DRAPER CITY

PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, May 23, 2013 in the City Council Chambers at 1020 East Pioneer Road.

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

5:30 Dinner

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

Study Business Items

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

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

1. **Action Item:** Approval of minutes from the April 25, 2013 and May 9, 2013 Planning Commission meetings.

2. **Public Hearing:** On the request of Shon Allen, representing Wyngate Commons HOA for approval of a Conditional Use Permit (CUP) in the RM1 Residential Multifamily zone to allow gates in the community located at approximately 11620 South 700 East. The application is otherwise known as the Wyngate Commons Gate CUP, Application #130417-11620S. 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 Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final determination.

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

3. **Public Hearing:** On the request of Brad Mackay, representing Ivory Development to amend the Sunset at Draper Ridge Phase 2 Plat by removing Parcel A and amending all notes pertaining to Parcel A. The subject property is located at approximately 12100 S Aiden Ridge Drive in the RM1 and R3 zones. The application is otherwise known as the Sunset at Draper Ridge Phase 2 Plat Amendment, Application #130409-12091S. Staff contact is Dennis Workman at (801) 576-6522 or email Dennis.Workman@draper.ut.us.

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

5. **Adjournment**

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **May 23, 2013,** were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal

Tracy Norr, City Recorder
Draper City, State of Utah

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

These minutes have not yet been approved and are not official until the Planning Commission votes to approve the minutes.

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, APRIL 25, 2013 IN THE DRAPER CITY COUNCIL CHAMBERS

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

PRESENT:	Vice-Chairperson Leslie Johnson; Planning Commissioners Jeff Head, Kent Player, and Marsha Vawdrey
ABSENT:	Chairperson Jeff Gilliland; Planning Commissioner Ryan Clerico
STAFF PRESENT:	Doug Ahlstrom, Russ Fox, Dan Boles, Carolyn Prickett, and Angie Olsen
ALSO PRESENT:	Roll on File

Study Meeting:

6:18:09 PM
Study Business Items: The Commissioners reviewed the application for the business meeting and addressed questions to staff members.

Business Meeting:

Vice-Chairperson Johnson explained the rules of public hearings and called the meeting to order at 6:31:29 PM.

6:32:09 PM
1.0 **Action Item: Approval of minutes from the March 7, 2013, March 21, 2013 and April 4, 2013 Planning Commission meetings.**

6:32:17 PM
1.1 **Motion**. Commissioner Vawdrey made a motion to approve the minutes of the Planning Commission meetings held on March 7, March 21, and April 4, 2013 as presented. Commissioner Player seconded the motion.

6:32:36 PM
1.2 **Vote**. A roll call vote was taken with Commissioners Vawdrey, Player, and Vice-Chairperson Johnson voting in favor of approving the minutes. Commissioner Head was not present when this vote was taken.

6:32:55 PM

2.0 **Public Hearing: On the request of Troy Dana to rezone 1.52 acres at 13105 South Boulter Street from RA-1 Residential Agricultural zone to the RA-2 Residential Agricultural zone. The application is otherwise known as the Troy Dana Zoning Map Amendment Request, Application #130311-13105S.**

6:33:19 PM

2.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated April 16, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He reviewed an aerial map and highlighted the location of the subject property, noting it is 1.52 acres in size and its current zoning designation is RA1. He then reviewed the General Plan map noting that the surrounding area is planned for low to medium density residential development. He noted the RA1 zone is a residential zone, but it also allows some agricultural elements and every lot in the zone is required to be 40,000 square feet. He stated the RA2 zone is also a residential/agricultural zone, but it allows lots down to 20,000 square feet in size. He continued to review the aerial photograph and noted the request for the zone change comes ahead of a request for a lot split; if the zone change is approved, it will be possible for the applicant to divide the large lot into three smaller lots. He noted there is a home and outbuildings located on the property. He reviewed various properties in the surrounding area and noted there is a "mixed-bag" of zoning and parcel sizes in the area and a property zoned RA2 would not be out of character for the neighborhood. He concluded his report by stating staff recommends approval of the application based on the findings listed in the staff report.

6:37:44 PM

2.2 Applicant's Presentation: Troy Dana, 1516 Cherry Creek Lane, stated he believes the proposed rezone and development fits in with the area. He stated there are no plans to immediately subdivide the property into three lots and the intent when the property was purchased was to subdivide it into two lots. He stated he has talked to the neighboring property owners and asked if they would like to participate in the zone change and they did not wish to do so at this time. He stated he appreciated Mr. Boles' work in helping him through the rezone application process and he appreciates the Planning Commission's consideration of his application.

6:39:36 PM

2.3 Commissioner Player stated that oftentimes when a lot is subdivided into multiple lots there are issues related to access to the additional lots and he asked if Mr. Dana has given any thought to that issue. Mr. Dana stated he has considered that; prior to purchasing the property he knew that a flag lot would not be ideal on the property and he explained that he has worked with adjoining property owners to widen access points to accommodate future lots. Commissioner Player asked if the driveway would become a private lane to provide access to the additional lots. Mr. Dana answered yes and noted he understands that he would be required to bear the

burden of improving the land and locating necessary utilities and infrastructure there.

6:41:37 PM

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

6:42:01 PM

2.5 Commissioner Vawdrey asked to review the map of the subject property and the surrounding area. She referenced the future site of a middle school and asked Mr. Boles to identify the location of the local LDS Church building. She then stated that with the construction of the school and the location of the church building the character of Boulter Street will be changing quite a bit. Mr. Boles stated that is especially true for the southern portion of Boulter Street. Commissioner Player stated that change is constant.

6:43:26 PM

2.6 **Motion:** Commissioner Head moved to forward a positive recommendation to the City Council for the Troy Dana Zoning Map Amendment Request by Troy Dana, application 130311-13105S, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2013. Commissioner Player seconded the motion.

Findings:

1. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.
2. That the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan.
3. That all five findings for a zone change, as contained in 9-5-060(e), are satisfied.
4. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
5. That the proposed zone change is harmonious with the overall character of existing development in the vicinity of the subject property.
6. That approval of the zoning request will not introduce a new standard in the neighborhood.
7. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

6:43:50 PM

2.7 Commissioner Head stated this seems like a fairly straightforward application and it fits with the surrounding area. He stated he sees no reason for the Planning Commission to decide against forwarding a positive recommendation to the City Council.

6:44:10 PM

2.8 **Vote:** Commissioners Vawdrey, Player, and Head voted in favor of forwarding a positive recommendation to the City Council.

6:45:02 PM

3.0 **Public Hearing: On the request of Steve Ruf, representing TRW, LLC for approval of a Commercial Site Plan in the CC Community Commercial zone to allow construction of an office building at 11910 South State Street. The application is otherwise known as the TRW Building Site Plan Request, Application #130219-11910S.**

6:45:26 PM

3.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated April 16, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He stated that the construction of Hoopes Vision has been occurring on the parcel of property north of the subject property for the past year. He stated that this will be the second building in the development on the west side of State Street. He reviewed the map of the area and identified the subject property as well as some of the uses existing on the surrounding properties. He stated the property is currently zoned CC Community Commercial and it allows for office space, which is the primary function of the TRW building to be constructed. He reviewed the aerial photograph of the subject property and referenced some of the features of the property, including a detention basin that will serve the subject property as well as the Hoopes Vision site. He reviewed the actual site plan and noted the applicant is asking for a deviation relative to the required landscaping buffer along Interstate-15; the requirement is for a 10-foot buffer, but at a few points along the property line it will not be possible to meet that requirement. He reviewed the parking area of the site and noted the applicant will provide adequate parking with a total of 43 spaces; the Draper City Municipal Code (DCMC) requires 45 parking spaces with a deviation allowance of 10 percent, so the applicant is meeting the standards of the parking requirements. He then reviewed the landscaping plan and noted the applicant will seek to mirror landscaping on the Hoopes Vision property and that they will use sod in the detention basin. He reviewed the rendering of the building to be constructed on the subject property and stated it is being considered as an extension of the Hoopes Vision site; the Hoopes Vision building did receive a deviation from strict compliance and TRW has agreed to meet the same building materials percentages. He then reviewed photographs of the subject property taken from various angles and he noted where the building, parking, and detention basin would be located on the site. He stated the landscaping is considerable; TRW will provide 39 percent landscaping, which exceeds the 20 percent landscaping minimum outlined in the DCMC. He stated that with all of these factors, staff recommends approval of the application for the deviation from strict compliance for landscaping and the site plan based on the findings and subject to the conditions listed in the staff report.

6:51:51 PM

3.2 Commissioner Head stated Mr. Boles referenced a deviation relative to the 10 foot landscape buffer requirement and he asked how close the actual building will sit to the property line. Mr. Boles stated that at its closest point on the far northern area of the subject property the building will be 1.4 feet from the property line. Commissioner Head inquired as to the average deviation. Mr. Boles stated he has not figured that, but he would estimate that the average distance from the property line is six feet.

6:53:22 PM

3.3 Commissioner Player stated that he drives through that area very frequently and he has wondered if it would be possible to develop the subject property or if it would simply remain a large detention basin. He stated he thinks it is nice that someone has had a vision for the development of a building that will be accommodated by the site.

6:53:40 PM

3.4 Commissioner Vawdrey stated that Interstate-15 will not be harmed by the proximity of the building to the property line. Commissioner Head asked if there is 60 feet between the interstate and the subject property, to which the applicant answered yes.

6:54:12 PM

3.5 Applicant's Presentation: Jory Walker stated that he is the principal design architect for the project and he is representing TRW this evening. He stated the corners of the Hoopes Vision building are within a foot or two of the property line and the building then angles away from the property line at a greater distance. He stated the applicant has asked for that same consideration in this application. He noted the Utah Department of Transportation (UDOT) has a 60-foot buffer between the freeway and the property line. He stated his thought is that nothing will ever be built in that buffer area and the reason for the City's 10-foot buffer requirement is to protect adjacent properties from one another. He stated that it is not necessary to buffer a permanent 60-foot UDOT corridor. He stated he is seeking to push the building as far back from the street and include as much landscaping as possible. He noted TRW would like for the site to feel like an extension of the park and the percentage of landscaping being provided far exceeds the City's requirements. He stated the site was somewhat difficult to work on and the original concept was for a fast food restaurant or a convenience store, but the ultimate decision was to maximize the look and feel of the site by building this TRW office building. He then stated that the building material Tereneo has been approved in a couple of cities as a replacement for stone because it is ground up stone mixed that is applied in a stucco-fashion. He stated that architecturally it is somewhat "tricky" to use granite or stone on a large building and end up with a nice design. He stated that use of expensive materials prohibit the use of profiles, shapes, and forms due to the added expense. He stated Tereneo can accommodate for historical detailing that

looks nicer while providing a stone appearance. He referenced various projects in the area that have used Tereneo; it is a great way to provide a nice design and keep a project within budget.

6:57:37 PM

3.6 Commissioner Player stated the design looks good, but he inquired as to the durability of Tereneo. Mr. Walker stated that it has a 30-year tested life and there are warranties for the product. He reiterated it is a nice, actual stone product and if it is detailed properly it tricks the eye to think it is stone. Shawn Tess stated he is the contractor for the project and he concurred that the product is a proven product that has been in use for a long time. He stated he has never seen it flake from a building or fail. Mr. Walker stated that he is willing to work with staff relative to the design of the building and he reviewed the renderings of the building to highlights the ways he has tried to address the design requirements in the DCMC.

6:59:23 PM

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

6:59:48 PM

3.8 Commissioner Player stated he feels the applicant has done a good job working within the constraints of the site. He stated he feels this project will be a good use of the property.

7:00:19 PM

3.9 Commissioner Head agreed and stated there are strict limitations associated with the subject property and it will be necessary to consider deviations in order to accommodate any type of development at the site.

7:00:46 PM

3.10 **Motion – Deviation from Strict Compliance for Landscaping:** Commissioner Player moved to approve the Deviation from Strict Compliance Request for Landscaping by Steve Ruf, representing TRW, LLC, as a part of application 130219-11910S, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2013. Commissioner Vawdrey seconded the motion.

Conditions:

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

4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. All plans are to be stamped and signed by a professional engineer, registered in the State of Utah with the exception of the landscape plan which is to be stamped by a landscape architect.
6. That an after-hours lighting plan in compliance with City ordinances is submitted prior to the issuance of a building permit.

Findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan by:
   a. increasing the diversity of business offerings while ensuring the sustainability of the economy and improving general quality of life;
   b. fostering new and existing economic activities and employment opportunities that are compatible with Draper's lifestyle;
   c. helping to create a balanced community where residents can live, work and play, and have their essential needs met;
   d. encouraging development and maintenance of quality development projects;
   e. supporting the location of regional land uses, such as major employment and mixed-use centers along regional mobility networks;
   f. relating regional transportation corridors to regional land use intensities and patterns;
   g. supporting regional land use policies, patterns, and planning;
   h. encouraging and supporting a diversity of businesses; and
2. The proposed development plans meet the general requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

7:01:22 PM

3.11 Commissioner Player stated that if the Planning Commission tried to adhere very strictly to all guidelines for site plans they would be hurting the City. He stated he thinks this application is a good thing.

7:01:42 PM

3.12 **Vote:** Commissioners Head, Player, and Vawdrey voted in favor of approving the request for deviation from strict compliance.

7:02:05 PM

3.13 **Motion – Site Plan:** Commissioner Vawdrey moved to approve the Site Plan Request by Steve Ruf, representing TRW, LLC, application 130219-11910S, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2013. Commissioner Head seconded the motion.

7:02:48 PM

3.14 **Vote:** Commissioners Player, Head, and Vawdrey voted in favor of approving the site plan.

4.0 **Public Hearing: On the request of Todd Meyers for approval of a Commercial Site Plan in the CI Interchange Commercial zone to allow construction of a convenience store with sales of gasoline, diesel and liquid natural gas at 14817 S. Minuteman Drive. The application is otherwise known as the Maverik Site Plan Request, Application #130208-202W. – *This item was not ready for consideration; therefore, it was pulled from the agenda.***

7:03:30 PM

5.0 **Staff Reports:** Staff provided a report regarding the recent action items of the City Council.

7:10:35 PM

6.0 **Adjournment:** Commissioner Player moved to adjourn.

6.1 **A voice vote was taken with all in favor. The meeting adjourned at** 7:10:43 PM

These minutes have not yet been approved and are not official until the Planning Commission votes to approve the minutes.

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, MAY 9, 2013 IN THE DRAPER CITY COUNCIL CHAMBERS

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

PRESENT:	Vice-Chairperson Leslie Johnson; Planning Commissioners Ryan Clerico, Kent Player, and Marsha Vawdrey
ABSENT:	Chairperson Drew Gilliland and Planning Commissioner Jeff Head
STAFF PRESENT:	Russ Fox, Dennis Workman, Carolyn Prickett, and Angie Olsen
ALSO PRESENT:	Roll on File

Study Meeting:

6:16:40 PM
Study Business Items: The Commissioners reviewed the application for the business meeting and addressed questions to staff members.

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

6:19:01 PM
2.0 **Staff Reports:** Staff provided a report regarding the recent action items of the City Council.

Business Meeting:

Vice-Chairperson Johnson explained the rules of public hearings and called the meeting to order at 6:32:35 PM .

6:32:56 PM
1.0 **Public Hearing: On the request of Leesa Clark-Millerberg to rezone 1.44 acres at 12214 South 900 East from RA2 Residential Agricultural zone to CN Neighborhood Commercial zone. The application is otherwise known as the Quilter's Lodge Zone Change, Application #130322-12214S.**

6:33:19 PM
1.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated April 26, 2013, Planner Dennis Workman reviewed the details of the proposed application. He reviewed an aerial map to identify the location of the subject property; the entire block is in the neighborhood commercial land use designation and therefore the request to rezone the property for commercial use is in keeping

with the general land use in the area. He stated that 12200 South is the dividing line between long term commercial and long term residential uses. He stated the house currently located on the subject property will remain and be used as part of the business that will locate there. He added that the applicant will seek to purchase property from the City near the corner of the property, which should be allowed by the City Council because the City owns more right-of-way space than is needed in that area. He stated the parcel will be occupied by Capital Premium Financial; they are located on the west-abutting parcel and will expand onto the subject property. He stated the rezone request is in-line with the Master Plan for this area and staff recommends approval of the application based on the findings listed in the staff report.

6:36:20 PM

1.2 Applicant's Presentation: Lori Gabrielson, representing Capital Premium Finance, stated the current office building was previously a house that was remodeled and expanded to the front of the parcel it is located on. She stated they need more room, which is why they are looking to expand to the subject property. She stated she has been in contact with the Rasmussen's who own a piece of property behind the Capital Premium property in hopes of purchasing the property for future expansion and the current building was built with expansion in mind. She stated the acquisition of the piece of property will work very well for the business. She stated she is not absolutely sure what will happen to the house located on the subject property; it may be preserved and used as part of the business.

6:37:37 PM

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

6:38:03 PM

1.4 Commissioner Player asked to review the aerial photograph of the subject property to orient himself with the building located on the adjacent parcel and how the expansion of the business will happen. He asked what will happen to the parcel to north of the subject property. Mr. Workman stated it will be the future home of Quilter's Lodge, who is a party to the application. He stated that business will be located on the corner parcel of the subject property and it will be necessary for the owner to seek a conditional use permit (CUP) before opening her business. Commissioner Player stated that the new development will follow the development trend on properties located to the south.

6:40:02 PM

1.5 **Motion:** Commissioner Player moved to forward a positive recommendation to the City Council regarding the Quilter's Lodge zone change request by Leesa Clark-Millerberg, application 130322-12214S, based on the findings listed in the staff report dated April 26, 2013. Commissioner Clerico seconded the motion.

Findings:

1. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.
2. That the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan, which identifies the subject property as Neighborhood Commercial.
3. That all five findings for a zone change, as contained in 9-5-060(e), are satisfied.
4. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
5. That the proposed zone change is harmonious with the overall character of existing development in the vicinity of the subject property.
6. That CN zoning already dominates the city block bounded by 800 and 900 East, and 12200 and 12300 South.
7. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

6:40:58 PM

1.6 **Vote:** Commissioners Player, Clerico, and Vawdrey voted in favor of forwarding a positive recommendation to the City Council.

6:19:01 PM

2.0 **Staff Reports:** *Staff Reports were heard during the Study Meeting (above).*

6:41:26 PM

3.0 **Adjournment:** Commissioner Player moved to adjourn the meeting.

3.1 **A voice vote was taken with all in favor. The meeting adjourned at** 6:41:26 PM

DRAPER CITY

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

STAFF REPORT
May 14, 2013

To: Draper City Planning Commission
Business Date: May 23, 2013

From: Development Review Committee

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

Re: **Wyngate Commons Gate – Conditional Use Permit Request**

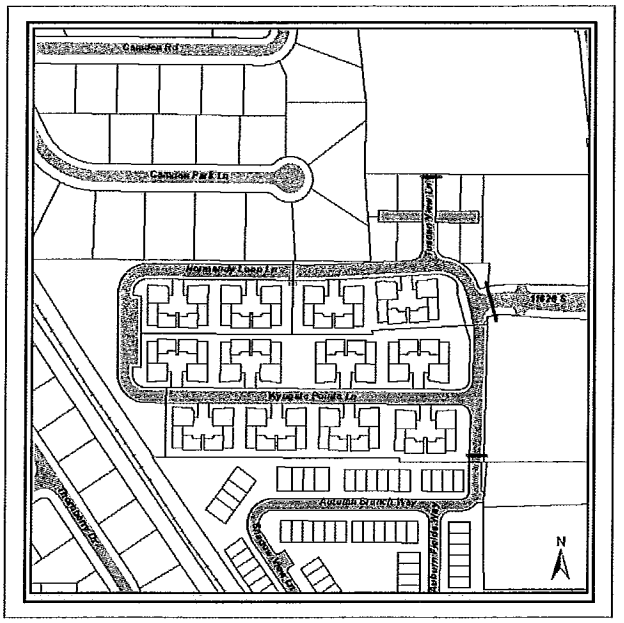
Application No.:	130417-11620S-2
Applicant:	Shon Allen, representing Wyngate Commons HOA
Project Location:	Approximately 11620 South 700 East
Zoning:	RM1 Residential Multifamily Zone
Acreage:	Approximately 13.82 Acres
Request:	Request for approval of a Conditional Use Permit in the RM1 Residential Multifamily zone to allow gates in the community.

SUMMARY
This application is a request for approval of a Conditional Use Permit to allow three gates in the Wyngate Commons development located at 11620 South 700 East. The property is currently zoned RM1 Residential Multifamily. The applicant is requesting that a Conditional Use Permit be approved to allow gates to be placed at the entrance of the community from 700 East and then two other gates at the fire entrances on the north and south boundaries of the development.

BACKGROUND
The subject property was rezoned in 2004 from RA1 to RM1. This change in zone allowed the applicant to construct a multifamily development for which they received approval shortly thereafter in 2004. The property was platted in four phases and today is completely built out at 80 units.

ANALYSIS
General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Medium High Density land use designation for the subject property. Additionally, the property has been assigned the RM1 Residential Multifamily zoning classification, supporting eight dwelling units per acre. The purpose of the RM1 zone is to "*permit well-designed apartments, townhomes, twinhomes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land*

uses."[1] The RM1 Residential Multifamily zoning designation is identified by the General Plan as a preferred zoning classification for the Residential Medium High Density land use designation. The property is abutted by the R3 and CN zones to the north, CN to the east and RM2 to the south. The property is bounded by the railroad tracks to the west.



Gate Request. The applicant is requesting approval of three gates on the subject property sighting security as the motivation for the request. Draper City Municipal Code establishes the process for approving subdivision gates through the Conditional Use Permit process.[2] The applicant has submitted a site plan showing the layout of the proposed gates. As previously stated, the proposal is to place a gate at the entrance from 700 East and then two smaller gates on the southern boundary between Auburn Fields and the subject property and then one to the north between Harmon's. No change in circulation or other changes to the development are being proposed in conjunction with this application except those associated with bringing in the main gate into compliance with requirements of the code.

Subdivision Gate Development Standards. All subdivisions which desire to include gated access points shall meet all of the following development standards.[3]

> *(1) All secondary subdivision entrances proposed to be gated shall be required to conform to the same standards as the primary entrance(s).* The two entrances on the north and south of the subject property were not required by ordinance to be installed. The Fire department required the north and south entrances which are therefore considered emergency access only and not a secondary access. This access to the south particularly will allow the barriers that have been in place for years to be removed and provide access for emergency vehicles.
>
> *(2) All gates which cross lanes of traffic entering the subdivision shall swing towards the interior of the subdivision.* All gates will swing toward the interior of the subdivision to comply with this requirement.
>
> *(3) All gates shall be equipped with a siren-operated sensor, optical emergency strobe system, or other system that is approved by and at the choice of the Fire Department and the Draper City Police Department to allow access and egress to the subdivision for emergency personnel without causing a delay in response time. Any such system which requires "line-of-sight" operation shall be installed in such a location and manner as approved by the Fire Department and the Draper City Police Department. All such access and egress points shall have a universal lock box installed as a back-up mechanism in place which can be operated by one person and is acceptable to and chosen by the Fire Department and the Draper City Police Department for the event of failure of the primary system.* According to the information that was submitted by the

[1] Draper City Municipal Code, Section 9-8-020(b)(4)
[2] Draper City Municipal Code, Section 9-27-200(c)
[3] Draper City Municipal Code, Section 9-27-200(d)

applicant, the gate on 11620 South will have a siren operated system to allow the gate to be opened by fire and police departments. Additionally, all gates would have a "Knox box" system that would allow emergency access in case the automatic system failed. This system has been reviewed and approved by the Fire and Police Departments.

(4) All gated access/egress points shall provide a minimum travel lane width of 15' for each lane. Such lane width shall be provided for not less than 60' on either side of the gate. It appears that the applicant will be able to maintain 15 feet travel width in each direction.

(5) Gates shall not be located closer than 50' from the edge of any adjoining right-of-way. The closest adjoining right of way is 700 East which is approximately 250 feet from the closest proposed gate.

(6) All gated access points shall provide a secondary "pull out" lane at each entrance with a call box mechanism that allows visitors to contact residents of the development for access without causing vehicle stacking at the entrance or onto adjoining street(s). An example is shown in Figure 9-27-200-1 below. Units within the development shall be equipped with a call box device which allows residents/tenants to open the entrance gate(s) without leaving the unit. The submitted plan (exhibit 'A') depicts a pull out area on 11620 South, a private lane, which will provide visitors the ability to move out of the way of traffic to call the homeowner for access.

(7) Gating of residential developments shall implement a wireless access system for residents of the development to prevent vehicular stacking at entrance points. The applicant has stated their intention to implement a wireless system.

(8) Locking devices used with the gate(s) shall be reviewed and approved by the Fire Department and the Draper City Police Department. The proposal has been reviewed by public safety and they are satisfied that the proposed gate with its backup systems will not impede their ability to respond to an emergency.

(9) All streets within the gated development shall meet the minimum width requirements of the Fire Department and the Draper City Engineering Department to allow for safe maneuverability of emergency apparatuses with on-street parking. Street widths may be reduced through the approval of the City Council following recommendation from at least the Planning Commission, Fire Department and the Draper City Engineering Department upon satisfaction of the same that on-street parking will be reduced or eliminated within the development. No on-street parking shall be allowed within 150' of gated development access and/or egress points. All street widths were reviewed and approved at the time the site plan for the site plan was approved. As Wyngate Commons is a private development, it will be the responsibility of the HOA to monitor the parking situation.

(10) The developer shall provide and ensure maintenance for lighting at all gated entrances, in addition to that required for the development, in order to ensure pedestrian and vehicular safety. Again, the HOA will be required to monitor and maintain the lighting into and throughout the development and make any necessary adjustments as necessary.

(11) No lot or unit driveway shall be allowed within 100' of any gated point of access or egress for the development. The main entrance does not have any driveways within a hundred feet. The other gates are stationary and will remain so with the exception of an emergency and will not create a conflict with the gates.

(12) In the event a gate is inoperable or in need of repair, the gate shall remain in an open position until such time that adequate repairs can be made. The Fire Department and/or Draper City Chief of Police shall have the right to at any time to require gate(s) remain in an open position if they have reason to believe the gate(s) are not functioning properly or that the gates provide a potential hindrance to response times beyond that accepted at the time of approval for the gate(s). The applicant will respond accordingly.

(13) A single master water meter shall be placed on the trunk line(s) providing culinary water service to the entire development with the homeowners association being the responsible entity billed for all water consumption. The master meter shall be placed outside of the gates at or near the primary entrance to the development, as determined by the Draper City Engineering and Public Works Departments. The homeowners association shall be liable for making payments to the City for culinary water service for the development. If the homeowners association is unable or does not make the payments for the culinary water service, the City shall shut off service to the development at the master meter. The applicant will be required to comply with this requirement.

In addition to the above mentioned criteria, the applicant must demonstrate to the satisfaction of the Planning Commission that:

(1) The gates will not block or impede vehicular or pedestrian transportation on any public street inside or outside of the subdivision. Gates shall not be permitted across any public street;

(2) Pedestrian access into the subdivision will not be impeded;

(3) No constructed or City-desired trail or public transportation feature will be affected by the installation of gates;

(4) The implementation of gates for the development does not adversely affect or inhibit the connectivity of the City's public transportation system;

(5) The gating of the development will not impose added pressure upon any right-of-way identified within the Draper City Master Transportation Plan beyond that which would be reasonably anticipated if the development was not gated.

(6) A homeowners association adequately established to address the fiscal needs of operation and maintenance of the development's gates and street, is or will be formed that will be responsible for any liability, maintenance, repairs, and all other responsibility associated with the implementation of the gates for the duration of time that the gates are present. Should the homeowners association be found, at any point in time, to be unable, unwilling, or derelict in the operation and/or maintenance the streets or gates of the development, the gates shall be removed or left in an open position, as determined by the Planning Commission through the revocation of any and all Conditional Use Permit(s) pertaining to the gates; and

(7) All gate development standards, as outlined in Section 9-27-200(d) of this Title, can and will be met.

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

(e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.

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

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

(3) No conditional use permit shall be authorized unless the evidence presented establishes:

(i) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

(ii) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.

(iii) The proposed use will comply with regulations and conditions specified in this Title for such use and to the intent of the City General Plan.

(4) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of Subsection (3), above, can be met.

(5) The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:

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

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

(iii) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with the existing uses in the neighborhood;

(iv) Whether or not the proposed use or facility may be injurious to potential or existing development within the vicinity;

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

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

(vii) Whether or not the proposed use or facility is necessary or desirable to the City;

(viii) The number of other similar conditional uses in the area and the public need for the proposed conditional use;

(ix) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;

(x) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting,

screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

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

(xii) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and

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

REVIEWS

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

1. That section 9-27-200 of the Draper City Municipal Code which regulates gating of subdivisions is continually adhered to and met.
2. That the plans that were submitted and attached to this staff report are met and adhered to except where the plans may conflict with requirements of the code or department review.

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

1. That they keep the fence a minimum of 9 feet from the east edge of the ramp and avoid placing a gate post within the curb and gutter.
2. That they move the 3' gate back to the landing area where concrete surface is relatively level.

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

1. That the applicant contacts the building department to discuss the need for a permit on the fence.

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

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.

a. 2009 International Fire Code Appendix D requirements on street widths:

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

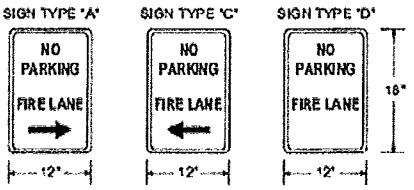


FIGURE D103.6
FIRE LANE SIGNS

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

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

2. **This Project will fall under Draper Gate Ordinance.** If there is to be a gated entrance to the private drive it must be able to meet the fire department access requirements. Gates must be a minimum width of twelve (12) feet wide on each side of gate width. A fire department lock box would be required to house emergency access device for emergency vehicles and must meet the City Ordinance for gates to be approved by the Fire Department and Police Department.

3. **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. Lock box purchase can be arranged by the General Contractor. See attached information form.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use Permit by Shon Allen, representing the Wyngate Commons HOA, application 130417-11620S-2, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied.
2. That all requirements of the Draper City Building Division are continually satisfied.
3. That all requirements of the Unified Fire Authority and Police Department are continually satisfied.
4. That section 9-27-200 of the Draper City Municipal Code which regulates gating of subdivisions is continually adhered to and met.
5. That the plans that were submitted and attached to this staff report are met and adhered to

except where the plans may conflict with requirements of the code or department review.

This recommendation is based on the following findings:

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. That the proposed gate will help reduce the amount of outside traffic and secure the development.
3. That the development will comply with the requirements of section 9-27-200 which regulates gating a subdivision.

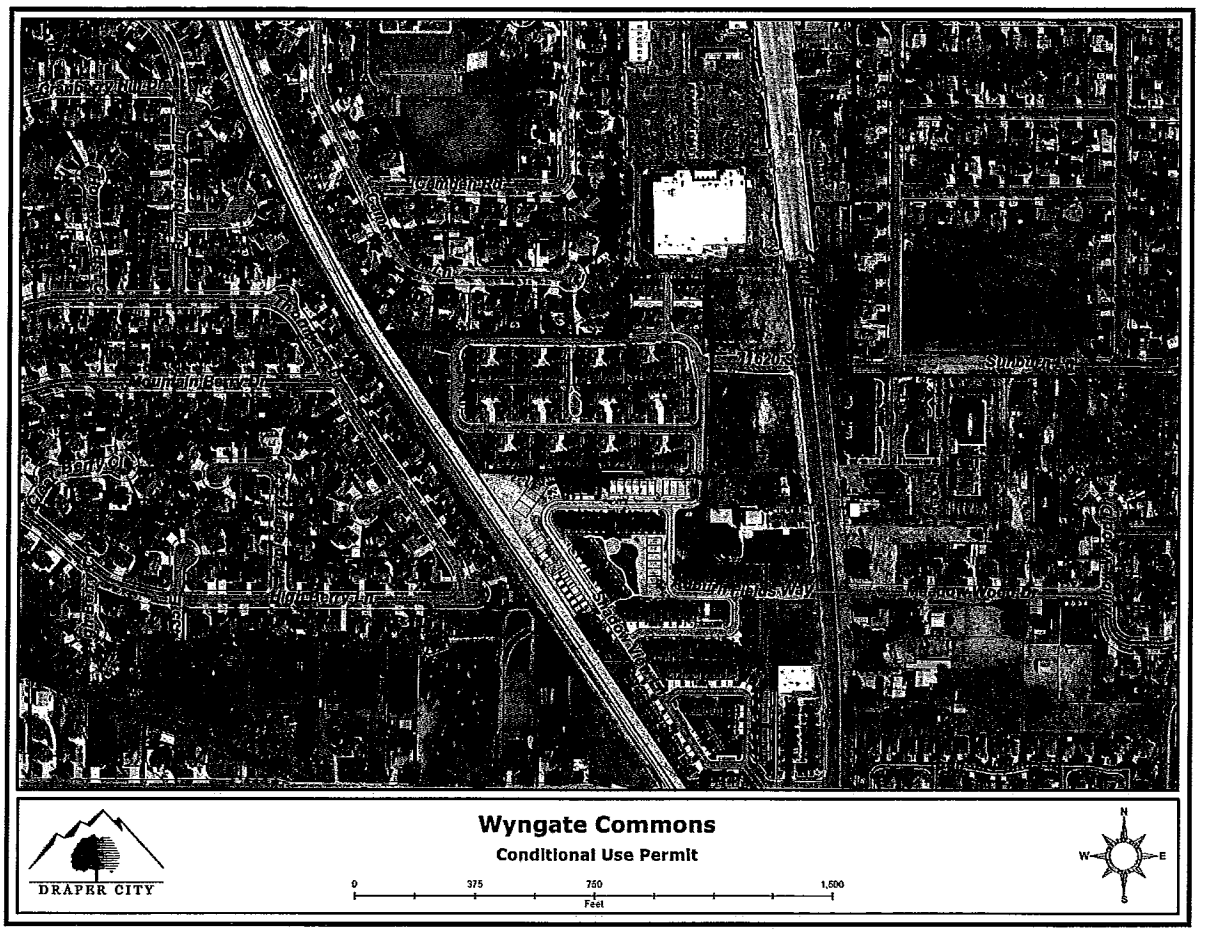
MODEL MOTIONS

Sample Motion for Approval – "I move we approve the Conditional Use Permit Request by Shon Allen, representing the Wyngate Commons HOA to allow gates, application 130417-11620S-2, based on the findings and subject to the conditions listed in the Staff Report dated May 14, 2013 and as modified by the conditions below:"

1. List any additional findings and conditions…

Sample Motion for Denial – "I move we deny the Conditional Use Permit Request by Shon Allen, representing the Wyngate Commons HOA to allow gates, application 130417-11620S-2, based on the following findings:"

1. List any additional findings…


Wyngate Commons
Conditional Use Permit
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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 Public Works Department

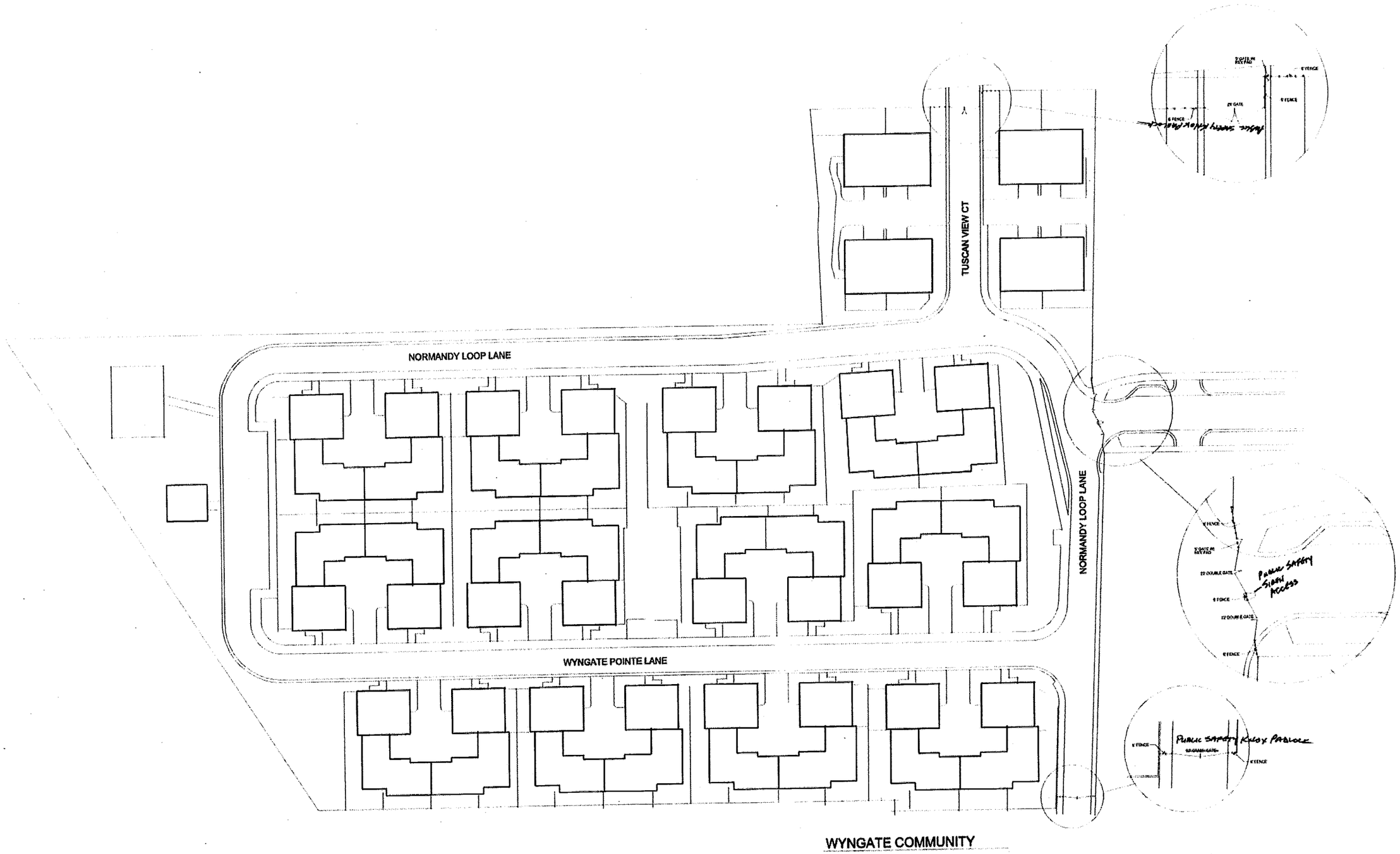
Draper City Planning Division

Unified Fire Authority

Draper City Legal Counsel

Exhibit A

Site Plan Drawings



WYNGATE COMMUNITY

Exhibit B

Wyngate Commons Gated Entrance Questionnaire

Wyngate Commons Gated Entrance Questionnaire

1. The present use of the property is a residential community with 80 units, fully occupied with no other expansion opportunities/plans for additional units.
2. The gate will be used to beautify the community entrance and surrounding areas as well as serve as a security measure to protect resident and visitor safety.
3. Proposed gate will be a functional device that fits in with the design of the existing community and become a focal point for the community.
4. Services provided by the gate to the city of Draper will include additional protection to Wyngate Commons.
5. Draper Zoning compliance is by (a) installing "Knox" padlocks on non-operator controlled gates on Normandy Loop and Tuscan View Lanes that will serve as secondary egress/ingress in the event of emergency. (b) Operator Controlled Gate at entrance will have a siren activated trigger to open for DPS Emergency access. (c) Utilities such as Draper City Solid Waste, Water Pro, USPS, UPS, etc. will have an access code similar to other gated communities. April in Solid Waste has confirmed their ability to use a code to enter. Water Pro has provided written consent (see email from Steve). (d) Gate does not obstruct any city street, pedestrian or vehicular traffic on city or state maintained street. (e) Pedestrian access to subdivision will be at main entrance via pedestrian gate as well as pedestrian gate at Tuscan View to allow residents easy shopping access to Harmon's. (f) Gate ensures additional traffic from adjacent communities does not impact safety or other infrastructure on Wyngate. (g) A Gate maintenance contingency fund is established to provide ongoing maintenance contracts for openers and overall operation. Wyngate HOA is fiscally solvent and capable of maintaining proposed gate on a long-term basis. Should it be determined to be fiscally irresponsible or undesirable to continue gate operation, gates could be permanently left in an open position. (h) Gates operate in direction of traffic. (i) Lanes of travel are 22'. (j) Minimum of 50' from adjacent right-of-way/entrances observed. (k) Visitor Call Box and secondary pull-out area provided. Call box will be wireless. (l) Battery back-up will be installed in the event of power interruption; gates will open until normal power is restored. (m) Residents can access gates via code or garage door opener type device. (n) Lighting will illuminate the entrance and exit with directional flood lights and proposed overhead lamp attached to post in center "island".
6. The gate will be similar with other gated communities that operate in Draper. It is the first of a kind in the vicinity.
7. The gate is suitable for the site because it is a residential community with a wide area for design of an appealing addition to Wyngate and surrounding area.
8. The gate will not pose any environmental impact such as dust, sound or other pollutants into the environment.
9. The gate will be operational 24/7 or can be programmed for higher traffic hours to remain open to accommodate increased load.

Exhibit C

Letters From Neighbors

Dan Boles

From: Ryan Boogaard [rhboogaard@gmail.com]
Sent: Monday, May 13, 2013 10:45 PM
To: Dan Boles
Subject: Gates at Auburn Fields

Dan-

rn Fie
fety :

I live in the Auburn Fields townhouse community and have been informed that the neighboring community has requested to put a gate to block off the shared road between our communities. I would like to express why I am not in favor of this proposal.

1- Openness; The communities were planned with this connection.
Everyone who moved to either of these communities knew of this road and connection. They chose to live there with knowledge of that connection. To me the connection and openness of communities was an appeal.
2- Driving Safety; when traveling north on 7th east there is no center lane. This makes turning left into the auburn fields community dangerous. There are accidents at that intersection on a regular basis. There is a left hand turning lane at the community to the south. During high traffic times I use this entrance as a matter of safety.
3- Pedestrian Safety; Me, my wife, and three kids enjoy Draper's many paved trails that allow us to ride bikes, jog, or walk along paths that are free of cars and heavy traffic. We currently have a safe route through quiet neighborhood roads to do this. By blocking off this road we would be forced to have our 3 year old, and 5 year sons ride or walk with us as we pull in a bike trailer or carry our baby daughter along 7th East (a very busy, high speed limit road) where there are stretches of no sidewalks, to get to the paved trail.

We ask you to consider these reasons carefully when considering whether to accept the proposal to add a gate to block off the community access.

Thank you,

Ryan Boogaard
801-718-9201

Dan Boles

From: Chrisella Sagers [chrisella.sagers@gmail.com]
Sent: Sunday, May 12, 2013 5:17 PM
To: Dan Boles
Cc: Kyle Herzog
Subject: Input on Wyngate Commons Gate

Mr. Boles,

I am writing to you to express my and my husband's opinion on the Wyngate Commons Gate Conditional Use Permit. We are not sure we will be able to make the meeting on May 23rd, but wanted our opinions to be known. We moved into Draper and the neighboring Auburn Fields approximately a year ago, yet since hearing that Wyngate Community was petitioning to erect gates closing off their community, we are quite disappointed in the plans for the development of the overall area.

First, the three subdivisions in the area--Wyngate, Auburn Fields, and Lone Peak--were designed originally to be three interconnected communities, with roads driving through the three. In fact, this was one of the things that attracted us to the neighborhood and drove us to buy a house here. We were attracted to the idea of a larger community, such as other neighborhoods in Sandy (where I grew up); the idea of three segmented communities, interacting only based on who runs the HOA, is actually not nearly as attractive.

Second, we are concerned that the erection of the gates, closing off Wyngate, will result in a depreciation of the value of the homes in our community. Gated communities may be considered more "desirable" increasing the value of Wyngate homes. Our community, and our home especially, will feel the brunt of this, as we are directly neighboring Wyngate and will appear that much more "undesirable" due to the direct comparison, right in sight of our front yard.

Finally, we are especially concerned that closing off one of the roads entering the community will prove to be a safety hazard. This road was designed to be one of the ingresses into our neighborhood (in fact, right onto our street) in case of an emergency requiring an ambulance or fire engine. Our home is one of the farthest away from the other two entrances to the community, which could possibly result in a dangerous delay in emergency services reaching our home.

I hope you will take our opinions under consideration. If you have any questions about any of these points or anything else, I will be happy to respond.

Thank you for your time!

Best,
Chrisella and Kyle Herzog

Dan Boles

From: Joanne Sargent [rjsargent01@gmail.com]
Sent: Saturday, May 11, 2013 8:08 PM
To: Dan Boles
Subject: Fwd: Auburn Fields- Neighboring Community Gate

It has recently come to our attention (see email message below) that our neighboring community (Lonepeak Shadows) has submitted plans to the City of Draper to install a permanent gate between their community and ours (Auburn Fields).

While it appears there was a Homeowners meeting in April regarding this topic, we do not recall getting notification, and did not attend.

We are strongly opposed to the installation of this gate.

The first and probably most important point for opposition is the limitation this will put on emergency response vehicles into our area; only one way in and out for the Auburn Fields residents. **We believe this gate will impede emergency response and jeopardize the safety of all residents.**

NOTE: An important consideration is that should an emergency vehicle respond to a resident on Shadow View Lane *that is in the Auburn Fields section* (and NOT the Lonepeak Shadows section of Shadow View Lane), they would be met by a locked gate and waste precious life-saving time by having to go around the entire subdivision in order to reach the resident.

Prior to the construction of Auburn Fields subdivision, both exits have been used by residents of Lonepeak Shadows. Why was a gate not installed when they completed construction of that subdivision?

We have to wonder if the request for the installation of this gate is in anticipation of the TRAX station opening in August 2013. If that is the case, why not make both Lonepeak Shadow and Auburn Fields gated communities by installing gates at both accesses off 700 East (rather than splitting the communities with one gate)?

Also, for those of us with children attending school at the Skaggs Catholic Center, this barrier will create a significant inconvenience for those students who live in Auburn Fields and walk to and from school. Is an open walk-through gate planned?

Both the Auburn Fields and Shadow View Lane accesses off 700 East into these subdivisions have always been shared by all residents. **Subdivisions should have a minimum of two accesses for emergency purposes.**

Lastly, we suspect that the sole purpose for installing this gate is to appease the residents on Shadow View Lane who live in the Lonepeak Shadow subdivision and simply want to reduce traffic.

It is our sincere hope that the plans submitted for this gate by Lonepeak Shadows will be denied. We would appreciate meeting with you to discuss this matter.

Rick & Joanne Sargent
Auburn Fields Residents
801-572-2162

---------- Forwarded message ----------
From: <megand@hoaliving.com>
Date: Fri, May 10, 2013 at 10:28 AM
Subject: Auburn Fields- Neighboring Community Gate
To: megand@hoaliving.com

Auburn Fields Residents,

You may remember at the Homeowners Meeting in April we discussed the neighboring community to the south of Auburn Fields putting up a gate to prevent traffic on their roads. Residents were concerned about the limited access in and out of the community. The community has submitted plans to the planning commission to put in a permanent gate between Auburn Fields and their community. If you would like to voice your opinion on this matter you may do so to Dan at Draper City. His email is dan@draper.ut.us please make sure to list specific concerns on why you are opposed to the gate and any person impacts that it might cause.

Thank you.

Dan Boles

From: Jules Bee [teamphillips4@gmail.com]
Sent: Saturday, May 11, 2013 1:08 PM
To: Dan Boles
Subject: Auburn Fields + Community south of Auburn Fields Gate

Hello Dan,

My name is Julie Phillips and I am an Auburn Fields resident. I am writing to you to voice my opinion about the gate between Auburn Fields and the community south and asking that a gate not be put up between the two communities for 3 reasons.

1) As a mother, I like to walk or bike my daughter to Draper Park on the Porter Rockwell Trail. I walk straight down my street, into the other community, and onto the sidewalk. I feel very safe. One time, I did go out of the Auburn Fields Way exit, and I did not feel safe at all because there is not sidewalk to keep walking south for a little while (until right about the Kelly Faddis office building). I felt like I was putting my baby and I at a very serious risk because we had to walk on the street for a few minutes. Going through that south community is very safe.

2) Turning left to go north bound on 700 east out of Auburn Fields Way during rush hours is not safe. I always use Auburn Fields Way to make a left turn unless it is a rush hour time. 700 East at Auburn Fields way does not provide a turning lane. It is just two ways and I have seen many accidents at this little intersection. I have also contacted UDOT to ask that they look into this and try to find a safe solution for Auburn Fields residents. The community south of us does have a turning lane and gives a much safer option.

3) One of the reasons why my husband and I purchased this townhome was because of the Kimball Trax Station being put in. My husband, who is a student at the University of Utah med school, plans to walk to trax and take trax in to school everyday when this station is up and running. Like reason number 1, it is just NOT safe to walk along 700 east (especially considering he will be going to and from during the busiest parts of the day for 700 east) on the road. Again, there is no sidewalk option.

Please, please do not put a gate up in between the communities. If there is a gate going up, please allow for a walk/bike access between the two communities so our residents have a safe way to get to trax and to that sidewalk area. I think that this would be a very good option if they want to stop the cars from traveling through.

Honestly, my daughter and I walk or bike to Draper Park almost everyday. As I go between the two communities, I sometimes will see one or two cars during the entire time I am on the road between the two communities. Most of the time, I do not see any cars. I do not feel that there really is a lot of traffic, especially during the middle of the day. There is almost no traffic at all. During rush hours, there is probably the same amount of traffic (if not less) than any average neighborhood would have.

Please consider this. I would love to stay informed on the development of this issue.

Thank you so much for your time in reading my email.

Sincerely,

Julie Phillips

Dan Boles

From: Lisa Allen [liallen.sc@gmail.com]
Sent: Saturday, May 11, 2013 12:31 PM
To: Dan Boles
Subject: Gate

I live in Auburn Fields and I hear that the neighboring community is thinking of putting in a gate to separate the two communities. I live near the edge of the community on Shadow View Lane and I use the entrance on Shadow View Lane all the time, so this will be an inconvenience for me if I have to use the other entrance. I think that because the two developments share a common road, there should not be a gate put up to divide the two without both parties agreeing to it. I would venture to say that most residents at Auburn Fields would see this as an inconvenience and I don't see any advantages, but something that creates congestion.

Dan Boles

From: Shon Allen [shonallen@msn.com]
Sent: Friday, May 10, 2013 3:03 PM
To: Dan Boles
Cc: 'Bruce Lyman'
Subject: Wyngate Commons Gate Signs
Attachments: Salt Lake City-20130510-00082.jpg; Salt Lake City-20130510-00083.jpg; Salt Lake City-20130510-00084.jpg

Dan,

Here are the pictures demonstrating they have been displayed at the areas of the proposed gates. If you have any concerns about chosen placement or anything else, please feel free to contact me.

See you at the public hearing May 23rd.

Sincerely,
Shon

Dan Boles

From: Jordan Close [danjor311@gmail.com]
Sent: Friday, May 10, 2013 2:24 PM
To: Dan Boles
Subject: No gate please

Dan,

Good day sir. I wanted to email you in regards to the gate the community south of Auburn Fields is looking to construct. The reason I oppose this is a safety concern. That subdivision has a turn lane. Auburn Fields doesn't. Have you seen how many accidents occur in that area? They have my support to build their gate when we have the support of Draper City to widen the road and have a turn lane put in. There is a lot of road there so why not do it?

Jordan Close

Dan Boles

From: Patrick [wright1752@yahoo.com]
Sent: Friday, May 10, 2013 1:47 PM
To: Dan Boles
Subject: Re: Auburns Fields , North entrance

Correction to last email 700 E. and 170000 S. traffic pattern concerns

Patrick Wright
Patrick@wagstaffcrane.com
Cell: 801-598-3295
Office: 801-277-3820
www.wagstaffcrane.com

On May 10, 2013, at 12:53 PM, Patrick <wright1752@yahoo.com> wrote:

> Hello Dan, my name is Patrick Wright I am a homeowner at Auburn Fields community I have lived there for 7 years. I am emailing you in concern for the north entrance into our community It has been blocked by the By the neighboring community to the north. This access is very important to our community I believe it should be opened up for access. The community to the south has an open entrance which doesn't get abused by either them or us. I believe if you look at the accidents That have happened on 790East and 11700 S. our main entrance you would see a high number of reports I believe the traffic should be spread out in this area I hope the neighbors in community to the north can be good neighbors and allow this. Thank you
>
> Patrick Wright
> Patrick@wagstaffcrane.com
> Cell: 801-598-3295
> Office: 801-277-3820
> www.wagstaffcrane.com
>

Dan Boles

From: teresa robbins [trobbins00@yahoo.com]
Sent: Friday, May 10, 2013 1:10 PM
To: Dan Boles; Dan Boles
Subject: Wyngate - Permanent Gate Proposal

Dear Mr. Boles,

I'm writing to express my concern regarding the proposed plans you are reviewing for the installation of a permanent gate between the Wyngate and Auburn Fields communities (aprox. 11700 South 700 East).

For the past two years, during construction of the Auburn Fields development, Wyngate has blocked off this connection, providing somewhat of an "experiment" to this proposed plan of a permanent gate. That short period of time has already proven detrimental to the ingress/egress for our communities. There have been several past instances when construction on both 700 East and the new Trax station has prevented residence from effectively accessing/exiting their residence. Allowing the road between these three townhome communities to remain connect provide all of us one additional ingress/egress option. A couple months ago I also spoke with Mindy Dansie from your office regarding this issue. During our conversation she mentioned that the city does like to keep roads connected because it allows emergency and utility vehicles greater access to communities too. The original intent of this road was to remain open to provide better circulation and I feel that closing it would not be in our community's best interest.

During that conversation Ms. Dansie also informed me that one of the main reasons Wyngate is requesting a permanent gate is to prevent the southern communities from crossing through theirs to access the Harmons grocery store. If this is their main argument/concern why not install a permanent gate at that access point instead? I'm sure it provides a convenient access to Harmons for the Wyngate residence, but I do not think it appropriate to compromise our community's health, safety and welfare for their convenience.

If Wyngate is intent upon creating a gated community, perhaps they/we can explore the option of gating off all three townhome communities together instead. The road can then remain connected, providing better circulation for everyone, while maintaining a "gated community" feel for them.

Thank you for taking a moment to review my concerns. Is there any other information that I could provide you regarding our residence opposition to this permanent gate that would be helpful? Would it be possible to be kept me informed of your decisions on this matter?

Sincerely,
Teresa Robbins

Dan Boles

From: Patrick [wright1752@yahoo.com]
Sent: Friday, May 10, 2013 12:54 PM
To: Dan Boles
Subject: Auburns Fields , North entrance

Hello Dan, my name is Patrick Wright I am a homeowner at Auburn Fields community I have lived there for 7 years. I am emailing you in concern for the north entrance into our community It has been blocked by the By the neighboring community to the north. This access is very important to our community I believe it should be opened up for access. The community to the south has an open entrance which doesn't get abused by either them or us. I believe if you look at the accidents That have happened on 790East and 11700 S. our main entrance you would see a high number of reports I believe the traffic should be spread out in this area I hope the neighbors in community to the north can be good neighbors and allow this. Thank you

Patrick Wright
Patrick@wagstaffcrane.com
Cell: 801-598-3295
Office: 801-277-3820
www.wagstaffcrane.com

Dan Boles

From: Consetta Norris [coniandali@yahoo.com]
Sent: Friday, May 10, 2013 11:19 AM
To: Dan Boles
Subject: Fw: Auburn Fields- Neighboring Community Gate

Dan -

[illegible]

Also, not sure if you control the lighting situation in our community but I really hate how dark it is at night. Would be great to get those lamp lights working properly for safety and security reasons. Further it is embarrassing to me that guests visiting at night come to such a dark community. I get comments all the time about them driving past the turn off and then how unsettling it is to drive into our area in the dark.

[illegible]

----- Forwarded Message -----
From: "megand@hoaliving.com" <megand@hoaliving.com>
To: megand@hoaliving.com
Sent: Friday, May 10, 2013 10:28 AM
Subject: Auburn Fields- Neighboring Community Gate

Auburn Fields Residents,

You may remember at the Homeowners Meeting in April we discussed the neighboring community to the south of Auburn Fields putting up a gate to prevent traffic on their roads. Residents were concerned about the limited access in and out of the community. The community has submitted plans to the planning commission to put in a permanent gate between Auburn Fields and their community. If you would like to voice your opinion on this matter you may do so to Dan at Draper City. His email is dan@draper.ut.us please make sure to list specific concerns on why you are opposed to the gate and any person impacts that it might cause.

Thank you.

Dan Boles

From: Anne Hansen [AHansen@sjc.utah.gov]
Sent: Friday, May 10, 2013 11:00 AM
To: Dan Boles
Subject: Auburn Fields vs. Wyngate

Hi Dan,

I am a resident in the Auburn Fields subdivision and recently heard there is a submittal from the subdivision to the north of us requesting a permanent gate or fence to block of the access point on the through street between our subdivisions. Can you give me more information on what is being requested? I have some strong concerns depending on what the facts of the situation are, but I don't want to jump to conclusions on anything I don't have information on.

Thank you for your help.

Anne Hansen
Operations Support Supervisor
South Jordan City - Public Works

PH 801.253.5230 - FAX 801.253.0617

Dan Boles

From: Danielle Heaps [daniellepnp@gmail.com]
Sent: Friday, May 03, 2013 12:10 PM
To: Dan Boles
Subject: Fwd: Concerned Neighbor Project

---------- Forwarded message ----------
From: **Danielle Heaps** <daniellepnp@gmail.com>
Date: Fri, May 3, 2013 at 12:05 PM
Subject: Concerned Neighbor Project
To: angie.olsen@draper.ut.us

Hi Angie,

I am the new homeowner of 1612E. Wylie Lane. My neighbor is in the process of a construction project which includes laying permanent concrete for a driveway. Unfortunately, I am not sure exactly where our property line is located. The property line that they have measured brings their concrete only inches away from our curb edging and home. We are concerned about foundation issues, gas lines etc. (they have already broken our sprinkler heads). In addition, we would not be able to get by on the side of our house with a lawnmower. The neighbors are being cooperative and informative. However. we would like to get a second opinion about the property line. Please email me or call me with any advice at 801-833-6071 or daniellepnp@gmail.com Thank you!

--

Danielle Heaps, NP

--

Danielle Heaps, NP

Dan Boles

From: Delta Drug LLC [deltadrugllc@frontiernet.net]
Sent: Wednesday, May 01, 2013 11:31 AM
To: Dan Boles
Subject: Re: Email Address

Dear Dan: Just a few thoughts (or opinions) on the proposed Wyngate Gate between them and Auburn Hills developements. Traffic flow out of both developements to 7th east will be severly impacted. It is 1 less exit for us and 2 less exits for them. Having witnessed 2 accidents already of people trying to make left turns onto 7th east in 3 weeks, I am against funneling more cars into less exits. I am not sure why Draper City even gives developements this option. So it may be within the letter of your
ordinance, without being in the spirit of what a City (which is just a large community) is supposed to
be about. You cant have a real spirit of community when you allow people to wall themselves and us off from driving, walking, accessing the trax line, visiting neighbors, and reducing crime by being aware of their extended neighborhood. The pioneers who founded Draper would laugh at the notion. The fire marshall Don Buckley agrees that gated communities are legal in Draper, but are a bad idea for fire and emergency services. This gate leads to a street on the east boundary of Wingate and our traffic
would only impact (marginally) at most 8 residences. In closing I am sure that planning and zoning
can legally allow them a moat and a drawbridge if it wants to. But that doesnt mean that is makes any
sense in the twenty first century. Thank you for your time. If possible I would appreciate being contacted when a public meeting is scheduled. my e-mail is deltadrugllc@frontiernet.net
James & David Pierson, 11732 So. Shadow View Lane. Draper, Utah 84020
phone 435-979-2645

----- Original Message -----
From: Dan Boles
To: deltadrugllc@frontiernet.net
Sent: Tuesday, April 30, 2013 4:11 PM
Subject: Email Address

Jim,

I got your message. Here's my email address. Thanks.

Dan Boles, AICP
Draper City Planning Division
1020 East Pioneer Rd.
Draper, UT 84020
801-576-6335

DRAPER CITY Utah

www.draper.ut.us

May 16, 2013

To: Draper City, Community Development Department

Fr: Peter Kilbourn

Re: Wyngate Commons Gate Conditional Use Permit

I'm currently both a resident and owner of one of the dwellings located in Wyngate Commons, and I wish to advise the Planning Commission of my opposition to the referenced Permit, for a number of reasons.

I've been an owner-resident of Wyngate for over six years now, and I've always felt secure in the Wyngate property. A large part of that security is based upon the knowledge that the providers of emergency services are both close by and have easy access to my residence.

Initially, I'm not certain that the Applicant followed proper due process, with respect to launching a project that could have a significant and negative financial impact on the owner-residents of the property. While I've been aware of this project for some time, the Applicant has never provided me with any type of written outline of the project, nor have I been given any specific current/future cost estimates of either the basic construction or the continuing maintenance of the structure.

Second, it's my opinion that the concept of a 'gated community' was never factored into the initial planning and organization of the Wyngate property. A review of the map attached to the Notice of Public Hearing showing the proposed locations of the three gates, makes it clear that the original layout of the property called for an open community, exactly like the complex located to the south of Wyngate.

Again, we owner-residents will have to bear the increasing costs of building a structure that will provide us with no real benefit, and may very possibly have a negative impact on our quality of life. I've had experience with so-called gated communities in the past, and while the controlled access points give some illusion of additional security, the owner-residents face significant consequences when the gates begin to fail, which far outweigh that perceived security.

Obviously, the most serious problem is the limiting of access of both private and municipal emergency services – fire, medical, and police – due to a gate failure.

Gates **will** inevitably fail or malfunction. Negative Consequences of these failures to the collective residents would include:

> The inability of both private and municipal services to respond to emergencies in a timely fashion,
>
> Inability of public utility services to respond to failures of those utilities (i.e. power, sewer, water services) resulting in or compounding of potential damage to persons or property,
>
> The inevitable legal liability that will be incurred by the owner-residents, in the event the courts deem the failure of the gate to be a contributing factor to the damage to persons or property, and

Property damage due to malfunction of gate itself– again leading to potential litigation liability incurred by the owner-residents.

Negative consequences to the individual residences would include:

The inability of a resident or other individual to respond to an emergency situation of a personal nature, either inside the property or outside,

The inability of tradesmen to access property, resulting in significant inconvenience to the individual owner-resident ,

The inability of resident to be able to meet a structured off property appointment, such as a physician's visit or flight reservation, which could also lead to potential legal liability for the owner-residents.

Again, because the gate becomes part of the collectively property collectively owned property, all owners will be obliged to share in any negative consequences of the failure of the gate to properly perform.

In conclusion, I respectfully request the Planning commission to reject the Applicant's request for this Conditional Use Permit, or at least table the matter until such time as the applicant presents a proposal that addresses and provides solutions to the concerns contained in this correspondence.

Sincerely,

Peter Kilbourn, owner-resident

DRAPER CITY

Community Development Department
1020 East Pioneer Road
Draper, UT 84020
(801) 576-6539 Fax (801) 576-6526

STAFF REPORT
May 13, 2013

To: Planning Commission
Business Date: May 23, 2013

From: Development Review Committee
Prepared by Dennis Workman, Planner II

Re: **Sunset at Draper Ridge Phase 2 Plat Amendment**

Application No.:	130409-12091S
Applicant:	Brad Mackay with Ivory Development
Project Location:	Approx. 12100 S. Aiden Ridge Dr.
Zoning:	RM1 and R3
Acreage:	7.12 acres
Request:	To amend the Sunset at Draper Ridge Phase 2 plat by removing Parcel A and amending all notes pertaining to Parcel A. The amendment to the Sunset at Draper Ridge Phase 2 plat is being accomplished through a note that will be added to the Galena Grove plat.

SUMMARY

Formerly known as the West Draper Subdivision, the Sunset at Draper Ridge Phase II subdivision received final plat approval on March 14, 2006. On February 21, 2013, the 8.75 acres of RM1-zoned ground that abuts on the west received preliminary plat approval. This property will become a 26-lot single-family subdivision called Galena Grove. Galena Grove was close to the finish line when it was realized that in order to incorporate Parcel A—a sliver-thin piece of property within the Sunset at Draper Ridge Phase 2 subdivision—into the Galena plat, an amendment of the Sunset plat would be necessary. Attached to this report is a copy of the revised Galena Grove plat that contains some changes since the Planning Commission reviewed it on February 21, 2013. The changes will effectively amend the Sunset at Draper Ridge Phase 2 plat. They are as follows:

1. The title at the top of the plat has been changed from GALENA GROVE SUBDIVISION to GALENA GROVE SUBDIVISION (AMENDING PARCEL A OF SUNSET AT DRAPER RIDGE PHASE 2)
2. The street Galena Grove Way has shifted where it abuts Lot 12 in order to avoid a small piece of property that is part of the Sunset at Draper Ridge Phase 2 subdivision plat.
3. A note has been added to the Galena Grove plat, which in effect amends the Sunset at Draper Ridge Phase 2 plat. The note states:

   PARCEL A AS SHOWN ON THE RECORDED PLAT CALLED SUNSET AT DRAPER RIDGE SUBDIVISION PHASE 2 IS HEREBY AMENDED PER THIS PLAT. THE PROPERTY FORMERLY CONTAINED IN SAID PARCEL A IS NOW PART OF

LOT 13 AND THE GALENA GROVE WAY RIGHT-OF-WAY IN THE GALENA GROVE SUBDIVISION. THE NOTES ON THE SUNSET AT DRAPER RIDGE PHASE 2 PLAT PERTAINING TO PARCEL A ARE ALSO AMENDED AND NO LONGER APPLY TO PARCEL A.

With the above note added to the Galena Grove plat, Parcel A of the Sunset at Draper Ridge II plat is hereby removed and incorporated into the Galena Grove plat, and all notes pertaining to Parcel A are modified accordingly.

Noticing. Staff has followed all noticing procedures for a plat amendment as outlined in the state code. Mail notices have been sent to all property owners within the Sunset at Draper Ridge II subdivision identifying the changes and inviting them to attend the Planning Commission and City Council hearings at which this proposal will be reviewed. In addition, signs have been posted on the subject property to further inform. A newspaper notice has been placed to provide notice of the City Council meeting.

STAFF RECOMMENDATION

Staff recommends approval of the plat amendment request by Brad Mackay, application 130409-12091S, subject to the following conditions:

1. That the final mylar is consistent with all Draper City Municipal Codes governing the creation of a final subdivision plat.
2. That a mylar is signed and recorded at the Salt Lake County Recorders office.
3. That all Draper City ordinances and requirements are met and continually adhered to.
4. That the Galena Grove mylar is revised to show all changes outlined in this staff report.

This recommendation is based on the following findings:

1. That the proposed plat amendment is consistent with the General Plan and meets all requirements of the zoning ordinance.
2. That neither the public nor any person will be materially injured by the proposed vacation, alteration, or amendment.
3. That there is good cause for the vacation, alteration or amendment.
4. That the proposed plat amendment will not be detrimental to the health, safety, or general welfare of persons or property in the area.
5. That Chapter 17-9 of the Draper City Municipal Code provides for the amendment of a subdivision plat.

MODEL MOTION

Sample Motion for a Positive Recommendation. "I move we forward a positive recommendation to the City Council for the Sunset at Draper Ridge Plat Amendment as outlined in this staff report, application 130409-12091S, based on the findings and conditions listed in the staff report dated May 10, 2013 and as modified by the following:"

1. List any additional findings and conditions.

Sample Motion for a Negative Recommendation. "I move we forward a negative recommendation to the City Council for the Sunset at Draper Ridge Plat Amendment, application 130409-12091S, based on the following findings:"

1. List all findings.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Engineering Division

Draper City Public Works Department

Unified Fire Authority

Draper City Building Division

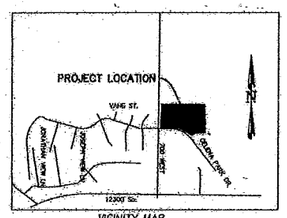
Draper City Planning Division

Draper City Legal Counsel

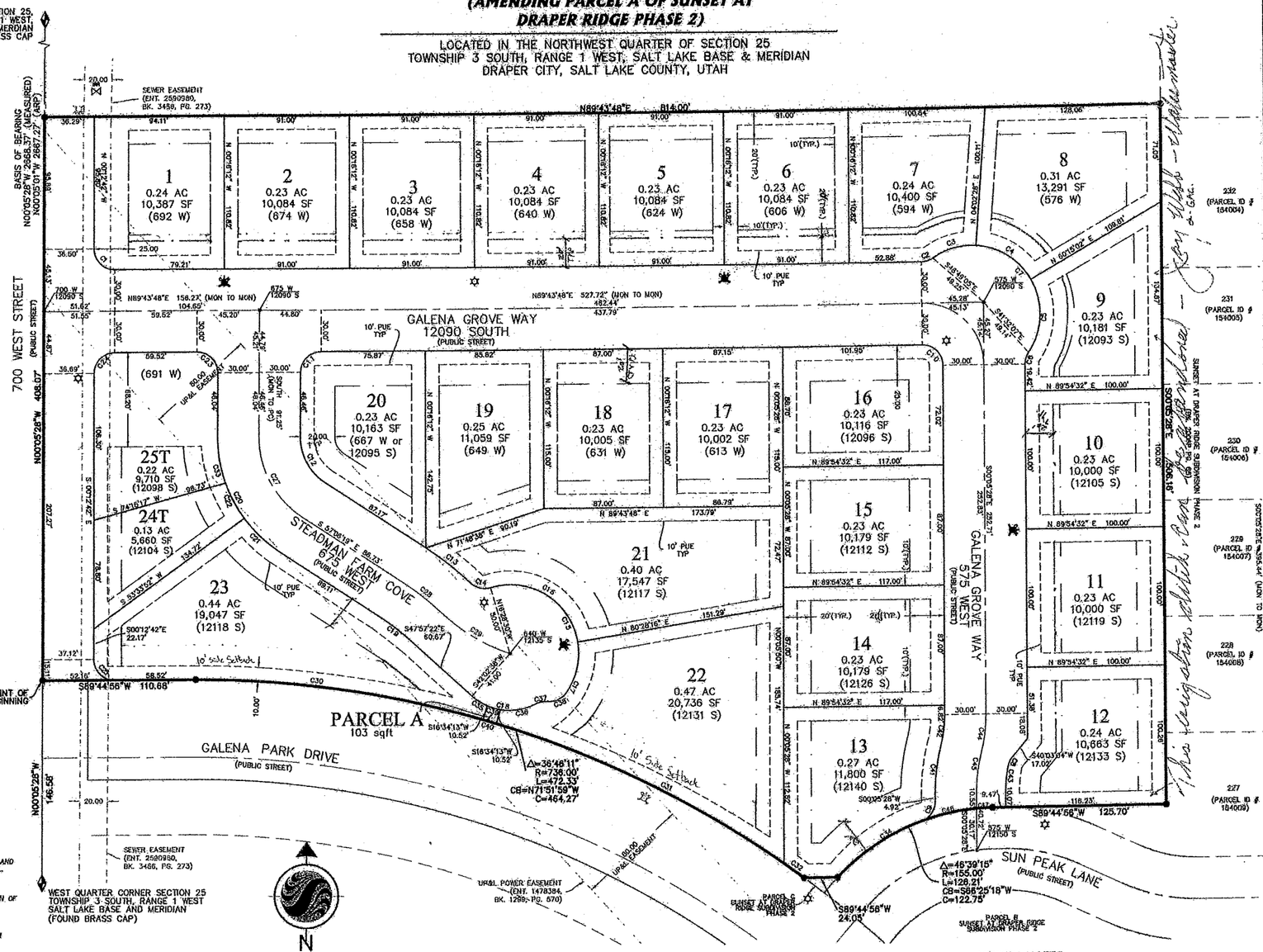
GALENA GROVE SUBDIVISION

(AMENDING PARCEL A OF SUNSET AT DRAPER RIDGE PHASE 2)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
(NTS)



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.00	23.58'	90°00'31"	S45°12'27"E	21.22'
C2	15.00	8.91'	34°01'23"	N72°43'04"E	8.78'
C3	50.00	33.45'	38°20'03"	S74°52'27"W	32.83'
C4	50.00	46.00'	52°12'34"	N57°10'09"W	44.41'
C5	50.00	68.82'	63°02'52"	N02°08'28"E	65.36'
C6	15.00	8.91'	34°01'23"	S16°50'13"W	8.78'
C7	50.00	138.08'	158°13'28"	N45°10'50"W	98.20'
C8	15.00	7.28'	28°07'06"	S25°36'31"W	7.20'
C9	15.00	18.44'	70°25'25"	N36°07'14"E	17.30'
C10	15.00	23.61'	90°10'44"	N45°10'50"W	21.25'
C11	15.00	23.49'	89°43'48"	S44°31'54"W	21.16'
C12	40.00	39.87'	57°06'19"	S68°33'10"E	38.24'
C13	230.00	41.21'	10°16'04"	N61°31'47"W	41.15'
C14	15.00	13.64'	52°14'10"	S74°38'12"E	13.94'
C15	50.00	122.97'	140°52'06"	N34°07'31"W	94.24'
C16	50.00	84.60'	96°56'47"	S59°00'03"E	74.86'
C17	50.00	38.37'	43°58'09"	N42°27'38"E	37.44'
C18	41.00	46.80'	65°36'45"	S62°48'14"E	77.11'
C19	170.00	22.16'	06°58'58"	N62°31'31"W	22.12'
C20	100.17'	97.26'	55°38'45"	S27°39'16"E	93.51'
C21	100.17'	33.70'	19°16'28"	S46°02'28"E	33.54'
C22	100.17'	29.10'	16°38'38"	S28°45'53"E	29.00'
C23	15.00	23.62'	90°16'12"	N42°06'06"W	21.26'
C24	15.00	23.58'	89°56'29"	S44°43'33"W	21.20'
C25	15.00	23.67'	90°02'05"	S45°13'44"E	21.22'
C26	45.00	70.83'	90°10'44"	N45°10'50"W	63.72'
C27	70.00	69.77'	57°06'19"	S68°33'10"E	66.92'
C28	200.00	38.21'	10°22'23"	N61°35'05"W	38.17'
C29	134.80	57.91'	24°36'52"	S59°02'16"E	57.47'
C30	736.00	211.06'	16°26'00"	N63°57'56"W	210.39'
C31	736.00	233.10'	18°08'00"	N63°57'56"W	232.18'
C32	736.00	18.10'	1°24'53"	N54°11'09"W	18.10'
C33	100.17'	34.10'	19°30'38"	S06°53'46"E	34.33'
C34	165.00	73.64'	25°41'18"	S54°42'48"W	72.99'
C35	41.00	13.22'	18°28'09"	S37°11'26"E	13.16'
C36	41.00	26.56'	37°07'02"	N81°02'25"E	26.10'
C37	15.00	8.06'	33°12'56"	S79°37'23"W	8.57'
C38	15.00	16.03'	61°13'77"	N65°53'13"E	15.28'
C39	41.00	10.02'	14°00'34"	S73°28'47"E	10.00'
C40	736.00	10.00'	00°46'43"	N77°28'47"W	10.00'
C41	145.00	34.48'	14°24'26"	S07°06'45"W	34.38'
C42	85.00	21.37'	14°24'26"	S07°06'45"W	21.32'
C43	81.00	19.73'	12°01'27"	S06°35'15"W	19.69'
C44	115.00	28.92'	14°24'26"	S07°06'45"W	28.84'
C45	115.00	28.92'	14°24'26"	S07°06'45"W	28.84'
C46	155.00	40.98'	15°09'03"	S77°54'28"W	40.87'
C47	155.00	11.64'	04°18'57"	S87°36'57"W	11.64'

Owner/Developer
BOYD BROWN
BB SOLD
1214 WILMINGTON AVE.
SALT LAKE CITY, UT 84105

NOTES:
SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

BASED ON THE GEOTECHNICAL REPORTS RECOMMENDATIONS, THE CONSTRUCTION OF BASEMENTS IS FEASIBLE.

NO DRIVEWAY ACCESS ALLOWED ONTO 700 WEST OR GALENA PARK DRIVE.

PARK STRIP AND STREET TREES ON GALENA GROVE WAY AND STEADMAN FARM COVE WILL BE MAINTAINED BY THE ADJACENT HOMEOWNERS.

PARK STRIP AND STREET TREES ON 700 WEST, GALENA PARK DRIVE AND SUN PEAK LANE WILL BE MAINTAINED BY THE ADJACENT HOMEOWNERS.

1.78 ACRES TO BE DEDICATED TO DRAPER CITY FOR PUBLIC RIGHT OF WAY.

NO VEHICLE ACCESS TO GALENA PARK DRIVE FROM STEADMAN FARM COVE.

PARCEL A AS SHOWN HEREON SHALL BE DEDICATED TO DRAPER CITY UPON RECORDATION OF THIS PLAT.

BLDG SETBACK	
FRONT YARD:	20'
REAR YARD:	20'
SIDE YARD:	10'
STREET SIDE:	20'

EASEMENT APPROVAL

QUESTAR GAS CO.	4-22-13 DATE
ROCKY MOUNTAIN POWER	4/23/13 DATE
CENTURY LINK	4/18/13 DATE
COMCAST	4-18-13 DATE

Stantec Consulting Inc.
3995 S. 700 E. Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.268.1671
www.stantec.com

Project Number	PM
186201089	JRJ
Filename	
01089v-pp	
Designed By	Drawn By
JRJ	SRV
Checked By	Date
GAC	01/18/13

No.	Revisions	By	Date

DRAPER CITY WATER

APPROVED THIS _____ DAY OF _____ A.D., 20_____ BY THE DRAPER CITY WATER DEPARTMENT.

DRAPER CITY WATER DEPARTMENT

SALT LAKE VALLEY HEALTH DEPT.

APPROVED THIS 23rd DAY OF April A.D., 20 13.

DIRECTOR

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20_____ BY THE DRAPER CITY PLANNING DEPARTMENT.

DIRECTOR, DRAPER CITY PLANNING DEPARTMENT

SEWER

APPROVED THIS 10th DAY OF April A.D., 20 13 BY THE IMPROVEMENT DISTRICT.

SOUTH VALLEY SEWER DISTRICT DISTRICT MANAGER

CITY ENGINEER'S CERTIFICATE

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

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20_____.

DRAPER CITY ATTORNEY

DRAPER MAYOR

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

ATTEST: CITY RECORDER MAYOR

LEGEND

- DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.) AS SHOWN ON THIS PLAT
- 10' FRONT & REAR, 8' SIDE
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT
- MONUMENT TO BE SET PER CITY STANDARDS
- EXISTING MONUMENT
- BOUNDARY CORNER SET 5/8 REBAR & CAP
- SECTION CORNER MONUMENT
- TOWN HOUSE LOT

UTILITY NOTES:

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities with the public utility easements identified on this plat insofar as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.

SURVEYOR'S CERTIFICATE

I, Gregory A. Oates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

GALENA GROVE SUBDIVISION
(AMENDING PARCEL A OF SUNSET AT DRAPER RIDGE PHASE 2)

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point N00°05'28"W 146.58 feet, along the Section Line, from The West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence, along said Section Line, N00°05'28"W 408.07 feet; thence N89°43'48"E 814.00 feet to the Westerly Boundary Line of Sunset at Draper Ridge Subdivision Phase 2, recorded in Book 2006P at Page 65 in the Office of the Salt Lake County Recorder; thence, along said Westerly Boundary Line, the following the two (2) courses: (1) S00°05'28"E 505.16 feet, (2) S89°44'56"W 125.70 feet to a point on the Northerly Right-o-Way Line of Sun Peak Lane, said point being also the easternmost point of Parcel A, according to said Sunset at Draper Ridge Subdivision Phase 2; thence, along said Northerly Right-of-Way Line and the Southerly line of said Parcel A as described in that certain Quit Claim Deed, recorded as Entry No. 11596939 in Book 10117 at Page 3047 in the Salt Lake County Recorder's Office, Southwesterly 126.21 feet along the arc of a 155.00 foot radius curve to the left, chord bears S66°25'18"W 122.75 feet; thence S89°44'56"W 24.05 feet to the Northerly Right-of-Way Line of Galena Park Drive; thence, along said Northerly Right-of-Way Line, the following two (2) courses: (1) Northwesterly 472.33 feet along the arc of a 736.00 foot radius curve to the left, chord bears N71°51'59"W 464.27 feet; (2) S89°44'56"W 110.68 feet to the Point of Beginning.

Contains: 381,404 SF or 8.76 AC. and 25 Lots.

April 15, 2013
Date

GREGORY A. OATES
PLS NO. 161226

LICENSED PROFESSIONAL LAND SURVEYOR No. 161226 GREGORY A. OATES STATE OF UTAH

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

GALENA GROVE SUBDIVISION
(AMENDING PARCEL A OF SUNSET AT DRAPER RIDGE PHASE 2)

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 10th day of April, 2013

Ivory Development, L.L.C. By: [signature] (President)
Christopher P. Gamvroulis

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On the 10th day of April A.D., 20 13 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Christopher P. Gamvroulis who after being duly sworn, acknowledged to me that Ivory Development, a Limited Liability Company, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES: 4/1/2015

STACY HALOMS
Commission #
My Commission Expires
September 16, 2015
State of Utah

NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

GALENA GROVE SUBDIVISION
(AMENDING PARCEL A OF SUNSET AT DRAPER RIDGE PHASE 2)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED

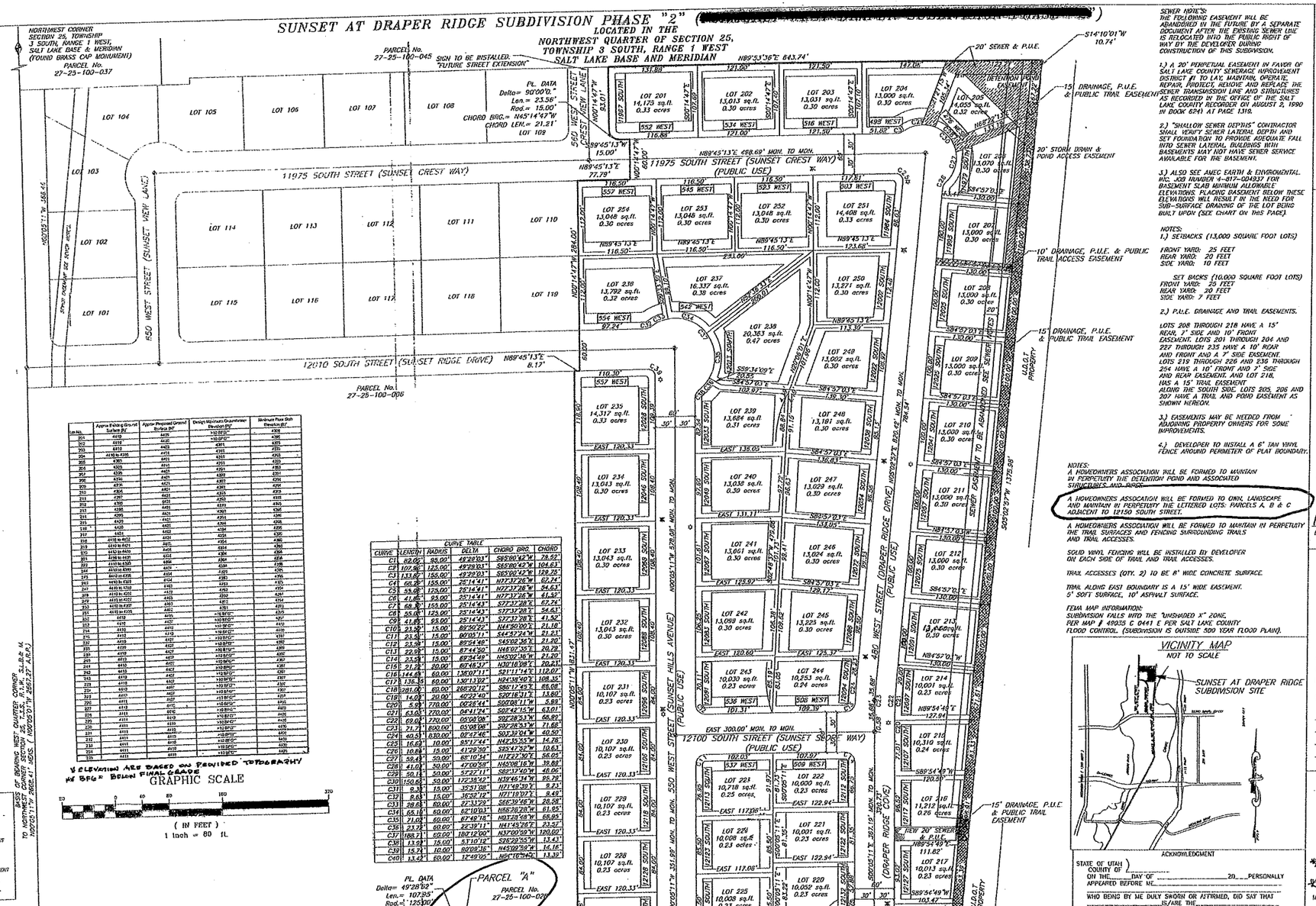
STATE OF UTAH; COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : _____

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

FEE$ _____ DEPUTY SALT LAKE COUNTY RECORDER

SUNSET AT DRAPER RIDGE SUBDIVISION PHASE "2" ([redacted])

LOCATED IN THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



Lot No.	Approx Existing Ground Surface Elev	Approx Proposed Ground Surface Elev	Design Maximum Groundwater Elevation	Minimum Floor Slab Elevation
201	4419	4420	+10.00'±	4369
202	4416	4420	+10.00'±	4367
203	4412	4415	4361	4320
204	4410 to 4406	4413	4359	4318
205	4365	4363	4321	4279
206	4365	4363	4321	4279
207	4369	4367	4325	4283
208	4374	4371	4329	4287
209	4374	4371	4329	4287
210	4382	4381	4337	4295
211	4387	4383	4339	4297
212	4392	4393	4349	4305
213	4398	4403	4359	4316
214	4399	4403	4359	4316
215	4400	4401	4354	4316
216	4400	4401	4354	4316
217	4401	4402	4354	4316
218	4402 to 4402	4405	4354	4316
219	4410 to 4401	4405	4354	4316
220	4410 to 4400	4404	4354	4316
221	4410 to 4401	4403	4354	4316
222	4410 to 4395	4394	4354	4316
223	4410 to 4395	4394	4354	4316
224	4410	4412	4354	4316
225	4410	4412	4354	4316
226	4410	4412	4354	4316
227	4410	4412	4354	4316
228	4410	4412	4354	4316
229	4410	4412	4354	4316
230	4410	4412	4354	4316
231	4410	4412	4354	4316
232	4410	4412	4354	4316
233	4410	4412	4354	4316
234	4410	4412	4354	4316
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248	4410	4412	4354	4316
249	4410	4412	4354	4316
250	4410	4412	4354	4316
251	4410	4412	4354	4316
252	4410	4412	4354	4316
253	4410	4412	4354	4316
254	4410	4412	4354	4316

ELEVATION ARE BASED ON PROVIDED TOPOGRAPHY
HF BFG= BELOW FINAL GRADE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	82.02'	95.00'	49°28'03"	S65°00'42"W	79.52'
C2	107.92'	125.00'	49°28'03"	S65°00'42"W	104.61'
C3	133.82'	155.00'	49°28'03"	S65°00'42"W	129.72'
C4	68.28'	155.00'	25°14'41"	N77°37'26"W	67.74'
C5	53.08'	125.00'	25°14'41"	N77°37'26"W	54.63'
C6	41.85'	95.00'	25°14'41"	N77°37'26"W	41.52'
C7	68.28'	155.00'	25°14'41"	S77°37'26"E	67.74'
C8	55.08'	125.00'	25°14'41"	S77°37'26"E	54.63'
C9	41.85'	95.00'	25°14'41"	S77°37'26"E	41.52'
C10	23.56'	15.00'	90°00'00"	N44°50'00"E	21.18'
C11	23.56'	15.00'	90°00'11"	S44°57'24"W	21.21'
C12	23.56'	15.00'	89°54'49"	S45°02'36"E	21.20'
C13	22.95'	15.00'	87°44'50"	N46°07'35"E	20.79'
C14	23.56'	15.00'	90°54'49"	N45°02'36"W	21.20'
C15	21.22'	20.00'	60°48'37"	N30°16'08"E	20.23'
C16	144.65'	60.00'	138°07'11"	S21°11'14"E	112.07'
C17	136.16'	60.00'	130°13'02"	N24°39'50"E	108.35'
C18	201.06'	60.00'	192°00'12"	S86°17'45"E	119.98'
C19	14.05'	20.00'	40°22'40"	S20°16'31"E	13.80'
C20	5.69'	770.00'	00°25'44"	S00°08'11"W	5.69'
C21	63.03'	770.00'	04°41'24"	S02°42'15"W	63.01'
C22	69.02'	770.00'	05°08'08"	S02°28'33"W	68.99'
C23	71.27'	890.00'	05°08'08"	S02°28'33"W	71.68'
C24	40.51'	830.00'	02°47'46"	S01°33'04"W	40.50'
C25	16.69'	10.00'	95°17'44"	N42°15'55"W	14.78'
C26	10.84'	15.00'	41°29'30"	S25°47'52"W	10.61'
C27	59.48'	50.00'	68°10'34"	N12°22'30"E	56.02'
C28	41.00'	50.00'	47°00'56"	N65°08'16"W	39.88'
C29	50.14'	50.00'	57°27'11"	S82°37'40"W	48.06'
C30	150.65'	50.00'	172°35'42"	N39°46'34"W	99.79'
C31	9.33'	15.00'	35°21'08"	N21°49'39"E	9.21'
C32	9.68'	15.00'	36°52'12"	N71°19'07"E	9.49'
C33	28.83'	60.00'	27°31'25"	S66°39'16"W	28.56'
C34	65.16'	60.00'	62°10'03"	N55°28'28"W	61.95'
C35	71.03'	60.00'	67°48'18"	N01°28'59"W	66.95'
C36	23.73'	60.00'	22°39'11"	N41°43'26"E	23.57'
C37	188.21'	60.00'	180°12'00"	N37°00'59"W	120.00'
C38	13.92'	15.00'	53°10'12"	S26°23'55"W	13.43'
C39	15.74'	10.00'	90°09'36"	N45°09'59"W	14.16'
C40	13.42'	60.00'	12°49'05"	N56°10'42"E	13.39'

LEGEND
SECTION LINE
PROPERTY BOUNDARY
EASEMENT LINE
BUILDING ENVELOPE LINE
PROPOSED MONUMENTS AS RECORDED BY SALT LAKE COUNTY
SECTION CORNER
TRAIL & DRAINAGE EASEMENT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT

SEWER NOTES:
THE FOLLOWING EASEMENT WILL BE ABANDONED IN THE FUTURE BY A SEPARATE DOCUMENT AFTER THE EXISTING SEWER LINE IS RELOCATED INTO THE PUBLIC RIGHT OF WAY BY THE DEVELOPER DURING CONSTRUCTION OF THIS SUBDIVISION.

1.) A 20' PERPETUAL EASEMENT IN FAVOR OF SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT #1 TO LAY, MAINTAIN, OPERATE, REPAIR, PROTECT, REMOVE AND REPLACE THE SEWER TRANSMISSION LINE AND STRUCTURES AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON AUGUST 9, 1990 IN BOOK 6241 AT PAGE 1319.

2.) "SHALLOW SEWER DEPTHS" CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR THE BASEMENT.

3.) ALSO SEE AMEC EARTH & ENVIRONMENTAL INC. JOB NUMBER 4-817-004937 FOR BASEMENT SLAB MINIMUM ALLOWABLE ELEVATIONS. PLACING BASEMENT BELOW THESE ELEVATIONS WILL RESULT IN THE NEED FOR SUB-SURFACE DRAINING OF THE LOT BEING BUILT UPON (SEE CHART ON THIS PAGE).

NOTES:
1.) SETBACKS (13,000 SQUARE FOOT LOTS)

FRONT YARD: 25 FEET
REAR YARD: 20 FEET
SIDE YARD: 10 FEET

SET BACKS (10,000 SQUARE FOOT LOTS)
FRONT YARD: 25 FEET
REAR YARD: 20 FEET
SIDE YARD: 7 FEET

2.) P.U.E. DRAINAGE AND TRAIL EASEMENTS.

LOTS 208 THROUGH 218 HAVE A 15' REAR, 7' SIDE AND 10' FRONT EASEMENT. LOTS 201 THROUGH 204 AND 227 THROUGH 235 HAVE A 10' REAR AND FRONT AND A 7' SIDE EASEMENT. LOTS 219 THROUGH 226 AND 236 THROUGH 254 HAVE A 10' FRONT AND 7' SIDE AND REAR EASEMENT. AND LOT 218, HAS A 15' TRAIL EASEMENT ALONG THE SOUTH SIDE. LOTS 205, 206 AND 207 HAVE A TRAIL AND POND EASEMENT AS SHOWN HEREON.

3.) EASEMENTS MAY BE NEEDED FROM ADJOINING PROPERTY OWNERS FOR SOME IMPROVEMENTS.

4.) DEVELOPER TO INSTALL A 6' TAN VINYL FENCE AROUND PERIMETER OF PLAT BOUNDARY.

NOTES:
A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN IN PERPETUITY THE DETENTION POND AND ASSOCIATED STRUCTURES AND PIPES.

A HOMEOWNERS ASSOCIATION WILL BE FORMED TO OWN, LANDSCAPE AND MAINTAIN IN PERPETUITY THE LETTERED LOTS: PARCELS A, B & C ADJACENT TO 12150 SOUTH STREET.

A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN IN PERPETUITY THE TRAIL SURFACES AND FENCING SURROUNDING TRAILS AND TRAIL ACCESSES.

SOLID VINYL FENCING WILL BE INSTALLED BY DEVELOPER ON EACH SIDE OF TRAIL AND TRAIL ACCESSES.

TRAIL ACCESSES (QTY. 2) TO BE 8' WIDE CONCRETE SURFACE.

TRAIL ALONG EAST BOUNDARY IS A 15' WIDE EASEMENT. 5' SOFT SURFACE, 10' ASPHALT SURFACE.

FEMA MAP INFORMATION:
SUBDIVISION FALLS INTO THE "UNSHADED X" ZONE, PER MAP # 49035 C 0441 E PER SALT LAKE COUNTY FLOOD CONTROL. (SUBDIVISION IS OUTSIDE 500 YEAR FLOOD PLAIN).

VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JEFFERY S. KEARL do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 176631 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

SUNSET AT DRAPER RIDGE SUBDIVISION PHASE "2"
([redacted])

and that the same has been correctly surveyed and staked on the ground as shown on this plat.
I further certify that all lots meet area, width and frontage requirements of the applicable zoning ordinance

LEGAL DESCRIPTION

BEGINNING AT A POINT N89°45'13"E ALONG THE SECTION LINE 864.00 FEET AND S00°05'11"E 50.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING; THENCE S89°45'13"W 252.21 FEET TO A POINT ON A 736.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 78.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°04'58" (CENTER BEARS S42°36'20"W); THENCE N89°45'13"E 23.79 FEET; THENCE N40°16'21"E 6.34 FEET TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 107.95 FEET ALONG THE ARC OF SAID 125.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 49°28'52" TO THE POINT OF TANGENCY; THENCE N89°45'13"E ALONG THE SECTION LINE 139.54 FEET TO THE SOUTHEAST CORNER OF THE KENNETH AND WILMA A. STEADMAN PROPERTY (PARCEL No. 27-25-100-028); THENCE N00°05'11"W ALONG THE EAST LINE OF SAID STEADMAN PROPERTY AND THE EAST LINE OF THE CORP. OF THE PRESIDING BISHOP OF THE LDS CHURCH PROPERTY 831.47 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE CORP. OF THE PRESIDING BISHOP OF THE LDS CHURCH PROPERTY (PARCEL No. 27-25-100-006); THENCE N89°45'13"E 8.17 FEET; THENCE N00°14'47"W 284.00 FEET; THENCE N89°45'13"E 77.79 FEET; THENCE N00°14'47"W 60.00 FEET; THENCE S89°45'13"W 15.00 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY (CHORD BEARS N45°14'47"W 21.21 FEET); THENCE N00°14'47"W 93.01 FEET TO THAT BOUNDARY LINE AGREEMENT RECORDED IN BOOK 8613 AT PAGE 7027 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE N89°53'38"E ALONG SAID BOUNDARY LINE AGREEMENT 643.74 FEET TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THENCE FOLLOWING THE UNION PACIFIC RAILROAD RIGHT-OF-WAY THE FOLLOWING 2 COURSES; 1.) S14°10'01"W 10.74 FEET; 2.) S00°52'57"W 1375.98 FEET; THENCE S89°45'13"W 522.61 FEET TO THE POINT OF BEGINNING. CONTAINS 20.32 ACRES MORE OR LESS.

1-10-06
DATE

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owner (s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as the

SUNSET AT DRAPER RIDGE SUBDIVISION PHASE "2"
([redacted])

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof We have hereunto set our hands this 25th day of January A.D., 20 06.

Blaine Lough — Manager, Lough Court LLC
Marie Nielson — Vice President, US BANK NA

ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.
On the 25th day of January A.D., 2006, 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, Blaine Lough in number, who duly acknowledged to me that Marie Nielson signed it freely and voluntarily and for the uses and purposes therein mentioned.
V.P. US Bank
MY COMMISSION EXPIRES: 3-27-07
Marilyn Stokes
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF ____)
ON THE ____ DAY OF ____ 20__ PERSONALLY APPEARED BEFORE ME ____
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT ____ IS/ARE THE ____ OF ____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID ____ BY AUTHORITY OF ____ AND THE SAID ____
ACKNOWLEDGED TO ME THAT SAID ____ EXECUTED THE SAME.
MY COMMISSION EXPIRES ____ NOTARY PUBLIC
RESIDING IN ____

SUNSET AT DRAPER RIDGE SUBDIVISION PHASE "2"
([redacted])

LOCATED IN THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

QWEST TELEPHONE
APPROVED THIS 11th DAY OF January A.D., 20 06
QWEST TELEPHONE

QUESTAR GAS
APPROVED THIS 19th DAY OF January A.D., 20 06
QUESTAR GAS

COMCAST CABLE
APPROVED THIS 11th DAY OF January A.D., 20 06
COMCAST CABLE TV

PACIFICORP
APPROVED THIS 19th DAY OF Jan A.D., 20 06
PACIFICORP

FLOOD CONTROL DEPT.
APPROVED THIS 27th DAY OF JAN. A.D., 20 06
FLOOD CONTROL DIRECTOR FCP 2172

DRAPER CITY WATER
APPROVED THIS 17th DAY OF Jan A.D., 20 06
AUTHORIZED SIGNATURE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 18 DAY OF January A.D., 20 06
GENERAL MANAGER, SOUTH VALLEY SEWER DISTRICT

BOARD OF HEALTH
APPROVED THIS 24th DAY OF JAN. A.D., 2006
DIRECTOR, S.L. Co. BOARD OF HEALTH

PLANNING COMMISSION
APPROVED THIS 15th DAY OF March A.D., 20 06 BY THE DRAPER CITY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMM.

DRAPER 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 THIS ____ DAY OF ____ A.D., 20 06
DRAPER CITY ATTORNEY

CITY MAYOR
PRESENTED TO DRAPER CITY THIS ____ DAY OF March A.D., 20 06
DRAPER CITY MAYOR
ATTEST: ____
CITY RECORDER

27-25-31, 32
27-25-11, 12
27-25-100-029, 039
27-25-100-050
27-25-100-051
27-25-100-053

RECORDED #9262416
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF City of Draper
DATE 3-17-2006 TIME 1:48PM BOOK 2006-P PAGE 65
#2740 FEE $
SALT LAKE COUNTY RECORDER

SHEET
PL001