

ZONING ADMINISTRATOR AGENDA

Notice is hereby given that the Draper City Zoning Administrator will hold a public meeting on **Wednesday, July 20, 2016** at 3:30 p.m., in the Administration Conference Room located on the main floor in City Hall, at 1020 East Pioneer Road.

The Agenda will be as follows:

1. - **Public Hearing:** At the request of Don Watkins, representing ADG Properties for approval of a Minor Subdivision creating two lots out of one in the M1 Manufacturing zone on approximately 12.51 acres located at approximately 13702 South 200 West. This application is otherwise known as the **Handstand Park Minor Subdivision Request**, Application # SUB-091-2016. Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.

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

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the Deputy City Recorder of Draper City, certify that copies of the agenda for the **Zoning Administrator Hearing** to be held the **July 20, 2016**, were posted on the Draper City Electronic Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by email to the *Salt Lake Tribune*, and the *Deseret News*.

City Seal




Angie Olsen, CMC, Deputy City Recorder
Draper City, State of Utah



Development Review Committee

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

STAFF REPORT

July 12, 2016

To: Keith Morey, Zoning Administrator

Approved Date

From: Dan Boles, AICP, Senior Planner

Re: **Handstand Park – Minor Subdivision Request**

Application No.: SUB-091-2016
Applicant: Don Watkins, representing ADG Properties
Project Location: Approximately 13702 South 200 West
Zoning: M1 Manufacturing Zone
Acreage: 12.51 Acres (Approximately 544,935 ft²)
Request: Request for approval of a Minor Subdivision in the M1 Manufacturing zone creating two lots out of one.

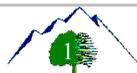
SUMMARY & BACKGROUND

On January 23, 2014, the subject property received approval of a site plan to allow two buildings totaling 179,000 ft². Later that same year, the applicant submitted an application to amend the site removing some parking and landscaping from the Rocky Mountain Power corridor that ran through the property. The building was subsequently constructed and finished in 2015. Many businesses now occupy the two buildings including OGIO.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Business & Light Manufacturing land use designation for the subject property. Additionally, the property has been assigned the M1 Manufacturing zoning classification, supporting approximately a variety of heavier manufacturing and industrial type uses. The purpose of the M1 zone is to “provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.” The M1 Manufacturing zoning designation is identified by the General Plan as a preferred zoning classification for the Business & Light Manufacturing land use designation. There is a smattering of different zoning categories in the vicinity such as M1, CBP and even A5 in the Rocky Mountain Power corridor.

Subdivision Layout and subdivision. The proposed subdivision will consist of two lots. The larger lot contains the existing office warehouse buildings constructed two years ago. They will continue to function as they have been with no proposed changes to the site plan. The second lot will be adjacent to



200 West on the far eastern portion of the project. When the site was designed and constructed, the applicant purposefully left this portion of the lot undeveloped in order to be able to create a new lot in the future. The proposed plat would create a 11.49 acre parcel and a smaller 0.84 acre pad lot.

Criteria For Approval. The criteria for review and potential approval of a Minor Subdivision request is found in Sections 17-8-020 of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

“The Zoning Administrator, or designee, shall have the ability to approve, approve with conditions, or deny a minor subdivision in accordance with the regulations of this Chapter. Alternatively, the Zoning Administrator may direct that the application follow the standard procedure for subdivision approval. The applicant may appeal the decision of the Zoning Administrator to the City Council.”

REVIEWS

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

1. That a mylar consistent with the final plat requirements of the Draper City Municipal Code is produced and submitted to the City for recordation at the Salt Lake County Recorder’s office.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Minor Subdivision submission and have issued a recommendation for approval for the request with the following proposed conditions:

1. Construction of sidewalk and parkstrip shall be required prior to recording plat.
2. Add year to title of plat, under the subdivision title.

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

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Minor Subdivision submission and has issued a recommendation for approval for the request with the following comment:

1. The Fire Department supports this subdivision and future development providing all fire codes are met, including; access, hydrants, water supply and life safety system requirements.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision by Don Watkins, representing ADG

Properties, application SUB-091-2016, subject to the following conditions:

1. That a mylar consistent with the final plat requirements of the Draper City Municipal Code is produced and submitted to the City for recordation at the Salt Lake County Recorder's office.
2. Construction of sidewalk and parkstrip shall be required prior to recording plat.
3. Add year to title of plat, under the subdivision title.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. The land use designation of Residential Low/Medium Density is designed to allow up to two dwelling units per acre.
 - b. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
 - c. Allow development only in those districts where community services are now available or where they can be extended without increased cost to existing residents.
 - d. Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment.
 - e. Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for Approval – “I approve the Minor Subdivision Request by Don Watkins for a two lot minor subdivision, application SUB-091-2016, based on the findings and subject to the conditions listed in the Staff Report dated June 6, 2016 and as modified by the conditions below:”

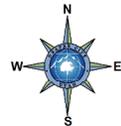
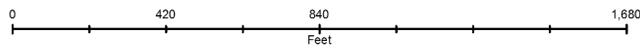
1. List any additional findings and conditions...

Sample Motion for Denial – “I deny the Minor Subdivision Request by Don Watkins for a two lot minor subdivision, application SUB-091-2016, based on the following findings:”

1. List any additional findings...



Handstand Subdivision
13702 South 200 West



DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Engineering Division

Draper City Building Division

Draper City Operations Division

Draper City Planning Division

Unified Fire Authority

Draper City Legal Counsel

EXHIBIT A
PROPOSED PLAT

