of the South Mountain Phase 1 Subdivision and a single-family dwelling was built on the property in 1995. The property is located within a mapped area of the City where I-ADU's are prohibited (Exhibit F). The applicant has submitted a separate application for the creation of an I-ADU within the single-family dwelling on the

subject property which is pending approval of this deviation request.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RM	Exhibit E
Adjacent Zoning		
East	RM	
West	RM	
North	OS (Open Space)	
South	RM	

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to the 1990 Draper City Municipal Code (DCMC) Section 9-13-4(c) the purpose of the RM zone is to "*provide areas for low-to-medium residential density with the opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre*."

Site Plan Layout. A site plan, elevation photos, and floor plans for the proposed creation of the I-ADU are provided as Exhibits G, H and I. The entrance to the I-ADU would be located in the rear of the existing home as a walk-out basement. The property is approximately 8,276 ft^2 in size which surpasses the 6,000 ft^2 minimum needed to satisfy the size requirement for approval of the deviation as described in section 9-31-055(A) of the DCMC. The subject property does not contain a Detached Accessory Dwelling Unit (D-ADU).

Parking. The proposed site plan (Exhibit G) shows the designated off-street parking for the proposed I-ADU located on the existing driveway. The applicant indicates that the driveway space in front of the 3rd car garage and the parking pad located directly to the west of the 3rd car garage will be designated for use by the I-ADU (Exhibit J). The proposed parking plan complies with the requirement for approval of a deviation request that a minimum of two (2) parking stalls be designated for use by the occupants of the I-ADU.

Criteria For Approval.
The criteria for review and potential approval of a Deviation request for an I-ADU is found in Section 9-31-055 of the DCMC. This section depicts the standard of review for such requests as:

A. Deviation Authorized: A deviation from strict compliance with the prohibition of I-ADUs on properties located within the areas identified on the I-ADU map in Exhibit A of this chapter may be approved by the planning commission if all of the following criteria are met and the planning commission finds that:
1. *The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft^2);*
2. *No D-ADU exists on the property;*
3. *The proposed I-ADU meets all of the requirements of sections 9-31-030 and 9-31-045, including other applicable requirements of this chapter; and*
4. *At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.*

The requirements of Section 9-31-30 of the DCMC are as follows:

A. An ADU shall not be rented or leased or offered for rent or lease unless the owner of record possesses a valid ADU Permit.
B. D-ADUs shall not be permitted for any property containing an I-ADU. As a condition of approval for an application for a new D-ADU the owner of record shall agree to waive any right to create an I-ADU on the same property unless the D-ADU is first

removed from the property. This condition shall be included in the recorded notice of accessory dwelling unit required by section 9-31-060 of this chapter.

C. Primary dwellings are not permitted to contain more than one I-ADU. I-ADUs are not permitted within a D-ADU or other detached structure.

D. I-ADUs shall not be permitted in single-family residential dwellings located on lots or parcels that are six-thousand square feet (6,000 ft²) or less in size.

E. I-ADUs are not permitted within mobile homes.

F. I-ADUs are not permitted within a primary dwelling unit serviced by a failing septic system.

G. Separate utility meters may not be installed for any I-ADU or D-ADU.

H. An I-ADU shall not be rented or leased for a time period of less than thirty (30) consecutive days. Only one rental agreement or lease shall be in effect at any one time.

I. No ADU or dwelling associated with an ADU may be separately rented, leased, hired or loaned unless the owner of record occupies either the dwelling or the ADU as their primary residence.

J. An ADU Permit issued by the zoning administrator shall be required for the development and use of any ADU and shall only be issued once all regulations and standards of this section and sections 9-31-040 or 9-31-045 as applicable to the specific type of ADU are met. The ADU Permit shall be subject to the application and review procedures, including the annual renewal requirements and procedures of section 9-5-210. (Ord. 1132, 2-17-2015; amd. Ord. 1499, 9-21-2021; Ord. 1626, 11-12-2024)

The requirements of Section 9-31-045 are as follows:

A. Existing Structure: An I-ADU shall be contained within the existing footprint of the primary dwelling. Second kitchens within the primary dwelling's footprint are not considered an I-ADU and are subject to requirements found in chapter 30 of this title. An existing second kitchen located within a primary dwelling can be converted as part of an application for the creation of an I-ADU in compliance with all other standards for I-ADUs listed in this chapter.

B. Conditions: An I-ADU shall comply with the applicable requirements of section 9-31-030 and with all of the following conditions:

1. Only one I-ADU shall be allowed per lot or parcel.

2. At least one additional parking stall above the minimum required for the primary dwelling shall be provided on site and be reserved for exclusive use by occupants of the I-ADU. The parking stall(s) provided for use of the occupants of the I-ADU may not be located in tandem with parking stalls designed to serve the primary dwelling and shall be accessible from the street by a driveway. Driveways must conform to all requirements of section 9-10-075 and other applicable requirements of this title. Parking stalls shall be constructed of

concrete or asphalt and shall comply with the applicable requirements of sections 9-25-070 and 9-25-080.

3. *If an I-ADU is created within a garage or carport attached to the primary dwelling, the parking spaces contained within the garage or carport that are removed shall be replaced in accordance with current parking and access standards.*
4. *The I-ADU shall comply with all applicable building, health and fire codes in effect at the time the I-ADU is constructed, created or subsequently remodeled. The owner of record shall be responsible to ensure that all required building permits and other permits are obtained for the creation of an I-ADU.*
5. *In accommodating an I-ADU within the primary dwelling, the exterior of the primary dwelling may not be changed or altered in a manner that would alter the appearance of the primary dwelling from that of a single-family dwelling. (Ord. 1499, 9-21-2021)*

The proposed site plan, proposed floor plans, and elevation photos provided with this Deviation application have been reviewed by staff and have been determined to comply with the criteria necessary for approval of a deviation from strict compliance with the geographical restrictions for I-ADU's.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Deviation Request. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Deviation Request. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Deviation Request. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Deviation Request. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning

Commission review the request, and approve the application based on the criteria and findings for approval, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Deviation request from strict compliance with the geographical restrictions for I-ADU's, as requested by Karen Danner representing the Draper Danner Family Trust, application 2024-0419-VAR based on the following findings for approval and the criteria for approval as listed in the Staff Report dated December 18, 2024.

Findings for Approval:

1. The lot or parcel on which the primary dwelling is located is at least six thousand square feet (6,000 ft^2);
2. No D-ADU exists on the property;
3. The proposed I-ADU can meet all of the requirements of DCMC sections 9-31-030 and 9-31-045, including other applicable requirements of chapter 9-31 before issuance of an ADU permit; and
4. At least two (2) parking stalls meeting the requirements of 9-31-045(B)(2) are provided for use by occupants of the I-ADU.

Sample Motion for Denial – I move that we deny the Deviation request from strict compliance with the geographical restrictions for I-ADU's, as requested by Karen Danner representing the Draper Danner Family Trust, application 2024-0419-VAR based on the following findings for denial and the criteria for approval as listed in the Staff Report dated December 18, 2024.

Findings for Denial:

1. The proposed I-ADU does not meet all of the requirements listed in DCMC sections 9-31-030 , 9-31-045, or other applicable requirements of Chapter 9-31.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2024.12.20 16:47:59-07'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2024.12.20 15:59:00-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2024.12.19 08:32:02-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2024.12.23 14:20:54-07'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. The property is over the 6,000 ft^2 threshold, does not already contain an I-ADU, or a D-ADU and can provide the 2 required off street parking stalls required for approval of a deviation from the prohibition against I-ADUs. The proposed I-ADU will comply with all other applicable requirements of DCMC Sections 9-31-030 and 9-31-045.
2. A basement finish permit was filed in 2014 (Application BF-2014-00706-DRA) and did not receive its final inspection but passed all reviews and inspections prior to the final. This should not prevent the issuance of the deviation, however, the inspection should be completed prior to issuing an I-ADU permit.

Engineering and Public Works Divisions Review.

1. No additional Comments.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

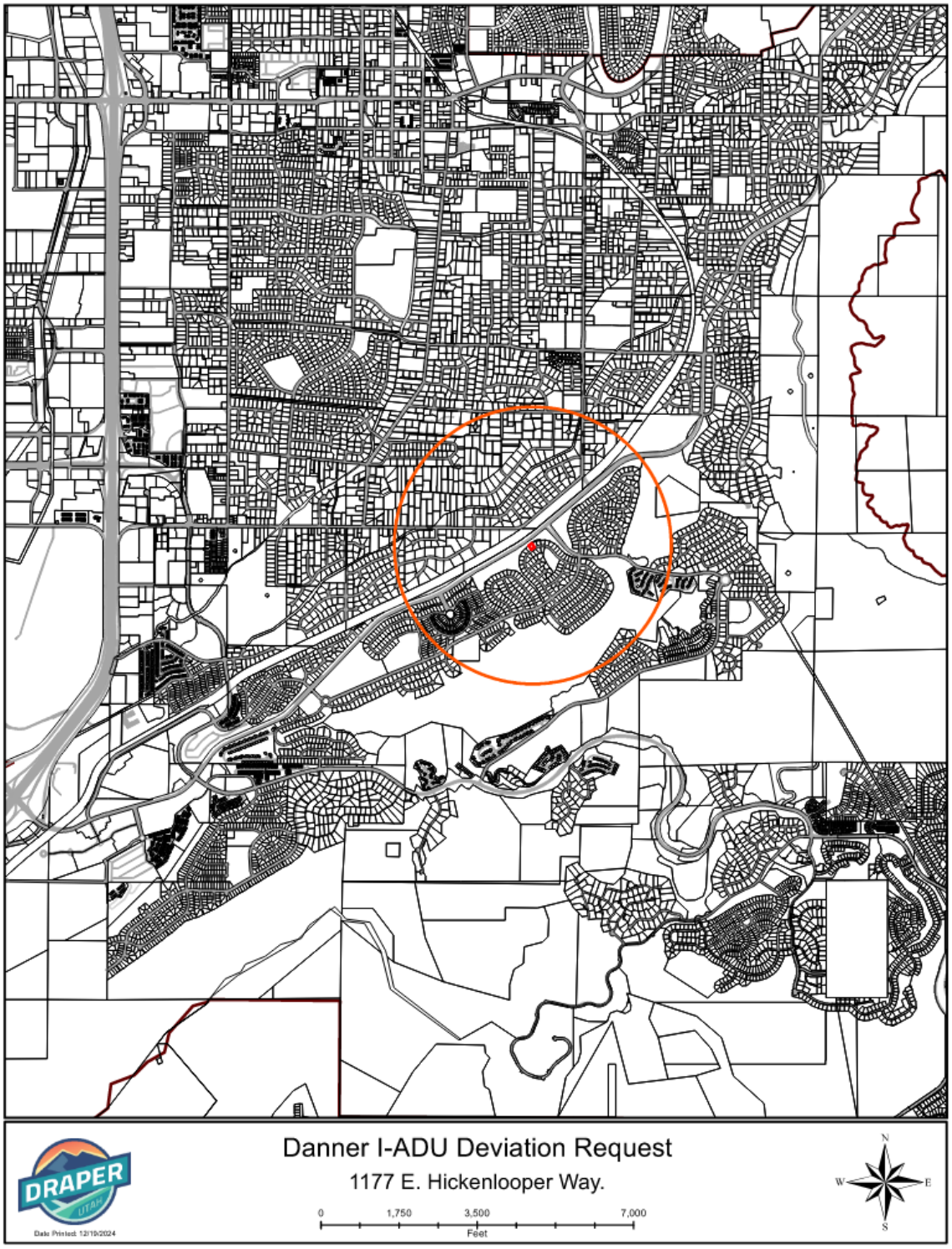


EXHIBIT C
ARIEL MAP



EXHIBIT D
LAND USE MAP

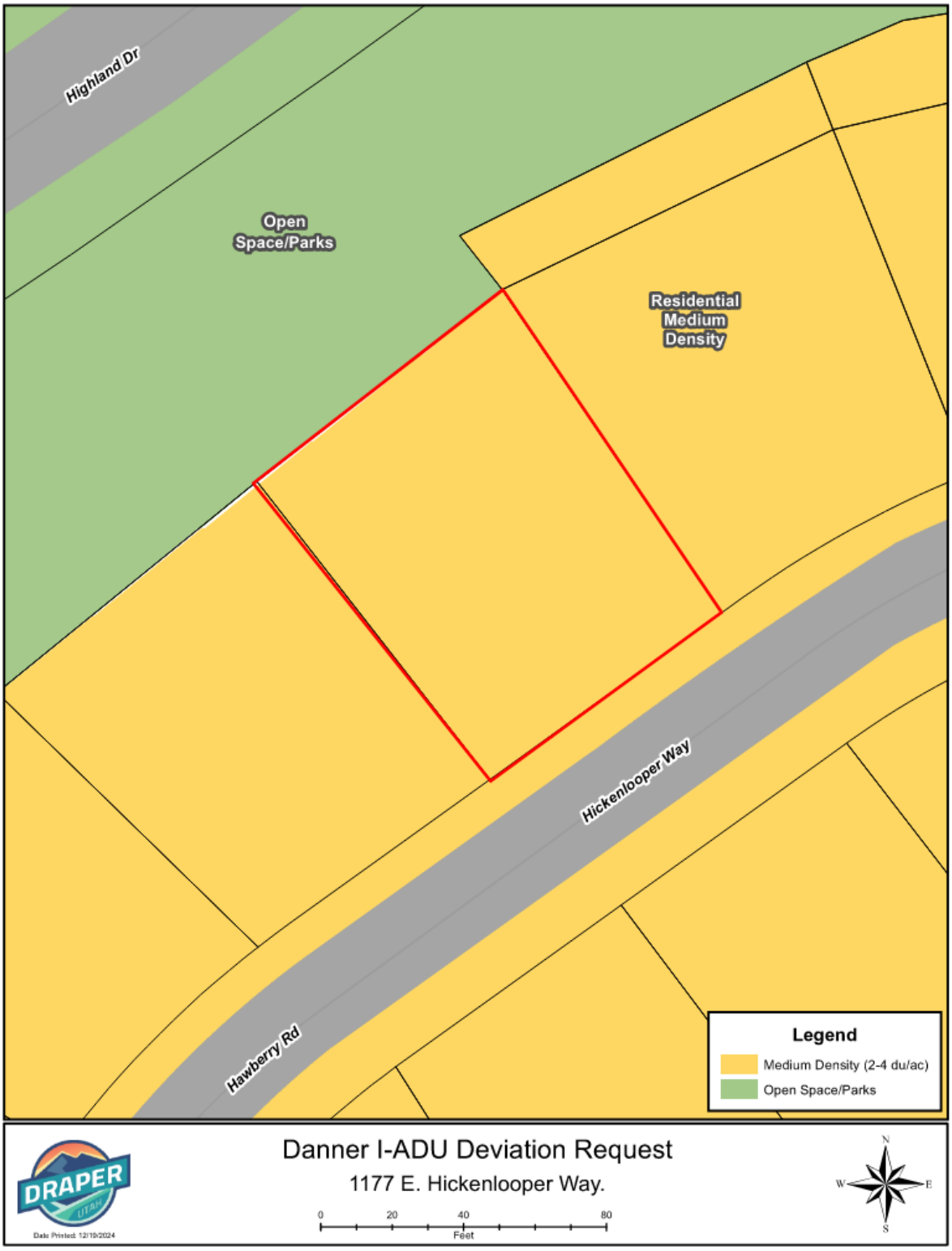


EXHIBIT E
ZONING MAP

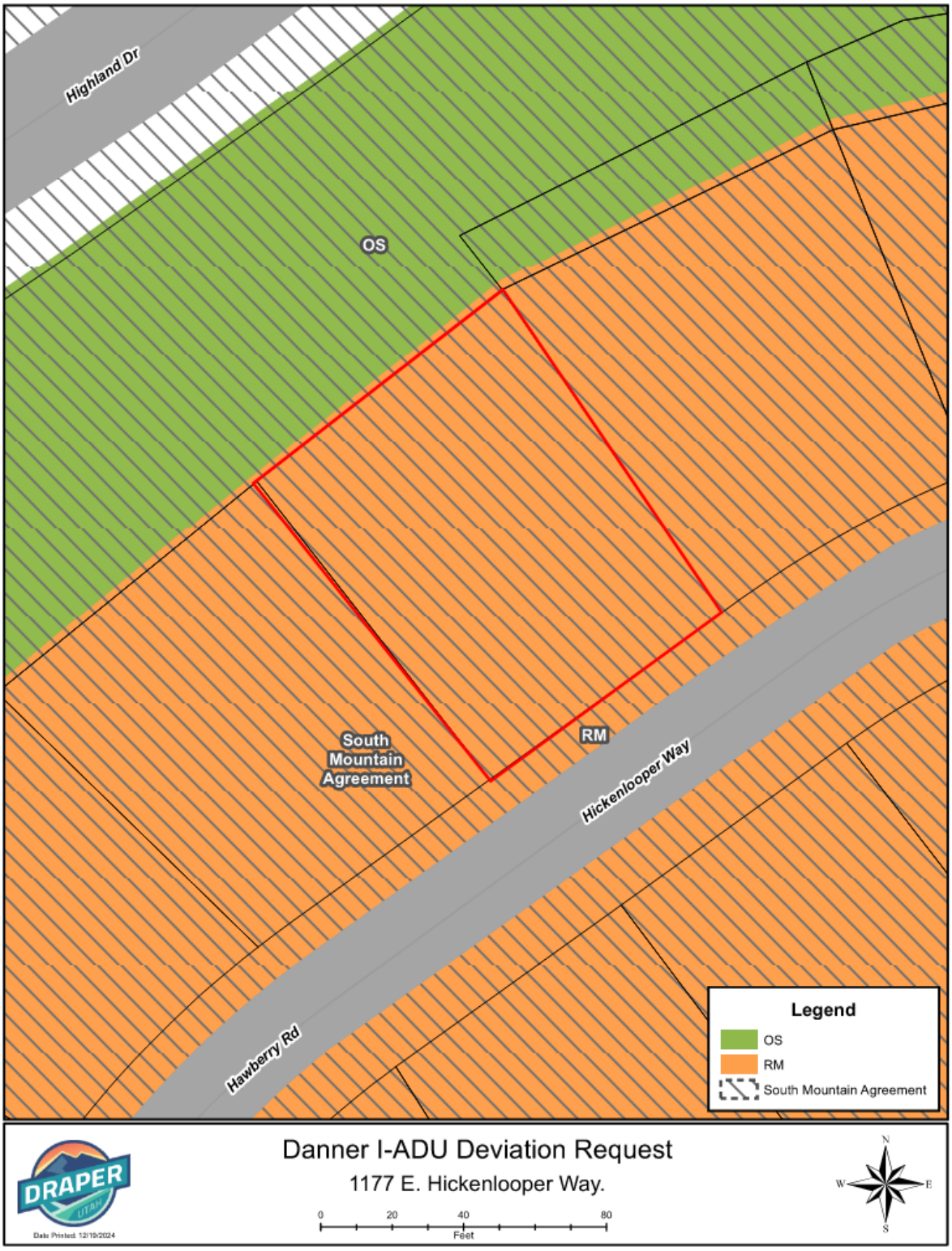


EXHIBIT F
I-ADU RESTRICTION MAP

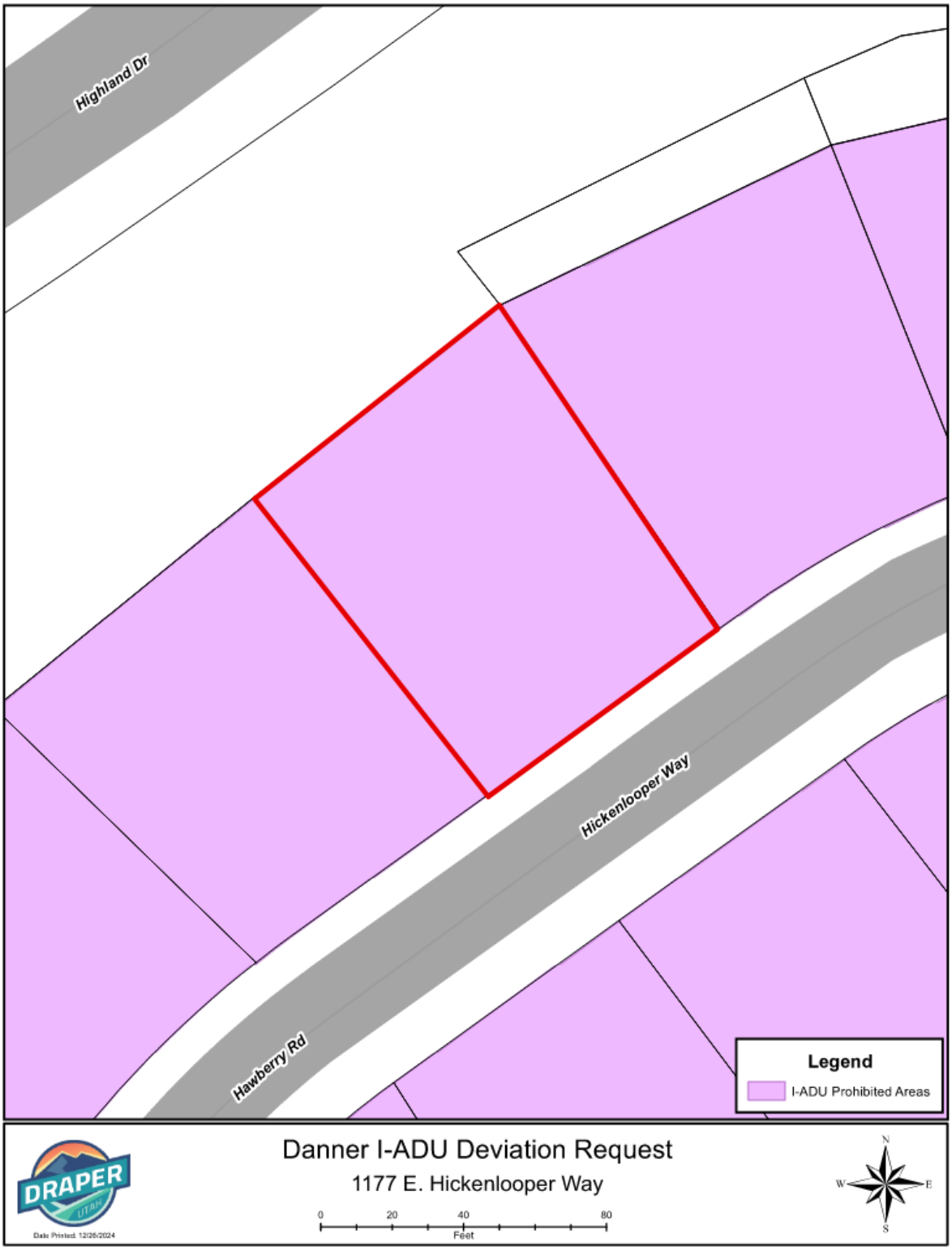


EXHIBIT G
SITE PLAN

Property at 1177 East Hickenlooper Way

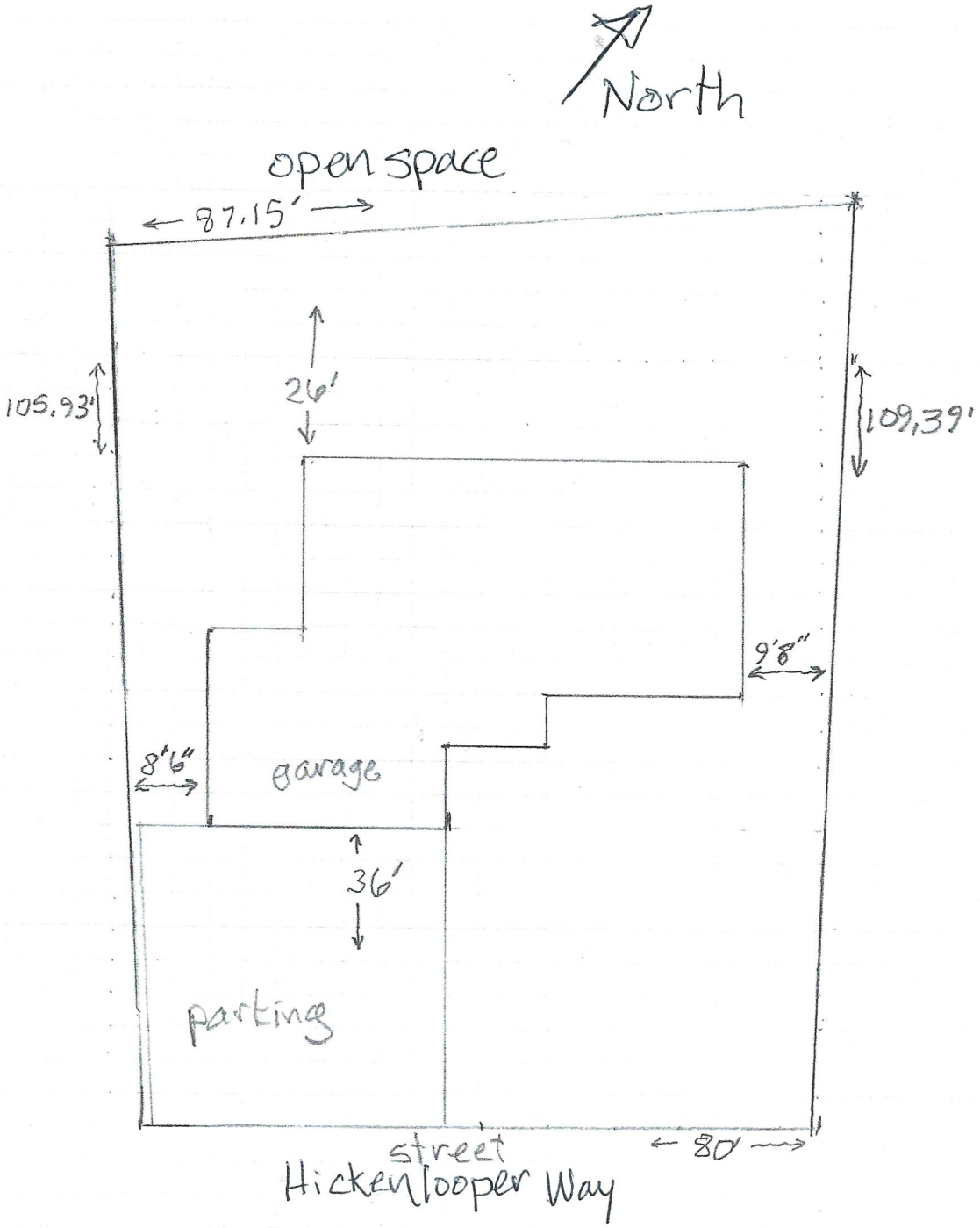


EXHIBIT H
EXTERIOR ELEVATION PHOTOS





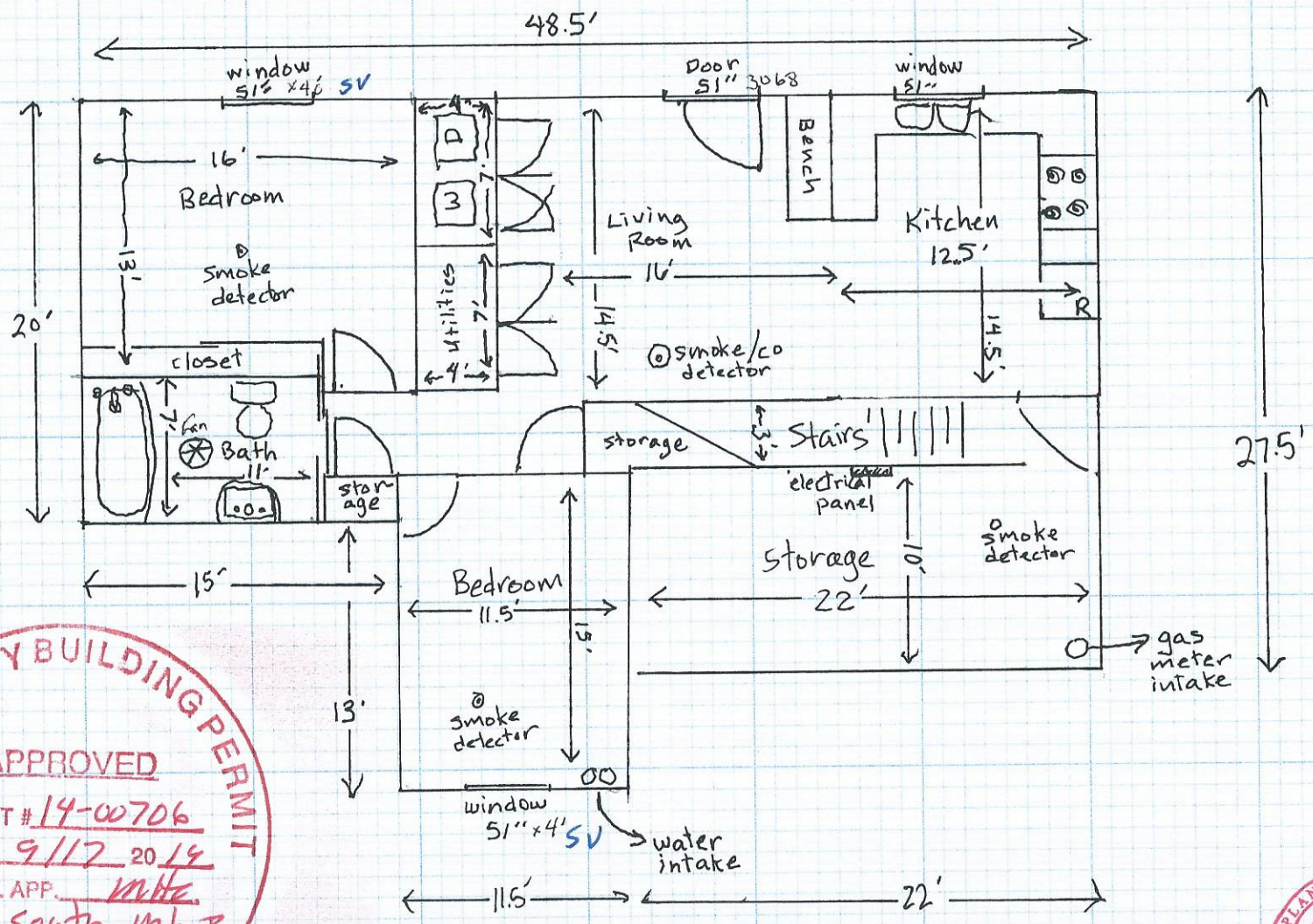




EXHIBIT I
FLOOR PLANS

Sherman Lea & Karen Durrier
1177 E Hickenlooper Way
Basement finish plan

scale
1/8" = 1'
total square area is 1284.5'



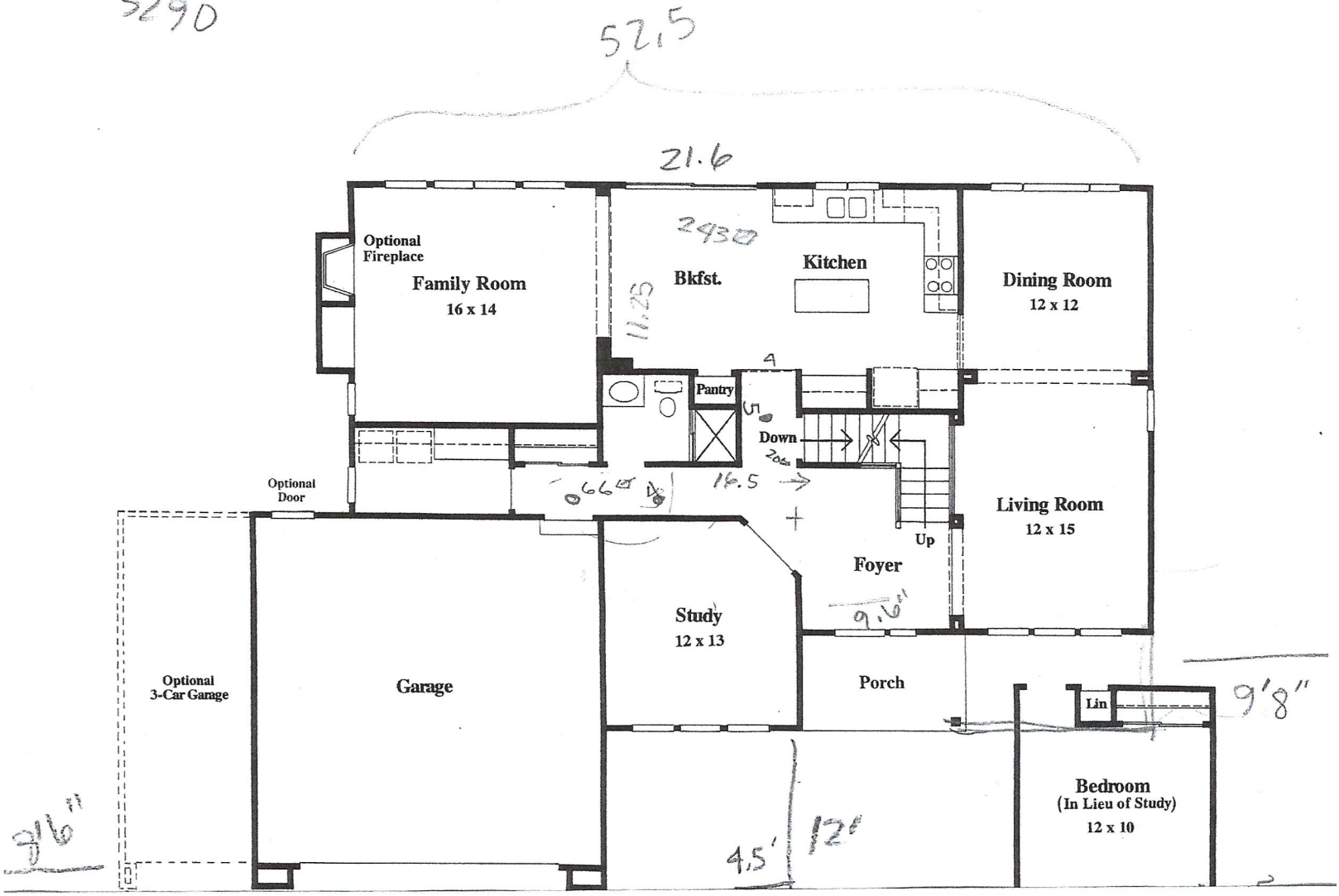
DRAPER CITY BUILDING PERMIT
APPROVED
PERMIT # 14-00706
DATE 9/17 20 14
INITIAL APP. MBH
SUB South Mtn I
LOT # 212

PLANNING DIVISION
APPROVED
Date: 9-17-14
By: gcf
CITY OF DRAPER, UTAH

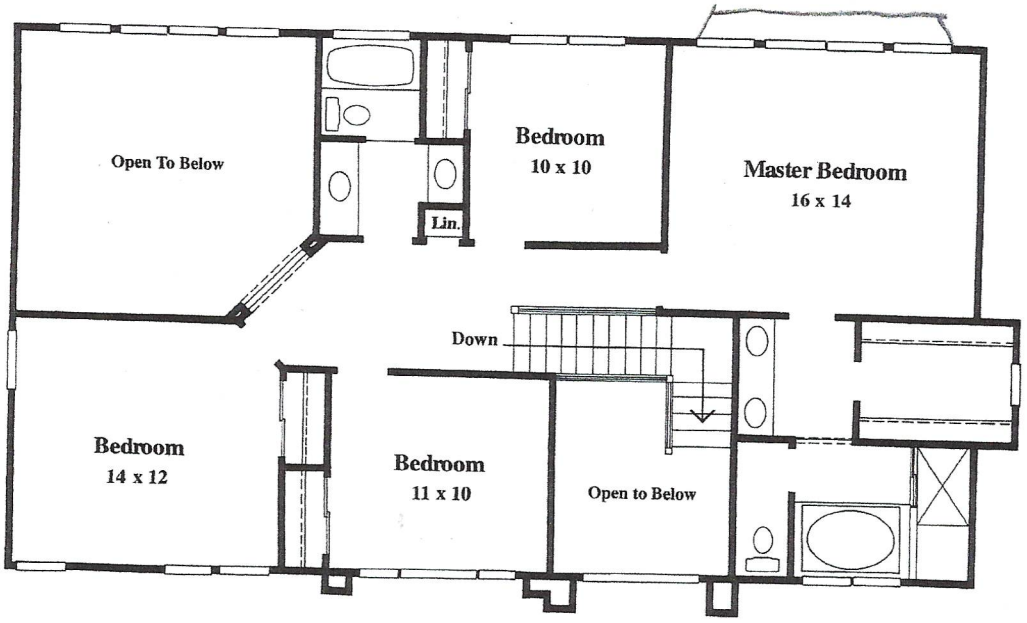
The Promontory

Floor Plans

Finished Sq. Ft. 2442
Unfinished Sq. Ft. 1048



The Promontory



Second Floor

EXHIBIT J
APPLICANT REQUEST LETTER

Karen Danner
1177 E Hickenlooper Way
Draper, UT
801-244-7703
karenodanner@gmail.com

Re: ADU-1539-2024

November 25, 2024

Dear Hiring Manager,

I am writing to request a deviation to the I-ADU request referenced above. Please see these notes on the original application by Planning and Zoning.

> *Notice of a proposed ordinance change was published on 9/27/2024 which if approved would have the effect of permitting this property to apply for a deviation from the prohibition against creating an I-ADU on the property. Accordingly Planning will hold this application open until the end of November 2024 rather than denying the application as the potential ordinance change could allow for an application to move forward at that time. A separate Deviation application request would need to be filed after the new ordinance is in effect. - TAD*

My home is ideal for an I-ADU including two off street parking places besides a 3-car garage (for what would be a total of 3 cars on this property) and a separate safe and lighted entrance. The apartment is spacious and offers 2 bedrooms, 1 bathroom with double vanity, washer and dryer, and a large kitchen and living area. Our neighborhood has not had the negative experiences other neighborhoods have experienced with ADUs, and I-ADUs are generally perceived positively. I will continue to occupy the main floors of this house.

My husband and I began building this ADU in 2014 as evidenced by the building permit. We also applied for and received a permit for a separate kitchen as required by Salt Lake County, at that time. Because my husband subsequently became disabled, we were unable financially and physically to complete the build. Had we been able to complete the build at that time, we would have been eligible for the ADU to be grandfathered in the early 2020's. My husband died in June 2023 so I then had resources to complete the ADU. I have lived in this house since 1996 and have always planned to have a basement ADU for financial security. Without the extra income, I will not be able to stay in my home.

I appreciate your consideration in this matter.

Sincerely,

Karen Danner

MEMO

To: Planning Commission
From: Todd Taylor
Date: 2025-01-09
Re: Public Meeting: Zions Bank Draper Amended Subdivision Plat Request (Administrative Action)

Comments:

This application is a request for approval of an Amended Subdivision Plat for approximately 2.87 acres located at approximately 12271 S 900 E. The property is currently zoned CN (Neighborhood Commercial). The applicant is requesting that a Plat Amendment be approved to allow for the creation of three (3) lots.

Findings for approval:

1. That there is good cause for the amendment; and no public street, right-of-way, or municipal utility easement has been vacated or amended.

ATTACHMENTS:

2024-0339-SUB Staff Report_Finalized.pdf

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
December 12, 2024

To: Draper City Planning Commission
Business Date: January 9, 2025

From: Development Review Committee

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

Re: Zions Bank Draper – Amended Subdivision Plat Request

Application No.:	2024-0339-SUB
Applicant:	AWA Engineering, representing Zions Bancorporation, N.A.
Project Location:	12271 S 900 E
Current Zoning:	CN (Neighborhood Commercial) Zone
Acreage:	2.87 Acres (Approximately 125,017 ft^2)
Request:	Request for approval of an Amended Subdivision Plat to create three (3) lots.

BACKGROUND AND SUMMARY

This application is a request for approval of an Amended Subdivision Plat for approximately 2.87 acres located at approximately 12271 S 900 E (Exhibits B & C). The property is currently zoned CN. The applicant is requesting that a Plat Amendment be approved to allow for the creation of three (3) lots from six (6) existing parcels.

The subject property is a part of Lots 2, 3, and 4 of block 20 of the Draperville Plat (Exhibit F). According to County records, the initial structures on the property were built in 1964, with an expansion of the structures occurring in 1996.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CN	Exhibit E
Adjacent Zoning		
East	CO1 (Professional Office)	
West	TC (Town Center)	
Adjacent Zoning		
North	TC, CN	
South	TC	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	• Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	• Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	• Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CN zone is to "*provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents.*"

Subdivision Layout.
The applicant is proposing to create three (3) lots on the property located within the existing Draperville Plat (Exhibits F and G). The lots range in size from 0.54 to 1.72 acres in size. There are existing easements that include a 16 ft wide right -of-way easement, a signal pole easement, and a 5 ft wide telecommunications easement. These easements will all remain and are shown on the proposed plat (Exhibit G).

The proposed plat includes new 7 ft wide public utility easements along the front, rear, and side property lines of the new lots. It will also add a 25 ft wide cross access easement running north/south between all three lots, and a 10 ft wide private sewer easement across Lot 3 for the use of Lot 2.

A cross access easement is needed to provide vehicular and pedestrian connectivity between the lots within the amended subdivision plat and the existing parcel to the east in order to comply with DCMC Section 17-5-035. The applicant has submitted a proposed reciprocal access easement agreement to staff for review. The applicant is required to record this easement and note the recordation information for the easement on the plat prior to final approval and signature of the Zoning Administrator on the Final Mylar Plat and recordation of the amended subdivision plat.

Table 2 Subdivision Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	No requirement	Lot 1: 75,026 ft^2 Lot 2: 23,682 ft^2 Lot 3: 26,426 ft^2	
Lot Width	No requirement	Lot 1: 294.64 ft Lot 2: 28.97 ft Lot 3: 124.00 ft	
Lot Depth (Avg.)	No requirement	Lot 1: 252.65 ft Lot 2: 151.38 ft Lot 3: 193.49 ft	
Easements-			
PUE Front	7 ft min.	7 ft	
PUE Rear	7 ft min.	7 ft	
PUE Side	7 ft min.	7 ft	
Other	Show existing easements. Provide cross access easements.	Cross Access, Right-of-Way, Signal Pole, Telecommunications, and Private Sewer	Will comply with ordinance with recordation of noted cross access easement.

Landscaping.
The applicant has provided a street tree plan (Exhibit H) and a note on the plat in compliance with DCMC Section 17-5-060(B). A total of eighteen (18) new and existing street trees are shown along both 12300 S and 900 E.

Criteria For Approval.
The grounds for review and potential approval of an amended subdivision plat request are found in DCMC Section 17-9-040. This section depicts the standard of review for such requests as:

> *The Planning Commission may approve the vacation or amendment of a plat if the Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Amended Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Amended Subdivision Plat submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Amended Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Amended Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City Geographic Information Systems Division has completed their review of the Amended Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission review the request and approve the application based on the findings listed below and the criteria for approval as listed within the staff report.

If the Planning Commission decides to approve the request, staff notes the applicant is required to comply with the following requirements pertaining to the plat and development of the subdivision:

1. All requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions must be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. All requirements of the geotechnical report must be satisfied throughout the development of the site and the construction of all buildings on the site.
3. That if the plat amendment is not recorded within one (1) year from the date of approval such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.
4. That the reciprocal cross access easement for access to Parcel No. 28-29-327-009 must be recorded and noted on the Final Mylar Plat prior to the final approval and signature of the Zoning Administrator on the Plat and recordation of the Amended Subdivision Plat.
5. That a current title report, dated within 60 days, must be submitted to the City when submitting the Final Mylar Plat for signatures.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Amended Subdivision Plat, as requested by AWA Engineering, representing Zions Bancorporation, N.A. for the Zions Bank Draper Subdivision Amended Plat, Application No. 2024-0339-SUB, based on the following findings for approval and subject to the requirements listed in the Staff Report dated December 12, 2024.

Findings for approval:

1. That there is good cause for the amendment; and no public street, right-of-way, or municipal utility easement has been vacated or amended.

Sample Motion for Modified Approval– I move that we approve the Amended Subdivision Plat, as requested by AWA Engineering, representing Zions Bancorporation, N.A. for the Zions Bank Draper Subdivision Amended Plat, Application No. 2024-0339-SUB, based on the findings for approval and requirements listed in the Staff Report dated December 12, 2024, including the following additional findings or requirements:

1. List any additional findings or requirements…

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2024.12.18 18:26:13-07'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2024.12.18 19:34:01-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2024.12.16 12:40:01-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2024.12.18 14:21:50-07'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. Per Section 17-5-035(A), the applicant will need to record the cross access easement agreement with the plat.
2. Per Section 17-4-030(A), the printed mylar should not be submitted to the City until after the Planning Commission has approved the Subdivision Plat Amendment.
3. Per Section 17-4-030(D), following approval by the Planning Commission, and prior to submittal to the City, the mylar will need to be signed by all non-City and non-County parties. We recommend that notaries use a permanent pigment or solvent based ink to affix their stamp or official seal to the Final Mylar Plat to prevent smears, or that they follow the directions outlined in Utah Code § 46-1-16(7) for notarization of a subdivision plat without the imprint of the notary's official seal.
4. Per Section 17-4-030(O), if approved, please note that a title report must be submitted to the City when submitting the mylar. The title report cannot be dated more than 60 days before the date the Final Mylar Plat is sent to the City Attorney and Mayor for final signatures.

Engineering and Public Works Divisions Review.

1. No additional comment.

Building Division Review.

1. No additional comment.

Fire Division Review.

1. No additional comment.

GIS Division Review.

1. No additional comment.

EXHIBIT B
VICINITY MAP

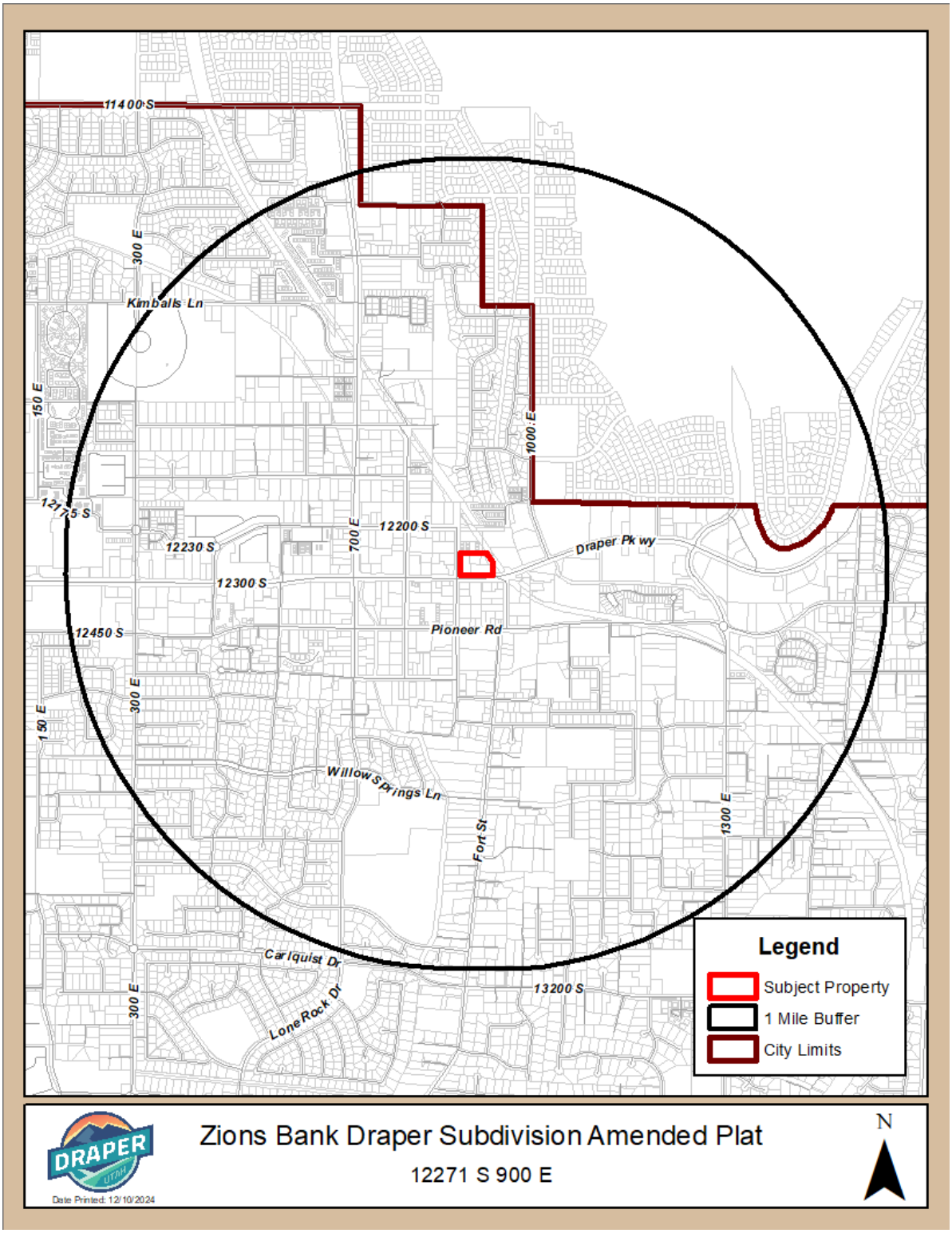


EXHIBIT C
AERIAL MAP

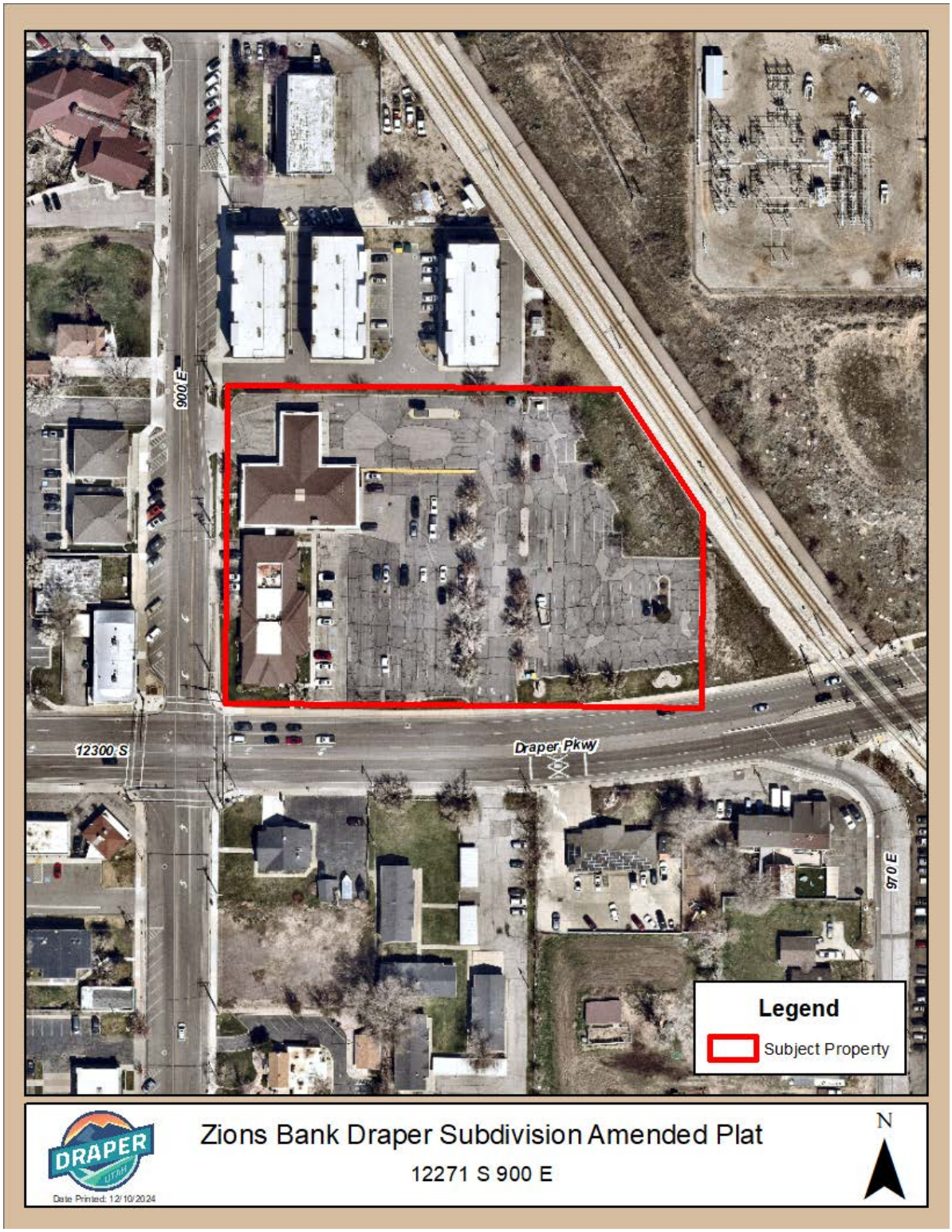


EXHIBIT D
LAND USE MAP

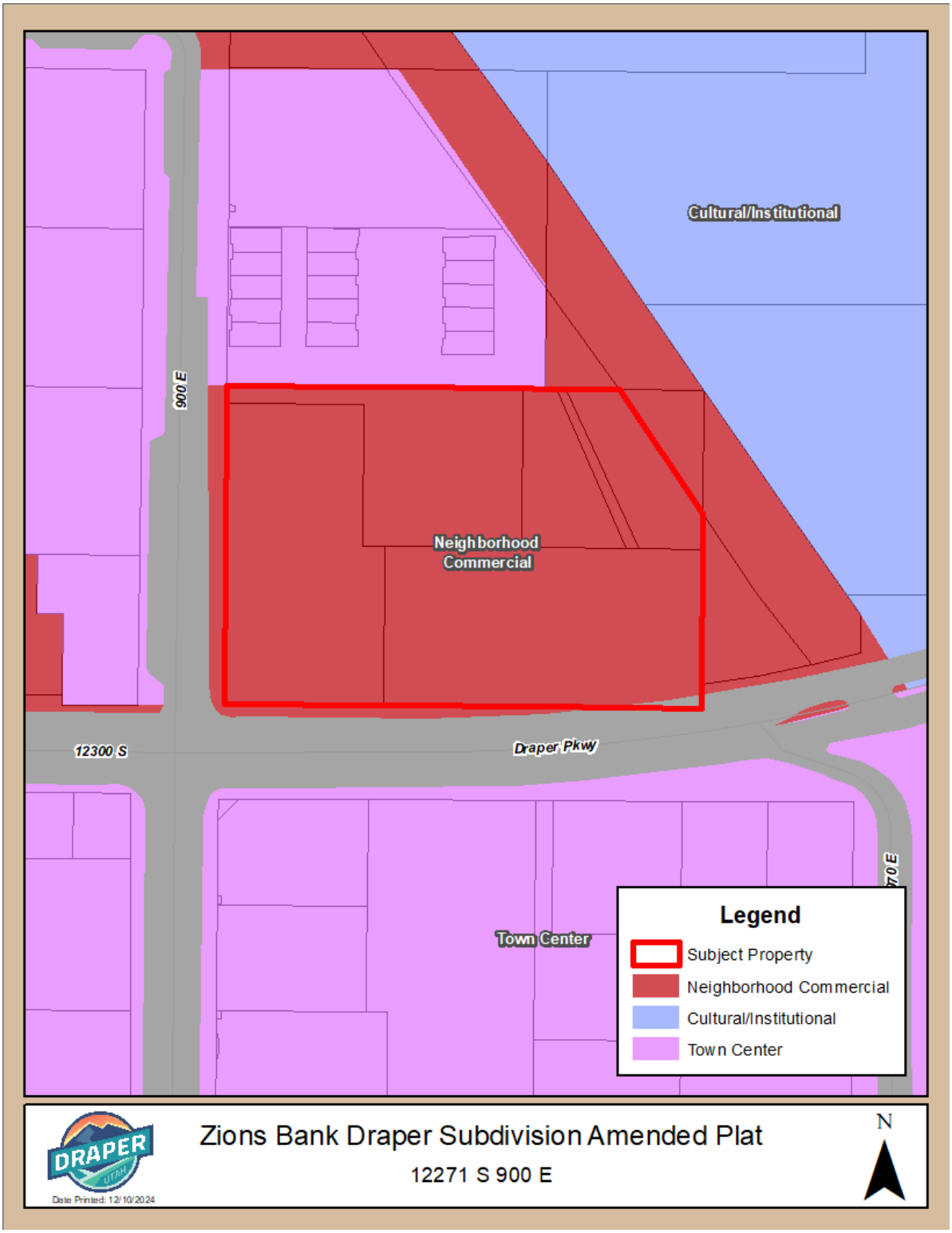


EXHIBIT E
ZONING MAP

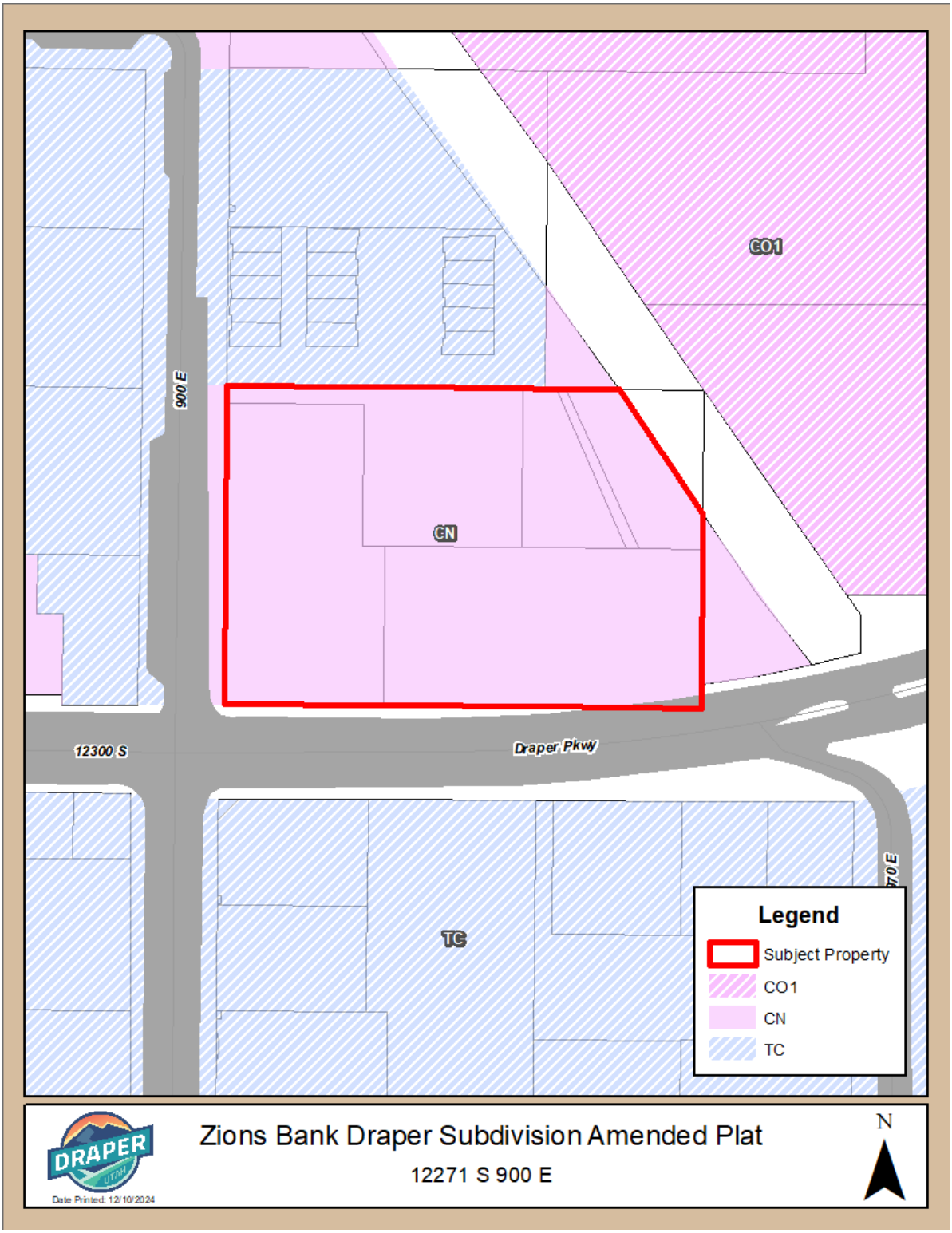
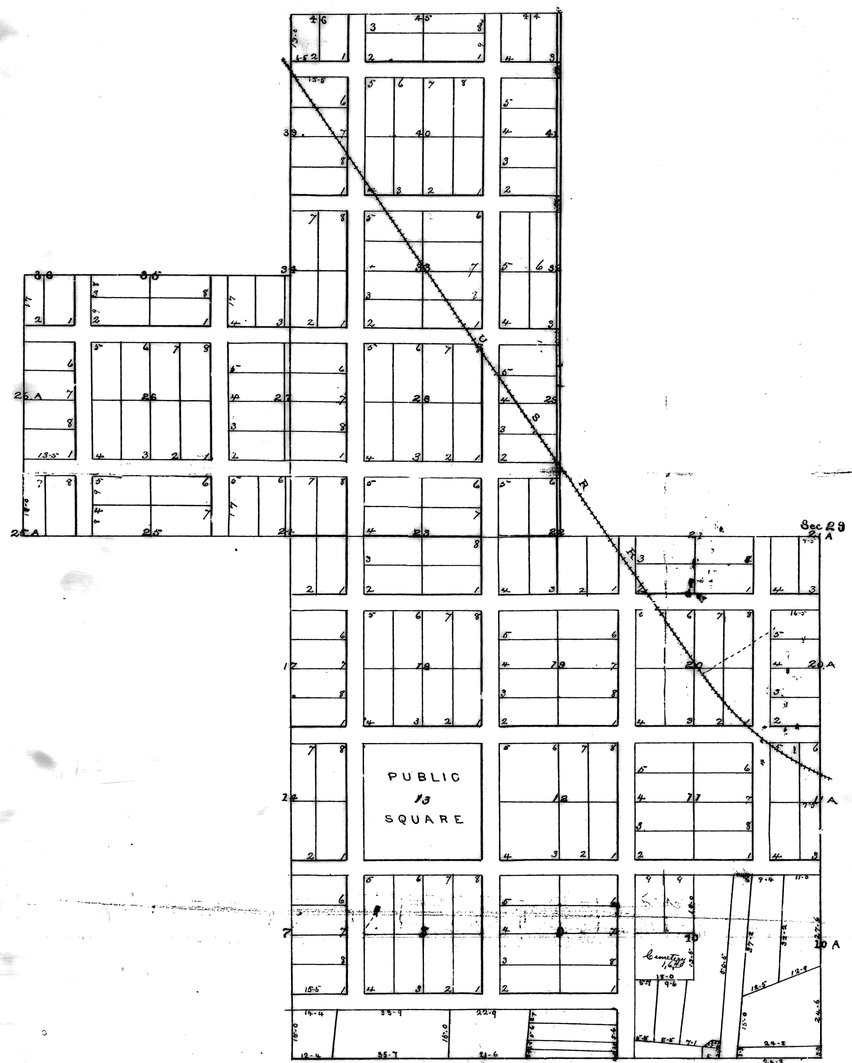


EXHIBIT F
DRAPERVILLE PLAT

MAP OF DRAPERVILLE

T 38 — R. 11 E

17-67



RECORDER'S NOTE: THE ORIGINAL RECORDED VERSION OF THIS PLAT IS STORED IN THE CLOSET LOCATED IN VAULT IN SUITE B7.

This is To Certify that on the Months of June 1873 I Surveyed and Platted into Lots & Blocks the Village of Naperville Cook Co Illinois as Represented by the Plat hereto attached

Scale 20

Lots 99 x 18 Rods

Streets 5 Rods Wide

A-69

EXHIBIT G
PROPOSED SUBDIVISION PLAT

24-037sub

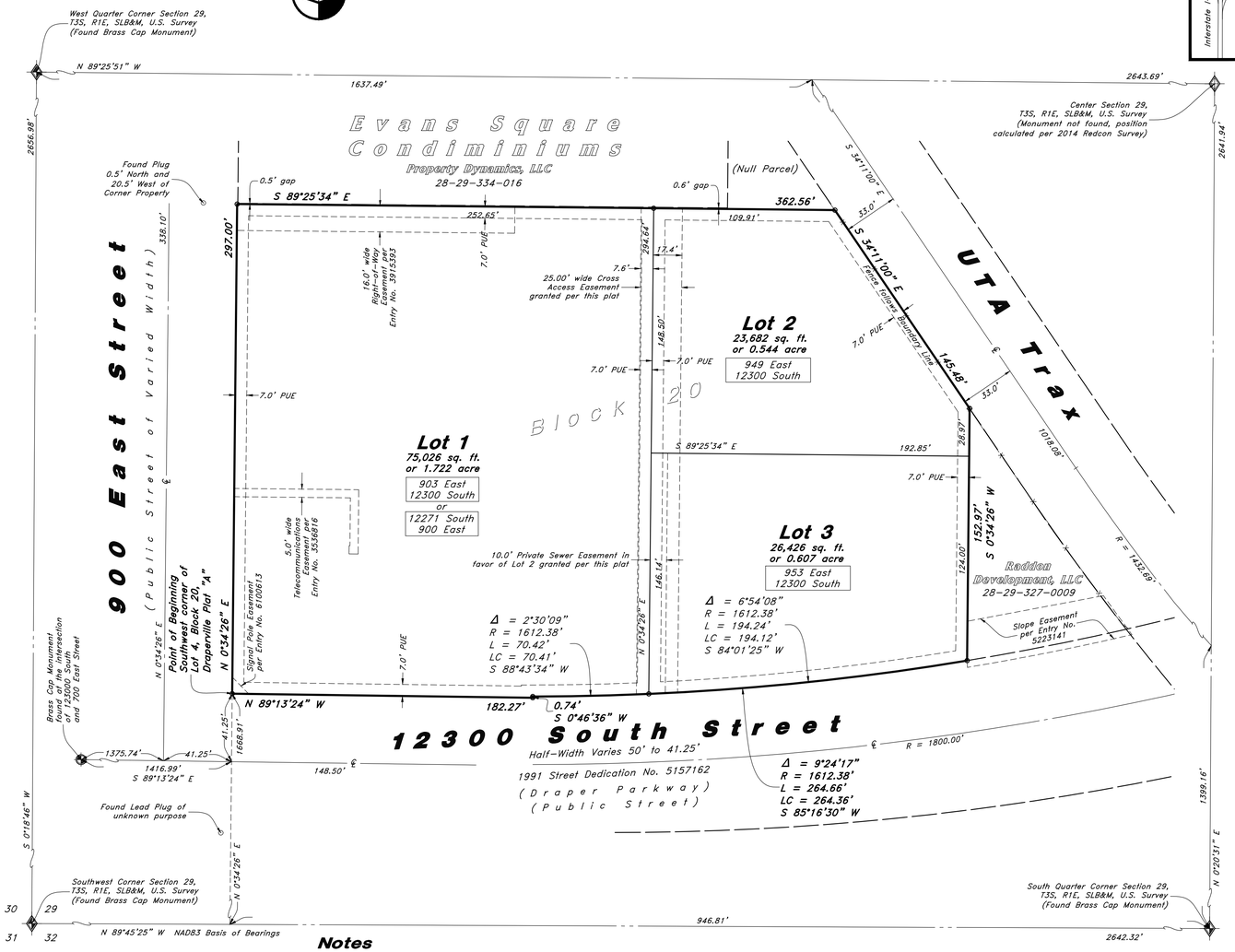
Zions Bank Draper Subdivision

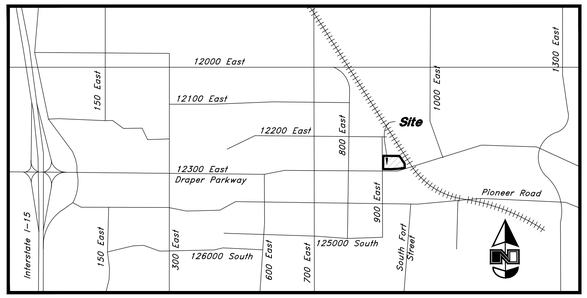
Amending part of Lots 2, 3, and 4, Block 20, Draperville Plat "A", being a part of the Southwest Quarter of Section 29, Township 3 South, Range 1 East, SLB&M, U.S. Survey, in Draper City, Salt Lake County, Utah
October 2024

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- ℄ Center Line
- PUE Public Utility Easement
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

Scale: 1" = 40'
40' 0 40' 80'





Vicinity Map
Not to Scale

Narrative

This Subdivision Plat was requested by Zions Bank for the purpose of creating 3 Commercial Lots.

A line between monuments found for the South Quarter Corner and the Southwest Corner of Section 29 was assigned the VRS bearing of North 89°45'25" West as the Basis of Bearings to place the Survey on the NAD83 Utah Central State Plane Datum reference to North.

This plat retraces the underlying 2021 AWA ALTA Survey recorded as Survey No. S2024-03-0133 in the Official Records of Salt Lake County, 2014 Record of Survey by Redcon, Inc. recorded as Survey No. S-2014-12-0679, 1998 9th Street Plaza Subdivision and 1991 Hidden Valley Shopping Center Street Dedication Plat.

Property corners will be set or honored as shown hereon.

Existing Agreements

Notice of Adoption of Redevelopment Plan Entitled "Sand Hills Neighborhood Development Plan, as Amended" recorded October 4, 1990 as Entry No. 4974237 in Book 6258 at Page 1456 and Amendment recorded October 22, 1990 as Entry No. 4980004 in Book 6262 at Page 212, of the Official Records affects a portion of this site along with more land but contains nothing to plot.

Amended Notice of Adoption of Redevelopment Plan Entitled "Sand Hills Neighborhood Development Plan, as Amended" recorded October 22, 1990 as Entry No. 4980004 in Book 6262 at Page 212 affects a portion of this site along with more land but contains nothing to plot.

Ordinance No. 872 recorded December 31, 2008 as Entry No. 10590166 in Book 9670 at Page 2786 affects a portion of this site along with more land but contains nothing to plot.

Affidavit recorded June 24, 2010 as Entry No. 10976881 in Book 9835 at Page 3176 includes changes by the City to Official Address but contains nothing to plot.

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

Questar Gas Company
dba Enbridge Gas Utah

Approved this_____day of_____, 20___,

By-_____.

Title-_____.

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this_____day of_____, 20___,

Rocky Mountain Power Company

By-_____.

Title-_____.

Certification

I, Bruce D. Pimper, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Salt Lake Record of Survey No. S2024-03-0133, being the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Zions Bank Draper Subdivision.

Boundary Description

A part of Lots 2, 3 and 4 of Block 20 of Draperville Plat "A", being a part of the Southwest Quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Draper City, Salt Lake County, Utah:

Beginning at the Southwest corner of said Lot 4 on the East line of 900 East Street as it exists at varied width, located 946.81 feet North 89°45'25" West along the Section Line; and 1668.91 feet North 0°34'26" East from a Brass Cap Monument found marking the South Quarter Corner of said Section 29; said Southwest corner is also located 1416.99 feet South 89°13'24" East along the Centerline; and 41.25 feet North 0°34'26" East from a Brass Cap Monument found at the intersection of 700 East and 12300 South Streets; and running thence North 0°34'26" East 297.00 feet along said Easterly line; thence South 89°25'34" East 362.56 feet to the Southwesterly line of the UTA Trax line as it exists at a 33.00 foot half-width; thence South 34°11'00" East 145.48 feet along said Southwesterly line; thence South 0°34'26" West 152.97 feet to a point on a curve on the Northerly line of 12300 South as it exists at varied width; thence along said Northerly line the following three courses: Southwesterly along the arc of a 1612.68 foot radius curve to the right a distance of 264.66 feet (Center bears North 9°25'39" West, Central Angle equals 9°24'17" and Long Chord bears South 85°16'30" West 264.36 feet); South 0°46'36" West 0.74 feet; and North 89°13'24" West 182.27 feet to said Southwest corner of Lot 4 and the point of beginning.

Contains 125,135 sq. ft.
or 2.872 acres
3 Lots

PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH

Utah PLS No. 362256
License No.

Bruce D. Pimper

Bruce D. Pimper
19 Dec, 2024

Owner's Dedication

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Zions Bank Draper Subdivison, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this _____day of_____, 20____.

In witness whereby I have hereunto set my hand
This_____Day of _____AD, 20____.

Zions Bancorporation, N.A.

_____
by:
Its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the_____of Zions Bancorporation, N.A. and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____.
Commission Number: _____.
My Commission Expires: _____.

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Notes

Though WaterPro has the capacity to provide water to this property, this approval does not guarantee service to these parcels. This approval is also conditioned upon the developer or property owner installing the needed water infrastructure as approved by the company. Any existing services are required to be upgraded or abandoned to current company specifications. An approved utility plan, a required security of performance, and additional requirements must be met before connecting to WaterPro's infrastructure. Additional easements may be needed.

The signature of Jordan Basin Improvement District on this Plat does not constitute approval of the owner(s) Sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

Owner/builder of Lot 3 will be required to connect to the sewer main located in 12300 South Street. Currently no lateral has been left to this Lot.

Notice to Property Owners: Individual property owners are required to plant and maintain street trees adjacent to or on their property in compliance with the approved street tree plan for the subdivision on file in the Community Development office of Draper City, which include 1. Street tree shall not be planted within park strips that are less than five (5) in width. 2. Install one (1) tree per 40. l.f. of road frontage. 3. Street trees shall be at least two inches (2") in caliper at time of planting. 4. Street trees shall be irrigated with the existing lawn.

Lots 1 and 3 are subject to a reciprocal Cross Access Easement Agreement in favor of Parcel No. 28-29-327-009 recorded by separate document, Entry No._____.

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

Board of Health

Approved this _____ Day of _____ A.D., 20____.

_____
Salt Lake City and County Board of Health

Draper City Engineer

Approved this _____ Day of _____ A.D., 20____.

_____
Draper City Engineer

Planning Commission

Approved this _____ Day of _____ A.D., 20____

_____
Planning Commission

Zions Bank Draper Subdivision

Amending part of Lots 2, 3, and 4, Block 20, Draperville Plat "A", being a part of the Southwest Quarter of Section 29, Township 3 South, Range 1 East, SLB&M, U.S. Surveym in Draper City, Salt Lake County, Utah

Jordan Basin Improvement District

Approved this _____ Day of _____ A.D., 20____.

_____
Jordan Basin Improvement District

Comcast

Approved this _____ Day of _____ A.D., 20____.

_____
Comcast

Lumen

Approved this _____ Day of _____ A.D., 20____.

_____
Lumen

WaterPro

Approved this _____ Day of _____ A.D., 20 .

_____
WaterPro

Approval as to Form

Approved as to Form this_____ Day of _____ A.D., 20____.

_____
Draper City Attorney

City Approval

I hereby certify that final City approval has been given this ____ Day of _____ A.D., 20____.

_____ _____
Draper City Mayor Attest: Draper City Recorder

Recorded

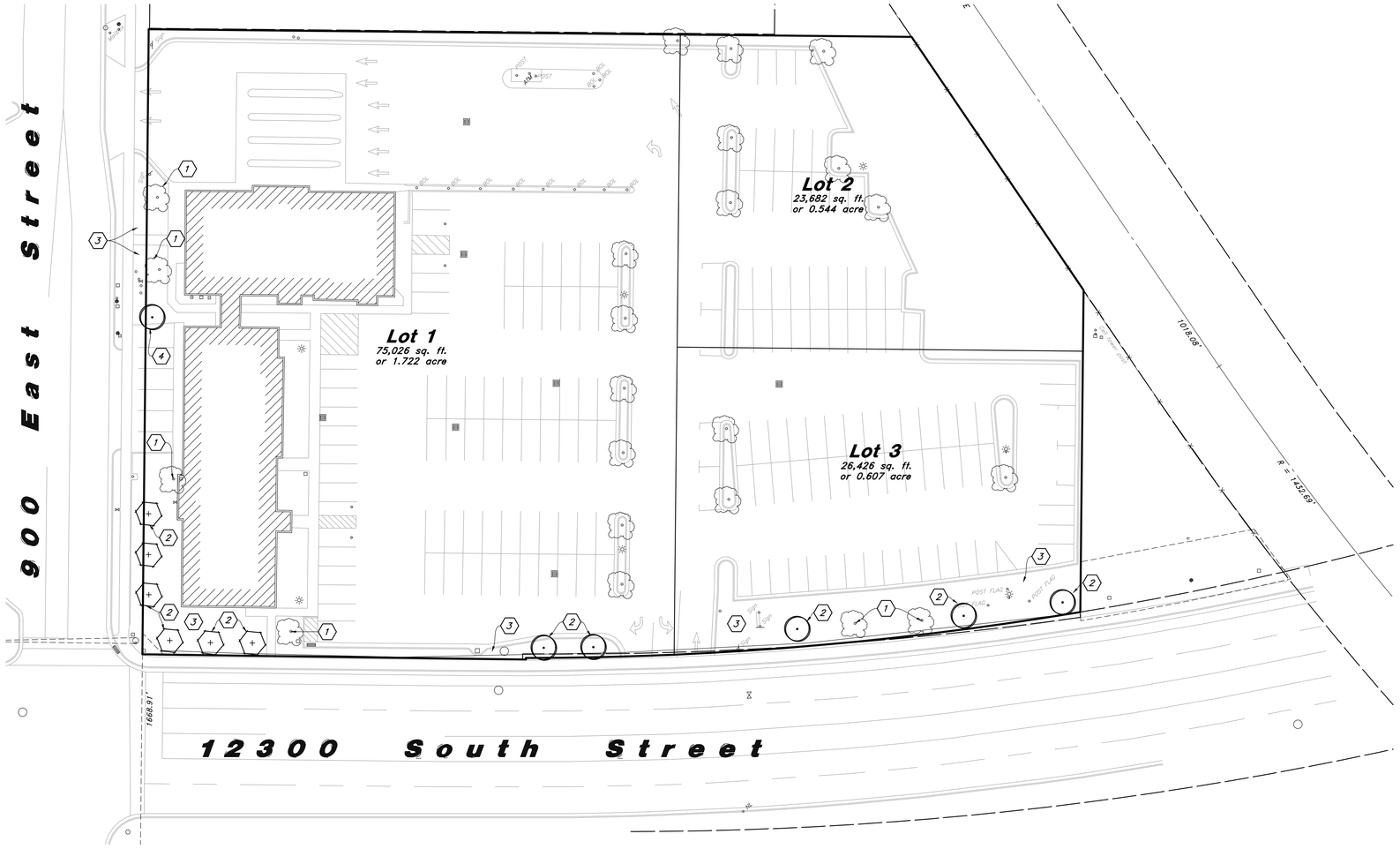
State of Utah, County of Salt Lake, Recorded and Filed at the Request of

_____

Date _____ Time _____ Book _____ Page _____

_____ _____
Fee $ Salt Lake County Recorder

EXHIBIT H
PROPOSED STREET TREE PLAN



Notice to property owners: Individual property owners are required to plant and maintain street trees adjacent to or on their property in compliance with the approved street tree plan for the subdivision on file in the Community Development office of Draper City.

Scale: 1" = 30'

30' 0 30' 60'

Street Tree Data

12300 South Street Frontage = 446 l.f.
12300 South Street Trees Required = 11 Trees
12300 South Street Trees Provided = 11 Trees
Existing Trees = 3 Trees
New Trees = 8 Trees *
900 East Street Frontage = 298 l.f.
900 East Street Trees Required = 7 Trees
900 East Street Trees Provided = 7 Trees
Existing Trees = 3 Trees
New Trees = 4 Trees *

*** Street Trees Have Been Selected From the Draper Street Tree List**

Landscape Installation Keynotes

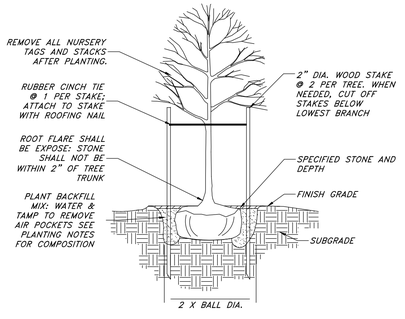
1. Existing Street Tree
2. Install New Street Tree in Existing Lawn Area; Create a Tree Ring that is 24" in Diameter and filled with Soil Pep; No Edging Shall be Used Around Tree Ring in Lawn Area
3. Existing Lawn Shall be Protected in Place
4. Install New Street Tree in Existing Shrub Area Between Plant Material; Extend Irrigation in Shrub Area to Tree

Street Tree Notes:

1. Street tree shall not be planted within park strips that are less than five (5) in width.
2. Install one (1) tree per 40. l.f. of road frontage.
3. Street trees shall be at least two inches (2") in caliper at time of planting.
4. Street trees shall be irrigated with the existing lawn.

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
7. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
9. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
10. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
11. The contractor shall install all landscape material per plan, notes and details.
12. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
13. No grading or soil placement shall be undertaken when soils are wet or frozen.
14. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
15. Tree backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the tree hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Soil pep shall be installed in the plant well and extend up near the base of the plant.
16. All new trees shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
17. All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
18. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance. Dead plant material shall be replaced in a timely manner.



NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

DECIDUOUS TREE PLANTING

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
+	6	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2" Caliper
•	6	Tilia cordata 'Corzam' / Corinthian Littleleaf Linden	2" Caliper

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: KF
Client Name: Zions Bank
24-037 TR

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

Street Tree Plan

Zions Bank Sewer Plan

12271 900 East
Draper, Utah 84020

State of Utah
Jared R. Manscill
No. 7740426-5301
11/04/2024
Licensed Landscape Architect

2 Jul, 2024

SHEET NO.
L1.1

W:\24-037 Zions Bank Draper Plat\dwgs\24-037 TR.dwg, 11/4/2024 12:44:55 PM, 1:1

MEMO

To: Planning Commission
From: Maryann Pickering, AICP
Date: 2025-01-09
Re: Public Hearing: McMillian Subdivision Plat Amendment Request (Administrative Action)

Comments:

This application is a request for approval of a Subdivision Plat Amendment for approximately 1.89 acres located along Draper Peak Cove, along the north side of 13400 South, at approximately 13367 S. Draper Peak Cove. The property is currently zoned RA2 (Residential Agricultural). The applicant is requesting to modify access easements for all three lots within an approved subdivision. The purpose of the amendment is to accommodate a proposed single family residence on the property at 13367 S. Draper Peak Cove.

Findings for approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

ATTACHMENTS:

PC Staff Report (McMillan PA) - Final.pdf

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
December 20, 2024

To: Draper City Planning Commission
Business Date: January 9, 2025

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **McMillan Subdivision – Subdivision Plat Amendment Request**

Application No.:	2024-0318-SUB
Applicant:	Scott Prestwich, representing property owners Thomas and Lori Vuksinick, Ronald and Lynn McMillan, and John and Melissa Engel.
Project Location:	13367 S. Draper Peak Cove
Current Zoning:	RA2 (Residential Agricultural)
Acreage:	Approximately 1.89 acres (approximately 82,328 square feet)
Request:	Request is to amend the plat to modify access easements for all three lots within an approved subdivision.

SUMMARY AND BACKGROUND

This application is a request for approval of a Subdivision Plat Amendment for approximately 1.89 acres located along Draper Peak Cove, along the north side of 13400 South, at approximately 13367 S. Draper Peak Cove (Exhibits B and C). The property is currently zoned RA2. The applicant is requesting to modify access easements for all three lots within an approved subdivision. The purpose of the amendment is to accommodate a proposed single family residence on the property at 13367 S. Draper Peak Cove.

The three-lot McMillan subdivision was approved in 2020 and was recorded in December of 2021. Lots 1 and 3 have been developed with single family homes. Lot 2 is currently vacant and development is pending approval of this Subdivision Plat Amendment.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Proposed Use	Single Family Residential	
Adjacent Zoning		
East	RA2	
West	RA1 (Residential Agricultural, 40,000 square foot lot minimum and RA2	
North	RA2	
South	RA2	

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to DCMC Section 9-8-020 the purpose of the RA2 zoning classification is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Subdivision Plat. The applicant is requesting that the fire turnaround and access easement on Lot 2 be modified to accommodate construction of a new residence on the lot (Exhibit F). The existing turnaround protrudes into the center of the lot and creates an odd setback from the access easement and designated turn around area. The proposed alternative turn around area has been reviewed and accepted by the Fire Marshal and is compliant with Fire Code standards. The new layout will allow for the desired single-family residence that meets zoning setback specifications (Exhibit G).

At some point after the original subdivision was recorded, Lots 2 and 3 were each divided into two parcels in violation of the subdivision ordinance. The ownership of both parcels that comprise each lot are retained by the same owners. The effect of the proposed plat amendment will also serve to reverse these illegal divisions of the property and restore the lots in the subdivision to their original approved shapes and sizes.

Criteria For Approval. The grounds for review and potential approval of a subdivision plat amendment request are found in Section 17-9-050 of the DCMC. This section depicts the standard of review for such requests as:

> *The Planning Commission may approve the vacation or amendment of a plat if the Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Subdivision Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Subdivision Plat Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Subdivision Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Subdivision Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Subdivision Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Planning Commission decides to approve the request, staff notes the applicant is required to comply with the following requirements pertaining to the plat and development of the subdivision:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. If the subdivision plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Subdivision Plat Amendment, as requested by Scott Prestwich, representing property owners Thomas and Lori Vuksinick, Ronald and Lynn McMillan, and John and Melissa Engel for the McMillan Subdivision Plat Amendment, application 2024-0318-SUB, based on the following findings for approval and subject to the requirements listed in the Staff Report dated December 20, 2024.

Findings for approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

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 Public Works Department

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

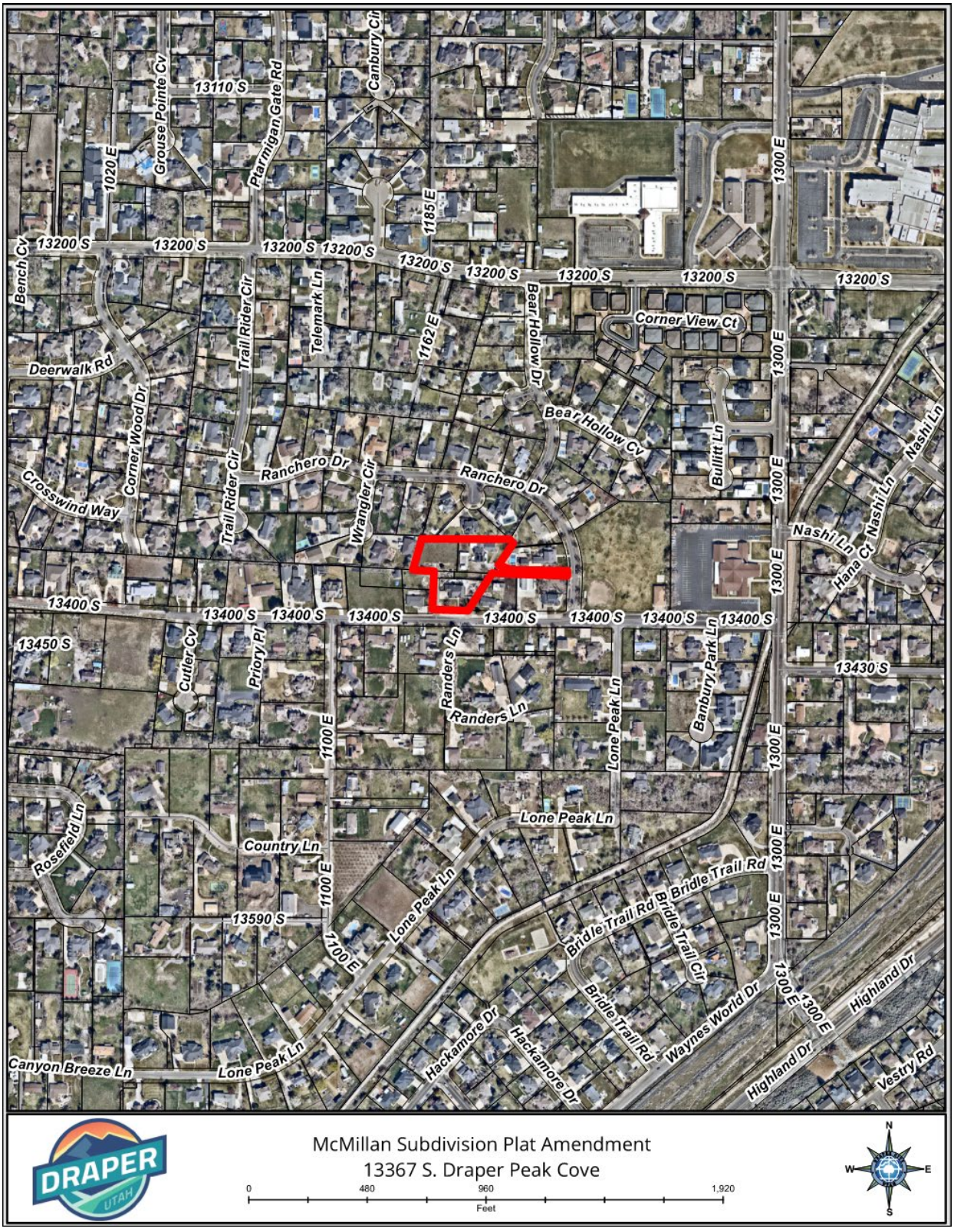


EXHIBIT C
AERIAL MAP

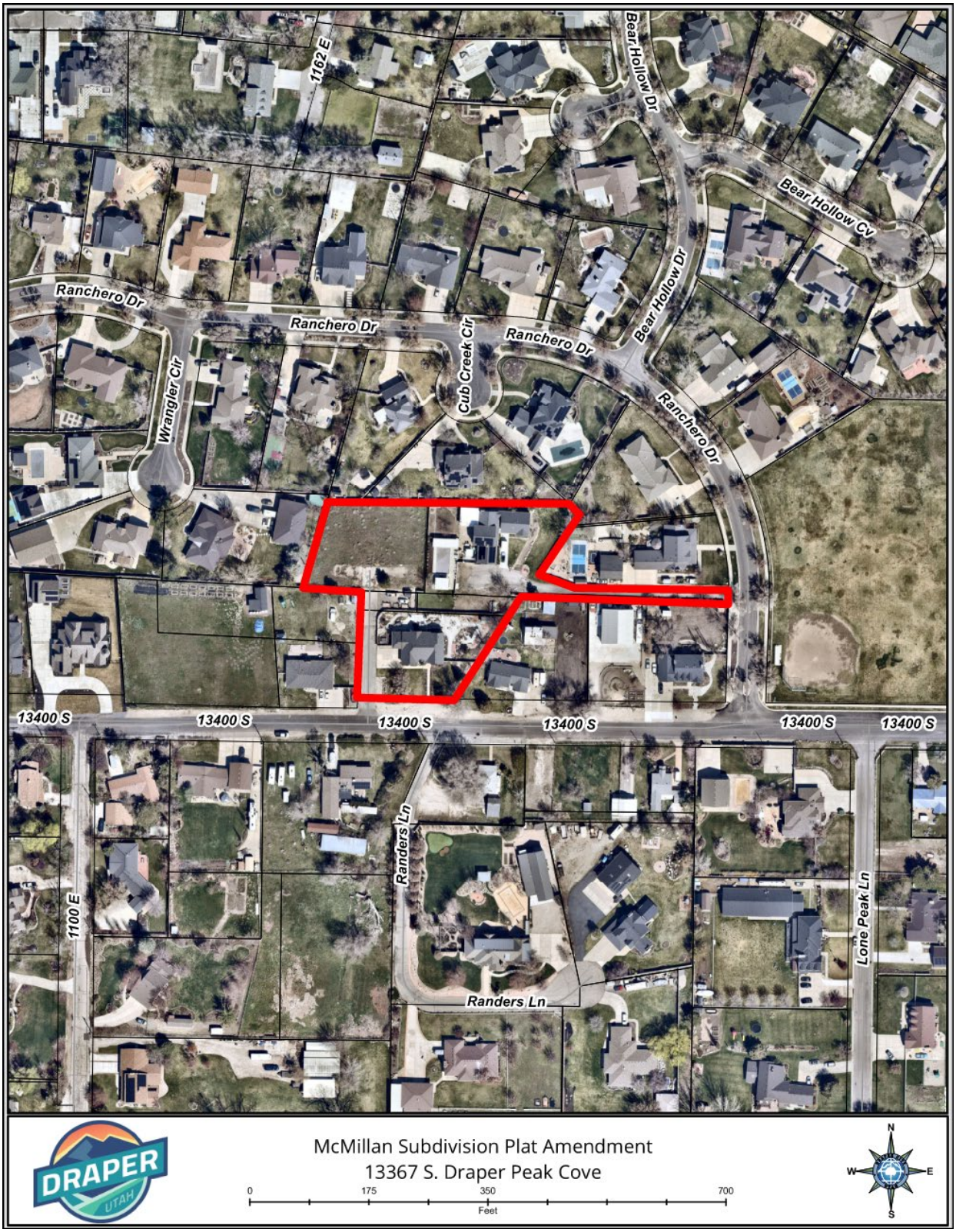


EXHIBIT D
LAND USE MAP

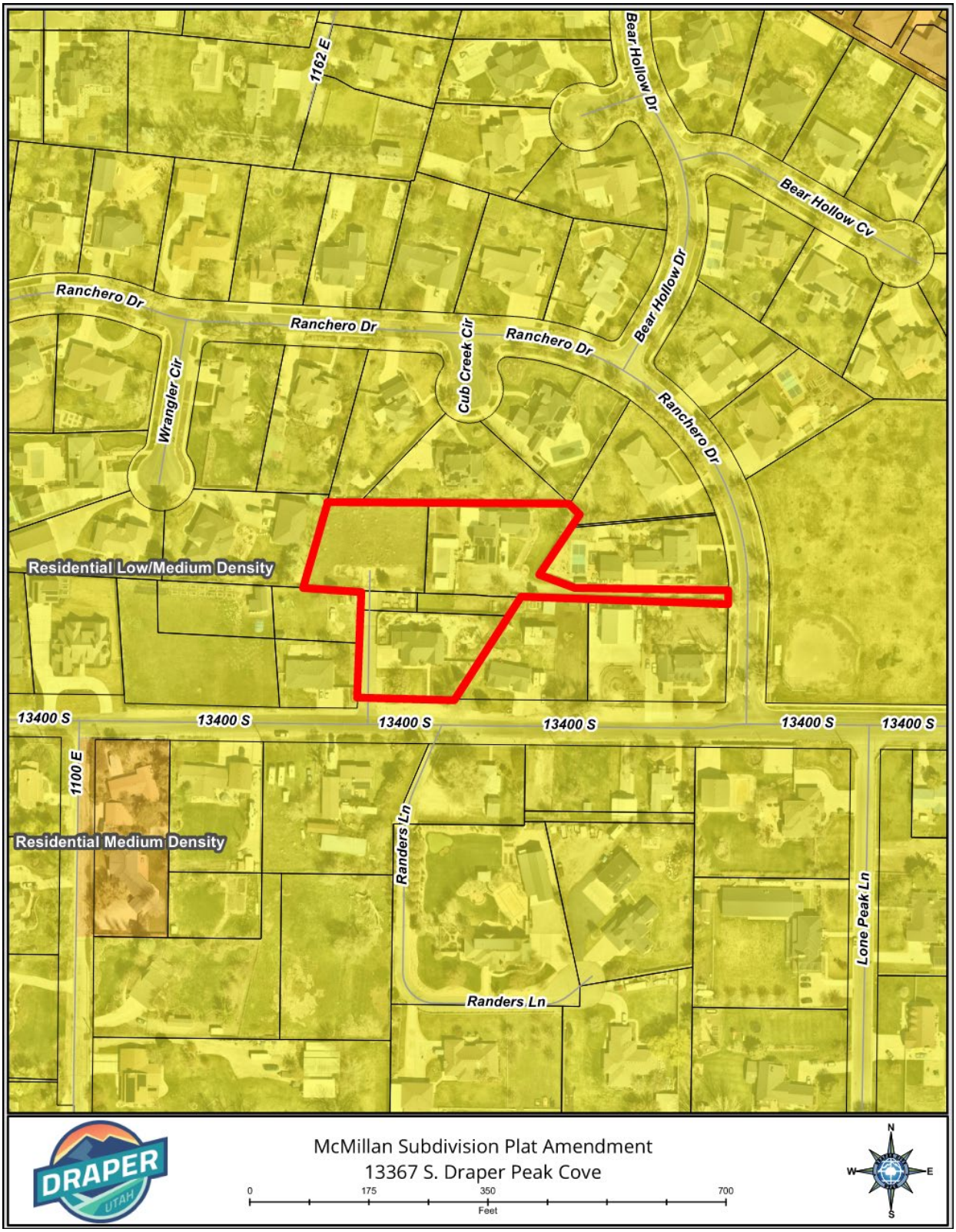


EXHIBIT E
ZONING MAP

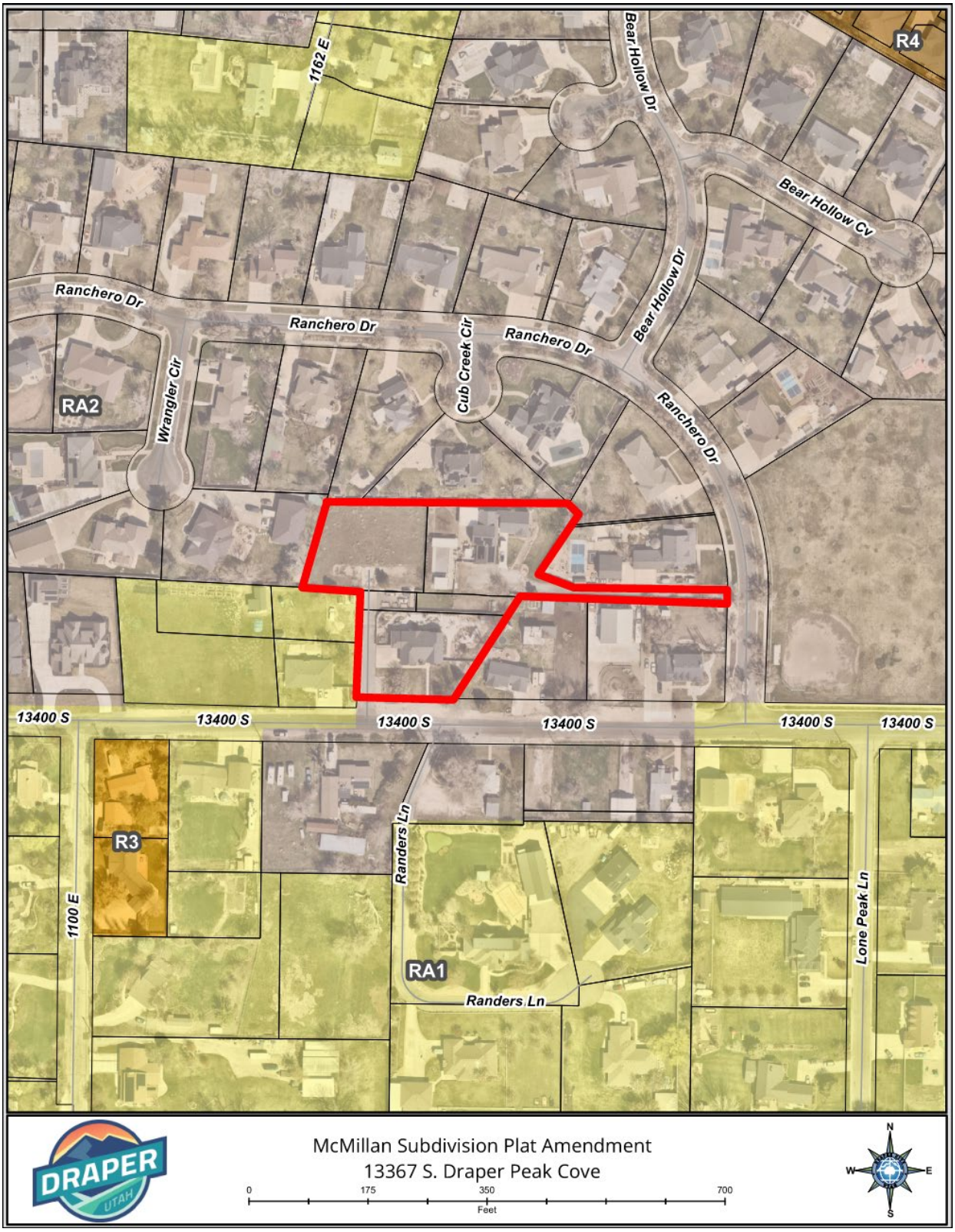
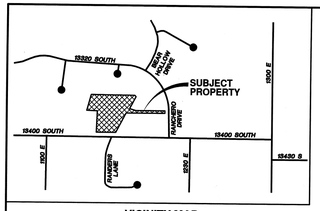


EXHIBIT F
EXISTING MCMILLAN SUBDIVISION PLAT

McMILLAN SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH
JUNE, 2020

VICINITY MAP

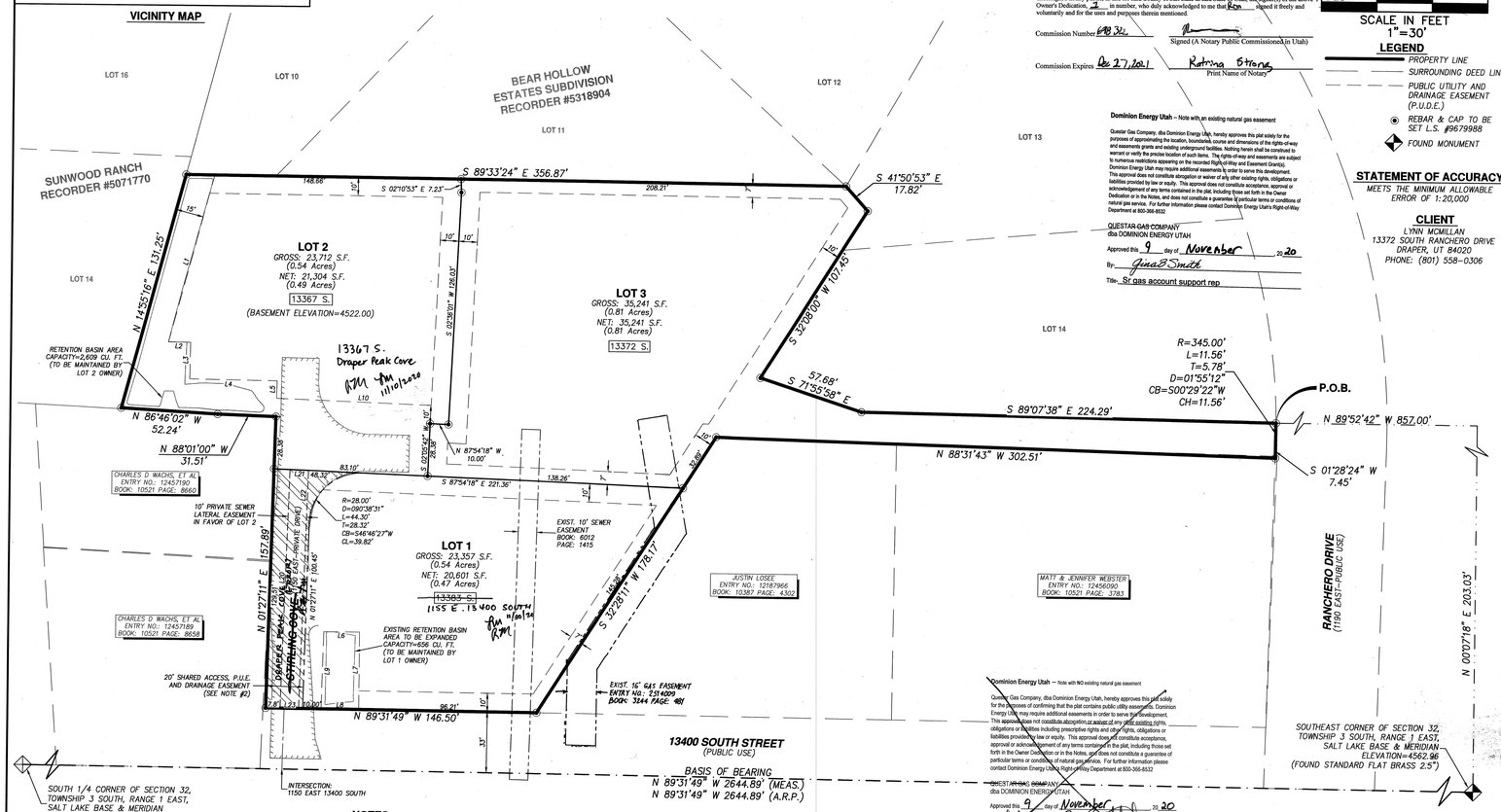


LINE TABLE (DRAINAGE EASEMENT)

LINE	BEARING	LENGTH
L1	N 14°55'16" E	93.65'
L2	S 89°33'52" E	11.90'
L3	S 00°47'08" W	20.00'
L4	S 89°33'52" E	47.35'
L5	S 01°27'11" W	9.44'
L6	S 89°56'53" E	19.27'
L7	S 00°03'07" W	41.79'
L8	N 89°31'49" W	20.29'
L9	N 01°27'11" E	41.65'
L10	S 87°54'18" E	83.62'

LINE TABLE (SEWER EASEMENT)

LINE	BEARING	LENGTH
L20	N 01°49'33" E	129.28'
L21	S 87°54'18" E	10.00'
L22	S 01°49'33" W	128.99'
L23	N 89°31'49" W	10.00'



BASIS OF BEARING

THE BASIS OF BEARING IS N 89°31'49" W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NOTES:

1. A 10 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT IS REQUIRED ALONG THE FRONT AND REAR LOT LINES AND ADJACENT TO STREETS. A 7 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT IS REQUIRED FOR SIDE LOT LINES, UNLESS OTHERWISE NOTED.

2. ACCESS EASEMENT WILL BE OWNED IN COMMON. PRIVATE DRIVE AND HAMMERHEAD WILL BE MAINTAINED BY THE OWNERS OF LOT 1 AND LOT 2.

3. NO ACCESS TO 13400 SOUTH FROM LOT 1 EXCEPT FROM STIRLING COVE.

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat McMILLAN SUBDIVISION, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this day 5th of December 2020.

RONALD C. McMILLAN

RCM TRUST TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On the 3 day of December, a.d. 2020, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's Dedication, 2 in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number 698321

Signed (A Notary Public Commissioned in Utah)

Commission Expires Dec 27, 2021

Katrina Strong
Print Name of Notary

KATRINA MARIE STRONG
Notary Public - State of Utah
Comm. No. 698321
My Commission Expires
Dec 27, 2021

Dominion Energy Utah – Note with an existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 9 day of November 20 20

By Jana Smith

Title Sr gas account support rep

STATEMENT OF ACCURACY

MEETS THE MINIMUM ALLOWABLE ERROR OF 1: 20,000

CLIENT

LYNN MCMILLAN
13372 SOUTH RANCHERO DRIVE
DRAPER, UT 84020
PHONE: (801) 558-0306

N

0 30 60
SCALE IN FEET
1"=30'

LEGEND

- PROPERTY LINE
- SURROUNDING DEED LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.)
- REBAR & CAP TO BE SET L.S. #9679988
- FOUND MONUMENT

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN TO LOTS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE, CORRECT AND ACCURATE.

BOUNDARY DESCRIPTION

Beginning at a point on a 345.00 foot radius curve on the West right of way line of Ranchero Drive; said point being North 00°07'18" East, along the section line, 203.03 feet and North 89°52'42" West, 857.00 feet from the Southeast Corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said west right of way line the following two (2) courses: along said 345.00 radius curve to the right 11.56 feet through a central angle of 01°55'12" (chord bears South 00°29'22" West, 11.56 feet); thence South 01°28'24" West, 7.45 feet to a point on existing fence line; thence North 88°31'43" West, along said existing fence line, 302.51 feet; thence South 32°28'11" West, 178.17 feet to a point on the northerly right of way line 13400 South Street; thence North 89°31'49" West, along said northerly right of way line, 146.50 feet; thence North 01°27'11" East, 157.89 feet to a point on an existing fence line; thence along said fence line the following two (2) courses: thence North 88°01'00" West, 31.51 feet; thence North 86°46'02" West, 52.24 feet to a point on the easterly boundary line of Sunwood Ranch Subdivision as recorded in the office of the Salt Lake County recorder's as Entry No: 5071770; thence North 14°55'16" East, along said easterly boundary line of Sunwood Ranch Subdivision, 131.25 feet to a point on the southerly boundary line of Bear Hollow Estates Subdivision as recorded in the office of the Salt Lake County recorder's as Entry No: 5318904; thence along said boundary line of Bear Hollow Estates Subdivision the following four (4) courses: thence South 89°33'24" East, 356.87 feet; thence South 41°50'53" East, 17.82 feet; thence South 32°08'00" West, 107.45 feet; thence South 71°55'58" East, 57.68 feet to a point on a Quit Claim Deed line as recorded in the office of the Salt Lake County recorder's as Entry No: 11526354, Book: 10063, Page: 809-811; thence South 89°07'38" East, along said Quit Claim Deed line, 224.29 feet to the point of beginning.

Contains: 1.89 Acres
(3 Lots)

PROFESSIONAL LAND SURVEYOR 9679988 ROBERT LAW STATE OF UTAH

SIGNATURE 11/2/20

11/02/2020
DATE

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat McMILLAN SUBDIVISION, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this day 5TH of NOVEMBER 2020.

RONALD C. McMILLAN

LYNN H. McMILLAN

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On the 5th day of November, a.d. 2020, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's Dedication, Two in number, who duly acknowledged to me that They signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number 694380

Signed (A Notary Public Commissioned in Utah)

Commission Expires 08/29/2021

PERRY L. LAULU
Print Name of Notary

PERRY L LAULU
Notary Public - State of Utah
Comm. No.-694380
My Commission Expires On
Mar 29, 2021

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: NOVEMBER 2, 2020 | FILE: 1247.1710\dwg\plat-01

EASEMENT APPROVAL

CENTURY LINK COMMUNICATIONS — 11/2/2020 DATE
ROCKY MOUNTAIN POWER — 11/5/2020 DATE
~~DOMINION ENERGY~~ QUESTAR GAS COMPANY — ~~DATE~~ 11-5-2020 DATE
COMCAST CABLE

DRAPER IRRIGATION COMPANY (WATER PRO)

APPROVED THIS 3rd DAY OF November, A.D. 2020

DRAPER IRRIGATION COMPANY

BOARD OF HEALTH

APPROVED THIS 5th DAY OF November, A.D. 2020

SALT LAKE COUNTY BOARD OF HEALTH

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 5 DAY OF November, A.D. 2020

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

ZONING ADMINISTRATOR

APPROVED THIS 9 DAY OF November, A.D. 2020

ZONING ADMINISTRATOR

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

11/25/2020
DATE

DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM 8 DAY OF December, A.D. 2020

DRAPER CITY ATTORNEY

DRAPER CITY COUNCIL

PRESENTED TO DRAPER CITY THIS 9TH DAY OF December, A.D. 2020. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: DRAPER CITY RECORDER

MAYOR, DRAPER CITY

SHEET 1 OF 1

McMILLAN SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

RECORDER # 13494376

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF RN & LM PROPERTIES, LLC.

DATE: 12/10/2020 TIME: 3:27 PM BOOK: 2020P PAGE: 291

$56.00
FEE

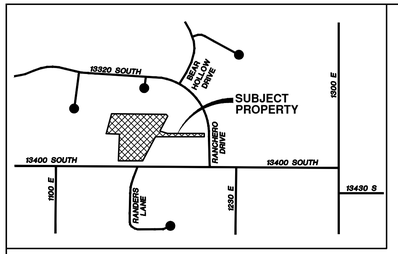
KRR, DEPUTY
SALT LAKE COUNTY RECORDER

EXHIBIT G
PROPOSED MCMILLAN SUBDIVISION PLAT AMENDMENT

McMILLAN SUBDIVISION - AMENDED

AMENDING LOT 1 & LOT 2 PRIVATE DRIVE ACCESS EASEMENT LANGUAGE AND HAMMERHEAD DESIGN
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
DRAPER CITY, SALT LAKE COUNTY, UTAH
NOVEMBER, 2024

VICINITY MAP



NOTES:

1. A 10 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT IS REQUIRED ALONG THE FRONT AND REAR LOT LINES AND ADJACENT TO STREETS. A 7 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT IS REQUIRED FOR ONLY ONE SIDE LOT LINES, UNLESS OTHERWISE NOTED.
2. SHARED ACCESS EASEMENT SHOWN IN LOT 1 WILL BE OWNED BY LOT 1 AND PROVIDE ACCESS TO LOT 2. PRIVATE DRIVE AND FIRE ACCESS AREA IN LOT 1 WILL BE MAINTAINED BY THE OWNERS OF LOT 1 AND LOT 2.
3. NO ACCESS TO 13400 SOUTH FROM LOT 1 EXCEPT FROM DRAPER PEAK COVE.
4. THE FIRE TURNAROUND EASEMENT SHOWN IN LOT 2 SHALL BE OWNED AND MAINTAINED BY LOT 2.

BASIS OF BEARING

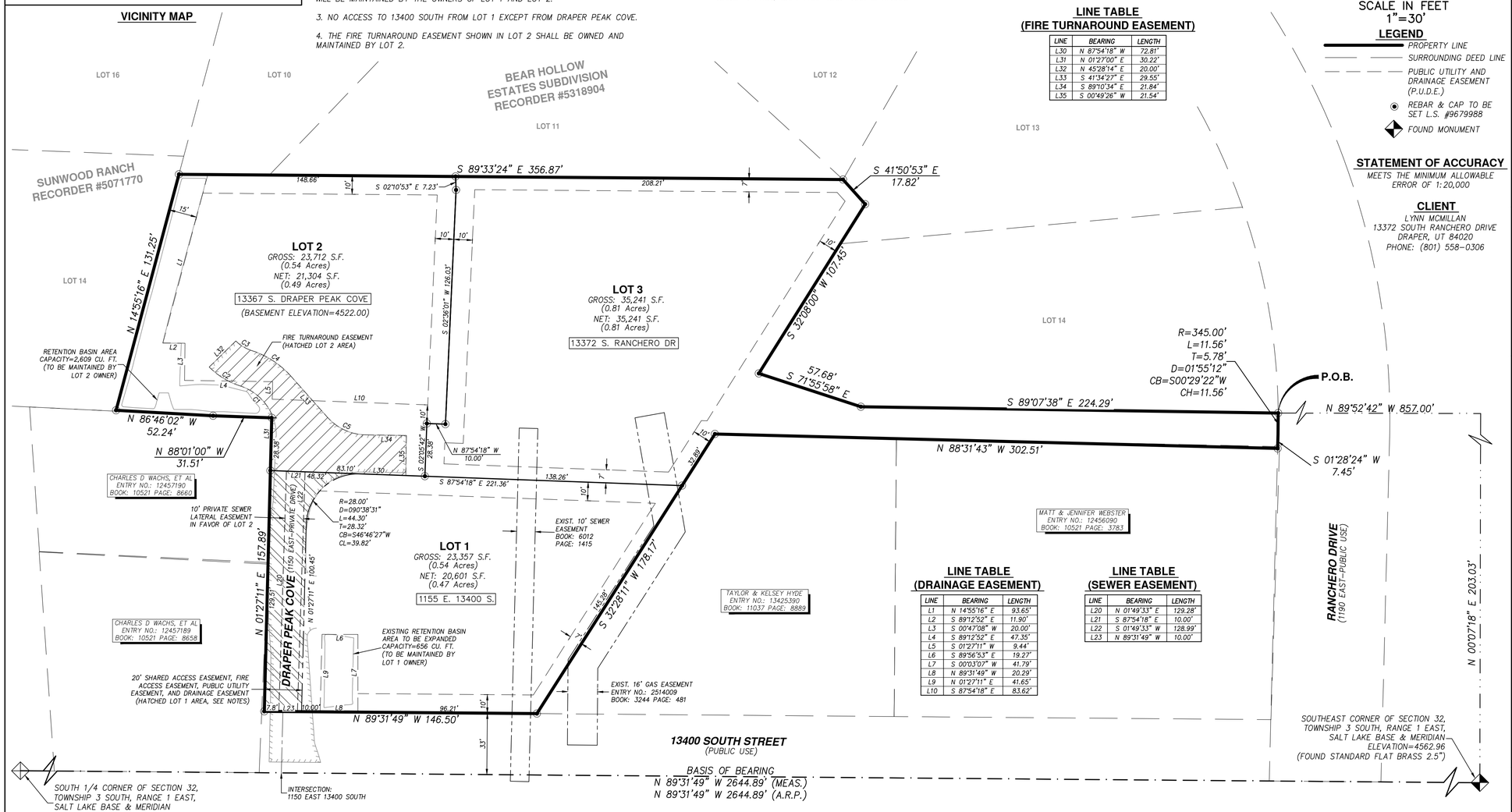
THE BASIS OF BEARING IS N 89°31'49" W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CURVE TABLE (FIRE TURNAROUND EASEMENT)

CURVE	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	23.72'	28.00'	N 48°11'29" W	23.02'	48°32'43"
C2	19.50'	40.00'	N 58°29'48" W	19.31'	27°56'05"
C3	9.75'	20.00'	S 58°29'48" E	9.66'	27°56'05"
C4	25.88'	48.00'	S 57°01'09" E	25.57'	30°53'24"
C5	23.26'	28.00'	S 65°22'30" E	22.60'	47°36'07"

LINE TABLE (FIRE TURNAROUND EASEMENT)

LINE	BEARING	LENGTH
L30	N 87°54'18" W	72.81'
L31	N 01°27'00" E	30.22'
L32	N 45°28'14" E	20.00'
L33	S 41°34'27" E	29.55'
L34	S 89°10'34" E	21.84'
L35	S 00°49'26" W	21.54'

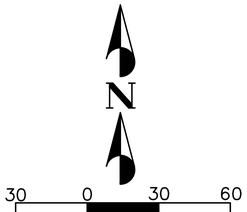


LINE TABLE (DRAINAGE EASEMENT)

LINE	BEARING	LENGTH
L1	N 14°55'16" E	93.65'
L2	S 89°12'52" E	11.90'
L3	S 00°47'08" W	20.00'
L4	S 89°12'52" E	47.35'
L5	S 01°27'11" W	9.44'
L6	S 89°56'53" E	19.27'
L7	S 00°03'07" W	41.79'
L8	N 89°31'49" W	20.29'
L9	N 01°27'11" E	41.65'
L10	S 87°54'18" E	83.62'

LINE TABLE (SEWER EASEMENT)

LINE	BEARING	LENGTH
L20	N 01°49'33" E	129.28'
L21	S 87°54'18" E	10.00'
L22	S 01°49'33" W	128.99'
L23	N 89°31'49" W	10.00'



LEGEND

- PROPERTY LINE
- SURROUNDING DEED LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.)
- REBAR & CAP TO BE SET L.S. #9679988
- FOUND MONUMENT

STATEMENT OF ACCURACY

MEETS THE MINIMUM ALLOWABLE ERROR OF 1:20,000

CLIENT

LYNN MCMILLAN
13372 SOUTH RANCHERO DRIVE
DRAPER, UT 84020
PHONE: (801) 558-0306

SURVEYOR'S CERTIFICATE

I, MICHAEL S WITHERS, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7377758 as prescribed under the laws of the State of Utah. I further certify by authority of the owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land in to lots, streets, and easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true, correct and accurate.

BOUNDARY DESCRIPTION

Beginning at a point on a 345.00 foot radius curve on the West right of way line of Ranchero Drive; said point being North 00°07'18" East, along the section line, 203.03 feet and North 89°52'42" West, 857.00 feet from the Southeast Corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian: thence along said west right of way line the following two (2) courses: along said 345.00 radius curve to the right 11.56 feet through a central angle of 01°55'12" (chord bears South 00°29'22" West, 11.56 feet); thence South 01°28'24" West, 7.45 feet to a point an existing fence line; thence North 88°31'43" West, along said existing fence line, 302.51 feet; thence South 32°28'11" West, 178.17 feet to a point on the northerly right of way line 13400 South Street; thence North 89°31'49" West, along said northerly right of way line, 146.50 feet; thence North 01°27'11" East, 157.89 feet to a point on an existing fence line; thence along said fence line the following two (2) courses: thence North 88°01'00" West, 31.51 feet; thence North 86°46'02" West, 52.24 feet to a point on the easterly boundary line of Sunwood Ranch Subdivision as recorded in the office of the Salt Lake County recorder's as Entry No: 5071770; thence North 14°55'16" East, along said easterly boundary line of Sunwood Ranch Subdivision, 131.25 feet to a point on the southerly boundary line of Bear Hollow Estates Subdivision as recorded in the office of the Salt Lake County recorder's as Entry No: 5318904; thence along said boundary line of Bear Hollow Estates Subdivision the following four (4) courses: thence South 89°33'24" East, 356.87 feet; thence South 41°50'53" East, 17.82 feet; thence South 32°08'00" West, 107.45 feet; thence South 71°55'58" East, 57.68 feet to a point on a Quit Claim Deed line as recorded in the office of the Salt Lake County recorder's as Entry No: 11526354, Book: 10083, Page: 809-811; thence South 89°07'38" East, along said Quit Claim Deed line, 224.29 feet to the point of beginning.

Contains: 1.89 Acres
(3 Lots)

SIGNATURE — 7377758 — MICHAEL S. WITHERS 11-21-24 — STATE OF UTAH — DATE 11-21-2024

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat McMILLAN SUBDIVISION - AMENDED, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this day_____ of _____, 2024.

Ronald C McMillan - RCM Trust Trustee (Lot 3 Owner)

Lynn M McMillan - (Lot 3 Owner)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On the _____ day of _____, a.d. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, Ronald C McMillan - RCM Trust Trustee, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ Print Name of Notary

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On the _____ day of _____, a.d. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, Lynn M McMillan , who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ Print Name of Notary

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: NOVEMBER 21, 2024 | FILE: 1700.2411\dwg\plat-amend

McMILLAN SUBDIVISION - AMENDED
AMENDING LOT 1 & LOT 2 PRIVATE DRIVE ACCESS EASEMENT LANGUAGE AND HAMMERHEAD DESIGN
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

RECORDER # _____

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

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

FEE _____ SALT LAKE COUNTY RECORDER

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

APPROVED THIS___ DAY OF_____, 20___

BY: _____

TITLE: _____

EASEMENT APPROVAL

CENTURY LINK COMMUNICATIONS — DATE

ROCKY MOUNTAIN POWER — DATE

COMCAST CABLE — DATE

DRAPER IRRIGATION COMPANY
(WATER PRO)

APPROVED THIS _____ DAY OF _____, A.D. 20___

DRAPER IRRIGATION COMPANY

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, A.D. 20___

SALT LAKE COUNTY BOARD OF HEALTH

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, A.D. 20___

DIRECTOR, JORDAN BASIN IMPROVEMENT DISTRICT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20___

CHAIRMAN

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE — DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM_____ DAY OF _____, A.D. 20___

DRAPER CITY ATTORNEY

DRAPER CITY COUNCIL

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

ATTEST: DRAPER CITY RECORDER — MAYOR, DRAPER CITY

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat McMILLAN SUBDIVISION - AMENDED, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this day_____ of _____, 2024.

_____ _____

John Engel - (Lot 1 Owner) Melissa Engel - (Lot 1 Owner)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

On the _____ day of _____, a.d. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, John Engel, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number_____ _____
Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ _____
Print Name of Notary

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat McMILLAN SUBDIVISION - AMENDED, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this day_____ of _____, 2024.

_____ _____

Thomas R Vuksinick - (Lot 2 Owner) Lori Vuksinick - (Lot 2 Owner)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

On the _____ day of _____, a.d. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, Thomas R Vuksinick, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number_____ _____
Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ _____
Print Name of Notary

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

On the _____ day of _____, a.d. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, Melissa Engel, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number_____ _____
Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ _____
Print Name of Notary

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

On the _____ day of _____, a.d. 2024, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake in said State of Utah, the signer of the above Owner's Dedication, Lori Vuksinick , who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Commission Number_____ _____
Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ _____
Print Name of Notary

SHEET 2 OF 2

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: NOVEMBER 21, 2024 *FILE: 1700.2411\dwg\plat-amend*

McMILLAN SUBDIVISION - AMENDED

AMENDING LOT 1 & LOT 2 PRIVATE DRIVE ACCESS EASEMENT LANGUAGE AND HAMMERHEAD DESIGN
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

RECORDER #_____

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

_____

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

_____ _____
FEE SALT LAKE COUNTY RECORDER

MEMO

To: Planning Commission
From: Nick Whittaker
Date: 2025-01-09
Re:

Public Hearing: South Willow Zoning Map Amendment Request (Legislative Item)

Comments:

This application is a request for approval of a Zoning Map Amendment from RA1 (Residential Agricultural, 40,000 ft² min. lot size) to RA2 (Residential Agricultural, 20,000 ft² min. lot size) for approximately 2.43 acres located on the south side of 13800 S. at approximately 516 East 13800 South. The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can develop the property for as many as four (4) residential lots for single-family homes.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.

2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENTS:

South Willow staff Report 2024-0340-MA.pdf

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
December 18, 2024

To: Draper City Planning Commission
Business Date: January 9, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, nick.whittaker@draperutah.gov

Re: South Willow – Zoning Map Amendment Request

Application No.:	2024-0340-MA
Applicant:	Brandon Preece of Gilson Engineering, representing Vanguard QA, LLC.
Project Location:	516 E. 13800 S.
Current Zoning:	RA1 (Residential Agricultural, 40,000 ft² min. lot size)
Acreage:	2.43 Acres (Approximately 105,850.8 ft²)
Request:	Request for approval of a Zoning Map Amendment from RA1 to RA2 (Residential Agricultural, 20,000 ft² min. lot size).

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning Map Amendment from RA1 to RA2 for approximately 2.43 acres located on the south side of 13800 S. at approximately 516 E. 13800 S (Exhibits C and D). The applicant is requesting that a Zoning Map Amendment be approved so that the applicant can develop as many as 4 residential lots for single family homes.

The property is comprised of three parcels. A single-family home built in 1938 is located on the parcel that fronts onto 13800 S.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F
Proposed Zoning	RA2	Exhibit H
Adjacent Zoning		
East	RA2	
West	RA2	
North	RA2	
South	RA2	

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020(B)(1) the purpose of both the RA1 and RA2 zones is to "*foster low density development with little impact on its*

surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Criteria for Approval

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E)(1) of the DCMC:

1. Map Amendments:

a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;

d. The extent to which the proposed amendment may adversely affect adjacent property; and

e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Staff notes that the zoning designation of RA2 is compatible with the subject property's current mapped land use designation of Residential Low/Medium Density (Exhibit E). The uses allowed in the RA1 and RA2 zones are substantially the same with the exception of the Agricultural business and Animal specialties uses being permitted as conditional uses in the RA1 zone and are not permitted in the RA2 zone. The use of animals and fowl for recreation and family food production would become a conditional use under the RA2 zone. Staff also notes that the neighboring properties to the north, east, south and west all have RA2 Zoning designations (Exhibit F). If the zone change is approved, the applicant has indicated that they intend to subdivide the subject property for the purpose of developing as many as four (4) new lots for single family homes.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Zoning Map Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Zoning Map Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Zoning Map Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Zoning Map Amendment submission. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Zoning Map Amendment Submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Brandon Preece of Gilson Engineering, application 2024-0340-MA, based on the following findings for approval listed in the Staff Report dated December 18, 2024.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is compatible with the subject properties

existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. (List additional findings for approval, if any...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for denial of the Zoning Map Amendment, as requested by Brandon Preece of Gilson Engineering, application 2024-0340-MA, based on the following findings for denial listed in the Staff Report dated December 18, 2024.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. (List additional findings for denial, if any...)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2025.01.02 09:06:03-07'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2024.12.26 17:20:11-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2024.12.19 08:32:51-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2024.12.30 07:24:53-07'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. Connectivity with the subject parcel to a public right-of-way is to 13800 South, a major collector street. Development of the site will require a local street to provide access to the potential future lots. Access onto 13800 South is limited and accesses are be required to meet Draper City Standards as outlined in our Master Transportation Plan. Any development will need to evaluate access due to the reduced spacing from an existing access to 13800 South, where the parcel frontage cannot meet current access spacing requirements. An existing access is onsite, but it does not meet the requirements for a future subdivision and will require the access and local street to meet city standards. Access is evaluated at the time of a site plan or subdivision application.

2. There are existing storm drainage facilities fronting the subject parcel, within 13800 South. Any future site drainage will be required to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY PER SALT LAKE COUNTY RECORDER ENTRY #1419717535 LOCATED IN THE SOUTHEAST ¼ OF

SECTION 6, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED BY RETRACEMENT SURVEY AS BEGINNING A POINT LOCATED SOUTH

89°55'02" WEST 1131.37 FEET AND SOUTH 0°05'05" WEST 32.98 FEET FROM THE EAST 1

4 CORNER OF SECTION 6, TOWNSHIP 4

SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE SOUTH 564.64 FEET COINCIDENT WITH THE RETRACED WESTERLY BOUNDARY OF JARVIE ESTATES SUBDIVISION

(SALT LAKE COUNTY RECORDER #7945843, PLAT BOOK 2000P PAGE 72) TO THE RETRACED NORTH LINE OF JARVIE ESTATES

PHASE 2 (SALT LAKE COUNTY RECORDER 1402869, PLAT BOOK 2001P PAGE 240); THENCE ALONG SAID RETRACED NORTH LINE

NORTH 89°55'00" WEST 190.60 FEET TO THE RETRACED EAST LINE OF SOUTHAM ESTATES (SALT LAKE COUNTY RECORDER

#7598125, PLAT BOOK 2000P PAGE 72); THENCE ALONG SOUTH RETRACED EAST LINE NORTH 0°05'00 EAST 564.37 FEET;

THENCE EAST 189.77 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 107,360 S.F. OR 2.465 ACRES

EXHIBIT C
VICINITY MAP

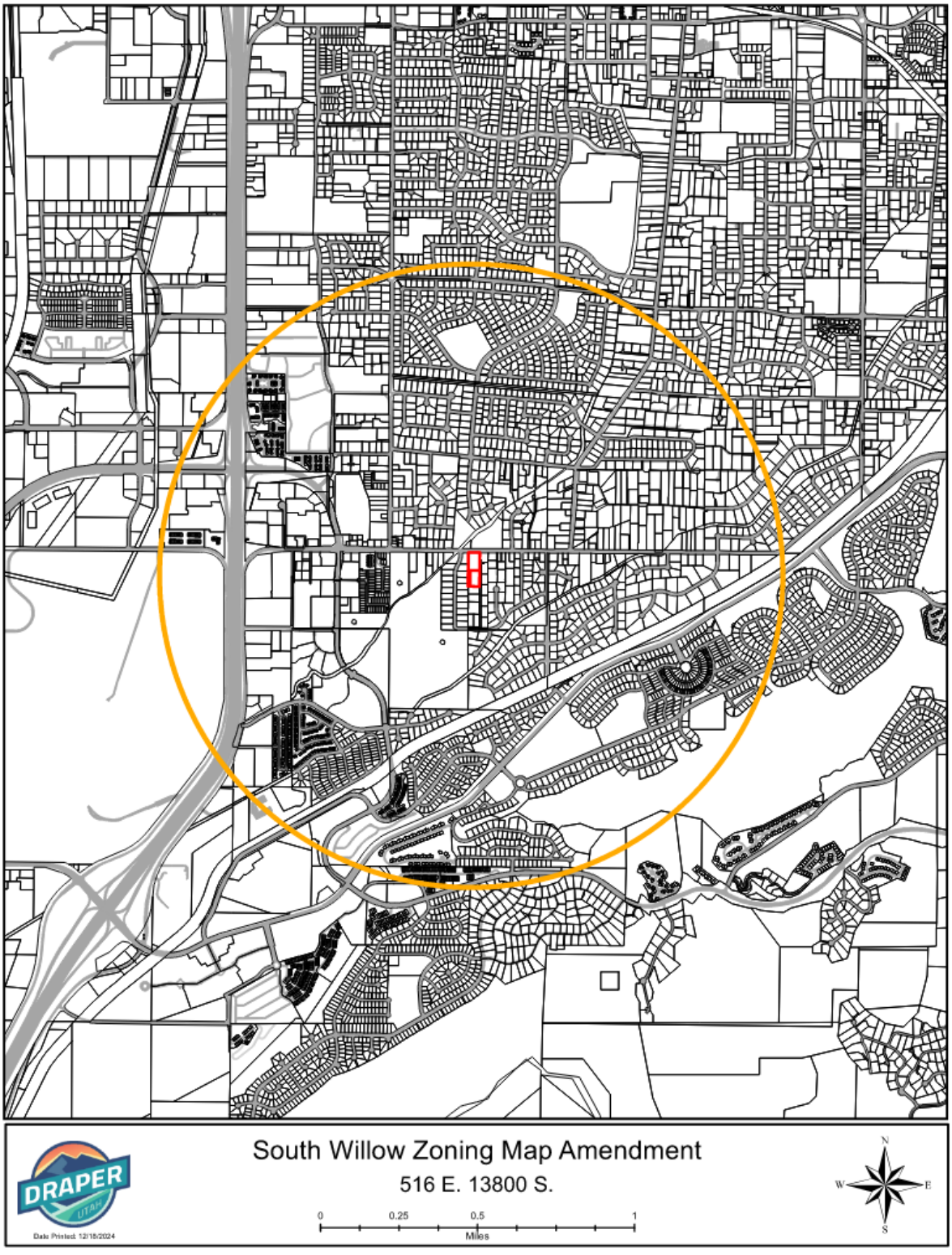


EXHIBIT D
AERIAL MAP

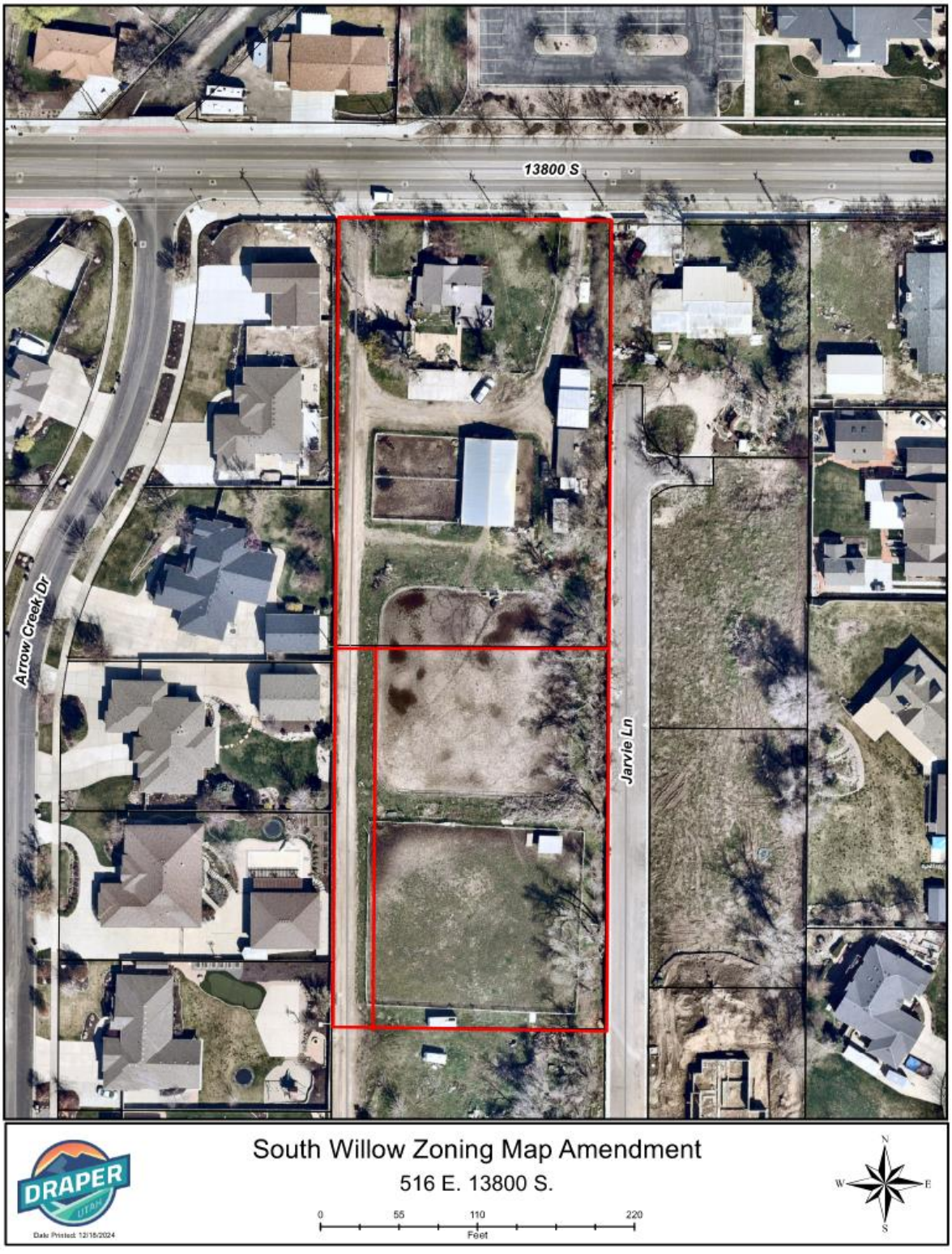


EXHIBIT E
LAND USE MAP

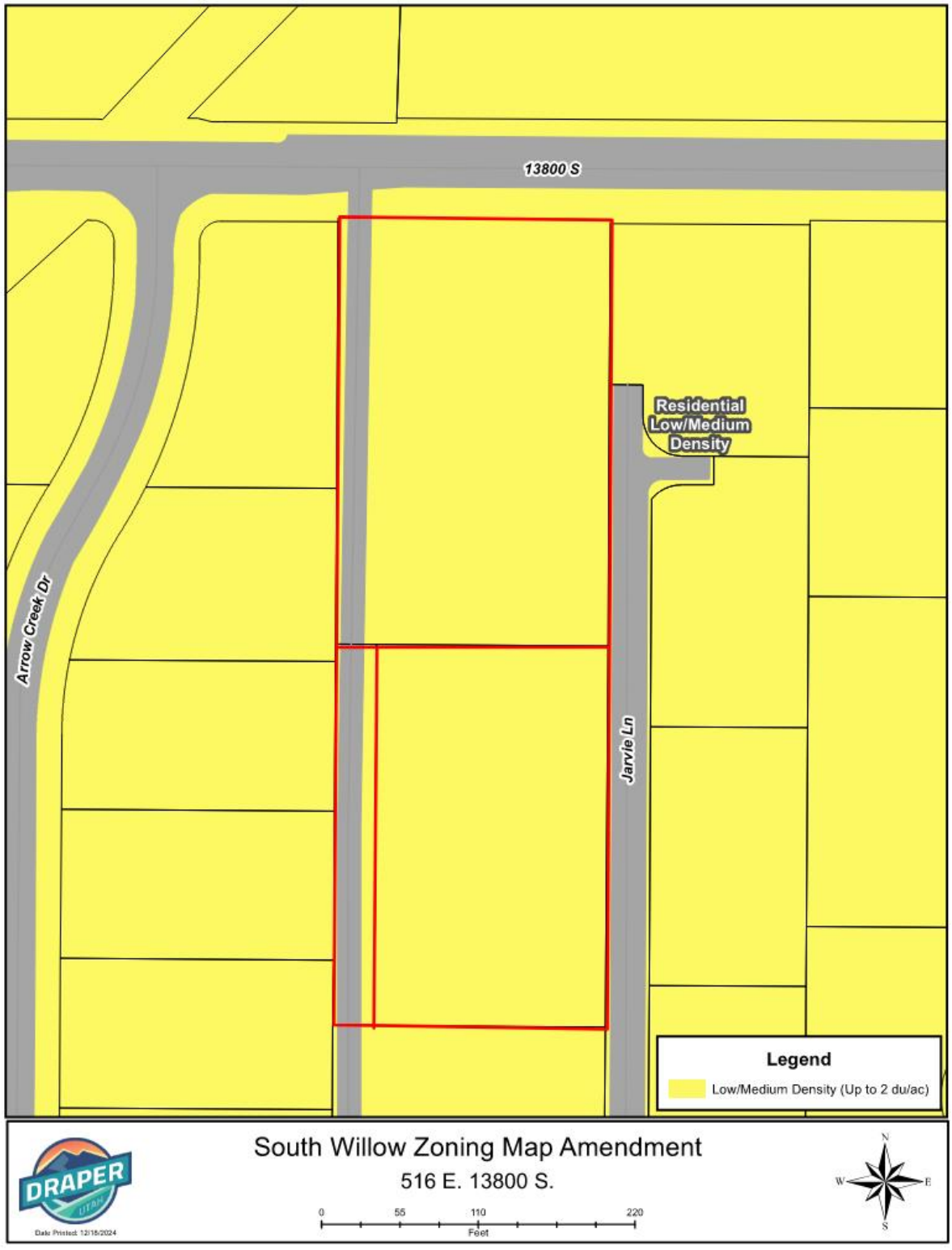


EXHIBIT F
ZONING MAP

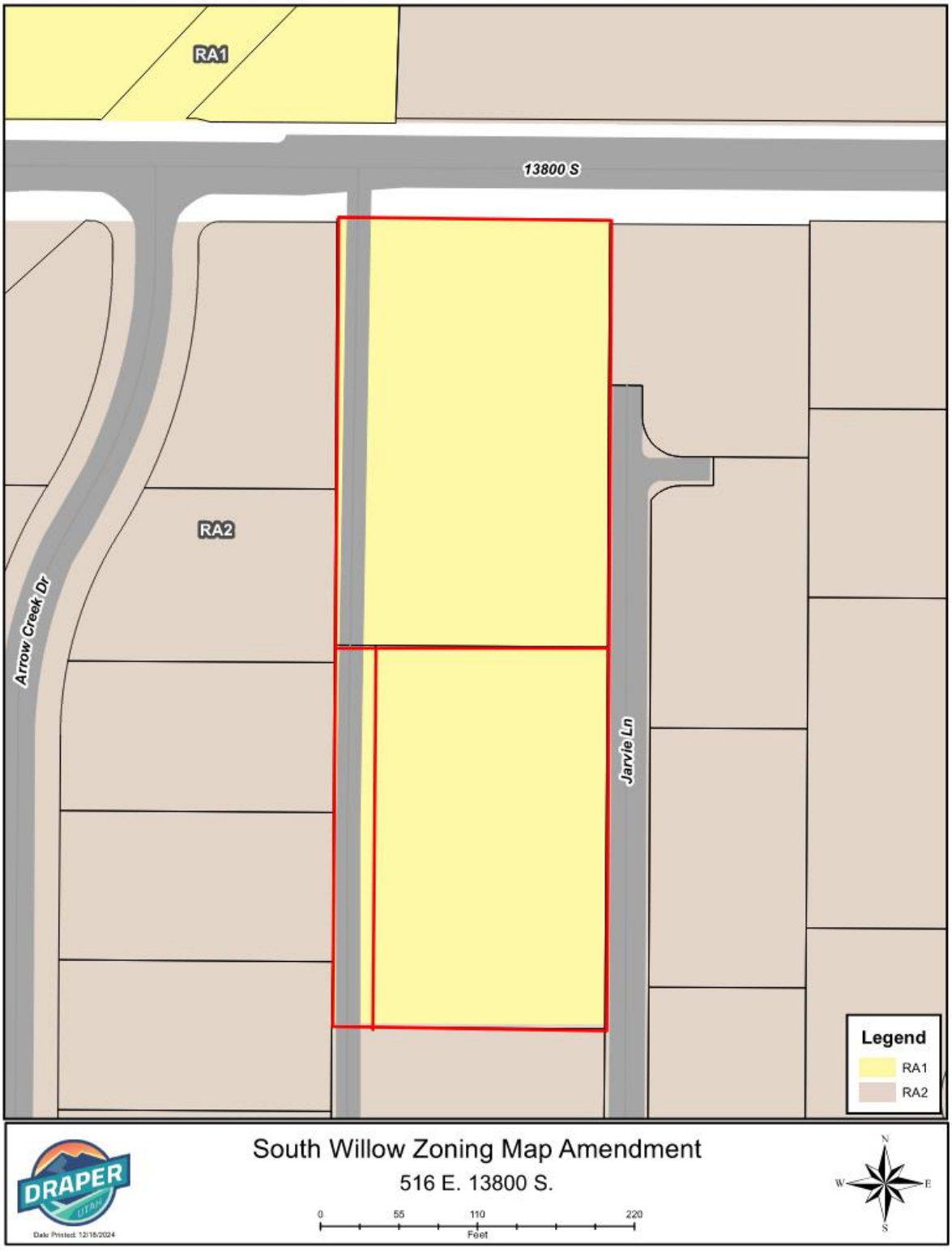


EXHIBIT G
APPLICANT'S RESPONSE – ZONING MAP AMENDMENT

GILSON ENGINEERING
Consulting Engineers & Surveyors

CONSULTING ENGINEERS AND SURVEYORS
12401 South 450 East, Unit C2
(801) 571-9414
Fax: (801) 571-9449
www.gilsonengineering.com

October 30, 2024

Draper City Engineering

SUBJECT: South Willow Subdivision Zoning Change

Below is the response to the South Willow Subdivision Zoning Change comments from 10/29/2024

1. Per Subsection 9-5-060(D)(1)(d) of the DCMC:
    d. If the proposed amendment requires a change in the zoning map, the application shall include:
        1) An accurate property map showing present and proposed zoning classifications;
        2) All abutting properties showing present zoning classifications

Correction requested:

- Please provide a map that meets the DCMC Zoning Map Amendment criteria listed above.
    - As a helpful tool, an online Draper City Zoning Map can be accessed at the website listed below:
    - https://experience.arcgis.com/experience/601a6dd2a14c4739a90f4eac930a9528

Response: Please see attached property map showing present and proposed zoning classifications as well as all abutting properties and their present zoning classifications.

2. Per subsection 9-5-060(E)(1)(a) of the DCMC:
    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) Map Amendments:
            a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

Correction requested:

- The applicant statements make mention of conforming to the general plan requirements, but does not explain how.
- Please provide an explanation as to how the proposed map amendment would be consistent with goals, objectives and policies of the city's general plan.
    - The general plan can be accessed at the following web address: https://www.draperutah.gov/media/hsdmxc0k/draper-city-general-plan_v2022_202209300937071354.pdf

Response: The proposed zone change would help support Draper City's goals, objectives and policies in the following ways:

One of Draper City's core values is Pride; this zone change would provide more cost effective housing opportunities to families than the current zoning would. These lots would attract families of all ages who love Draper and support it's values to live within the heart of Draper where they can help make a difference in the community while growing together.

The general plan specifically states under the "Housing & Neighborhoods" section that the goal is to "Support increased housing density in strategic locations." The location of South Willow Subdivision would be perfect for this type of development/zone change due to its unique location amongst RA1, RA2, R3 and A5 zoning where no one zone is over prevalent, helping to create a uniform balance while allowing more families to enjoy living in Draper.

Under "Housing", the general plan outlines various strategies the city plans to implement to be eligible for certain transportation funding, which is a concern for city officials and residents alike as the city continues to grow. The proposed zone change would allow for more moderate income housing, directly supporting strategies A, D, E, F, G, J, L, O, P & X by adding more affordable housing options for future prospective residents without requiring a major overhaul of infrastructure in the surrounding areas to accommodate said change.

Lastly, this zoning change would allow for new homes to be build where older existing homes are currently. This would help refresh the area and inspire nearby neighbors to update their own residences to improve the look of the community without disrupting the culture of heritage within the community as none of these existing homes are historically significant to the city.

If there are any questions or concerns on how we addressed these comments or want to see them addressed differently, please feel free to contact me.

Sincerely,



Tyler Stanich
Project Engineer

GILSON ENGINEERING
Consulting Engineers & Surveyors

CONSULTING ENGINEERS AND SURVEYORS
12401 South 450 East, Unit C2
(801) 571-9414
Fax: (801) 571-9449
www.gilsonengineering.com

September 26, 2024

Draper City Community & Economic Development
1020 East Pioneer Road,
Draper, UT 84020

SUBJECT: Zoning Project 2024-0340-MA, Review Comment Response

Gilson Engineering is responding to the comments received for the South Willow Project, 2024-0340-MA.

1. 4. Are facilities and services such as roadways and utilities, sufficient to serve the property under the proposed zoning? Explain.

Response: The existing roadways and utilities that are in proximity to the project are sufficient to serve the proposed project under the newly proposed zoning. The concept of the proposed (4 lot) subdivision will have one access that services the project off 13800 South as discussed in the Pre-application meeting. All utilities will also stub through the access road to 13800 South. We are requesting a change from RA1 to RA2. As discussed in the provided narrative both zones are to facilitate low density development. The RA2 zone is more consistent to the adjacent parcels. The 13800 South has sufficient facilities to support the proposed zone change.

2. Also, for the Owner Affidavit, the listed Registered agent of Vanguard QA LLC is Corporate Counsel LLC, with the Representative for Corporate Counsel LLC as Benjamin Nelson. In order to accept this Affidavit from Ken Rivera, we will need to see documentation showing that he owns the company or has the authority to sign for it.

Response: We have uploaded the Certificate of Organization of Vanguard QA, L.L.C. as part of the response to these comments.

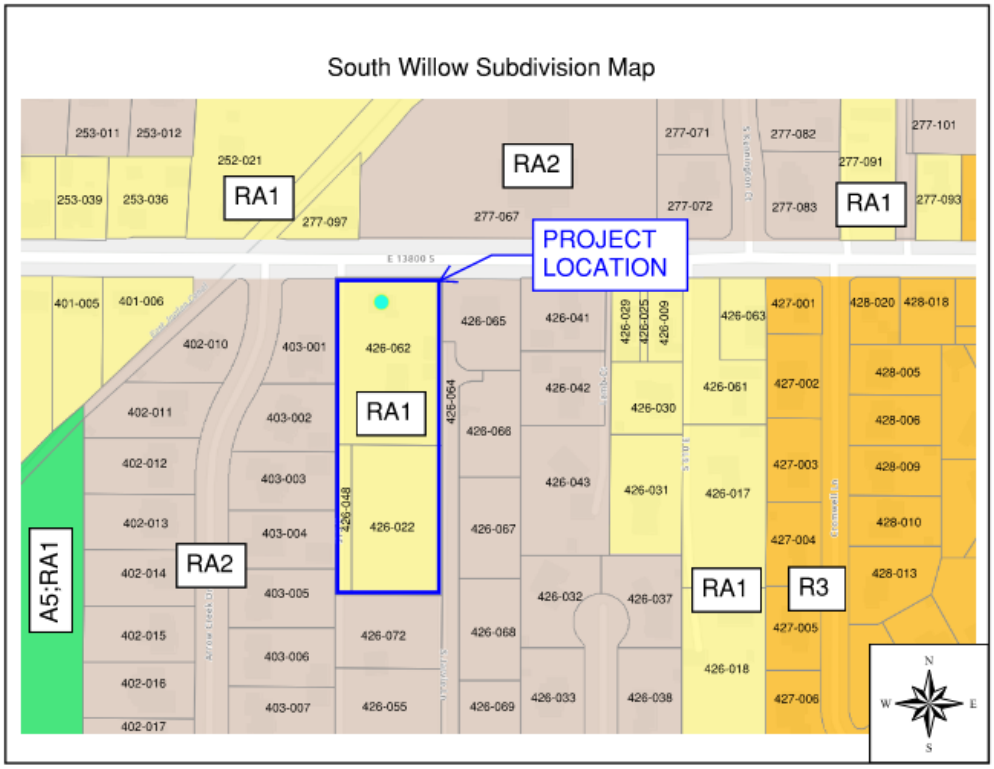
If there are any questions or concerns regarding the information contained in this application, please feel free to contact Gilson Engineering.

Sincerely,



Brandon Preece
Senior Project Manager

EXHIBIT H
PROPERTY MAP



RA1 (RESIDENTIAL/ AGRICULTURAL)	R3 (RESIDENTIAL/ AGRICULTURAL)
RA2 (RESIDENTIAL/ AGRICULTURAL)	A5;RA1 (RESIDENTIAL/ AGRICULTURAL)

PROJECT LOCATION
PARCELS
#34-06-426-062
#34-06-426-022
#34-06-426-048

PROPOSING ZONE CHANGE FROM RA1 (RESIDENTIAL/ AGRICULTURAL ONE ACRE) TO RA2 (RESIDENTIAL/AGRICULTURAL 1/2 ACRE)

MEMO

To: Planning Commission
From: Todd Taylor
Date: 2025-01-09
Re: Public Hearing: Kairos Real Estate Building Site Plan Request (Administrative Action)

Comments:

This application is a request for approval of a site plan application for approximately 0.36 acres located at approximately 690 E 12200 S. The property is zoned O-R (Office Residential). The applicant is requesting that a site plan be approved to allow for the development of the property as an office and residential mixed-use building.

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the O-R zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Findings for denial:

1. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the O-R zoning district in which the site is located.
3. The proposed development plans do not comply with one or more of the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC.

ATTACHMENTS:

Kairos SP Staff Report_Finalized.pdf

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
December 13, 2024

To: Draper City Planning Commission
Business Date: January 9, 2025

From: Development Review Committee

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

Re: Kairos Real Estate Building – Site Plan Request

Application No.:	2024-0027-SP
Applicant:	Austin Seegmiller representing Kairos Ventures, LLC
Project Location:	690 E 12200 S
Current Zoning:	O-R (Office Residential) Zone
Acreage:	0.36 Acres (Approximately 15,682 ft^2)
Request:	Request for site plan approval for the construction of an office and residential mixed-use building.

BACKGROUND AND SUMMARY

This application is a request for approval of a site plan application for approximately 0.36 acres located at approximately 690 E 12200 S (Exhibits B & C). The property is zoned O-R. The applicant is requesting that a site plan be approved to allow for the development of the property as an office and residential mixed-use building.

The property was historically residential, with a manufactured home previously located on the site which has recently been removed. The proposed mixed-use building consists of an office and garage on the main floor and two (2) residential units located above on the second floor. The garage is intended as a flexible space for the office use and could be used as additional office or meeting space or for the storage of business-related equipment.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Office/Service and Neighborhood Commercial	Exhibit D
Current Zoning	O-R	Exhibit E
Proposed Use	Office and Residential Mixed-Use Building	
Adjacent Zoning		
East	O-R	
South	O-R, RA1 (Residential Agricultural, 40,000 ft^2 lot minimum)	
West	O-R	
North	RA-1, CN (Neighborhood Commercial)	

The Office/Service land use designation is characterized as follows:

Office/Service

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes a variety of office and service uses that range from residential scale and character to major offices that have multiple stories and underground parking, which generate moderate traffic volumes • Development and landscaping standards vary, depending upon the location of the use, and underlying zoning regulations • For minor offices strict development and landscaping requirements will protect adjacent residential uses • For major offices and services, arterial access is desirable and should be located around the central business district, other major commercial cores, or freeway interchanges and away from residential areas
LAND USE MIX	• Small-scale commercial • Planned retail • Office buildings
DENSITY	• Up to 12 dwelling units per acre for residential
COMPATIBLE ZONING	• Professional Office (CO2) • Professional Office (CO1) • Office Residential (OR)
LOCATION	• Near retail centers, offices, or other compatible uses

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	• Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	• Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	• Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-11-080, the purpose of the O-R zone is to *"provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume, direct daily customer contact. This district also provides for accessory medium-high density residential (0 to 12 du/ac). This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this district to incorporate its own protection from more intense adjacent uses."*

Site Plan Layout. The site plan (Exhibit F) shows the location of the two-story, 3,791 ft^2 mixed-use building on the 0.36 acre property. Parking is provided to the west and south of the building. The placement of the mixed-use building complies with minimum setbacks of 10 ft on the north, east and west sides, and 15 ft on the south side where the property is adjacent to the RA1 zone, thus meeting the setback requirements for the O-R zone. Additionally, per DCMC Section 9-11-080(C), the O-R zone requires that residential uses shall not occupy more than forty-nine percent (49%) of the total building square footage. Per the submitted floor plans (Exhibit G) the residential units occupy forty-nine percent (49%) of the total building square footage and meet the requirement.

Table 2	Site Plan Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Lot/Parcel Size	N/A	0.36 ac	
Street Frontage	N/A	102 ft (approx.)	
Setback-			
Front	0 ft, 10 ft, or 15 ft min.	12.5 ft (approx.)	15 ft min. when adjacent to A5, A2, RA1, RA2, R3, RH, RM1, or RM2
Rear	0 ft, 10 ft, or 15 ft min.	79.5 ft (approx.)	
Side (west)	0 ft, 10 ft, or 15 ft min.	52.5 ft (approx.)	
Side (east)	0 ft, 10 ft, or 15 ft min.	10 ft (approx.)	

Landscaping and Lot Coverage. The O-R zone requires that developments with residential uses provide a minimum of thirty percent (30%) of the net lot area in open space. The site plan shows that 31.1% of the net lot area has been provided as open space. The landscape plan (Exhibit H) shows where the proposed landscaping will be placed around the mixed-use building. Landscape areas cover 22% of the gross site, which exceeds the minimum requirement of 20% in ordinance. The O-R zone also requires that private outdoor living space be provided for each of the proposed units. The size of the private outdoor living space for second floor units must be a minimum of five percent (5%) of the gross size of the dwelling unit. The proposed plans show the private outdoor living spaces for each unit will be provided through patios and balconies, of a size equal to 10% of the gross size of each dwelling unit, which is in excess of the minimum requirement. Six (6) existing trees will be removed from the site. These trees are located in areas where proposed buildings or vehicular and pedestrian access necessitates their removal per DCMC Section 9-23-070(F). The proposed landscaping complies with the development standards of the zone in DCMC Section 9-11-080(D) and other landscaping requirements of DCMC Chapter 9-23.

Table 3	Landscaping Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Overall Landscaping Coverage	20% min.	22%	
Perimeter Landscaping	10 ft typical. 5 ft min. adjacent to vehicular parking areas on sides and rear.	10 ft min. front, rear, and east sides, 5 ft along west side next to parking.	
Buffer Landscaping	20 ft min. or 10 ft min. with 8 ft tall wall.	10 ft with 8 ft tall wall.	
Water Wise Landscaping	Lawn shall not be installed on slopes greater than 25% or in areas less than 8 ft wide.	No lawn is proposed.	
Street Trees	1 per 40 ft of street frontage.	3 (102 ft of frontage)	

Parking. The site plan (Exhibit F) shows how parking is provided on the site to the west and south of the buildings. The parking lot design meets the requirements of DCMC Chapter 9-25. Per the landscape Plan (Exhibit H) two (2) parking spaces will be designated for possible snow storage in the southwest corner of the parking lot, as needed, during the winter months. The loss of these two spaces when snow is present will not impact compliance with minimum parking requirements. Access is provided from 12200 S to the north. A cross access easement is required for vehicular and pedestrian connectivity between the subject property and the parcel to the east in order to comply with DCMC Section 17-5-035. This cross access easement has not been recorded as required, and as a condition of approval, will need to be recorded prior to issuance of a land disturbance or building permit.

Table 4 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required	13-15 stalls total	15 stalls total	
Dwelling, multi-family: 1 bed.	5 -6 stalls	6 stalls	
Office, general	8 -9 stalls	9 stalls	
Pedestrian Connections	Pedestrian access from the public right of way through the site to main entrances shall be provided.	Access is provided from 12200 S. to the main entrance	
Crosswalks	Differing roadway materials within parking lots shall be used directly in front of entrances to slow motorists and create a safer environment for pedestrians.	The entrance faces the street and not the parking lot.	
Access Point Width	24-36 ft	25 ft	

Architecture. The elevations (Exhibit I) show the proposed design of the two-story mixed-use building. The height requirements of the O-R zone prohibit the building from exceeding twenty-four feet (24 ft) in height. The building design meets the requirements of DCMC Section 9-22-040, and the site design meets the requirements of DCMC Section 9-22-050.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	24 ft max	23.8 ft	
Architectural Features	Up to 14 ft per Planning Commission Decision.	None	

Facade Variation			
Vertical or Horizontal	Every 30 ft, or along 60% of the horizontal length for buildings with facades 100 ft or greater.	Horizontal variations occur on the surface place of each facade and there are vertical variations in patterns.	
Significant	One significant variation of 5 ft deep by 20 ft wide for buildings with facades 100 ft or greater.	N/A	No facades over 100 ft in length.
Building Orientation	Entrance facing the street, building close to the front property line.	Entrance faces the street.	
Materials			
Primary	2 min or 100% brick	2 (brick and black metal composite)	
Colors	3 min	3 (dark red, charcoal, matte black)	
Percentage of Materials			
Front	75% Primary	96% primary	
Rear	75% Primary	87% primary	
Side (west)	75% Primary	77% primary	
Side (east)	75% Primary	76% primary	

Lighting. The lighting plan (Exhibit J) shows how the site will be illuminated utilizing the illumination standards for multi-family use. After-hours illumination was not calculated as the residential units are in use by the residents twenty-four (24) hours per day. The proposed lighting meets the standards of DCMC Chapter 9-20.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	2 max. (over 8 ft in height). No limit on light poles 8 ft in height or less.	4 (8 ft in height)	No light poles are greater than 8 ft.
Light Pole Height	20 ft max.	8 ft	

Foot Candles			
Maximum Illumination	8.0	1.2	
Maximum Average Illumination	4.0	0.5	
Maximum Illumination Ratio (Max:Ave)	2.5:1	2.4:1	

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

> *E. Standards For Approval: The following standards shall apply to the approval of a site plan:*
>
> 1. *The entire site shall be developed at one time unless a phased development plan is approved.*
> 2. *A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.*
> 3. *The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.*
> 4. *The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.*
> 5. *The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.*

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan submission. Comments from these divisions, if any, can be found in Exhibit A.

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

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 report submitted as a part of the Site Plan submission. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the required reciprocal cross access easement for access to and from parcel No. 28-29-304-018 be recorded prior to issuance of a land disturbance or building permit, or a Zoning Administrator decision.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Austin Seegmiller representing Kairos Ventures, LLC, for the Kairos Real Estate Building, Application No. 2024-0027-SP, based on the following findings for approval and subject to the conditions listed in the Staff Report dated December 13, 2024.

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.

3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the O-R zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Sample Motion for Modified Approval – I move that we approve the Site Plan, as requested by Austin Seegmiller representing Kairos Ventures, LLC, for the Kairos Real Estate Building, Application No. 2024-0027-SP, based on the findings and subject to the conditions listed in the Staff Report dated December 13, 2024 and as modified by the following findings or conditions:

1. List any additional findings , modified conditions, or new conditions…

Sample Motion for Denial – I move that we deny the Site Plan, as requested by Austin Seegmiller representing Kairos Ventures, LLC, for the Kairos Real Estate Building, Application No. 2024-0027-SP, based on the following findings for denial listed in the Staff Report dated December 13, 2024.

Findings for denial:

1. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the O-R zoning district in which the site is located.
3. The proposed development plans do not comply with one or more of the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2024.12.18 18:25:57-07'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2024.12.18 19:35:10-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2024.12.16 12:40:41-07'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2024.12.19 06:49:24-07'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

General

1. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. Informational comment. No additional action required prior to site plan approval.
2. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. Informational comment. No additional action required prior to site plan approval.
3. Draper City requires the engineer of record to provide the site as-built drawings, detention/retention basin(s) volume certification(s), and site grading and drainage certification letter after subdivision construction is complete. Informational comment – no additional action is required prior to site plan approval.

Grading and Drainage

4. Specify rip ra p size on C - 2 (D50 refers to the ratio of the rip rap diameter, with 50 = 50% specified diameter).

Utilities and Street

5. Access has minor offset from access across 12200 South. Proposed location of access is acceptable. Note is informational and documents location of access onto collector street as acceptable.

Building Division Review.

1. A grading permit will be required for this project. Contact Reid Gerritsen at 801-576-6534 for details.
2. Further investigation for the ground water system and the evacuation and approved location of ground water will be required prior to the issuance of

the building permit.

Geotechnical and Geologic Hazards Review.

1. The November 13, 2024, IGES letter adequately addressed TG geotechnical engineering recommendations to the City in the November 1, 2024, TG letter.
2. The September 21, 2024, IGES report combined with the November 1, 2024, AGEC letter have adequately addressed the requirements of Appendix D, Minimum Standards for Liquefaction Investigations, of the City geologic hazards ordinance consistent with concerns for public health, safety, and welfare.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-four (24) 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.
2. Fire Hydrants are required. Hydrants are required for this project. They shall be, protected with bollards if susceptible to vehicle damage. Fire Flow for the buildings shall be a minimum of 2,000 GPM @ 20 p.s.i. residual pressure.
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. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped 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 DRAPER FIRE DEPARTMENT.
6. Fire Department Connection (FDC): The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the

fire department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100-feet of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal.

7. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped 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 DRAPER FIRE DEPARTMENT.
8. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION 3310.1.1Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.
    - Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
9. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
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.

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.
13. Notes: Plan approval or review shall not, be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.

EXHIBIT B
VICINITY MAP

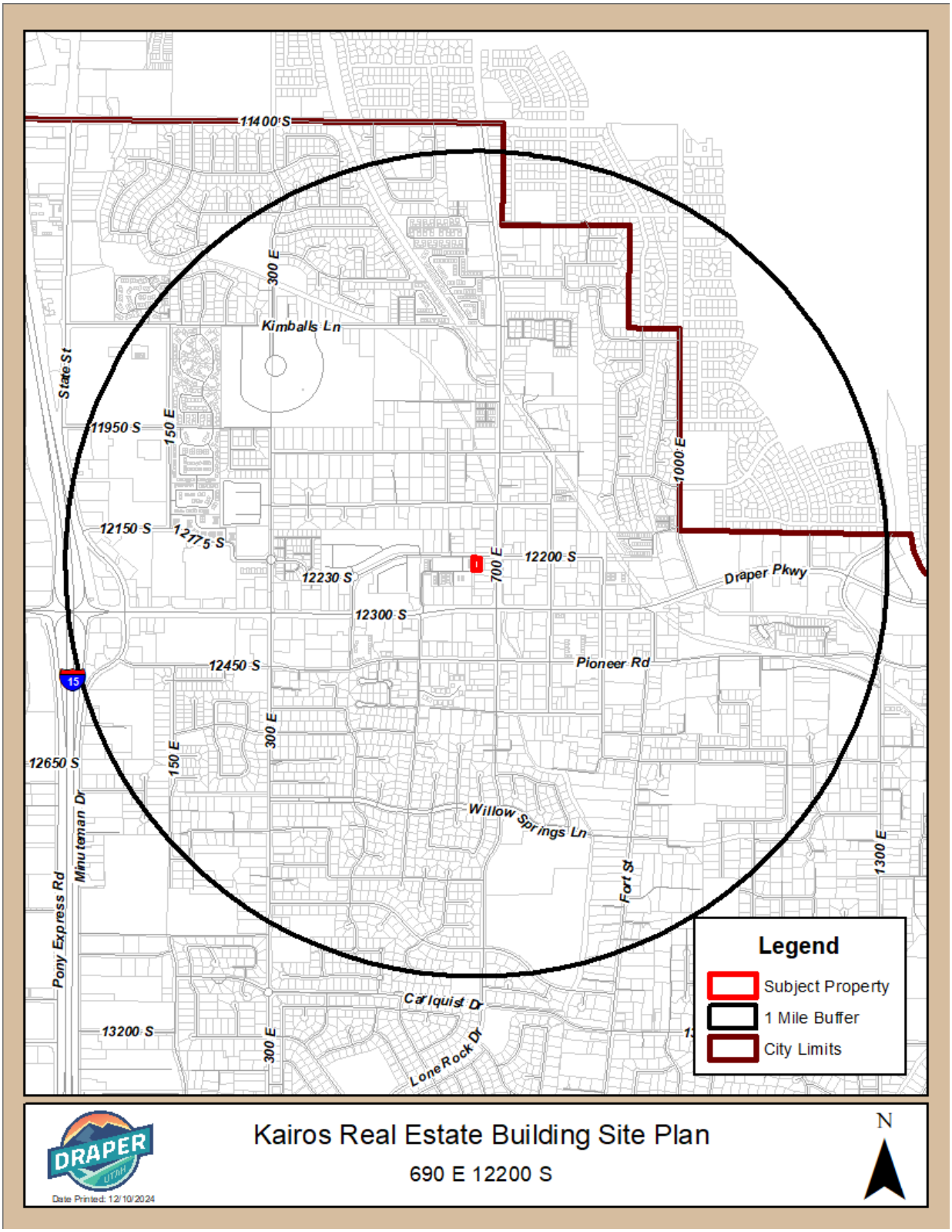


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

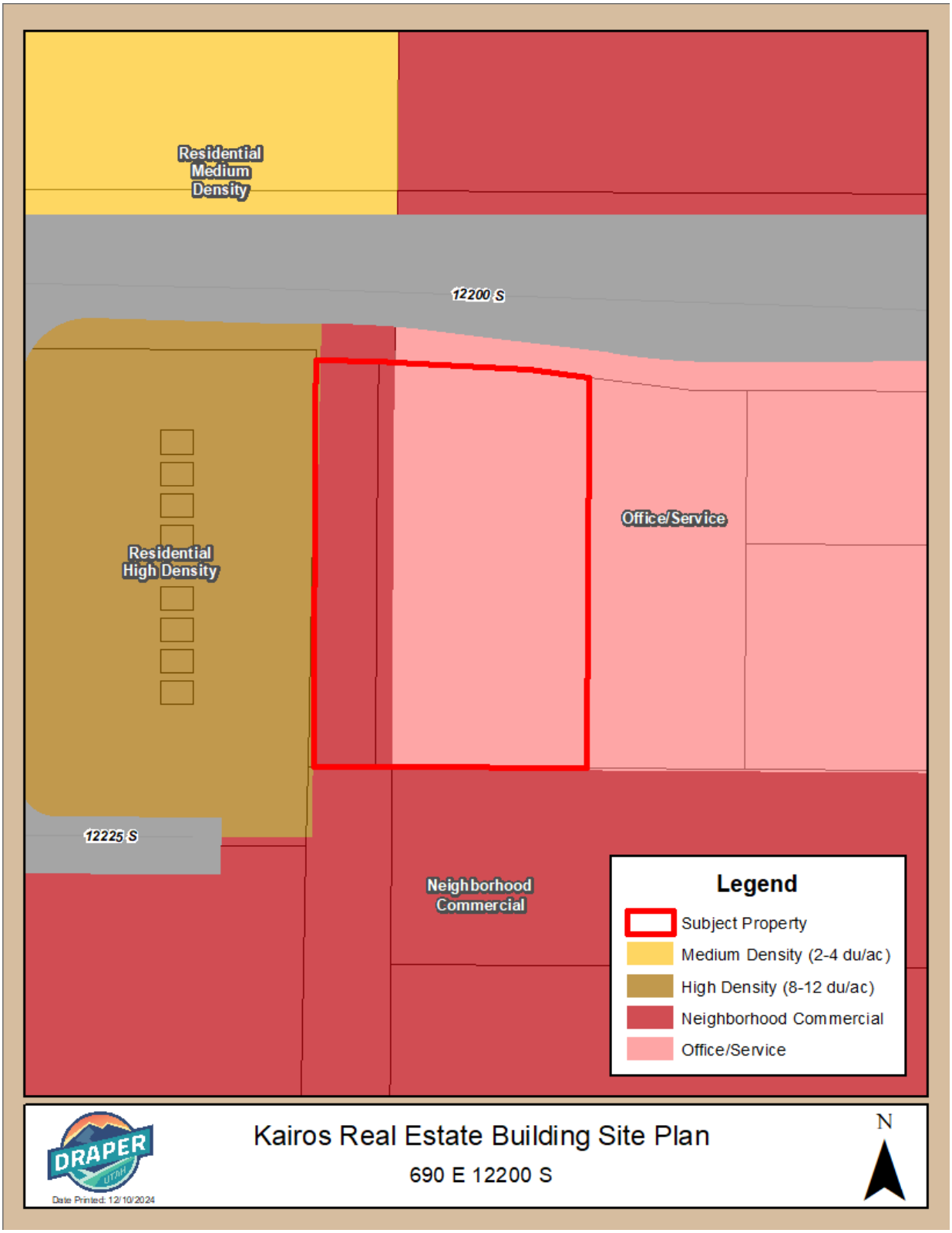


EXHIBIT E
ZONING MAP

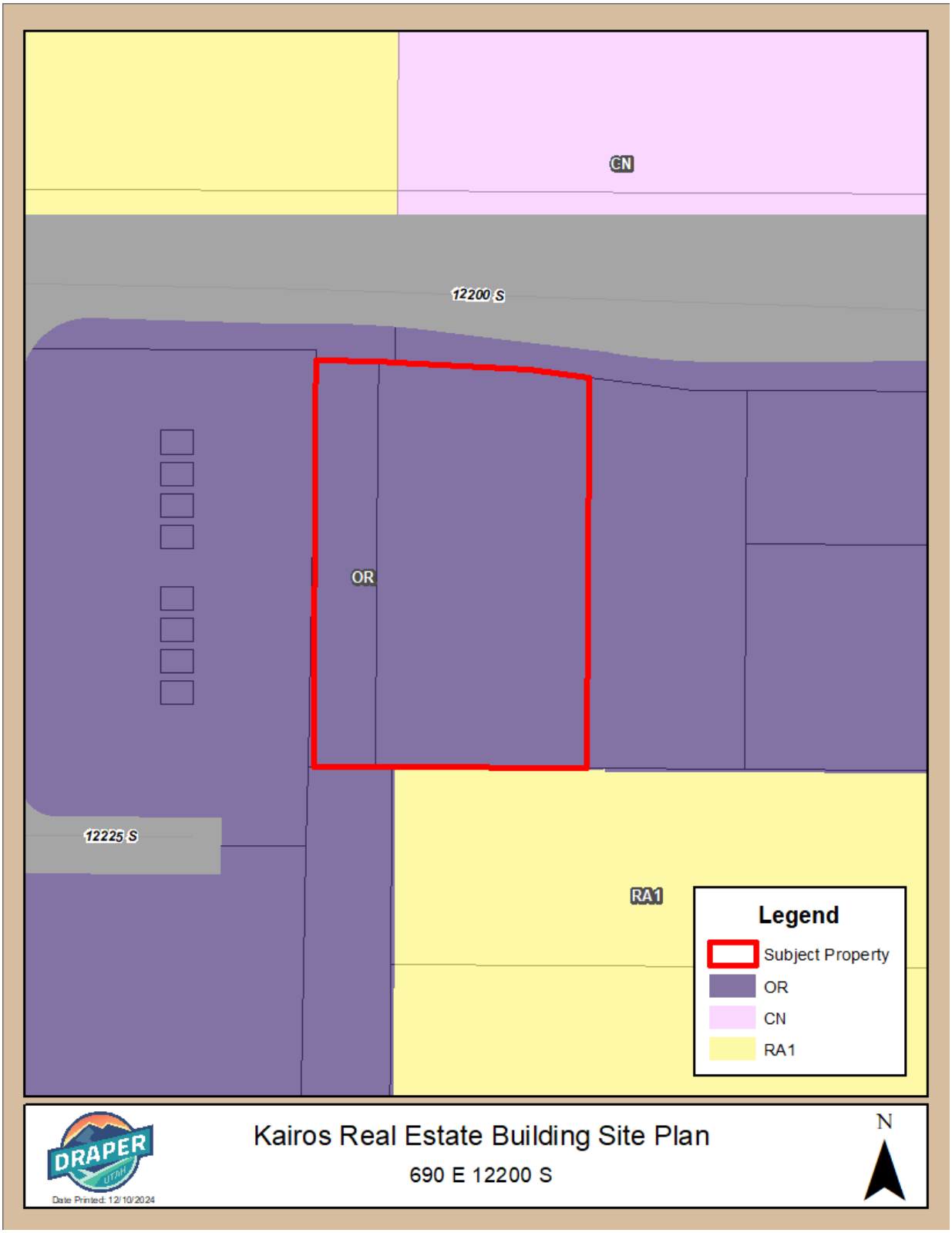
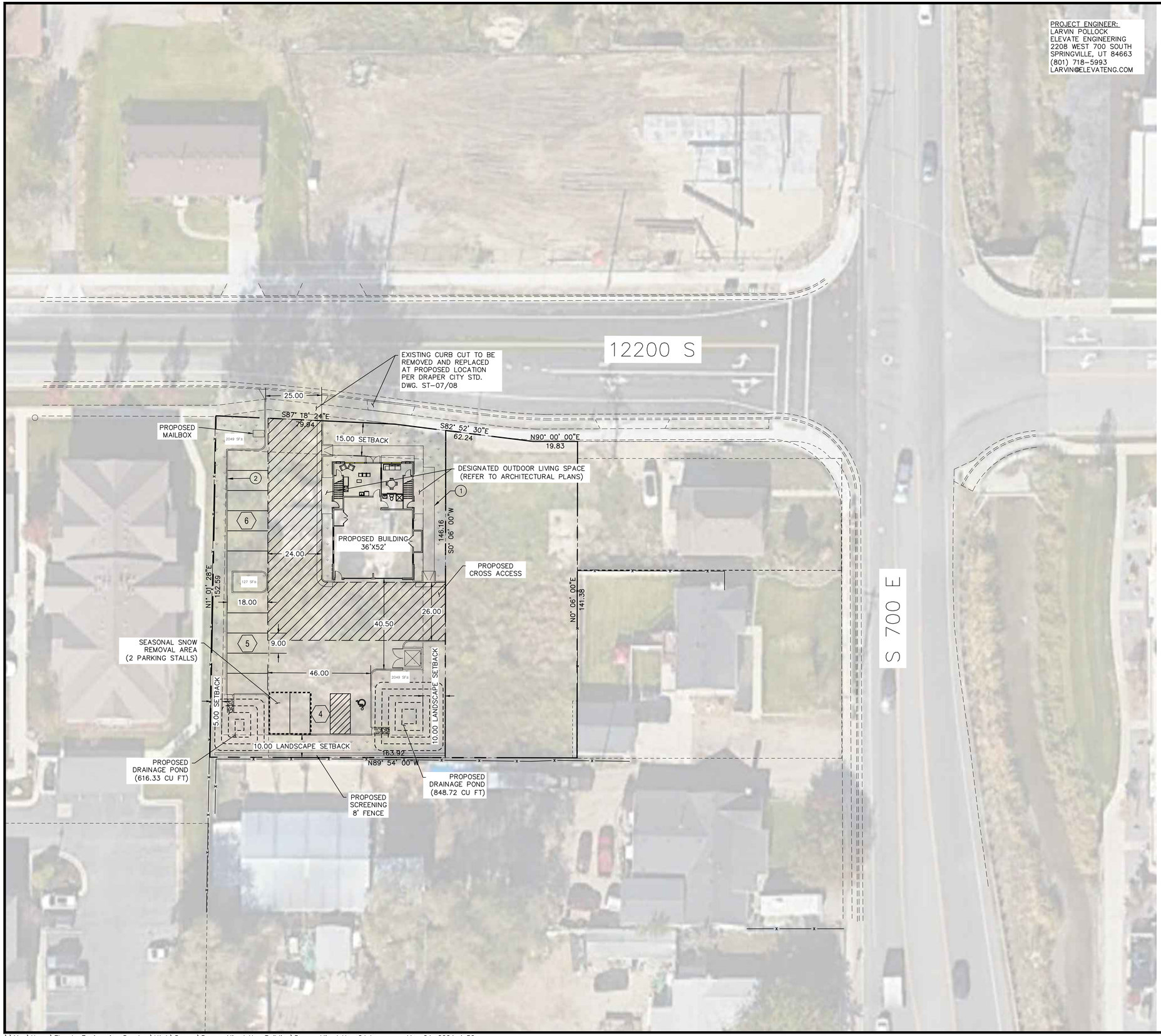


EXHIBIT F
SITE PLAN

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

LOT AREA:	15,581	SF (0.36 ACRES)
BUILDING AREA:	1,872	SF± 12.0%
PAVEMENT AREA:	8,864	SF± 56.9%
LANDSCAPE AREA:	3,429	SF± 22.0%
POND AREA:	1,416	SF± 9.1%

ZONING: OR (OFFICE/RESIDENTIAL)
PERMITTED USE
PARCEL ID#: 282930400190000

BUILDING DATA

SPRINKLERS: YES

SETBACKS:
FRONT=15 FEET; LANDSCAPING=10 FEET
REAR=0 FEET; LANDSCAPING=10 FEET
SIDE=0 FEET; LANDSCAPING=10 FEET;
5 FEET WITH PARKING

PARKING TABULATION

RESIDENTIAL: 2 SPACES PER 1-BEDROOM UNIT PLUS 1 SPACE FOR VISITOR PARKING (5 SPACES)
OFFICE: 4 SPACES / 1,000 SF OF GROSS FLOOR AREA (8 SPACES FOR 18,00 SF)

TOTAL REQUIRED: 13 STALLS

PROVIDED: 15 STALLS

NOTES:

1. PROPOSED 5' SIDEWALK PER DRAPER CITY STANDARDS PG ST-12. SEE SHEET C-4 FOR DETAILS.
2. PROPOSED CITY STANDARD CURB & GUTTER PER DRAPER CITY STANDARDS ST-10. SEE SHEET C-4 FOR DETAILS.

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

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: JM

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

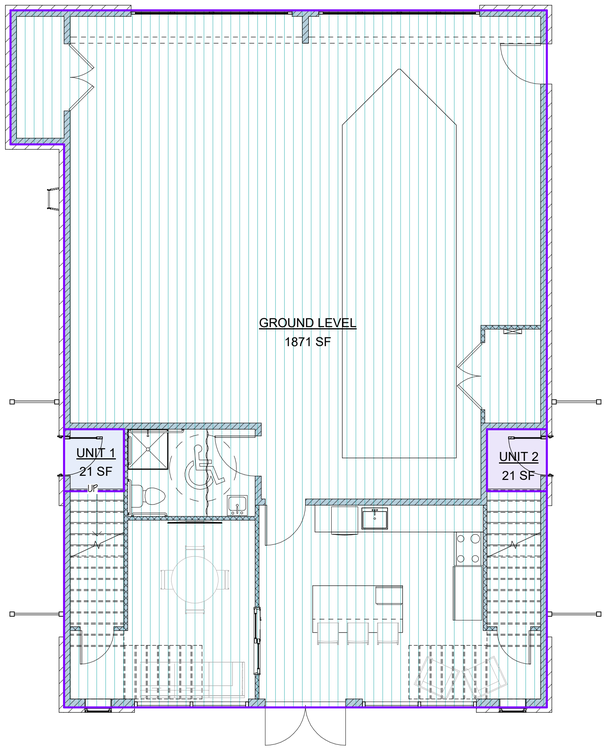
KAIROS REAL ESTATE MIXED USE BUILDING
SITE PLAN
690 E 12200 S, DRAPER UT 84020

PROFESSIONAL ENGINEER
5/24/2024
10864737
LARVIN POLLOCK
STATE OF UTAH

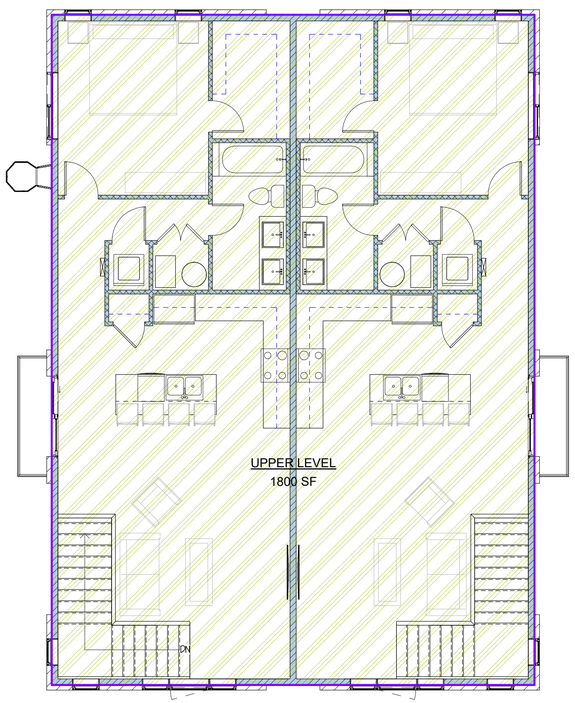
SHEET: C-1
DATE: May 24, 2024

EXHIBIT G
FLOOR PLANS

NOTE!
FOOTAGE NUMBERS REFLECT
OUTSIDE OF FRAMING



1 MAIN LEVEL FOOTAGE
SCALE: 3/16" = 1'-0"



2 UPPER LEVEL FOOTAGE
SCALE: 3/16" = 1'-0"

FOOTAGES

- BRICK
- GROUND LEVEL
- OUTDOOR SPACE 1
- OUTDOOR SPACE 2
- SIDING
- STUCCO
- UNIT 1
- UNIT 2
- UPPER LEVEL

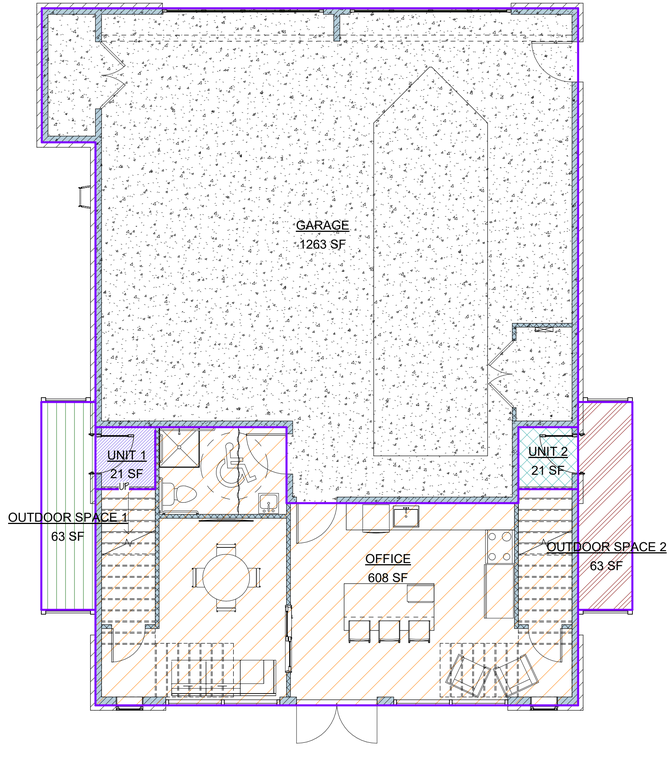
MULTI-USE SPACE %
COMMERCIAL SPACE = 51% = 1,871 SQ. FT.
RENTAL SPACE = 49% = 1,842 SQ. FT.
TOTAL: 3,713

FOOTAGE CALCULATIONS		
NAME	AREA	LEVEL
GROUND LEVEL	1871 SF	GROUND LEVEL
UNIT 2	21 SF	GROUND LEVEL
UNIT 1	21 SF	GROUND LEVEL
UPPER LEVEL	1800 SF	UPPER LEVEL
TOTAL FLOOR AREA	3712 SF	

TOTAL FOOTAGE		
Name	Area	Level
OFFICE	608 SF	GROUND LEVEL
GARAGE	1263 SF	GROUND LEVEL
OUTDOOR SPACE 1	63 SF	GROUND LEVEL
OUTDOOR SPACE 2	63 SF	GROUND LEVEL
UNIT 1	21 SF	GROUND LEVEL
UNIT 2	21 SF	GROUND LEVEL
UNIT 1	850 SF	UPPER LEVEL
UNIT 2	850 SF	UPPER LEVEL
OUTDOOR SPACE 1	27 SF	UPPER LEVEL
OUTDOOR SPACE 2	27 SF	UPPER LEVEL
GRAND TOTAL:	3791 SF	

TOTAL FOOTAGE

- GARAGE
- OFFICE
- OUTDOOR SPACE 1
- OUTDOOR SPACE 2
- STORAGE
- UNIT 1
- UNIT 2

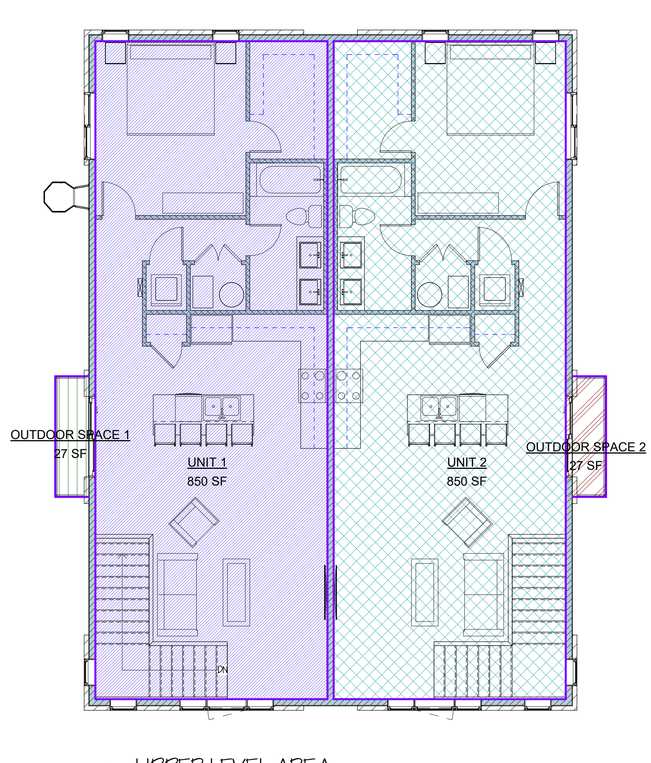


4 MAIN LEVEL AREA
SCALE: 3/16" = 1'-0"

COMMERCIAL SPACE		
Name	Area	Level
OFFICE	608 SF	GROUND LEVEL
GARAGE	1263 SF	GROUND LEVEL
GRAND TOTAL:	1871 SF	

OUTDOOR SPACE		
Name	Area	Level
OUTDOOR SPACE 1	63 SF	GROUND LEVEL
OUTDOOR SPACE 2	63 SF	GROUND LEVEL
OUTDOOR SPACE 1	27 SF	UPPER LEVEL
OUTDOOR SPACE 2	27 SF	UPPER LEVEL
GRAND TOTAL:	179 SF	

RENTAL SPACE		
Name	Area	Level
UNIT 1	21 SF	GROUND LEVEL
UNIT 2	21 SF	GROUND LEVEL
UNIT 1	850 SF	UPPER LEVEL
UNIT 2	850 SF	UPPER LEVEL
GRAND TOTAL:	1741 SF	



5 UPPER LEVEL AREA
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

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Bountiful, UT 84011
P 801.413.4268
info@deiv.net

STATE OF UTAH
DAVID M. CLAYTON
NO. 5488329-0301
LICENSED ARCHITECT
Oct 24, 2024

FOOTAGES

REVISION SCHEDULE

No.	Description	Date

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OF 29

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EXHIBIT H
LANDSCAPE PLAN

PLANT LIST

SYM	#	SIZE	COMMON / BOTANICAL NAME
A	18	1 gal	ELIJAH BLUE FESCUE / FESTUCA glauca
B	16	3 gal	TALL HEDGE BUCKTHORN / RHAMNUS
BX	5	3 gal	WINTERGREEN BOXWOOD / BUXUS
C	6	1 gal	CORAL BELLS OBSIDIAN / HEUCHERA
CN	3	2" cal	COLUMNAR NORWAY MAPLE / ACER
CP	3	3 gal	CISTENA PLUM / PRUNUS X CISTENA
CR	14	3 gal	DWARF CRANBERRYBUSH / V.B BAILEY COMPACT
DY	12	1 gal	DAYLILY STELLA D'ORO / DAYLILY
(8) EL	4	18" TALL	DWARF ENGLISH LAUREL / PRUNS LAUROCERASUS 'NANA
(21) HK	9	5 gal	HICKS YEW / TAXUS X HICKS
IV	2	2" cal	IVORY SILK LILAC / SYRINGA RETICULATA
J	5	3 gal	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS "WILTONII"
K	13	3 gal	KARL FOERSTER REED GRASS / CALAMAGROSTIS
LB	5	3 gal	LITTLE BLUESTEM / SCHIZACHYRIUM
M	8	1 gal	CATMINT WALKERS LOW / NEPETA
(15) SX	4	2" cal.	SKINNY GENES OAK / QUERCUS x bimundorum
W	2	5' TALL	WEEPING WHITE SPRUCE / PICEA glauca Pendula
Y	6	3 gal	YUCCA ADAMS NEEDLE / YUCCA FILAMENTOSA
Z	3	2" cal	MUSASHINO Columnar ZELKOVA / ZELKOVA 'MUSASHINO'

(19) **EX** 9-23-070 (c) AND (F) — EXISTING TREES OVER 4" CAL TO BE REMOVED DO TO LOCATIONS, PARKING LOTS, AND BUILDING FOOT PRINT (3 COTTONWOODS, 1 AUSTRIAN PINE, 1 WHITE WILLOW 1 BUR OAK) 9-23(c) AND (F)

★NOTE★ → 1 GALLON SHRUBS ARE GROUNDCOVER NOT REQ PLANTS

(20) 9-23-070, 9-23-1

PERIMETER LANDSCAPE CHART

FRONT YARD

103 LNFT — 3 DECIDUOUS TREES, 2 EVERGREEN, 13 SHRUBS

EAST SIDE

147 LNFT — 2 DECIDUOUS TREES, 8 SHRUBS

WEST SIDE

152 LNFT — 2 DECIDUOUS TREES, 14 SHRUBS

REAR

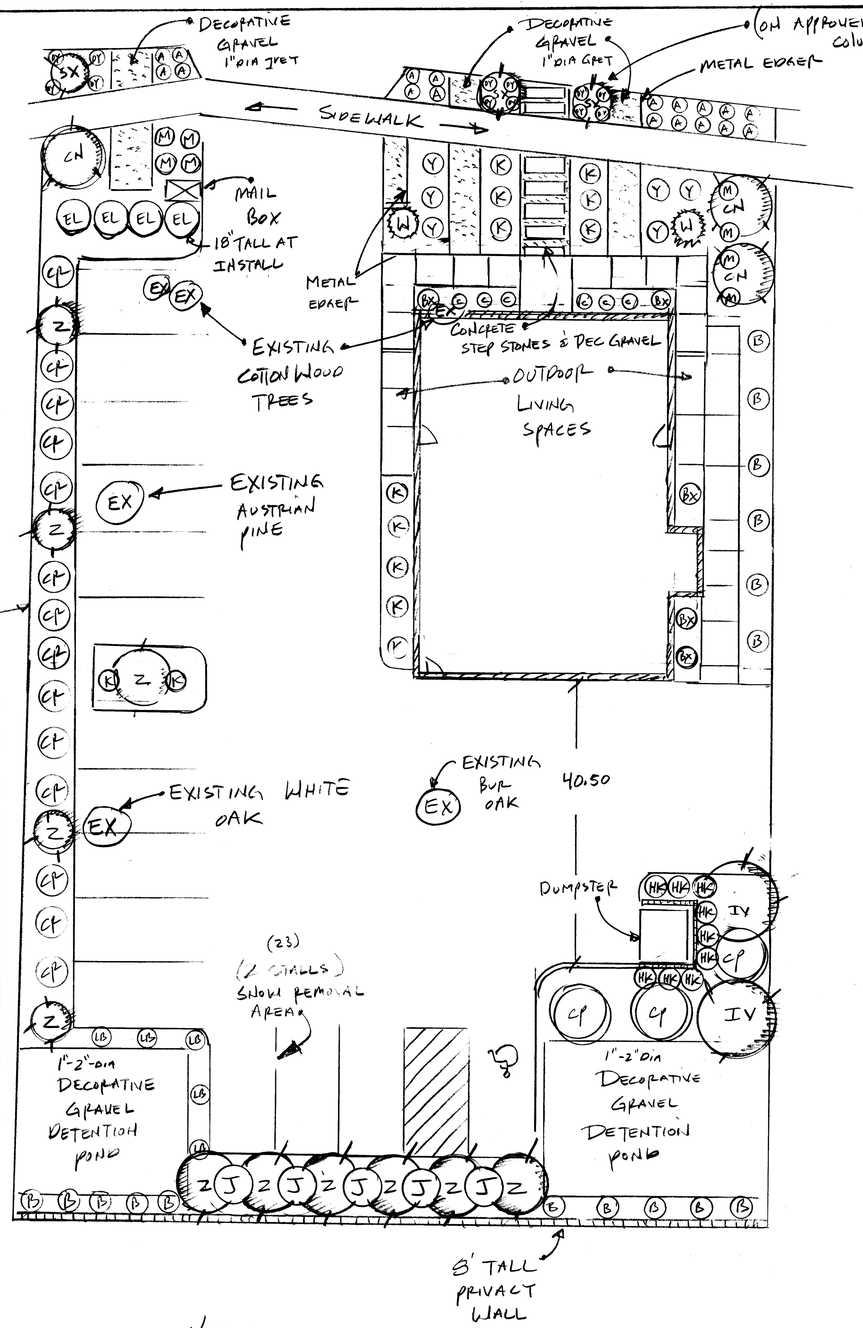
106 LNFT — 2 DECIDUOUS TREES, 10 SHRUBS

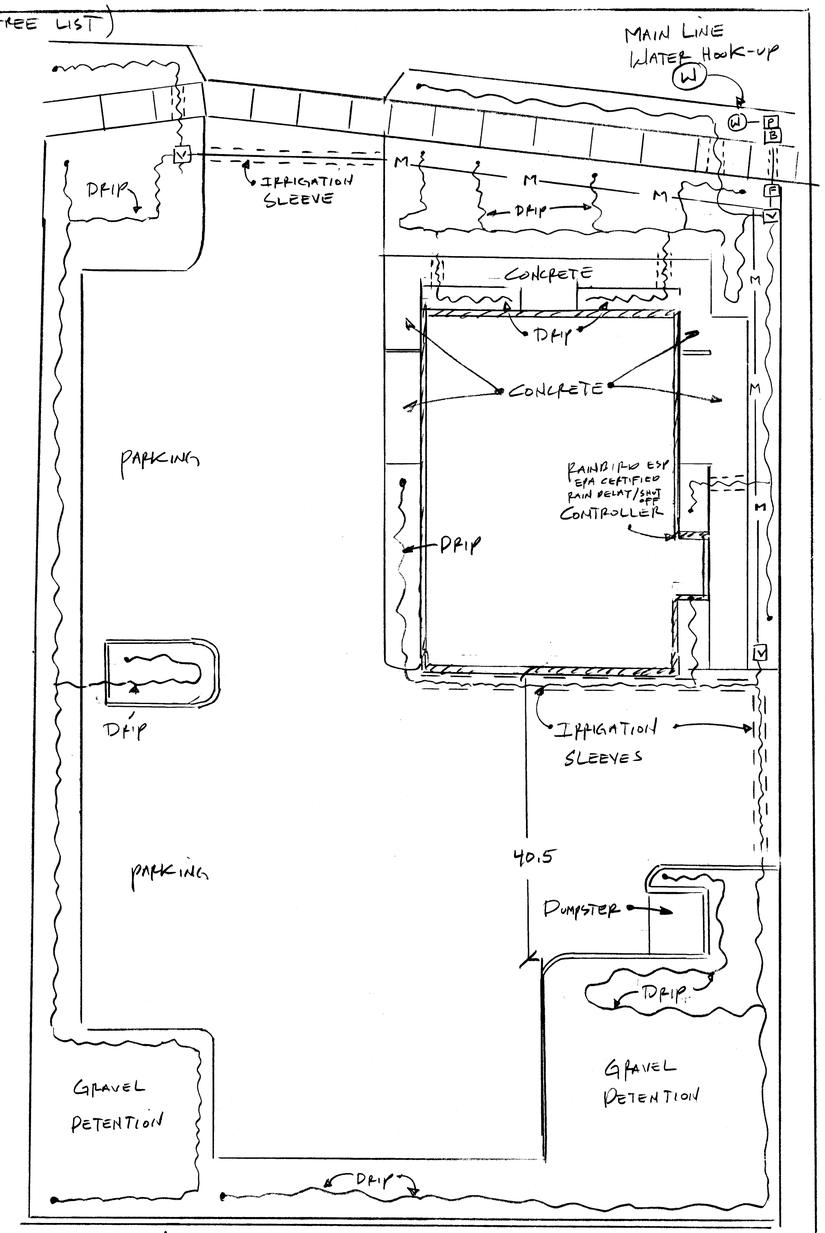
(25) 9-23-10 A(3) B(4) — 3 DECIDUOUS TREES, 1 TREE PER 400 sqft BUFFER; 1 DECIDUOUS TREE BUFFER BETWEEN SINGLE FAMILY LOT. REMAINING BUFFER CONSIST OF SHRUBS 75% COVERAGE IN 10 YRS

(22) 9-23-100 C(2)A(5)

1 TREES PROVIDED FOR 300 SF OF PARKING LOT LANDSCAPE AREA

3 ZELKOVA TREES ARE PROVIDED





IRRIGATION PLAN

NOTES

(16) 9-23-050(G) PLANTING PLAN SHOWN 50% LIVE PLANT MATERIAL WITHIN FIRST 2 YEARS AND 75% AT 10 YRS

(17) 9-23-050(1)(J) - SITE SOIL COMPOSITION AND TEXTURE SANDY LOAM IN ALL LANDSCAPED PLANTING BEDS PROVIDE 2" DEEP MILLERS PREMIUM ORGANIC COMPOST TILL INTO EXISTING SOIL 6" DEEP BEFORE PLANTING

IRRIGATION LEGEND

SYMBOLS

W — WATER MAIN HOOK-UP OF CITY WATER OR PROVIDED SECONDARY WATER AS REQ

(2) P — PRESSURE REGULATOR RAIN BIRD PRS-DIAL, PRESSURE SET AT 40 PSI FOR DRIP IRRIGATION

B — BACKFLOW WILKONS 375

F — MAIN LINE FILTER 1½" AMIAD

(18) C — RAINBIRD ESP CONTROLLER EPA-CERTIFIED AUTOMATIC RAIN DELAY/SHUT OFF,

V — VALVES RAINBIRD PRESSURE REGULATED DRIP ASSEMBLY (XCZ 100 PRF 40 PSI)

M — MAIN LINE

~~~ — DRIP LINE WITH POINT SOURCE EMITTERS, FLUSH END ASSEMBLY, 2 gpm EMITTER ON 3 gallon SHRUBS, 1 gallon EMITTER ON 1 gal SHRUBS

= = = — SCH. 40 PVC SLEEVES AS REQ. 4" DIA

ENVISION LAND DESIGN
darren@envisionlanddesign.com
801-791-9079
DRAWN BY: DARREN BURNETT
LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT NO. 5400901 DARREN F. BURNETT STATE OF UTAH

Scale: 1" = 10'

CLIENT: 12200 S. MIXED USE

BUILDING LANDSCAPE, IRRIGATION AND TREE REMOVAL PLAN

ADDRESS: 690 E 12200 S. DRAPER, UTAH

REVISED 4-15-24

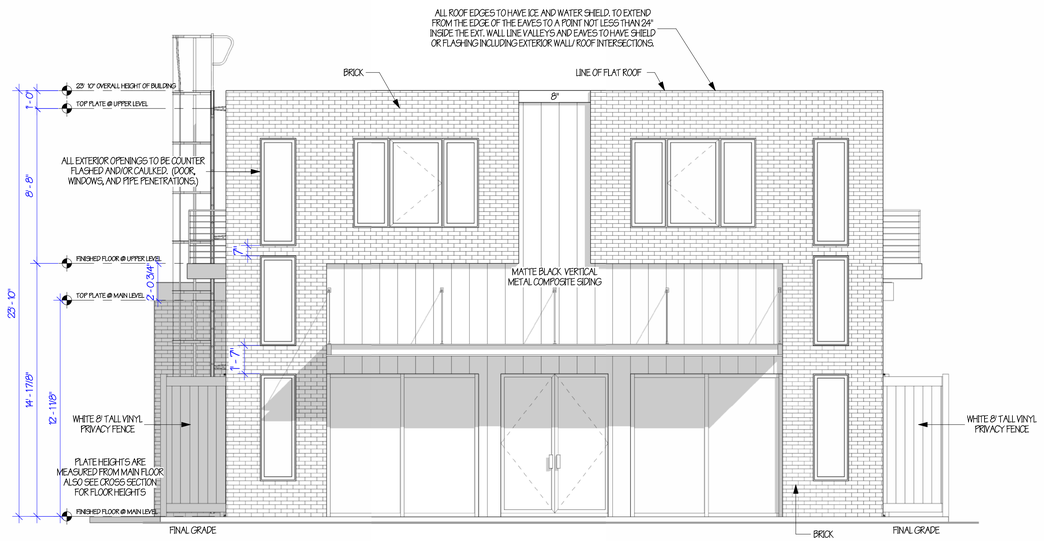
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EXHIBIT I
ELEVATIONS

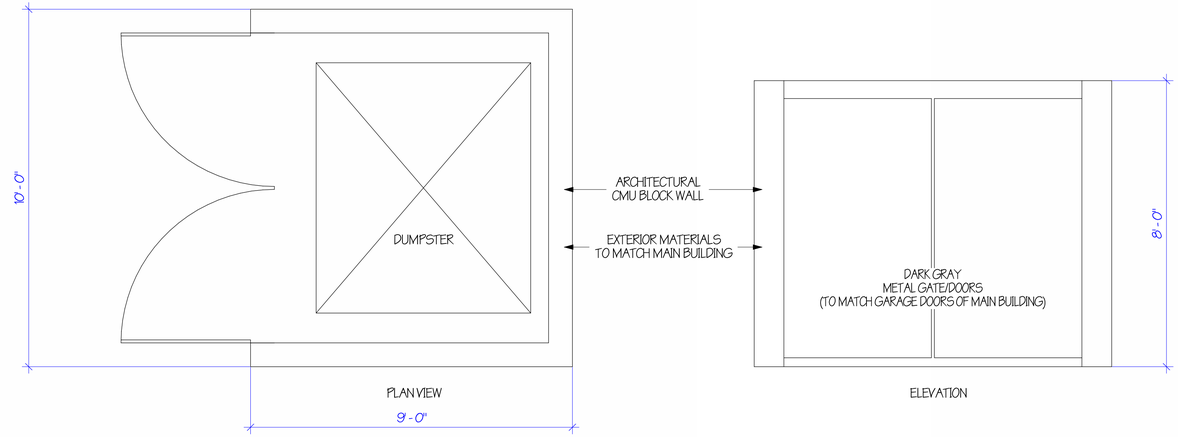
FRONT MATERIAL NOTE:
TOTAL SQ. FT = 589
75% of 589 = 441
TOTAL STUCCO: 25% = 140
ACTUAL STUCCO: 24 = 4%
BRICK: 361 = 61%
*METAL 204 = 35%
PRIMARY MATERIALS = 96%

*MATTE BLACK VERTICAL METAL COMPOSITE SIDING

WINDOW HEAD HEIGHTS	
LOWER LEVEL	N/A
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	8'-0" UNO

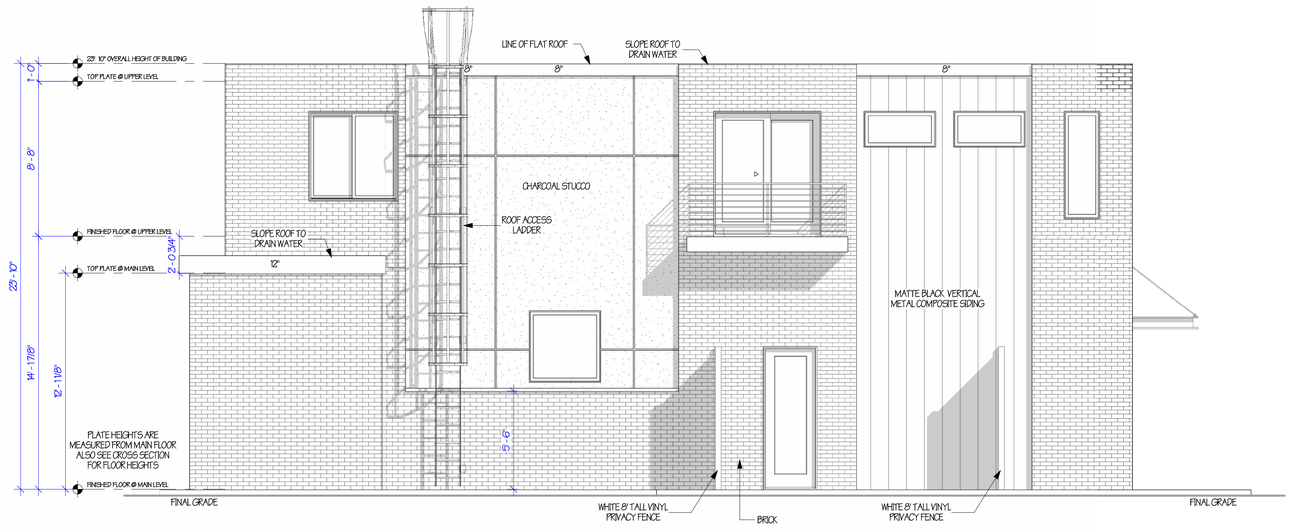


1 FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

LEFT MATERIAL NOTE:
TOTAL SQ. FT = 1,097
75% of 1097 = 822
TOTAL STUCCO: 25% = 275
ACTUAL STUCCO: 272 = 24%
BRICK: 609 = 56%
*METAL: 217 = 20%
PRIMARY MATERIALS = 76%



2 LEFT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

NOTE:
TRUSS COMPANY TO MEET WITH BUILDER & HOME OWNER BEFORE TRUSSES ARE BUILT

NOTE:
THESE PLANS SHALL BE BUILT ACCORDING TO THE BUILDING STANDARDS IN THE STATE, COUNTY, CITY THEY ARE BUILT IN

NOTE:
ELEVATIONS AND GRADE ARE CONCEPT ONLY. CIVIL ENGINEER MUST BE CONSULTED FOR ACCURATE SITE AND GRADING PLAN

NOTE:
FRAMERS PLEASE REFER TO FLOOR PLANS AND ELEVATIONS FOR WINDOW SIZE AND PLACEMENT

GRAPHIC SCALE
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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DEIV architecture
DEIV Architecture and Design
PO Box 991
Bountiful, UT 84011
P 801.413.4268
info@deiv.net

STATE OF UTAH
DAVID M. CLAYTON
NO. 5488329-0301
LICENSED ARCHITECT
Oct 24, 2024

ELEVATIONS

REVISION SCHEDULE		
No.	Description	Date

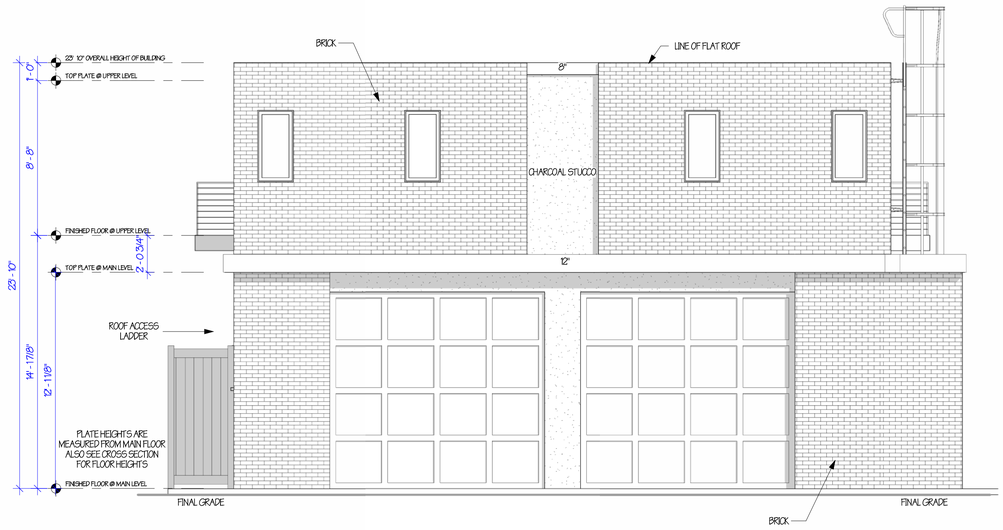
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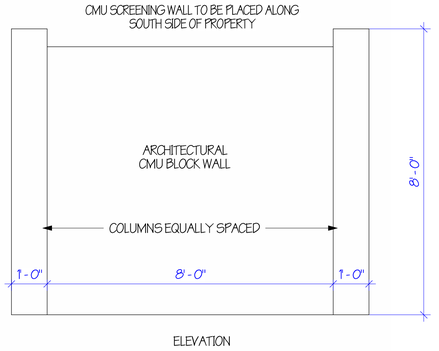
Date DEC. 2023
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Sheet A3.0
OF
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1 REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

REAR MATERIAL NOTE:
TOTAL SQ. FT = 561
75% of 561 = 420
TOTAL STUCCO: 25% = 140
ACTUAL STUCCO: 74 = 13%
BRICK: 487 = 87%
PRIMARY MATERIALS = 87%



3 CMU SCREENING WALL
SCALE: 1/2" = 1'-0"

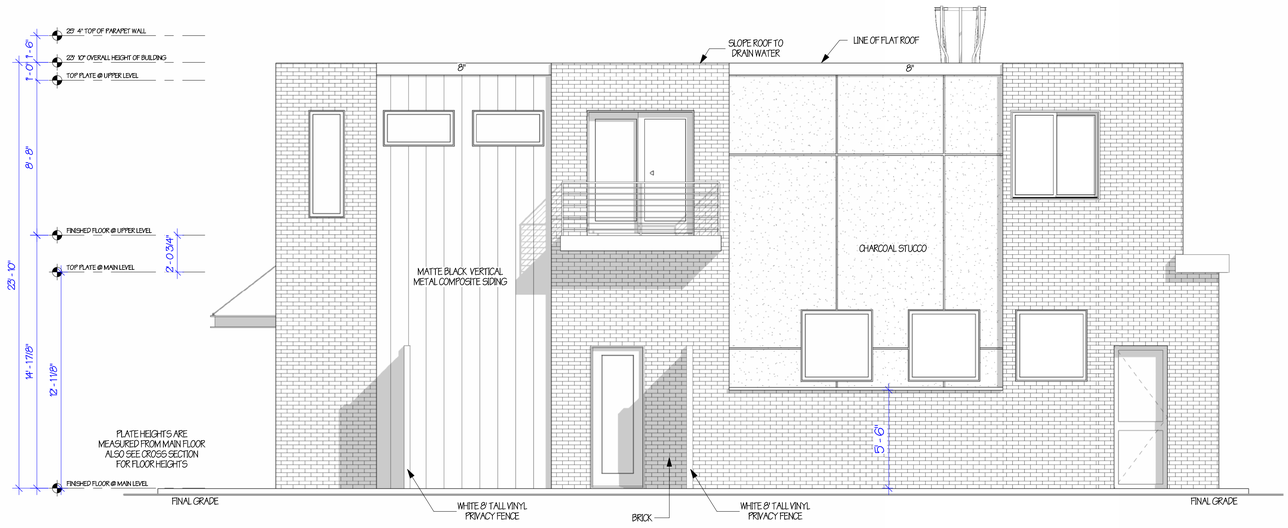
WINDOW HEAD HEIGHTS	
LOWER LEVEL	N/A
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	8'-0" UNO

NOTE:
TRUSS COMPANY TO MEET WITH BUILDER & HOME OWNER BEFORE TRUSSES ARE BUILT

NOTE:
THESE PLANS SHALL BE BUILT ACCORDING TO THE BUILDING STANDARDS IN THE STATE, COUNTY, CITY THEY ARE BUILT IN

NOTE:
ELEVATIONS AND GRADE ARE CONCEPT ONLY. CIVIL ENGINEER MUST BE CONSULTED FOR ACCURATE SITE AND GRADING PLAN

NOTE:
FRAMERS PLEASE REFER TO FLOOR PLANS AND ELEVATIONS FOR WINDOW SIZE AND PLACEMENT



2 RIGHT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

RIGHT MATERIAL NOTE:
TOTAL SQ. FT = 1,065
75% of 1065 = 798
TOTAL STUCCO: 25% = 266
ACTUAL STUCCO: 248 = 23%
BRICK 601 = 57%
*METAL 217 = 20%
PRIMARY MATERIALS = 77%

*MATTE BLACK VERTICAL METAL COMPOSITE SIDING

GRAPHIC SCALE
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

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info@deiv.net

STATE OF UTAH
DAVID M. CLAYTON
NO. 5488329-0301
LICENSED ARCHITECT
Oct 24, 2024

ELEVATIONS

REVISION SCHEDULE

No.	Description	Date

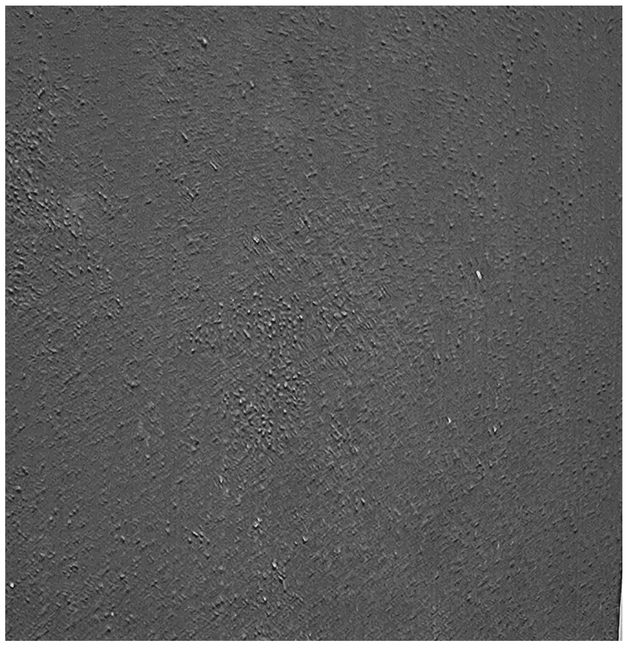
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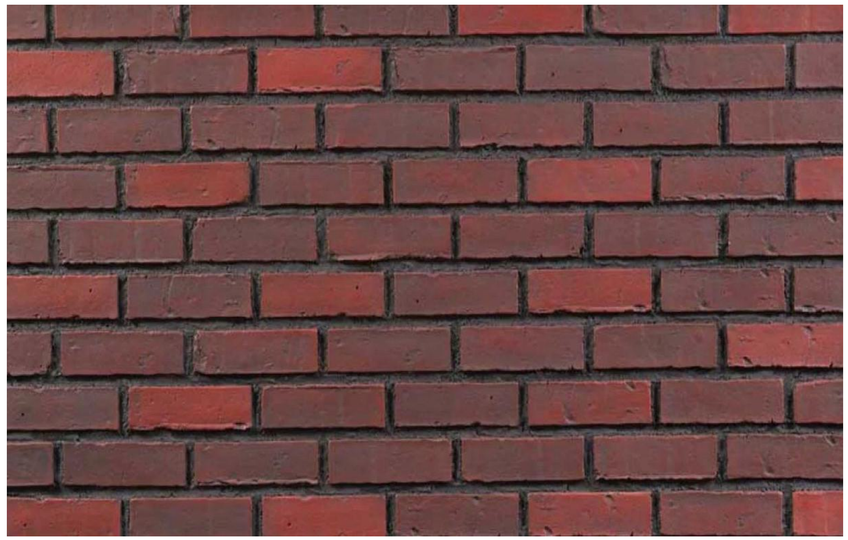
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Sheet A3.1
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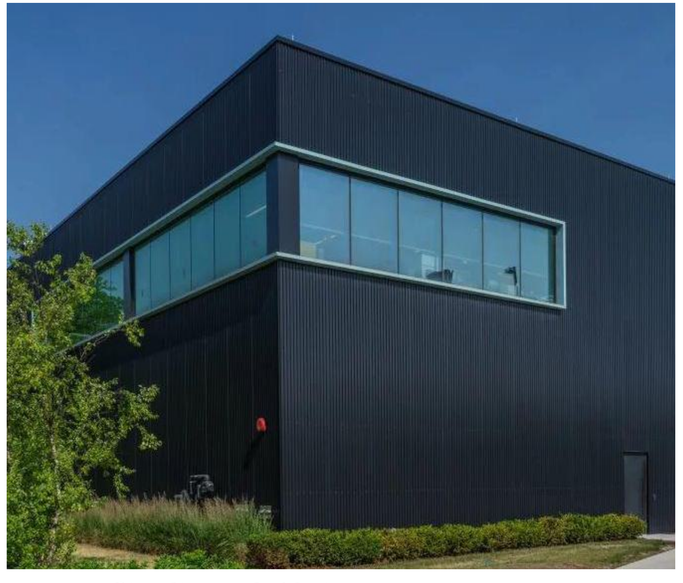
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CHARCOAL SMOOTH FINISH STUCCO



DARK RED BRICK VENEER



MATTE BLACK VERTICAL
METAL COMPOSITE SIDING



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STATE OF UTAH
DAVID M. CLAYTON
NO. 5488329-0301
LICENSED ARCHITECT
Oct 24, 2024

MATERIALS/COLORS

REVISION SCHEDULE

No.	Description	Date

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EXHIBIT J
LIGHTING PLAN

By: IBillin, Dec 09, 2024 - 4:56pm, X:\Projects\2024\24016.00.01 - 12200 S Draper Mixed Use\E200.dwg Copyright (C) 2007 by PVE, Inc. Salt Lake City, Utah. All rights reserved. Unauthorized copying and/or use is illegal and subject to prosecution.

Catalog #: A15D Project: Type:
Prepared by: Date:

V-Locity Small (VALS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	96 - 171
Weight lbs/kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory powered driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, SQB, SQM, SQ, SQW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC). Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2 4 to 5" on center and drill patterns 180° reduced BSI or traditional BS drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (Lisle arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
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WDGE1 LED

Architectural Wall Sconce

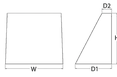
Catalog Number
Notes
Type WP1D

Hit the Tab key or mouse over the page to see all interactive elements.



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 6"
Weight (without options): 9 lbs



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Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Optic	Color/CRI/LCT	CLO/TE, CLT	Driver	Approximate Lumens (4000K, 80CRI)				
					P0	P1	P2	P3	P4
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	--	1,200	2,000	3,000	4,500
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	700	1,200	2,000	3,000	4,200
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	6,000	7,200	8,500	10,000	12,000
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort Forward Throw	MVOLT 347*	Shipped included: SRM Surface mounting bracket
	P1	30K 3000K	VW Visual comfort wide		480*	ICW Indirect Canopy/Ceiling Washer bracket (qty/ mounting locations only)*
	P2	35K 3500K				Shipped separately: AWS 120inch Architectural wall spacer*
	P3	40K 4000K				PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.*
	P4	50K 5000K				
		AMBT Amber				

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	Standalone Sensors/Controls: PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBXD Dark bronze	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum	DWHXD White
PE Photocell, Button Type*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone	DBTXD Textured dark bronze
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBTXD Textured black	DNATXD Textured natural aluminum
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	**Networked Sensors/Controls:**	DBLBXD Textured black	DWHTXD Textured white
CCE Coastal Construction*	NLTAIRE2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DNAHXD Textured natural aluminum	DSSTXD Textured sandstone
	NLTAIRE2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		
	NLTAIRE2 PIR1FC3V Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights with 0.5/4 listed emergency operation, Fusion Infrared Occ sensor and on/off photocell for 8-15' mounting heights.		
	NLTAIRE2 PIRH1FC3V Embedded wireless controls by nLight with 0.5/4 listed emergency operation, Fusion Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		
	See page 4 for out of box functionality		

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WDGE2 LED

Architectural Wall Sconce Precision Refractive Optic

Catalog Number
Notes
Type WP2D

Hit the Tab key or mouse over the page to see all interactive elements.



Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs



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Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optic	Color/CRI/LCT	CLO/TE, CLT	Driver	Approximate Lumens (4000K, 80CRI)				
					P0	P1	P2	P3	P4
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	--	1,200	2,000	3,000	4,500
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	700	1,200	2,000	3,000	4,200
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	--	7,500	8,500	10,000	12,000
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0	27K 2700K	80CRI	T1S Type I Short	MVOLT 347*	Shipped included: SRM Surface mounting bracket
	P1	30K 3000K	90CRI 90CRI*	T2M Type II Medium	480*	ICW Indirect Canopy/Ceiling Washer bracket (qty/ mounting locations only)*
	P2	35K 3500K	10W Limited Wavelength	T2R Type II Medium Rotated		Shipped separately: AWS 120inch Architectural wall spacer*
	P3	40K 4000K		T3M Type III Medium		PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available*
	P4	50K 5000K		T4M Type IV Medium		
		AMBT Amber		T5FTM Forward Throw Medium		

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	Standalone Sensors/Controls: PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBXD Dark bronze	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum	DWHXD White
PE Photocell, Button Type*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone	DBTXD Textured dark bronze
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBTXD Textured black	DNATXD Textured natural aluminum
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	**Networked Sensors/Controls:**	DBLBXD Textured black	DWHTXD Textured white
CCE Coastal Construction*	NLTAIRE2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DNAHXD Textured natural aluminum	DSSTXD Textured sandstone
	NLTAIRE2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		
	NLTAIRE2 PIR1FC3V Embedded wireless controls by nLight with 0.5/4 listed emergency operation, Fusion Infrared Occ sensor and on/off photocell for 8-15' mounting heights.		
	NLTAIRE2 PIRH1FC3V Embedded wireless controls by nLight with 0.5/4 listed emergency operation, Fusion Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		
	See page 4 for out of box functionality		

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WDGE2 LED

Architectural Wall Sconce Precision Refractive Optic

Catalog Number
Notes
Type WP3D

Hit the Tab key or mouse over the page to see all interactive elements.



Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs



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Introduction

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WDGE LED Family Overview

Luminaire	Optic	Color/CRI/LCT	CLO/TE, CLT	Driver	Approximate Lumens (4000K, 80CRI)				
					P0	P1	P2	P3	P4
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	--	1,200	2,000	3,000	4,500
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	700	1,200	2,000	3,000	4,200
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	--	7,500	8,500	10,000	12,000
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0	27K 2700K	80CRI	T1S Type I Short	MVOLT 347*	Shipped included: SRM Surface mounting bracket
	P1	30K 3000K	90CRI 90CRI*	T2M Type II Medium	480*	ICW Indirect Canopy/Ceiling Washer bracket (qty/ mounting locations only)*
	P2	35K 3500K	10W Limited Wavelength	T2R Type II Medium Rotated		Shipped separately: AWS 120inch Architectural wall spacer*
	P3	40K 4000K		T3M Type III Medium		PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available*
	P4	50K 5000K		T4M Type IV Medium		
		AMBT Amber		T5FTM Forward Throw Medium		

Options		Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	Standalone Sensors/Controls: PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBXD Dark bronze	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum	DWHXD White
PE Photocell, Button Type*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone	DBTXD Textured dark bronze
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBTXD Textured black	DNATXD Textured natural aluminum
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	**Networked Sensors/Controls:**	DBLBXD Textured black	DWHTXD Textured white
CCE Coastal Construction*	NLTAIRE2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DNAHXD Textured natural aluminum	DSSTXD Textured sandstone
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	See page 4 for out of box functionality		

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WDGE2 LED

Architectural Wall Sconce Precision Refractive Optic

Catalog Number
Notes
Type WP4D

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Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs



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WDGE LED Family Overview

Luminaire	Optic	Color/CRI/LCT	CLO/TE, CLT	Driver	Approximate Lumens (4000K, 80CRI)				
					P0	P1	P2	P3	P4
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	--	1,200	2,000	3,000	4,500
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	700	1,200	2,000	3,000	4,200
WDGE3 LED	Precision Refractive	15W	10W	Standalone / nLight	--	7,500	8,500	10,000	12,000
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
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	P1	30K 3000K	90CRI 90CRI*	T2M Type II Medium	480*	ICW Indirect Canopy/Ceiling Washer bracket (qty/ mounting locations only)*
	P2	35K 3500K	10W Limited Wavelength	T2R Type II Medium Rotated		Shipped separately: AWS 120inch Architectural wall spacer*
	P3	40K 4000K		T3M Type III Medium		PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available*
	P4	50K 5000K		T4M Type IV Medium		
		AMBT Amber		T5FTM Forward Throw Medium		

Options		Finish	
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E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum	DWHXD White
PE Photocell, Button Type*	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone	DBTXD Textured dark bronze
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBTXD Textured black	DNATXD Textured natural aluminum
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	**Networked Sensors/Controls:**	DBLBXD Textured black	DWHTXD Textured white
CCE Coastal Construction*	NLTAIRE2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DNAHXD Textured natural aluminum	DSSTXD Textured sandstone
	NLTAIRE2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		
	NLTAIRE2 PIR1FC3V Embedded wireless controls by nLight with 0.5/4 listed emergency operation, Fusion Infrared Occ sensor and on/off photocell for 8-15' mounting heights.		
	NLTAIRE2 PIRH1FC3V Embedded wireless controls by nLight with 0.5/4 listed emergency operation, Fusion Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		
	See page 4 for out of box functionality		

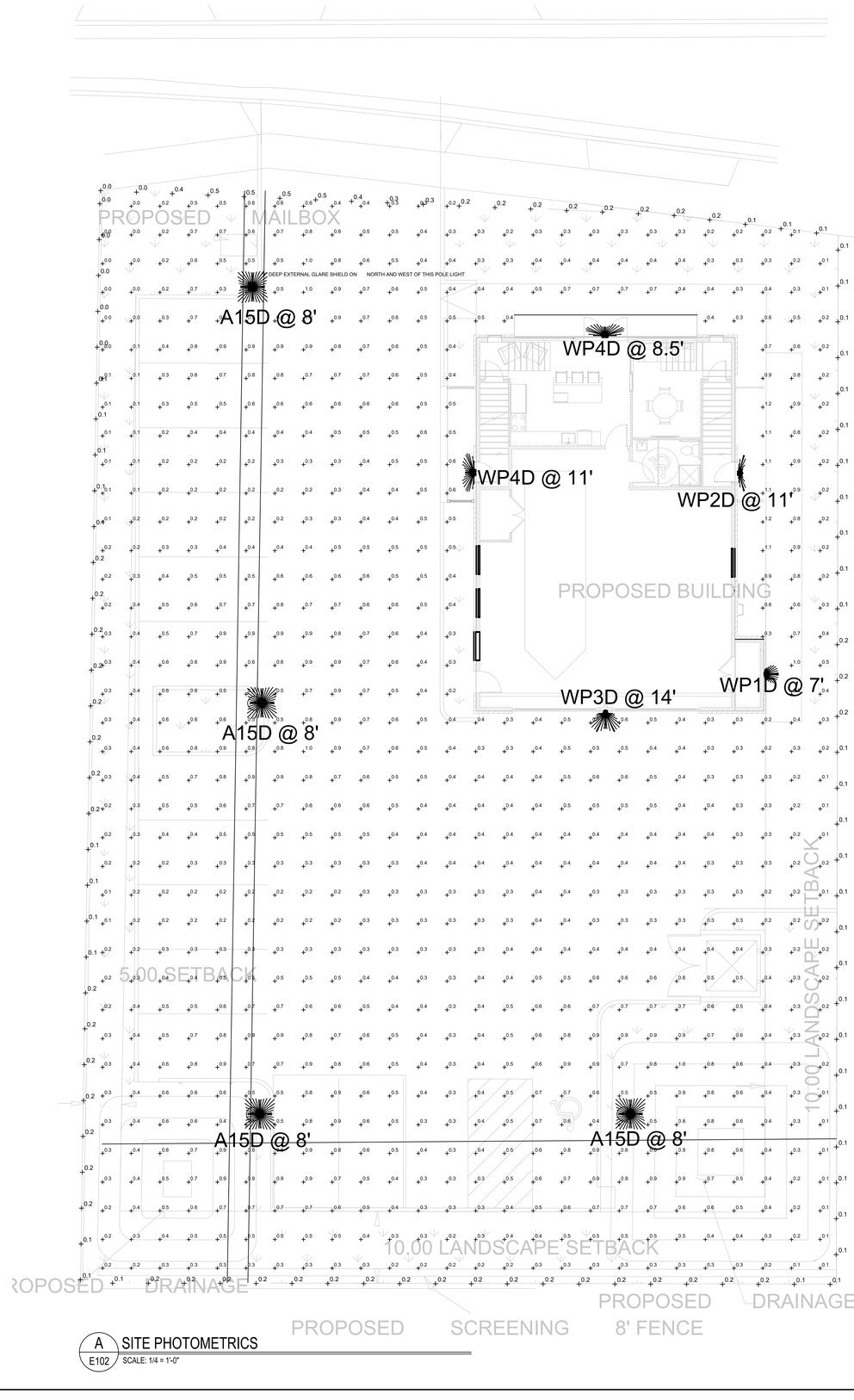
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Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A15D		4	LSI INDUSTRIES, INC.	VALS-06L-SQW-27K8		1	4889	0.275	36	
	WP1D		1	Lithonia Lighting	WDGE1 LED P0 27K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	694	0.15	6.7947	
	WP2D		1	Lithonia Lighting	WDGE2 LED P1 27K 70CRI T1S	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 2700K, 70CRI, TYPE 1 SHORT OPTIC	1	1229	0.5	11.1658	
	WP3D		1	Lithonia Lighting	WDGE2 LED P2 27K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 2700K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	2054	0.45	18.9815	
	WP4D		2	Lithonia Lighting	WDGE2 LED P1 27K 70CRI T3M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 2700K, 70CRI, TYPE 3 MEDIUM OPTIC	1	1280	0.35	11.1658	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
Whole Site	+	0.5 fc	1.2 fc	0.0 fc	N/A	N/A	2.40



A / E102 SITE PHOTOMETRICS
SCALE: 1/4 = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
No. 8989621
TERRY L. GORSETH
STATE OF UTAH
11-13-2024

PVE
1040 N 2200 WEST SALT LAKE CITY UTAH
T:801.359.3158
www.pve-ut.com

DRAPER MIXED USE
690 EAST 12200 SOUTH
DRAPER, UT

REVISIONS

NO.	DESCRIPTION	DATE

DATE.....
SCALE.....SEE DWG.
DRAWN.....
CHECKED.....
JOB NO.....24016.00.01

SHEET TITLE
SITE PHOTOMETRICS

SHEET NO.
E102