



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, August 22, 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 July 18, 2013 Planning Commission meeting.
2. **Public Hearing:** On the request of Ryan Robinson for approval of a Zoning Map Amendment of 1.71 acres at 12201 South 300 East from the A5 Agricultural to the CC Community Commercial zone. The application is otherwise known as the ***Chick-fil-A Zone Change Request***, Application #130719-12201S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
3. **Public Hearing:** On the request of Trace Coccimiglio for approval of a Zoning Map Amendment of approximately 1.97 acres at 12855 South & 12875 South Minuteman Drive from CR Regional Commercial to CG General Commercial. This application is otherwise known as the ***Valet Auto Body Zoning Map Amendment Request***, Application #130723-12855S. 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.

4. **Public Hearing:** On the request of Clark Jones, representing Parkway Lane Group, LLC for approval of a Commercial Site Plan on 1.58 acres in the CC Community Commercial zone to allow an office building at 13957 South Bangerter Parkway. The application is otherwise known as the ***Black Sage Professional Office Site Plan Request***, Application #130626-13957S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
5. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
6. **Adjournment**

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the Deputy City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **August 22, 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/pmnn, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal

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

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD
ON THURSDAY, JULY 18, 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: Chairperson Drew Gilliland, Planning Commissioners Craig
Hawker, Kent Player, and Marsha Vawdrey

ABSENT: Vice –Chairperson Leslie Johnson, Commissioner Ryan Clerico, and
Commissioner Jeff Head

STAFF PRESENT: Doug Ahlstrom, Russ Fox, Dennis Workman, Dan Boles, Carolyn
Prickett, and Angie Olsen

ALSO PRESENT: Roll on File

Study Meeting:

6:11:59 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.*

6:21:59 PM

8.0 **Staff Reports:** Staff provided the Planning Commission with a report regarding
the recent actions of the City Council.

Business Meeting:

Chairperson Gilliland explained the rules of public hearings and called the meeting to order
at 6:34:13 PM.

6:35:27 PM

1.0 **Action Item: Approval of minutes from the June 6, 2013 Planning Commission
meeting.**

6:35:34 PM

1.1 **Motion.** Commissioner Vawdrey made a motion to approve the minutes of the
Planning Commission meeting held on June 6, 2013 with submitted changes.
Commissioner Player seconded the motion.

6:35:48 PM

- 1.2 **Vote.** A roll call vote was taken with Commissioners Player, Vawdrey, and Head voting in favor of approving the minutes.

6:36:00 PM

- 2.0 **Public Hearing: On the request of Brenda Roberts, representing IHC Health Services, Inc. for approval of a Commercial Site Plan to allow a medical office in the CC Community Commercial zone at 12473 S Minuteman Drive. The application is otherwise known as the Intermountain Draper Clinic Commercial Site Plan Request, Application #130401-12473S.**

6:36:18 PM

- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated July 9, 2013, Planner Dan Boles reviewed the details of the proposed application. He noted the application is a request for site plan approval for property located at 12450 South and Minuteman Drive and a small portion of the property was recently taken for a turnaround due to the fact that this is the intersection where the interchange ends. He stated the applicant's property is located in a highly commercial area though there is some residential property directly to the east past offices in the area. He reviewed photographs of the property and noted that it has not been developed though all property around it has been; the owner has been anticipating development of the property for quite some time and they have owned the property for quite some time as well. He reviewed the zoning map for the area and reiterated the property is located in an area in which the predominant zoning is commercial and community commercial. He provided an overview of the site plan and identified the ingress and egress point on Minuteman Drive, the parking areas, and an area east of the building that the owner would like to keep open for commercial development. He noted the applicant plans to landscape 41 percent of the property, which far exceeds the requirement of 20 percent, but some of that landscaping could potentially be eliminated by future growth and development. He reviewed the landscape plan for the property and identified the detention area associated with the project. He then reviewed the renderings of the building to be built on the property and noted the applicant is asking for one deviation relative to a roofline that exceeds the 50 foot restriction spelled out in Draper City Municipal Code (DCMC) – the proposed roof line is 60 feet. He noted all other aspects of the project meet the requirements of the DCMC and the building will be constructed primarily of stone and brick with stucco as an accent material. Mr. Boles reviewed the other land uses in the area and noted the applicant has tried to secure an access point from one of the neighboring property owners, but that has been denied. He stated the applicant recognizes the need for additional access to the site and will continue to work with neighboring property owners to try to secure that access.

6:41:57 PM

2.2 Commissioner Player asked if there is the access as planned will require a left turn. Mr. Boles answered yes. Commissioner Player asked if there will be a marked left-turn lane so that vehicles are not blocking traffic on the road. Mr. Boles stated he does not believe so. He then continued reviewing his staff report and noted there is some need for the applicant to work with their neighbor to the south because the traffic study that was conducted for the property suggests that trees on the southern property may interfere with vision of motorists in the area. He stated the applicant will work with the owner of that property to see if it will be possible to move those trees. He then concluded that staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

6:43:46 PM

2.3 Chairperson Gilliland asked to review the aerial photograph of the property. He stated he shares Commissioner Player's concerns regarding vehicles trying to turn left onto the property because there are congestion issues in the area already. Mr. Boles reviewed the aerial photograph and stated there is a center lane on the road and there is the ability for motorists to get into that lane in order to make a left turn. He stated he may have misunderstood Commissioner Player's question.

6:44:44 PM

2.4 Commissioner Hawker inquired as to the reason for the requested deviation; he asked if it would be impossible to build the building without the additional footage on the roof line. Mr. Boles stated it would be better for the architect for the project to answer that question.

6:45:11 PM

2.5 Applicant's Presentation: Brenda Roberts stated she has been working with Mr. Boles very closely on this project and he has been great to work with. She stated Intermountain Health Care (IHC) is very excited to be able to offer a clinic in Draper as IHC currently does not have a presence in the community. She stated they are anxious to get started, but they share some of the concerns of the Planning Commission regarding access to the property. She stated they will continue to work to ensure that patients can gain safe access to the property.

6:46:11 PM

2.6 Chairperson Gilliland inquired as to the status of the lead certification process for the clinic. Ms. Roberts explained that there is a lot of documentation that happens during the design and construction phases of the project and once all documentation is submitted to the United States Green Building Council (USGBC) they make the determination and award a plaque to the clinic declaring the certification. She stated that will happen within the next six to nine months and the clinic is aiming for the lead silver certification.

6:47:06 PM

2.7 Commissioner Hawker asked if the clinic will be an instacare facility. Ms. Roberts answered yes and explained the layout of the proposed two level facility.

6:47:30 PM

2.8 Commissioner Player stated he thinks it will be nice to have this facility in the City and the design or requested deviation does not bother him whatsoever. He stated he was sure the applicant will continue to work on improving access to the property because it may be somewhat awkward and challenging to get in and out of the property. Ms. Roberts agreed.

6:47:53 PM

2.9 Chairperson Gilliland opened the public hearing. There were no persons appearing to be heard and the public hearing was closed.

6:48:32 PM

2.10 Commissioner Player reiterated he feels the building is well designed and much thought has gone into circulation of traffic to make it work with limited access to the property.

6:48:39 PM

2.11 **Motion – Deviation from Strict Compliance:** Commissioner Player moved to approve the Request for a Deviation from Strict Compliance to the Adopted Development Standards by Brenda Roberts, representing IHC Health Services, Inc. to allow a longer roofline than 50 feet on the east elevation, as a part of application 130401-12473S, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2013. Commissioner Hawker 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 the site and building is constructed as depicted in the plans submitted to the City and presented to the Planning Commission July 18, 2013.
7. That any changes to the approved site plan are submitted to staff and proceed through the system to receive approval of said changes.
8. That all lighting is cut off and fully shielded per requirements of chapter 9-20 of

the Draper City Municipal Code.

9. That light poles are limited to twenty feet in height and are black in accordance with chapter 9-20 of the Draper City Municipal Code.
10. That a lighting plan is submitted that meets all requirements of the lighting ordinance prior to 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.

6:49:19 PM

- 2.12 Commissioner Vawdrey stated that she wanted to talk about the lead certification further and she asked if there is some sort of trade-off being approved to assist IHC in receiving lead certification. Chairperson Gilliland stated that was his interpretation of the information in the staff report. Commissioner Vawdrey stated it is important to note that because there is another applicant tonight that has meet all requirements of the DCMC and has not asked for any deviations.

6:50:11 PM

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

6:50:23 PM

- 2.14 **Motion – Site Plan:** Commissioner Player moved to approve the Commercial Site Plan Request by Brenda Roberts, representing IHC Health Services, Inc., application 130401-12473S, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2013. Commissioner Vawdrey seconded the motion.

6:51:00 PM

- 2.15 Chairperson Gilliland commented that the property is somewhat interesting and there are access difficulties, but he does not want to hold that against the applicant. He stated he thinks the applicant has done everything possible to minimize those access difficulties.

6:51:35 PM

- 2.16 **Vote:** Commissioners Player, Hawker, and Vawdrey voted in favor of approving the Site Plan.

6:52:03 PM

- 3.0 **Public Hearing: On the request of Peter Carletti, representing Carletti Architects for approval of a Commercial Site Plan in the DC Destination Commercial zone to allow a retail building at approximately 200 West 13490 South. This application is otherwise known as the Mattress Firm Commercial Site Plan Request, Application #130508-200W.**

6:52:07 PM

- 3.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated July 9, 2013, Planner Dan Boles reviewed the details of the proposed application. He explained this application is a request for approval of a Commercial Site Plan for approximately 1.01 acres located on the north-west corner of 200 West and 13490 South; the business to be located on the property is The Mattress Firm. He reviewed the aerial photograph of the area and explained the building will be just under 50,000 square feet; the property has not been improved or constructed upon in the past and he identified dominant features on the property. He explained this area of the City is known as the furniture hub and The Mattress Firm would like to be part of that use in the area. He reviewed the site plan and noted 34 percent of the site will be landscaped, which exceeds the 20 percent requirement in DCMC. He added the parking stall requirement for the site is 23, but the applicant will provide 26. He added there is a future development phase for the property, but the only issue being considered this evening is the construction of the proposed building to be located on the southwest corner of the property. He then explained the site can be accessed from 13490 South and 200 West and in the future as the area is improved there may be some requirements to make some changes to the intersection and as that happens there may be a median installed in the area, which would force right-in and right-out access at the ingress/egress point. He reviewed the renderings of the proposed building and explained the primary materials will be brick, split-face CMU, and honed CMU with stucco accents. He stated the architecture of the building meets all requirements of the DCMC. Mr. Boles concluded his report by noting staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

6:57:05 PM

- 3.2 Chairperson Gilliland asked Mr. Boles to review the aerial photograph of the subject property and stated he is somewhat concerned regarding full access onto 13490 South because there is a turn lane there and there could potentially be someone trying to turn in an

area that will require them to cross a double yellow line. He stated that causes him concerns about safety in the area. Mr. Boles noted that with improvements that will come with the intersection that issue may be resolved by the installation of a median. He stated, however, that at this point in time the problem referenced by Chairperson Gilliland does exist. Community Development Director Fox added the City has standards regarding the distance that access points must be from intersections. He stated that full access usually becomes a concern when there is a dual left-hand turn situation. He stated a single left-hand turn is associated with this property, but staff does recognize there will always be conflicts when someone is making a full movement at an intersection. He added the traffic in the area does not warrant a median or limited restrictions at this time. Chairperson Gilliland stated the bottom line is that the situation exists and there is nothing the Planning Commission can do about it at this time, but it does create a potential safety hazard that also exists in other areas of the City. He stated the situation is not ideal, but there is nothing the City can do about it. A short discussion centered on other areas of the City where a similar situation exists.

7:01:00 PM

3.3 Applicant's Presentation: Jim Gallagher, Madison Development, stated he has nothing to add to Mr. Boles' presentation, but he addressed Chairperson Gilliland's concern about access to the property and noted that he believes all traffic associated with this project will use 200 West.

7:02:15 PM

3.4 Chairperson Gilliland opened the public hearing. There were no persons appearing to be heard and the public hearing was closed.

7:02:31 PM

3.5 **Motion:** Commissioner Vawdrey moved to approve the Commercial Site Plan Request by Peter Carletti, representing Carletti Architects, application 130508-200W, based on the findings and subject to the conditions listed in the Staff Report dated July 2, 2013. Commissioner Hawker 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 the site and building is constructed as depicted in the plans submitted to the City and presented to the Planning Commission July 18, 2013.

7. That any changes to the approved site plan are submitted to staff and proceed through the system to receive approval of said changes.
8. That all lighting is cut off and fully shielded per requirements of chapter 9-20 of the Draper City Municipal Code.
9. That light poles are limited to twenty feet in height and are black in accordance with chapter 9-20 of the Draper City Municipal Code.
10. That a lighting plan is submitted that meets all requirements of the lighting ordinance prior to issuance of a building permit.
11. That a landscape plan that reflects the current parking design is submitted to the City prior to 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.

7:03:07 PM

3.6 Commissioner Vawdrey stated she does not see any problems with the site plan. Chairperson Gilliland agreed and stated he likes the proposed location of the building on the site.

7:03:25 PM

3.7 **Vote:** Commissioners Vawdrey, Hawker, and Player voting in favor of approving the site plan.

7:03:36 PM

- 4.0 **Public Hearing: On the request of Jeff Anderson to amend the River Park Hill plat by making two lots out of three in the R3 zone at 12194 S Jerema Court. The application is otherwise known as the River Park Hill Plat Amendment, Application #130702-12207S.**

7:04:00 PM

- 4.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated July 9, 2013, Planner Dennis Workman reviewed the details of the proposed application. He stated that in January of 2013 the River Park Hill subdivision plat was recorded; he reviewed the plat and noted the subdivision is in the middle of River Park Estates and it is an "oasis" of R3 zoning in a "sea" of RA2 zoning. He stated a prospective buyer wishes to purchase the three smaller lots in the subdivision and combine them into two lots, though the lot combination is not reflected by the proposed plat included in the Planning Commission packet. He stated the applicant approached him yesterday and informed him that the east boundary of lots 101 and 102 needed to change just slightly and if the Planning Commission sends a recommendation to the City Council to approve this request, they will be recommending that a revised plat be approved and staff expects to receive that revised plat by Monday or Tuesday of next week. He stated the Planning Commission has in front of them a condition that they may wish to add if they wish to proceed in making a positive recommendation and that is that this item can be approved even though the body has not seen the exact plat that will be forwarded to the City Council. He then concluded his report by noting staff recommends approval based on the findings and subject to the conditions listed in the staff report.

7:06:28 PM

- 4.2 Commissioner Player asked if this action will change the zoning of the property. Mr. Workman answered no; he noted that the lot will now conform to the RA2 zoning even though it is in an RA3 zone category.

7:06:43 PM

- 4.3 Commissioner Hawker inquired as to how much the lot line will actually be adjusted. Mr. Workman reviewed a rendering of the subdivision and noted the location where the new property line will be located. He stated the distance is just a couple of feet.

7:07:22 PM

- 4.4 **Applicant's Presentation:** Jeff Anderson stated that he is the applicant and he is also the sole property owner of all property contained on the plat. He stated that the lot lines on the north and south ends of the property will only move about two feet so that the overall square footage of the two west lots will remain approximately the same or bigger than the three that were there before. He stated he has appreciated Mr. Workman's work on this project; he has also read the staff report and listened

to the presentation and he agrees with all that has been communicated to the Planning Commission. He stated that he would appreciate the Planning Commission forwarding a positive recommendation to the City Council tonight.

7:08:21 PM

4.5 Commissioner Player asked if this was a surveying issue. Mr. Anderson explained that the buyer and he agreed to where the property line and fence line would be and the engineer went to the wrong fence post. Commissioner Player asked Mr. Anderson if he has buyers for all three lots. Mr. Anderson stated there are two buyers; they want to take the three lots and make two lots. He stated that he lives on lot 103.

7:09:02 PM

4.6 Chairperson Gilliland opened the public hearing. Seeing no persons appearing to be heard, the public hearing was closed.

7:09:15 PM

4.7 Chairperson Gilliland stated that he has a question for City Attorney Ahlstrom; he stated there is a note that this action is to amend the plat, but the staff report indicates the intent is for all original notes on the plat to be in force and affect. He asked if there should be a condition that all original conditions still apply to the property. Mr. Ahlstrom stated that would be appropriate. Commissioner Vawdrey stated condition number one included in the staff report states that all conditions of approval attached to the original plat apply. Chairperson Gilliland stated that is not included on the plat and the plat will be recorded and it will govern the property. He stated he would like a note added to the plat to indicate that all notes on the original plat will still apply to the property.

7:11:03 PM

4.8 **Motion:** Commissioner Vawdrey moved to forward a positive recommendation to the City Council regarding the River Park Hill plat amendment request, application #130702-12207S, based on the findings and subject to the conditions listed in the staff report dated July 9, 2013, and as modified by the additional conditions below. Commissioner Player seconded the motion.

Conditions:

1. That all conditions of approval attached to the original River Park Hill Subdivision remain in full force.
2. That the applicant follows the city's process for amending a subdivision plat, as outlined under Chapters 17-4 and 17-9.
3. That the applicant records the plat and controlling documents with the Salt Lake County Recorder.
4. Prior to City Council review the Engineering Division of the City verifies correctness of the forthcoming updated plat, which will reflect a minor adjustment of the east boundary.

5. All plat notes pertaining to the original subdivision plat will be applied to this amended plat.

Findings:

1. That the proposed plat amendment is consistent with the goals and objectives of Draper City's General Plan.
2. That the proposed plat amendment is consistent with Title 17-9 of the Draper City Municipal Code regarding review and approval.
3. That the findings for approving a plat amendment can be made, as set forth in the state code. These are: 1) that there is good cause to amend the plat, and 2) that amending the plat will cause no material harm to owners in the plat.

7:12:17 PM

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

7:12:34 PM

- 5.0 **Public Hearing: On the request of Sarah Robinson, representing Little Academic Scholars, Inc. for approval of a Home Occupation Conditional Use Permit (CUP) in the RSD-Bellevue zone to allow a daycare business as a home occupation. The application is otherwise known as the Little Academic Scholars, Inc. Home Occupation CUP Request, Application #130605-13224S.**

7:12:59 PM

- 5.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated June 21, 2013, Planner Jennifer Jastremsky reviewed the details of the proposed application. She explained the applicant is requesting approval of a CUP to operate a Home Occupation Preschool in her home located at 13224 South Lone Rock Drive, Lot 451 of the Bellevue Phase 4 subdivision. She noted South Lone Rock Drive is currently a minor collector street and the property is zoned Residential Special District Bellevue (RSD-Bellevue), which is a single family zone. She noted the applicant is proposing to have 10 students per session and up to two sessions per day, which is allowed by DCMC; initially the applicant plans to have two classes from 9:00 a.m. to 11:30 a.m. on Tuesday and Thursday. She stated the number of classes may increase as enrollment increases and the business becomes more established. She stated a drop-off and pick-up plan has been provided and the business owner is planning to have parents park on the street to drop their children off and they will then walk to the garage to gain access to the home; pick-up will be handled in the reverse with the business owner present the entire time. She noted three cars can park directly in front of the home and there is a three car driveway that can accommodate additional parking if necessary in the future. She added the applicant anticipates that children from the surrounding neighborhood will be enrolled in her preschool and they will be able to walk to and from her home. She

ntoed there are three other home based businesses in the vicinity of the subject property: an office, a salon, and another preschool. She stated the other preschool is located one block away from the subject property and staff believes the two uses are far enough away from one antoehr that there should not be too much conflict and the roads in the area should be able to handle all traffic associated with the businesses. She concluded by stating staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

7:16:20 PM

5.2 Commissioner Hawker asked if the parents will park on the driveway to drop their children off. Ms. Jastremsky stated parents will park on the street and their children will exit the vehicle and walk to the garage to access the home. Commissioner Player asked if parents will drive onto the driveway apron between the road and the sidewalk. Ms. Jastremsky suggested that question be answered by the applicant.

7:17:09 PM

5.3 Applicant's Presentation: Sarah Robinson stated she would be willing to answer any questions the Planning Commission has about her business.

7:17:14 PM

5.4 Commissioner Player stated one of the biggest concerns associated with these types of businesses is relative to safety and traffic in the area. He stated Ms. Robinson appears to have a plan to deal with those issues and he asked if cars will park right on the road or if they will drive onto her property. Ms. Robinson stated that she will ask parents to park on the road so that it is not necessary for them to reverse onto the street, which can be dangerous when children are in the area. She stated the road that her home is located on is a larger road and there are no homes across the street from her. She added she will meet children at the garage and walk them into her home and the reverse will be true when children are picked up. Commissioner Player stated that based on past consideration of similar applications, it is important to have adult supervision at all times. Ms. Robinson agreed.

7:18:24 PM

5.5 Commissioner Hawker asked if drop-off and pick-up times will be staggered. Ms. Robinson stated that she is not planning on having staggered times for only 10 children. She stated her experience has been that the drop-off and pick-up times seem to flow fairly easily and quickly and she reiterated she will be present to retrieve kids from their cars in the morning and walk them to their vehicles in the afternoon. She stated that if there are changes in the future that require a staggered drop-off and pick-up schedule, she can accommodate that. Commissioner Hawker asked Ms. Robinson if many of her students will walk to her house. Ms. Robinson stated that is dependent on the number of students that enroll that live in her neighborhood.

7:19:19 PM

5.6 Commissioner Player noted the staff report references 10 students at the preschool, but in Ms. Robinson's questionnaire about her business she references a maximum of 15 students. Ms. Robinson stated that she has talked to staff after submitting all of her paperwork and they informed her that 10 is the maximum number of students she can have. She stated she will comply with that requirement.

7:19:42 PM

5.7 Chairperson Gilliland opened the public hearing. There were no persons appearing to be heard and the public hearing was closed.

7:20:00 PM

5.8 Commissioner Player stated that the Commission has seen a number of applications similar to this one and the business will provide a service to the community. He added there is a plan to deal with the traffic associated with the business and he feels good about it.

7:20:18 PM

5.9 **Motion:** Commissioner Player moved to approve the Home Occupation CUP by Sarah Robinson, representing the Little Academic Scholars Inc., application # 130605-13224S, for a Preschool for up to 10 students, based on the findings and subject to the conditions listed in the Staff Report dated June 21, 2013. Commissioner Hawker seconded the motion.

Conditions:

1. The preschool is limited to 10 students per session per Code Section 9-3-040.
2. The preschool is limited to two sessions per day maximum per Code Section 9-3-040.
3. Per Code Section 9-34-040-j, no vehicle parking associated with or caused by the home occupation shall be allowed within any public right-of-way except for momentary parking on Lone Rock Drive for the purposes of dropping off or picking up of students.
4. The driveway shall remain available for client parking during drop off and pick up times in order to minimize the amount of on-street parking.
5. Due to parking constraints, any function that would invite a student's family members to attend (such as a party or graduation ceremony) shall not be held in the home.
6. If the business model changes to include outdoor playtime, the yard shall be fully fenced in to provide a secure play area and all window wells shall meet Unified Fire Authority requirements. This condition does not preclude possible field trips to City Parks.
7. All Unified Fire Authority requirements shall be met and all required inspections obtained.
8. A Building Permit shall be obtained and a final certificate of occupancy

- granted for the basement finish.
9. An inspection by the Building Department will be required as part of the business license review process.
 10. All City regulations shall be adhered to at all times, including Home Occupation Code Section 9-34-040 and Sign Code Section 9-26-070-B1.
 11. The applicant obtains and maintains a valid Draper City Business License.

Findings:

1. The proposed use meets the intent, goals, and objectives of the Draper City General Plan.
2. The proposed use meets the requirements and provisions of the Draper City Municipal Code.
3. The proposed use will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The use will not be discernible from neighboring properties therefore reducing possible aesthetic impact.
5. Adequate conditions have been imposed to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation.
6. The property is well-suited to accommodate the proposed home occupation.
7. 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.

7:20:49 PM

- 5.10 Commissioner Vawdrey stated that she hopes that if the applicant finds a problem with excessive traffic during drop-off and pick-up times she will consider implementing staggered times.

7:21:04 PM

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

7:21:15 PM

- 6.0 **Public Hearing: On the request of Lori Gabrielsen, representing DFG, LCG, LLC for approval of zoning and land use map amendments on 6.06 acres located at 14178 S Bangerter Parkway. The request is to change to the zone from R3 Single Family Residential to CG General Commercial and a Land Use Map from Open Space to CC Community Commercial. This application is otherwise known as the Utah Truffles Zoning and General Plan Map Amendments Request, Application #130617-14178S.**

7:21:51 PM

6.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated June 28, 2013, Jennifer Jastremsky reviewed the details of the proposed application. She explained Utah Truffle is seeking to locate their processing facility in Draper and they plan on having several accessory uses, including a retail store, reception center, and public tours of the factory. The subject property is located at 14178 South Bangerter Parkway and she identified the development that surrounds the subject property. She stated the property is located in an Open Space (OS) land use zone, but on the City's open space and recreation map, the subject property is not planned for open space and park development. She stated the properties on the east side of Bangerter Parkway are master planned for a City and County park and the properties are already owned by the City and County. She explained the applicant's specific request is to change the zoning of the property to Community Commercial (CC), which is intended for commercial uses that are destination oriented and they are typically strategically placed along high traffic corridors. She stated the unique concept proposed by the applicant meets the intent of the CC land use designation. She noted staff does, however, have some reservations about the production facility because manufacturing uses are typically located within an industrial or manufacturing land use designation and according to the General Plan care should be given when manufacturing areas border other uses, especially residential uses; the Plan, however, further states that care should be provided by utilizing buffer areas such as setbacks, open space, low impact industrial uses, and barriers. She stated the Plan does not call for an outright prohibition of locating manufacturing and residential uses near each other. She stated the property currently has an R3 Residential zoning district on it, which is consistent with the properties on the west, south, and east sides and the applicant would like to rezone the property to the General Commercial (CG) zone, which is intended to allow commercial uses that are not located in a shopping center. Ms. Jastremsky then stated she has provided the Commission with a chart highlighting permitted and conditional uses within the CG zone and the items that have been highlighted are those that staff is concerned about as potential uses that could locate next to the existing residential uses. She stated manufacturing-limited uses, which is what Utah Truffle would fall under, is defined as an establishment engaged in limited processing, fabrication, assembly, and/or packaging of products utilizing processes that have no noise, odor, vibration, or other impacts discernable outside of the building. She stated staff recently visited the Utah Truffle existing plant in Salt Lake and no outdoor odor was observed, though there were some outdoor compressors that did make quite a bit of noise when they were running. She stated the applicant has committed to locate the compressors inside of this custom building and that noise would be eliminated. She stated based upon the factory tour, staff does believe the proposed use would meet the definition of manufacturing-limited uses. She stated another concern staff has regarding the potential CG zoning district and the uses that are listed in the permitted and conditional use chart is the potential traffic that could be generated in both quantity and type; the existing roads are not designed for extensive peak traffic and it is possible that a permitted use in the CG zone could generate traffic numbers

that would warrant an additional signal on Bangerter Parkway. She then reviewed the other roads in the area and noted that they are not designed for heavy truck traffic. Ms. Jastremsky then reminded the Commission of the fact that they were provided with a copy of an email from a resident who is opposing this application, but was not able to attend tonight's meeting. She stated that while there are concerns among staff, they do believe that the conditional use and site plan processes would allow for conflict mitigation, including expanded buffer yards, and staff does recommend the Planning Commission forward a positive recommendation to the City Council regarding the application based on the findings and subject to the conditions listed in the staff report.

7:28:43 PM

- 6.2 Commissioner Hawker asked if the items highlighted in exhibit F are the only uses that could be allowed in the zone if approval of this application is given. Ms. Jastremsky stated the items she highlighted are those that she thought could be in conflict with the nearby residential developments, but the exhibit is broken into columns of permitted, conditional, and non-permitted uses.

7:29:28 PM

- 6.3 Applicant's Presentation: Lori Gabrielsen, Utah Truffles, stated she would like Jake Cavanaugh, one of the owners of Utah Truffles, to address the Planning Commission to provide an overview of the operations at the factory and she would then follow him with a presentation regarding the concepts Utah Truffle is proposing.

Mr. Cavanaugh stated that Utah Truffle is one of the chocolate brands of the entity that owns two other chocolate facilities. He also provided a brief history of the company that was started by his father in 1993. He stated his dream is to have a facility that the community can be involved with; he is currently located by the Salt Lake City Airport and there are a lot of people that visit the facility, but it is quite a distance away from local communities. He stated he would like to have a facility that can offer many participation opportunities to the local opportunity and he would like to provide a retail store at the site to increase revenues for the business.

7:33:32 PM

- 6.4 Chairperson Gilliland asked Mr. Cavanaugh why he selected the subject property. Mr. Cavanaugh stated he and one of his business partners live in Draper and his other business partner lives in Sandy. He stated that he drives past the piece of property every day and feels good about it; it is a great place nestled in the community that he can run his facility from.

7:33:59 PM

- 6.5 Commissioner Player stated there are a couple of issues that he can see; one issue is the fact that the use is termed manufacturing, which implies heavy operations like banking metal, pouring steel, etc., but that is not what Mr. Cavanaugh is talking

about. Mr. Cavanaugh stated his business is more like a giant, oversized chocolate kitchen and they do not process chocolate from the cocoa bean; they bring chocolate in that has already been manufactured and they melt it and make their product from there. Commissioner Player noted this site, like several others that have been reviewed tonight, has several traffic problems and that can be discussed further in the site plan process, but Mr. Cavanaugh can put some thought to that issue in the meantime.

7:35:25 PM

6.6 Chairperson Gilliland inquired as to the status of the property purchase. Ms. Gabrielsen stated that Utah Truffle has a real estate purchase contract (REPC) in place with the current owner and it is contingent upon receiving approval of the zone change request. She added that she has a site plan prepared and she would be willing to show it to the Planning Commission tonight. She provided a rendering of the subject property and the proposed layout of the site as well as a drawing of the two-story building itself. She highlighted the features of the proposed building and site. She added there are other businesses and restaurants that are also very interested in locating in the development, which would be called The Cove at Truffle Square.

7:37:59 PM

6.7 Commissioner Player asked the applicant to address the parking issues at the site. Brad Gilson, Engineer for the project, provided a site plan that highlights features of the development, which would be very neighborhood oriented and provide a good transition between the commercial office buildings and the residential neighborhood. He stated there is parking surrounding the site as well as underground parking under the chocolate factory that would accommodate about 220 stalls. He stated they are also working on a parking agreement to utilize parking at an adjacent subject property. Commissioner Player stated it is obvious the applicant has done a lot of planning to this point and he thanked them for the information shared.

7:39:21 PM

6.8 Chairperson Gilliland stated he needs to disclose that he knows Mr. Gilson; he did not know he would be presenting information this evening, but his relationship with him will not impact the discussion and he pointed out the fact that he does not actually have a vote.

7:39:45 PM

6.9 Commissioner Player stated some of the neighbors in the area have expressed concern about the development obstructing views and line of sight and he inquired as to the height of the proposed buildings. Tim Jessop, Dave Robinson Architects, stated the buildings would be approximately 35 feet in height; the site is at about the same level as the two story townhomes to the west and the property is actually downhill from other developments in the area.

7:40:40 PM

6.10 Commissioner Hawker asked if the site will be accessed by Bangerter Parkway or South Fork. A representative of the applicant stated the main access point will be on Bangerter Parkway.

7:40:49 PM

6.11 Chairperson Gilliland stated the focus tonight is the zoning of the property and land uses.

7:41:09 PM

6.12 Commissioner Vawdrey stated there was a concern raised about truck traffic and she asked if the applicant wanted to address that. Mr. Cavanaugh stated the only trucks that come to his facility are small box trucks, but once a month there is a semi-truck that drops off bulk chocolate. He stated that as he continues to grow, that delivery will likely only take place once a month. He stated there is a lot of e-commerce from the site and shipping company vehicles access the business on a regular basis, but that is the extend of the truck traffic. Commissioner Vawdrey asked how the produce leaves the site. Mr. Cavanaugh stated he uses smaller box trucks; there is a 20 foot delivery truck and two Dodge Sprinters that are used for deliveries. He stated it is very seldom that a semi-truck comes to the factory to pick up pallettes of product. He stated the produce is staged in a cold facility off-site and that is where the product is retrieved from by his retailers.

7:43:21 PM

6.13 Chairperson Gilliland opened the public hearing.

7:43:38 PM

6.14 Matthew Dyches stated he lives very close to the subject property and he first wanted to address safety issues; this location is within two blocks of the Draper trailheads and as it is presently somewhat dangerous to walk to and from the trailheads because the street that bisects the property has turned into a thoroughfare for local traffic. He noted that since the City cannot control that problem because it is private property he has dealt with it. He stated he drives a semi-truck for UPS and his biggest concern is traffic on South Fork Road, which connects to the freeway at 14600 South and unfortunately there will be an unintentional traffic flow through the area and that causes him a great deal of concern. He stated the area truly is a residential area and it is a community and he is the most concerned about the safety – even more so than the proposed manufacturing use. He stated he would prefer that the area remain residential in nature simply to control traffic in the area.

7:45:19 PM

6.15 Paul Croroley stated he is the real estate broker working on the sale of the property and he noted the road between the church and the subject property has been known to be a thoroughfare and there are excessive speeds on the road. He stated the

answer to that problem is to add a couple of dips to the road to slow the traffic down. He stated it is an easy solution to solve the problem of kids driving the road at higher rates of speed.

7:46:22 PM

6.16 Paul Robie stated he is the pastor of the church that is located adjacent to the property. He stated he agrees that there is a lot of unintended traffic that uses the property; the church owns the road, but they have attempted to give it back to the City several times. He stated if the City agrees to accept ownership of the road they can proceed with making any changes to the road that they desire, whether that be a gate at the intersection with South Fork Road, speed bumps, or dips. He stated the road was constructed in such a way that it is rated to handle heavy trucks and there is no problem with that issue. He stated he feels the proposed development would be a very good neighbor to the church. He stated that he gets periodic complaints from surrounding neighbors that the church's music is too loud – even though he cannot hear the music and can only feel the bass – and in order to avoid more of those types of complaints, the development would be a wonderful neighbor. He stated the shared parking agreement would also benefit both parties and he truly wants this business as a neighbor. He added the business would be fantastic for Draper as well.

7:47:39 PM

6.17 Jenny Kaugh stated she is also a resident of Flower Field Circle and, while she appreciates this effort, she does not think this is the appropriate location for this development; anything that requires 220 parking stalls does not belong next to a residential neighborhood or the Draper trailheads.

7:48:04 PM

6.18 Charlie Edmonds stated he lives on Daisy Field Drive with his wife and baby daughter. He stated that if a community is surrounded by industrial uses the property values are lowered and the use creates a different atmosphere for the neighborhood. He stated, however, that the plan for the development is fantastic and his questions are the same as the questions the Planning Commission asked; he wanted to know why the developer picked the subject property. He stated the chocolate factory may be nice for the area, but he wondered if there was any sort of historical data to show how this use would affect the community. He stated the neighborhood is on the cusp of transitioning into a rental neighborhood. Chairperson Gilliland stated the neighborhood has undergone some changes and it is much different now than it was originally intended to look. Mr. Edmonds agreed and stated he is concerned about the impact this proposed development would have on the neighborhood. He stated the use may not include smoke stacks, but it is still classified as manufacturing. He stated it may be a nice development, but he wondered how it will impact the residents and their property values or even the community feel of the neighborhood.

7:50:02 PM

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

7:50:05 PM

6.20 Ms. Gabrielsen re-approached and addressed the concern regarding the safety of children in the area. She stated she has 10 children and she lives not far from the subject property; one thing she wanted to do was make this project very 'kid-friendly'. She stated it will include a splash pad similar to the splash pad located at The Gateway, which always has kids playing on it. She stated they will also build a small climbing playground feature and she envisions the restaurant locating around the park feature and they could have outdoor seating where parents can sit and watch their children play. She stated another aspect of the development that is very 'kid-friendly' is the fact that it is a chocolate factor. She referenced the movie Charlie and the Chocolate Factory and stated she wants to make it a very magical place that children can visit and tour and learn about how chocolate is made; they will also have the opportunity to make their own chocolates and buy things to give as gifts and presents. She stated as she has been going through the process of purchasing the property she has become aware that there have been many different offers to purchase the property and some of the other potential uses that could be located there include medical buildings, apartment complexes, and other uses that would not be as residential friendly. She stated it would be very nice to have residents in this neighborhood that does not currently have any. She stated it will provide a family atmosphere in a business park application.

Mr. Cavanaugh added that the garden area of the development will be located closest to the residential area. He also noted that there will be trails and a bridge that will connect to the adjacent office complex to attract people to the retail area of the development. He stated the canal will also be embellished with a trail to provide access to the park area. He stated there are a lot of transition elements on the development and there would be some pedestrian traffic calming areas along the road that he has also encouraged the church to dedicate to the City.

7:53:23 PM

6.21 Commissioner Hawker stated one thing to keep in mind is that the Planning Commission is considering a zoning request this evening and the issues raised regarding traffic flow, etc. are separate issues to be addressed by the City at some point in the future. He stated he thinks the development would be a wonderful thing and an asset to the City, but he has heard the comments made by residents regarding their concerns about how it would impact the area.

7:53:54 PM

6.22 Commissioner Player agreed with Commissioner Hawker and stated most of the questions and concerns raised tonight are the types of things that would be dealt with at the site plan review process of the development. He stated the Planning

Commission is being asked to consider changing the designated land use from open space and to rezone the property to CG zoning. He stated there are a lot of other developments that would be less desirable for a community.

7:55:21 PM

6.23 **Motion – General Plan Land Use Amendment:** Commissioner Player moved to forward a positive recommendation to the City Council to approve the Land Use Map Amendment request by Lori Gabrielsen, representing the DFG, LCG, LLC., application # 130617-14178S, to amend the land use map from OS (Open Space) to CC (Community Commercial), based on the finding as listed in the Staff Report dated June 28, 2013. Commissioner Vawdrey seconded the motion.

Findings:

1. Create a balanced community where residents can live, work and play, and have their essential needs met.
2. Encourage the establishment of a strong tax base by accommodating commercial and industrial development in appropriate areas.
3. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
4. Encourage land uses that preserve a high quality of life and define Draper's unique identity within the region.
5. Support the location of regional land uses, such as major employment and mixed-use centers along regional mobility networks.
6. Support regional land use policies, patterns, and planning.
7. Maintain a balance of land uses that support a high quality of life, a diverse economic base, and a rich mixture of housing and leisure opportunities.
8. Incorporate a diverse range of residential and non-residential uses within mixed-use neighborhoods.
9. Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.

7:55:58 PM

6.24 Commissioner Hawker stated he does not want to seem like a pessimist, but he wondered what alternative uses would be allowed on the property if the proposed development is not successful. Chairperson Gilliland stated any use listed as permitted in exhibit F of the staff report would be allowed on the property. He stated that the defined process is to first consider a rezone request and then consider a site plan.

7:56:46 PM

6.25 Commissioner Player stated the he is positive that the area will not remain open space for long; the economy is rebounding and interest in building is increasing and the property will be developed soon. Commissioner Vawdrey agreed and stated the land use designation does not fit with the zoning in the area at this point.

7:57:11 PM

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

7:57:23 PM

6.27 **Motion – Zoning Map Amendment:** Commissioner Hawker moved to forward a positive recommendation to the City Council to approve the Rezone request by Lori Gabrielsen, representing the DFG, LCG, LLC., application # 130617-14178S, to rezone the property from R3 (Single-family Residential) to CG (General Commercial), based on the finding as listed in the Staff Report dated June 28, 2013. Commissioner Player seconded the motion.

Findings:

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

7:58:03 PM

6.28 Commissioner Vawdrey stated the Planning Commission has been presented with a good development plan for the subject property and she added the area is somewhat of a "hodge-podge" area and she thinks the proposed development could potentially be a 'gem' in the area, but the City cannot be assured that this is how the land will be developed and that is what is somewhat concerning to her. Chairperson Gilliland agreed and stated there was a use like this in his neighborhood when he lived in Arizona and it was a good use that catered to school-aged children in the area. He stated, however, that he is not sure that is what will happen at this development.

7:59:29 PM

6.29 Mr. Fox noted that one thing for the Planning Commission to consider is that certain things about a development can be mitigated via the conditional use approval process. He stated one of staff's biggest concerns regarding this proposed development is the manufacturing use, but it is limited manufacturing and it is not supposed to have odor or smoke and it is supposed to be more contained on the property. He added that other things associated with the use can be mitigated through the conditional use approval process.

8:00:43 PM

6.30 Commissioner Player stated that if the applicant receives approval from the City Council for the general plan and zoning changes, it will then be possible for them to proceed with the development of real plans as well as purchasing the property. He stated that when the applicant comes back to the Planning Commission for site plan approval, safety will be the big issue that will need to be addressed and he asked the applicant to put some real thought into that issue and how it will impact the neighborhood.

8:01:35 PM

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

8:01:48 PM

7.0 **Public Hearing: On the request of John Dahlstrom, representing Wasatch Commercial Mgt. Inc. for approval of a Site Plan to allow a retail shopping center in the CC Community Commercial zone at 615 East 12300 South. The application is otherwise known as the Day Dairy Retail Phase I (Dunkin' Donuts) Site Plan Request, Application #130605-615E.**

8:02:12 PM

7.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated July 1, 2013, Planner Jennifer Jastremsky reviewed the details of the proposed application. She stated this is a request for site plan approval for a Dunkin' Donuts restaurant to be constructed on the property located directly outside of the Day Dairy Commercial District; the property is owned by Day Dairy Retail Holdings, LLC, and is being developed in conjunction with the Day Dairy property. She explained the applicant will be developing the bottom half of the property, which is just less than one half acre in size. She explained the property currently has the zoning designation of community commercial CC, which does allow restaurants as a permitted use. She reviewed the site plan and noted access to the property will be handled with a shared driveway from 12300 South with the existing O'Reilly Auto Parts store and a future potential access point is planned for the north side of the development on the existing private road, 605 East; however, the applicant has not secured cross access rights to use the road and, therefore, the site plan currently shows curb and gutter in that area and if access rights are obtained in the future a driveway can be installed. She reviewed the site plan and noted the building is located on the western area of the site with parking located on the east and north; 20 parking spaces are proposed. She explained pedestrian access will be provided with a walkway running from the public sidewalk on 12300 South and there is a drive-thru planned for the restaurant as well. She noted the application meets the minimum 20 percent landscaping requirement in DCMC and the 4,408 square foot detention pond associated with the application is actually located off-site on property owned by the Utah Department of Transportation (UDOT) and it has not

been included when calculating landscape percentages. She added the applicant has requested a landscape deviation for the eastern landscape island; the DCMC requires a 10 foot wide landscape island and the applicant is proposing a four foot wide island and they have stated the narrowness of the property prevents the site from meeting the parking and circulation requirements while also meeting the minimum perimeter landscaping width. She explained that in order to meet the intent of the DCMC, the applicant has increased the amount of landscaping within the landscaping island; DCMC requires one three in the island, but the applicant will provide three and they will also provide additional shrubs. She stated the island will be large enough to serve as the visual and physical barrier as intended. She reviewed the architectural style of the building and reviewed renderings of said architecture; the images do not quite meet the material percentages required by DCMC and staff has made some suggestions for altering the elevations of the proposed building in order to ensure that all four façade faces meet the requirements of DCMC. She stated that there are a few items to address in the application, but there is no reason the site plan cannot be amended to address those items; staff recommends approval of the application subject to the findings and based on the conditions listed in the staff report.

8:07:03 PM

7.2 Commissioner Hawker stated there is a salon and an auto parts store in this area and he asked if the restaurant will be located between those two existing businesses. Ms. Jastremsky answered yes. Commissioner Hawker asked if any other business will be located in the area between the two existing buildings, to which Ms. Jastremsky answered no. Commissioner Hawker asked who will pay for the landscaping of the detention basin on the UDOT property. Ms. Jastremsky stated Dunkin' Donuts will pay for that work in conjunction with the landscaping of their site.

8:07:44 PM

7.3 Applicant's Presentation: John Dahlstrom, Wasatch Commercial Management, stated his company is developing this property and that he has provided donuts for everyone in attendance this evening because that seemed fitting for this application. He then explained this is a new brand to the State of Utah and only one other restaurant has been opened to date in Salt Lake City. He stated there will be a total of five Dunkin' Donuts restaurants opened in the Wasatch Front area and he is excited for the development. He stated that his company also has a townhome development in Draper and will develop a 10-acre retail site in the future to interact with this site. He noted that relative to the elements that do not strictly comply with DCMC, he has done what he can to get as close as possible to meeting those requirements and to meet the intent of the code by using primary building materials on three of the four sides of the building. He stated the design of the building is based on a prototypical design provided by the Dunkin' Donuts franchise and they like to maintain their brand of building. He reviewed the images of the building and noted that one of the things that is unique to the building is the fact that it has

an external cooler that is not enclosed in the building or included in the technical square footage of the building. He stated that in order for it to function and to be accessible, that type of equipment is generally left exposed. He stated that the architect for the project has been working to make the building meet the DCMC and their intent is to build a beautiful building that will be useful, but the challenge is the requirement to include two primary materials on all sides of the building. He reiterated that requirement has been met on three of the sides of the building, but in trying to address the equipment located on the north side of the building, it has been difficult to meet the requirement on the fourth side. He stated the architect has provided a variance in the materials that have been used on the north side of the building. He added that the architects are present tonight to answer any questions, but he noted that as they were struggling to meet the requirements of DCMC and still make the building attractive, they found it difficult to deal with the cooler element and meet the strict requirements as they are writing in DCMC. He stated he thinks the design of the building meets the intent of the code and he thinks it is an attractive building that will add to the architecture of the City in a positive way. He stated staff has suggested that enclosing the cooler in a stone structure would meet the DCMC, however, he is concerned that might affect the operation of the equipment and accessibility to the equipment in general. He added there are other issues with the proposal made by staff and for those reasons he is requesting approval of the design of the building completed by his architect. He then reiterated Ms. Jastremsky's report regarding the reason for requesting the deviation from landscaping requirements and he feels the landscaping proposal accompanying the site plan meets the intent of DCMC. He added that he has been in discussions with UDOT regarding the use of their property for a detention pond and he was under the impression that UDOT would sell the property to him as surplus land or they would lease the property allowing its use; however, the planning for the 12300 South corridor is not completed and UDOT is concerned that they may need to use that property in the future. He stated they are now unwilling to sell the property or to allow it to be used as a detention area. He stated that as a result, he has redesigned the site to address the detention requirements on the site; there will be underground water detention on the site that will meet all requirements of DCMC and it will actually be superior to the detention pond proposal on the UDOT property. He stated that had he acquired the property or an interest to the property through a lease he would have been happy to pay the costs for the detention basin on the property. He then stated he wondered if there would still be landscaping requirements associated with the vacant UDOT property and he noted he would be perfectly happy to maintain any landscaping on that property once he understands the City's process.

8:16:49 PM

7.4 There was a brief discussion regarding the parking for the site with Mr. Dahlstrom stating that he is aware that the application meets the requirements of DCMC and there is the ability to add a few additional parking stalls if necessary.

8:17:25 PM

7.5 Commissioner Player stated there are three issues for the Commission to consider: the landscape deviation, parking requirements, and the cooler equipment associated with the building. Mr. Dahlstrom stated that the architect has designed a structure to enclose the cooler, but he feels that it actually makes the building less attractive. He stated that would be an alternative if the Commission is unwilling to accept the building as it has been designed. Lyle Beecher, Beecher Walker Architects, stated he would like to point out that the renderings are stark renderings and they do not include the landscaping that would be installed around the cooler. He also asked the Planning Commission to keep in mind that the menu board for the drive-thru will be located in that area and will serve to shield the cooler. He noted this is the backside of the building and the backside of most fast food restaurants is typically utilitarian in nature. He reiterated that landscaping will screen the cooler quite heavily while still allowing the necessary access.

8:19:48 PM

7.6 A brief discussion centered on which elevation rendering the Planning Commission is being asked to approve with Ms. Jastremsky noting staff is reviewing the elevations during the discussion to determine if there is a deviation that can be recommended for approval.

8:20:55 PM

7.7 Chairperson Gilliland opened the public hearing.

8:21:03 PM

7.8 Armando Alvarez, American Housing, stated his company owns the land adjacent to the subject property and he thinks this a great use. He added he believes Draper residents will be very happy with Dunkin' Donuts because they are fantastic. He stated that in reviewing the elevation rendering he could not tell where the cooler is located and what material the cooler is made of. He then stated his only concern is the noise generated by the cooler and he asked someone to provide the decibel level of that noise.

8:22:02 PM

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

8:22:05 PM

7.10 Chairperson Gilliland asked the applicant to address the questions asked by Mr. Alvarez; he inquired as to the material the cooler is constructed of and decibel level of the noise it emits. Mr. Dahlstrom stated the cooler is made of metal, but it will be painted. He again referenced the landscaping plan and noted there is a significant amount of landscaping surrounding the cooler and he asked the Planning Commission to keep in mind that he will come back to them with additional applications for retail uses on the back part of the property so there will be an

additional buffer between the restaurant and Mr. Alvarez's property. Chairperson Gilliland again inquired as to the noise level of the cooler. Mr. Dahlstrom stated it is a standard hum; there is a compressor involved, but the noise generated by it is less audible than road traffic. Mr. Beecher reiterated this building was designed by the franchisee and their interest is making for a good customer experience; the motors and elements used on the outside of the building are designed to be in compliance with noise ordinances.

8:24:24 PM

7.11 Commissioner Player asked if the stainless steel material of which the cooler is constructed will be painted. Mr. Dahlstrom answered yes. Commissioner Player added that it will be screened by landscaping and the menu board. Mr. Dahlstrom stated that is correct.

8:24:58 PM

7.12 Chairperson Gilliland asked for input from staff. Mr. Fox stated one struggle when talking about deviations relative to building materials is that the DCMC requires four-sided architecture. He stated there is a provision in DCMC that states that 75 percent of each building façade is to be constructed of primary materials, including stone, brick, ceramic tile, wood fiber, and composite siding. He stated the requirement that is not being met by this application is the second part of that requirement, which states that no more than 50 percent of the building's finished face shall be constructed of any one primary material. He stated the requirement for 75 percent of each building façade to be constructed of primary materials is met, but the problem is that it is all of one material – composite fiber siding. He stated deviation criteria in the DCMC only references the reduction in the amount of primary materials, but the applicant is not requesting such a reduction. He stated that if the Planning Commission is comfortable with approving a deviation allowing one single primary material, staff will support that as well primarily because the applicant wishes to use two type of fiber siding. He stated he feels the applicant has tried to use two different types of architectural designs, that meets the intent of the code and staff can support a deviation. He stated that the other way to ensure that the application meets the requirements of DCMC is to require the applicant to use an additional material. Chairperson Gilliland stated his understanding of Mr. Fox's explanation is that even though the building will technically be constructed of all the same material, there is enough variance in the material to give it the appearance of being two types of material. He stated that the Planning Commission's intent when they recommended the requirements being referenced by Mr. Fox was to avoid more buildings in the City whose backsides have the same appearance as the Kohl's building. Mr. Fox agreed and stated that the Planning Commission has given approval to similar applications in the past in which a building was constructed using the same material that was cut into different sizes. He stated that on this building the applicant wants to use a 12 inch siding combined with a six inch siding, so there will be variation. He stated the applicant has done everything in their power to meet all criteria included in the DCMC and he noted the concern is

about the backside of a building and staff is comfortable supporting a deviation for that.

8:29:25 PM

7.13 A short discussion centered on the appropriate wording for a motion to approve the deviation.

8:31:15 PM

7.14 **Motion – Landscape Plan Deviation:** Commissioner Player moved to approve the Landscape Plan Deviation and a deviation from two primary materials to one primary material on the north elevation as shown on the elevation plan, which references two different variations of the primary material of fiber siding, presented during the July 18, 2013 Planning Commission meeting as part of the request by John Dahlstrom, representing the Wasatch Commercial Management Inc., application # 130605-615E, for Dunkin' Donuts (Day Dairy Retail Phase 1), based on the finding and subject to the conditions as listed in the Staff Report dated July 1, 2013. Commissioner Vawdrey seconded the motion.

Conditions:

1. All Planning and Engineering Departments requirements and redlines shall be met.
2. All Unified Fire Authority requirements and redlines shall be met.
3. A Building Permit shall be obtained and a final certificate of occupancy obtained prior to beginning business operations.
4. Meet all lighting requirements as found in Title 9, Chapter 20.
5. Modify the building elevations so that they conform to Zoning Code Section 9-22-040-f, with each building face having at least 75% primary materials, or obtain a deviation from the design standards in accordance with Zoning Code Section 9-22-030.
6. Provide a copy of final approval from UDOT for the installation of the detention pond on UDOT property and right-of-way and connection into the UDOT storm drainage system.
7. Future access to the private street 605 East may be provided after a perpetual cross access easement has been granted by the owner(s) of 605 East Street, and the easement recorded with the Salt Lake County Recorder's Office. No landscaping will be required where the potential access point is proposed for location, but the potential access point shall be closed off from 605 East by curb and gutter until an easement is obtained.
8. All City regulations shall be adhered to at all times.

Findings:

1. Effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
2. Layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;

3. Location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
4. The general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan;
5. Exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood;
6. The effect of the site development plan on the adequacy of the storm and surface water drainage;
7. Lighting; and
8. Placement of trash containers and disposal facilities.

8:33:09 PM

7.15 Commissioner Hawker stated that he is still confused about the landscape deviation. He noted the walk-in cooler is 1,988 square feet and if there is 1,000 square feet per parking spot, that means the applicant should be required to provide at least 19 or 20 parking spots. He stated the reason for the landscape deviation is to provide adequate parking, and yet it looks like there is still some question as to whether there will be enough parking in the location. Ms. Jastremsky stated the application does meet the parking standards outlined in DCMC; they are providing 20 parking spaces, which is within the range of 18 to 22 as required by DCMC.

8:34:08 PM

7.16 **Vote:** Commissioners Player, Vawdrey, and Hawker voted in favor of approving the deviations.

8:34:22 PM

7.17 **Motion – Site Plan:** Commissioner Vawdrey moved to approve the Site Plan request by John Dahlstrom, representing the Wasatch Commercial Management Inc., application # 130605-615E, for Dunkin' Donuts (Day Dairy Retail Phase 1), based on the finding and subject to the conditions as listed in the Staff Report dated July 1, 2013. Commissioner Player seconded the motion.

8:35:03 PM

7.18 Commissioner Vawdrey stated she is unclear about what will be done to meet the water detention requirements associated with the development. Commissioner Player stated detention will be handled with an underground facility. Chairperson Gilliland stated that is correct, but he wondered if that is included in the site plan. Ms. Jastremsky stated that her understanding is that there will be an underground detention container under the parking lot to handle water detention. She stated staff has not seen drawings for that aspect of the project and the applicant will be

required to submit such drawings to the City Engineer for review. Commissioner Vawdrey asked if it is necessary to add a condition to the motion regarding that requirement. Chairperson Gilliland stated he believes that can be handled at the staff level. Ms. Jastremsky agreed.

8:36:06 PM

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

6:21:59 PM

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

8:36:19 PM

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

9.1 **A voice vote was taken with all in favor. The meeting adjourned at 8:36:22 PM**



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

STAFF REPORT
August 9, 2013

To: Planning Commission
Business Date: August 22, 2013

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

Re: **Chick-fil-A Zone Change**
Application No.: 130719-12201S
Applicant: Ryan Robinson
Location: 12201 S. 300 E.
Zoning: A5
Parcel Size: 1.71 acres
Request: Zone change from A5 to CC

BACKGROUND

This is a request for a zone change from A5 to CC on 1.71 acres located east of McDonalds on 12300 S. This request is in anticipation of the site being developed for a Chick-fil-A restaurant, which is a permitted use in the CC zone. The parcel depicted on the attached maps has actually not been created yet, meaning that the applicant is rezoning to a described boundary. The subdivision of property will not be applied for until after the city council approves the rezone, which will likely be at the council's first meeting in September. The subdivision application will run concurrently with the site plan application at the Planning Commission.

ANALYSIS

General Plan. The land use element of the General Plan designates the subject property as Neighborhood Commercial. The CC zone is appropriate within the Neighborhood Commercial land use—a designation that extends from 300 East to 1300 East on the north side of 12300 South. Chapter 9-8 states that “[T]he purpose of the CC zone is to provide areas where commercial uses may be established which are generally oriented toward local residents rather than out-of-town patrons. Uses typical of this zone include planned retail and office development and limited medium-to-high density residential uses that can be harmoniously mixed with commercial development.”

Criteria for Rezone Approval. The criteria for review and potential approval of a zone change request is found in Section 9-5-060(e) of the Draper City Municipal Code. The review standards are:

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

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

Planning Review. As stated above, CC zoning is appropriate within the Neighborhood Commercial land use designation. There is pre-existing CC zoning on either side of the subject site along 12300 South. The 1.71 acre subject site is presently part of a 12 acre parcel that is zoned A5, meaning that all the property north of the subject site will retain that designation. A restaurant with a drive-up window (which puts it in the *fast food* category) is appropriate for this high traffic location, and staff sees no downside to rezoning the property to accommodate it. The zoning map shows that a section of the McDonald's parcel has retained the A5 zoning. Staff has reviewed past GIS data sets and learned that in May 2010, the McDonald's property was three separate parcels. The next time the city received a revised data set, which was August 2010, the parcels had been merged. The McDonald's rezone obviously took place sometime before the lot line merge, and only affected the larger parcel. Such zoning anomalies can be easily fixed at staff level through by the Zoning Administrator.

Engineering Review. In a memo dated August 1, 2013 Brien Maxfield states:

We have reviewed the subject zone map amendment application and recommend approval. In accordance with the provisions of Section 9-5-060(e) of the Draper City Municipal Code (DCMC), we speak primarily to the adequacy of facilities and services intended to serve the subject property. As you are aware, a decision to amend the text of this Title or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the City's General Plan;*

The City's Land Use Element of the General Plan appears to designate this parcel as "Commercial/Employment Zone." Its current zoning is A5. This use is characterized by their strategic placement along high-traffic corridors with convenient points of traffic access to and from residential areas. This category includes the full use of retail and commercial businesses providing economic vitality to the community. Examples of appropriate services include restaurants and fast food establishments, personal services, commuter oriented areas, etc. The General Plan recommends encouraging Community Commercial (CC) zoning development along 12300 South.

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

No conflicts were noted.

3. *The extent to which the proposed amendment may adversely affect adjacent property;*

The adjacent property owners to the east and west are zoned CC. North of the parcel is zoned RA2. In the General Plan it indicates that buffering and transitions around existing low density single-family residences are appropriate.

4. *The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection;*

We are not aware of any inadequacies of the facilities intended to serve this property.

1. Connectivity with this parcel is not an issue. It has fronting access to both 12300 South and 300 East. The future connection of 12200 South to 300 East passes through this parcel.
2. The storm drainage facilities fronting the property in 12300 South are owned and maintained by Utah Department of Transportation (UDOT). Any connection or drainage discharge to that system requires UDOT authorization. Any discharge must still comply with onsite detention required in accordance with the provisions of the site plan requirements within the Draper City Municipal Code.
3. Sanitary sewer facilities will be provided by South Valley Sewer District. Any site plan application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
4. Culinary water service is provided by WaterPro. Any site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses.

Fire Marshal. Don Buckley with the Unified Fire Authority has no comment at this time.

Building Official. Keith Collier has no comment at this time.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission send a positive recommendation to the City Council regarding the Chick-fil-A zone change request, application 130719-12201S, based on the following 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 the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

MODEL MOTION

Sample Motion for Positive Recommendation. "I move we forward a positive recommendation to the City Council regarding the Chick-fil-A zone change request by Ryan Robinson, application 130719-12201S,

based on the findings listed in the staff report dated August 9, 2013, and the following additional findings:”

1. List additional findings, if any.

Sample Motion for Negative Recommendation. “I move we forward a negative recommendation to the City Council regarding the Chick-fil-A zone change request, application 130719-12201S, based on the following findings:”

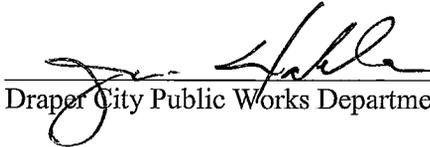
1. List all findings.

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.



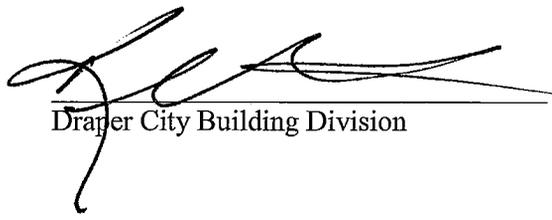
Draper City Engineering Division



Draper City Public Works Department



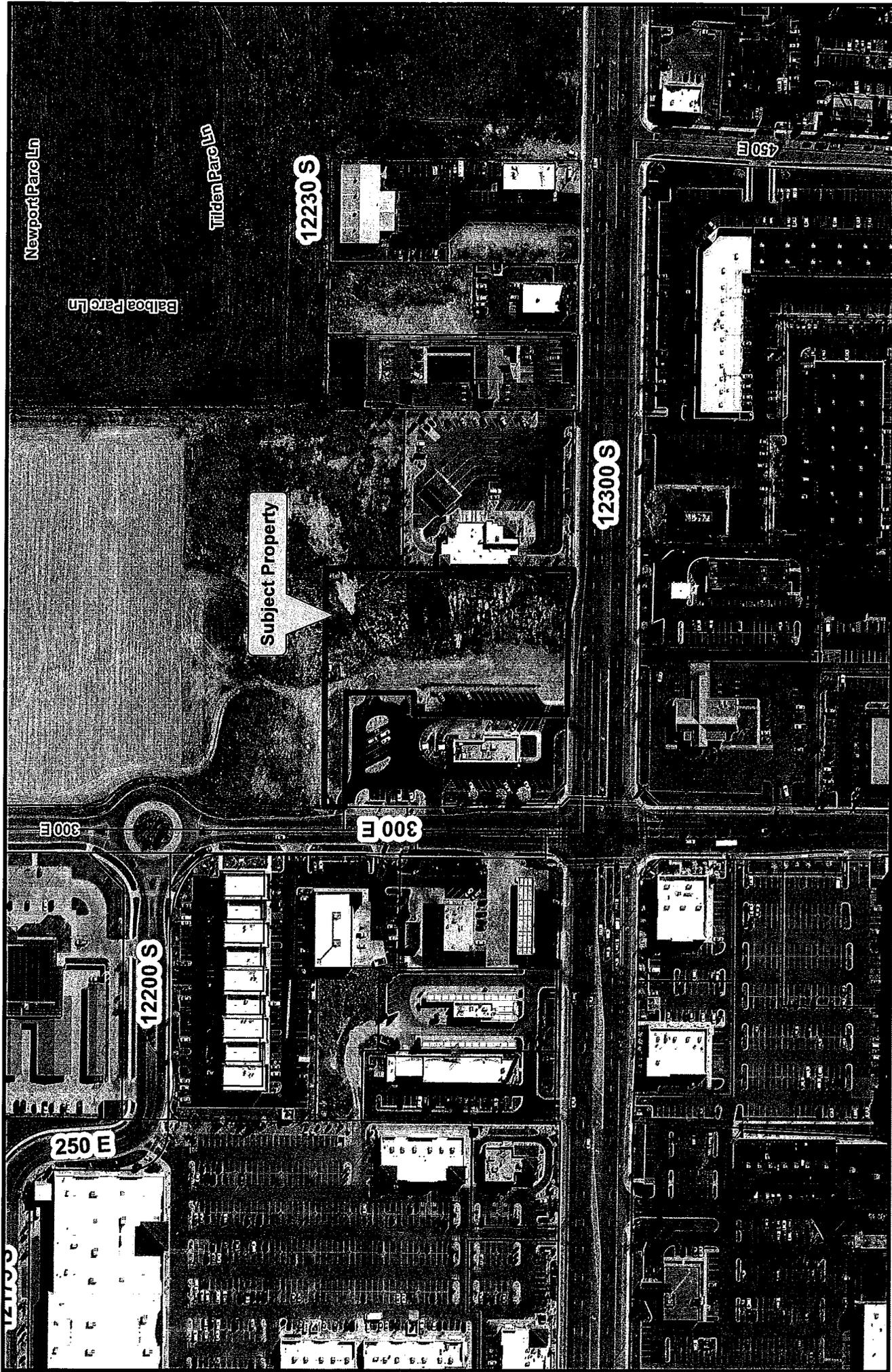
Unified Fire Authority



Draper City Building Division

Draper City Planning Division

Draper City Legal Counsel



Chick-fil-A Zone Change A5 to CC

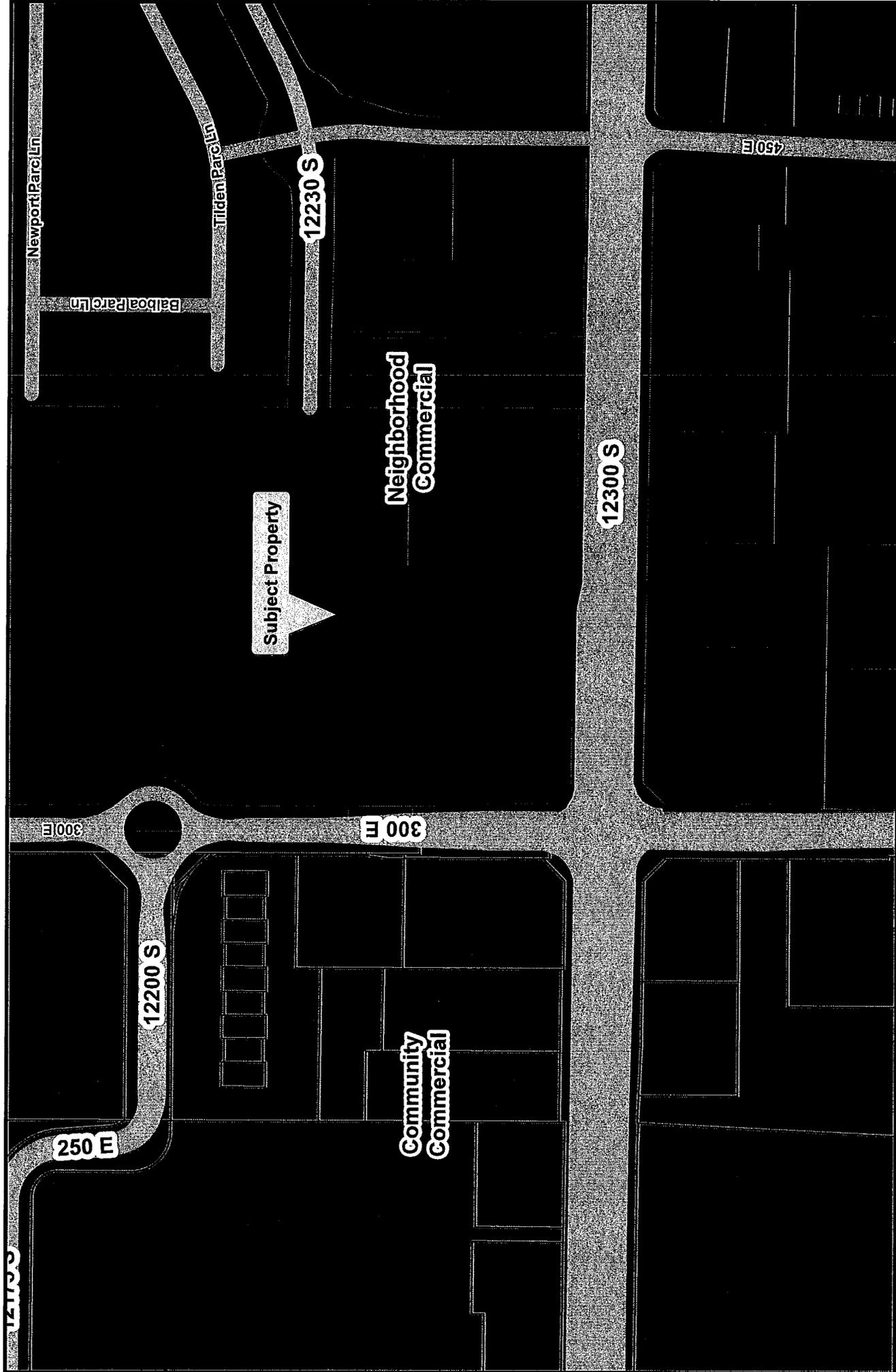
Aerial Map

1 inch = 200 feet



DRAPER CITY

Date: 8/12/2013



Chick-fil-A Zone Change A5 to CC

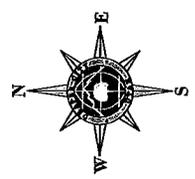
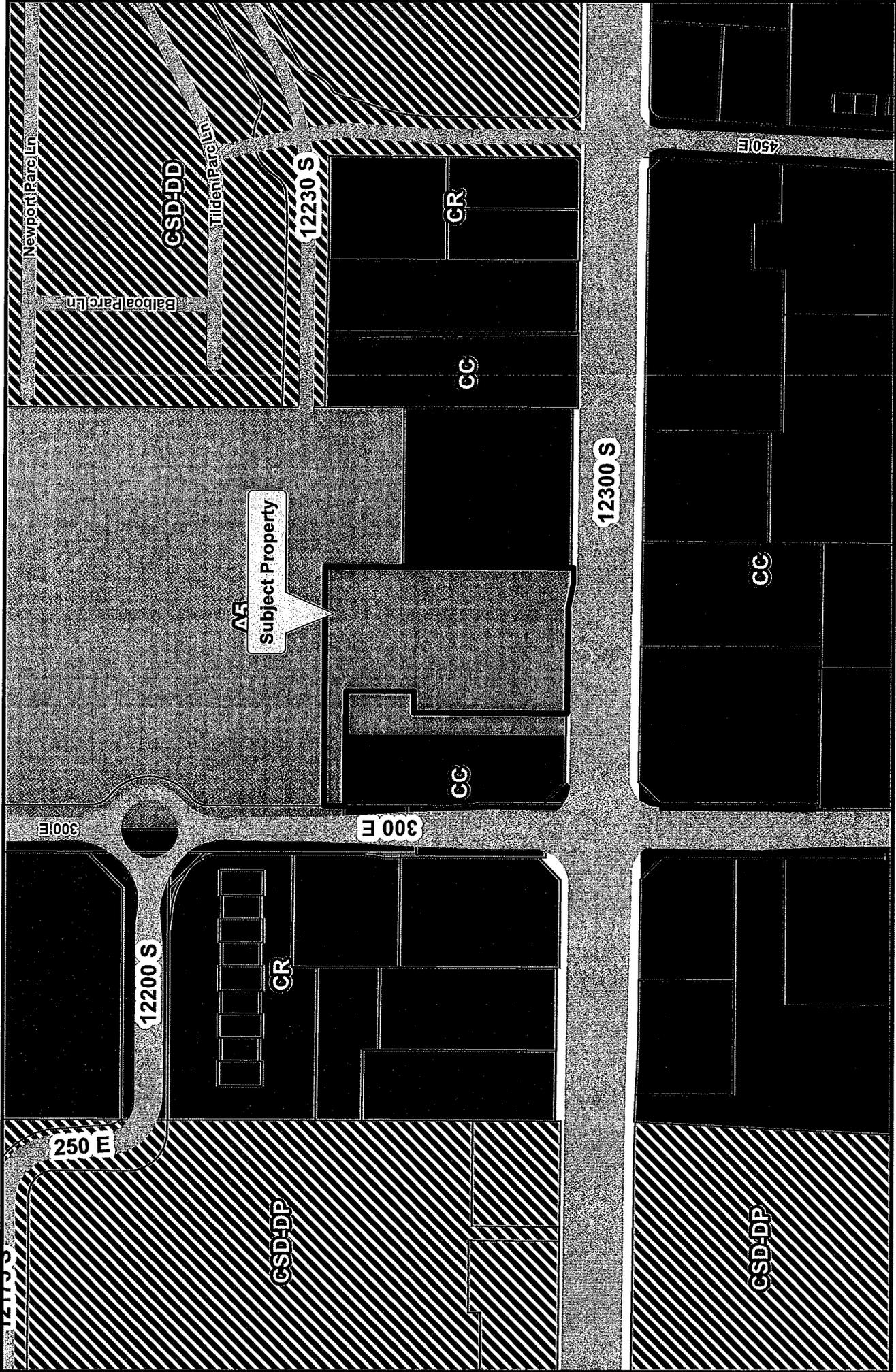
Landuse Map

1 inch = 200 feet



DRAPER CITY

Date: 8/12/2013



Chick-fil-A Zone Change A5 to CC

Zoning Map

1 inch = 200 feet



DRAPER CITY

Date: 8/12/2013



Development Review Committee

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

STAFF REPORT

August 13, 2013

To: Draper City Planning Commission
Business Date: August 22, 2013

From: Development Review Committee

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

Re: Valet Auto Body – Zoning Map Amendment Request

Application No.: 130723-12855S
Applicant: Trace Coccimiglio
Project Location: 12855 & 12875 South Minuteman
Zoning: CR Regional Commercial Zone
Acreage: Approximately 1.97 Acres (Approximately 85,813 ft²)
Request: Request for approval of a Zoning Map Amendment to change the zoning on the property from CR (Regional Commercial) to CG (General Commercial).

SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 1.97 acres located on Minuteman Drive, at approximately 12855 & 12875 South Minuteman. The application consists of three parcels that are currently zoned CR Regional Commercial. The applicant is requesting that a Zoning Map Amendment be approved changing the property's zoning category from CR to CG (General Commercial). The applicant owns a vehicle body shop in town and desires to locate to the subject property. The use "Vehicle Repair and Equipment Repair, General" requires a Conditional Use Permit in the CG zone whereas it is expressly not permitted in the CR zone. The change in zone would allow him to seek the Conditional Use Permit for the relocation of the business.

BACKGROUND

The property was granted a conditional use permit on January 2, 1996 allowing an automobile dealership. For many years, an automobile dealership has been run on the subject property. As the property was developed as a car dealer and has operated as an automobile dealer for the past fifteen years, the applicant feels this will be a good place to relocate his body shop that would complement the existing dealer.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. This category “permits the full scope of commercial land uses that are destination oriented. The areas may include large-scale, master-planned commercial centers, big box stores and offices. These areas are strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas. This category includes the full scope of commercial land uses that require and utilize exposure to the freeway. The areas are intended to be traveler- or commuter-oriented and should provide lodging, food, personal services and other similar uses. Examples of appropriate services include restaurants and fast food establishments, automobile travel plazas, personal services (day care, cleaners, bank, video rental, florist, etc.), hotels and motels, commuter parking, and emergency services.”

Additionally, the property has been assigned the CR Regional Commercial zoning classification. The purpose of the CR zone is to “provide areas where a combination of destination-oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and non-residents of the City. Typical uses in this zone include large-scale, master-planned commercial centers with outlying commercial pads, big-box stores, offices, and various types of high density residential uses.” Both the CR Regional Commercial and CG General Commercial zoning designation are identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation. The property is completely surrounded by CR zoning.

Zoning in the Vicinity. The subject property is entirely surrounded by properties with the CR zoning classification. To the north, within 400 feet is CG zoning which is in the same Community Commercial land use category as the subject property. Though there is no contiguous CG zoning to the subject property, the zoning is in place in the general vicinity. With CG in the general vicinity, a change in zone on the subject property would not introduce new zoning within the area. For a list of permitted, conditional and non-permitted uses in the CR and CG zone, see exhibit ‘A’.

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

- (e) Approval Standards. A decision to amend the text of this Title or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making an amendment, the City Council should consider the following factors:
 - (1) Whether the proposed amendment is consistent with goals, objectives and policies of the City’s General Plan;
 - (2) Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
 - (3) Whether the proposed amendment is consistent with the standards of any applicable overlay zone.
 - (4) The extent to which the proposed amendment may adversely affect adjacent property; and
 - (5) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

As the proposed zoning of CG is listed as a preferred zoning category within the “Community

Commercial” land use category, it can be stated that it is consistent with the general plan. Specifically, some of those goals, objectives and policies are to:

- a. *Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area’s character.*
- b. *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*
- c. *Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that reenergize an area.*

As stated previously, the amendment would be harmonious with the area as all other properties in the general vicinity are commercially zoned. There are no overlay zones in the area. The use that is desired on this property, “vehicle and equipment, repair general”, requires a conditional use permit to be granted in order to establish the use on the property. Even if the applicant should walk away from this property, it would be adequate and appropriate for the uses found in the CG zone as it is a heavier commercial use area. Finally, there are adequate facilities to serve the property including roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Zoning Map Amendment submission and has issued a recommendation for approval for the request.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the Zoning Map Amendment submission and have issued a recommendation for approval for the request with the following proposed comments:

1. It appears that the site currently drains to a sump. This type of drainage will likely need to continue when the property develops as an adequate drainage outfall is not available.

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

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Zoning Map Amendment submission and has issued a recommendation for approval for the request without further comment.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Zoning Map Amendment by Trace Coccimiglio, application 130723-12855S. This recommendation is based on the following 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 Community Commercial, specifically:

- a. *Create a balanced community where residents can live, work and play, and have their essential needs met.*
 - b. *Encourage the establishment of a strong tax base by accommodating commercial and industrial development in appropriate areas.*
 - c. *Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment.*
 - d. *Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.*
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 CG zoning has already been established in the area specifically along Minuteman Drive.
 7. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

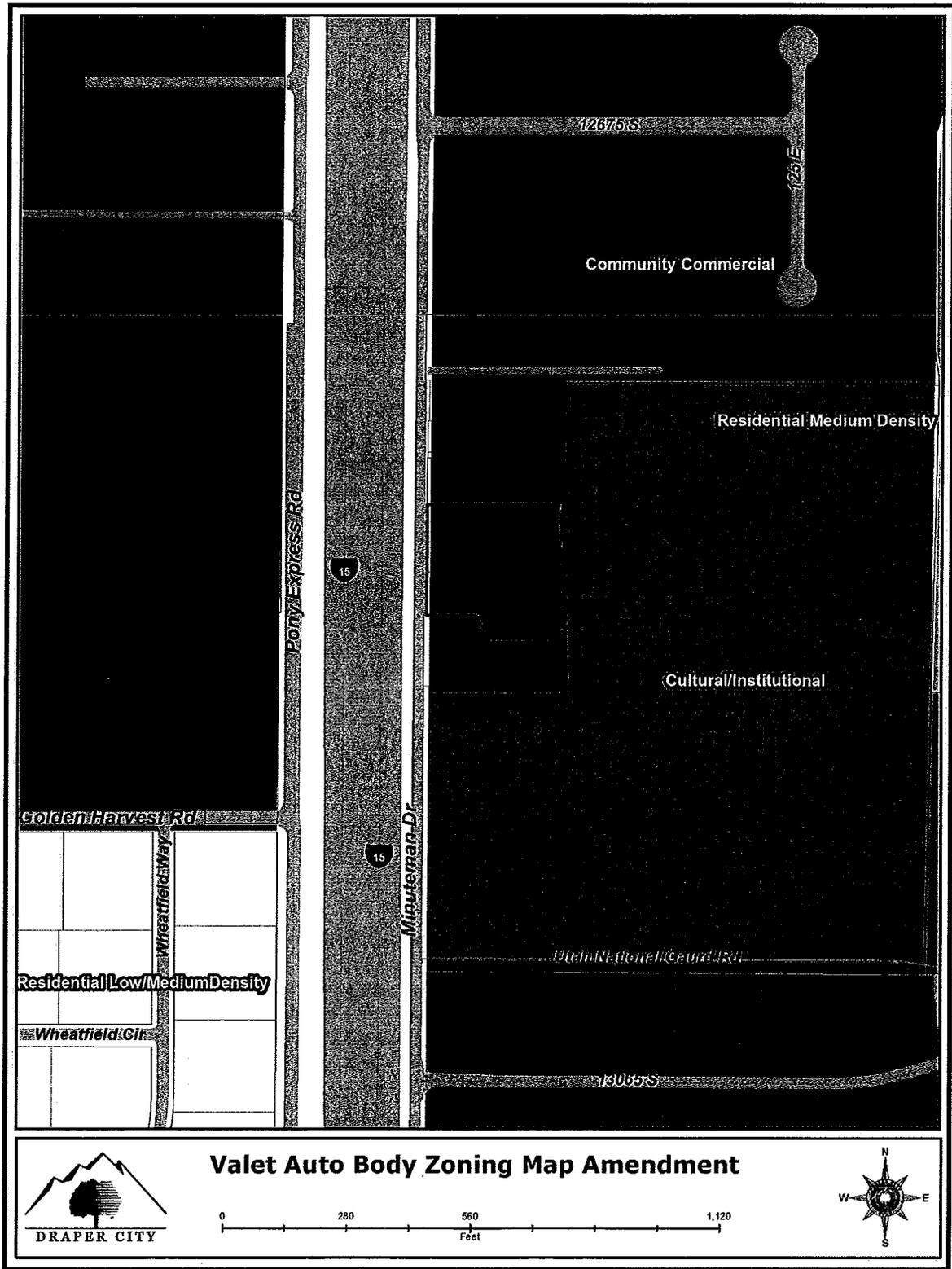
MODEL MOTIONS

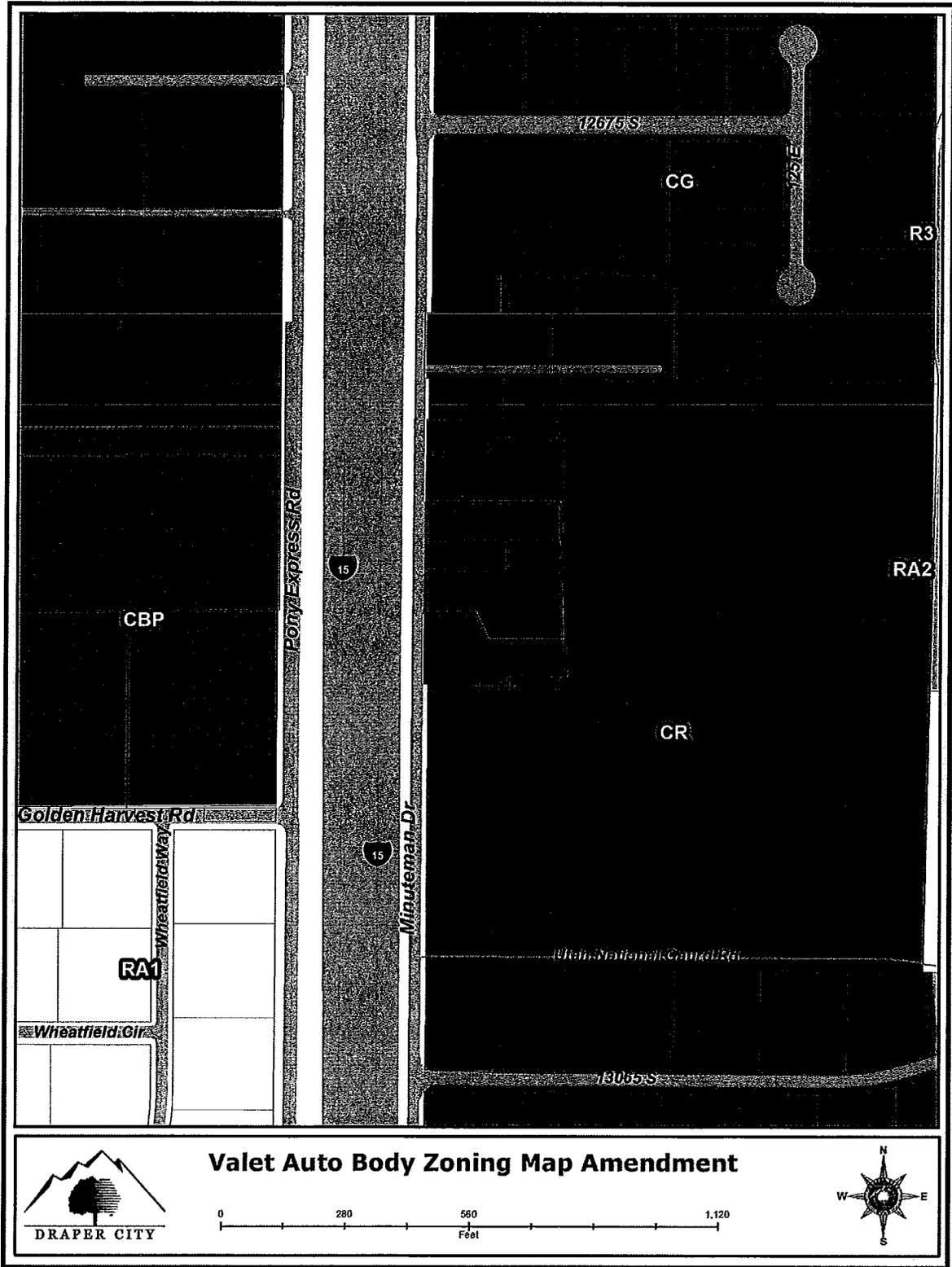
Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Valet Auto Body Zoning Map Amendment Request by Trace Coccimiglio, application 130723-12855S, based on the findings and subject to the conditions listed in the Staff Report dated August 13, 2013 and as modified by the conditions below:”

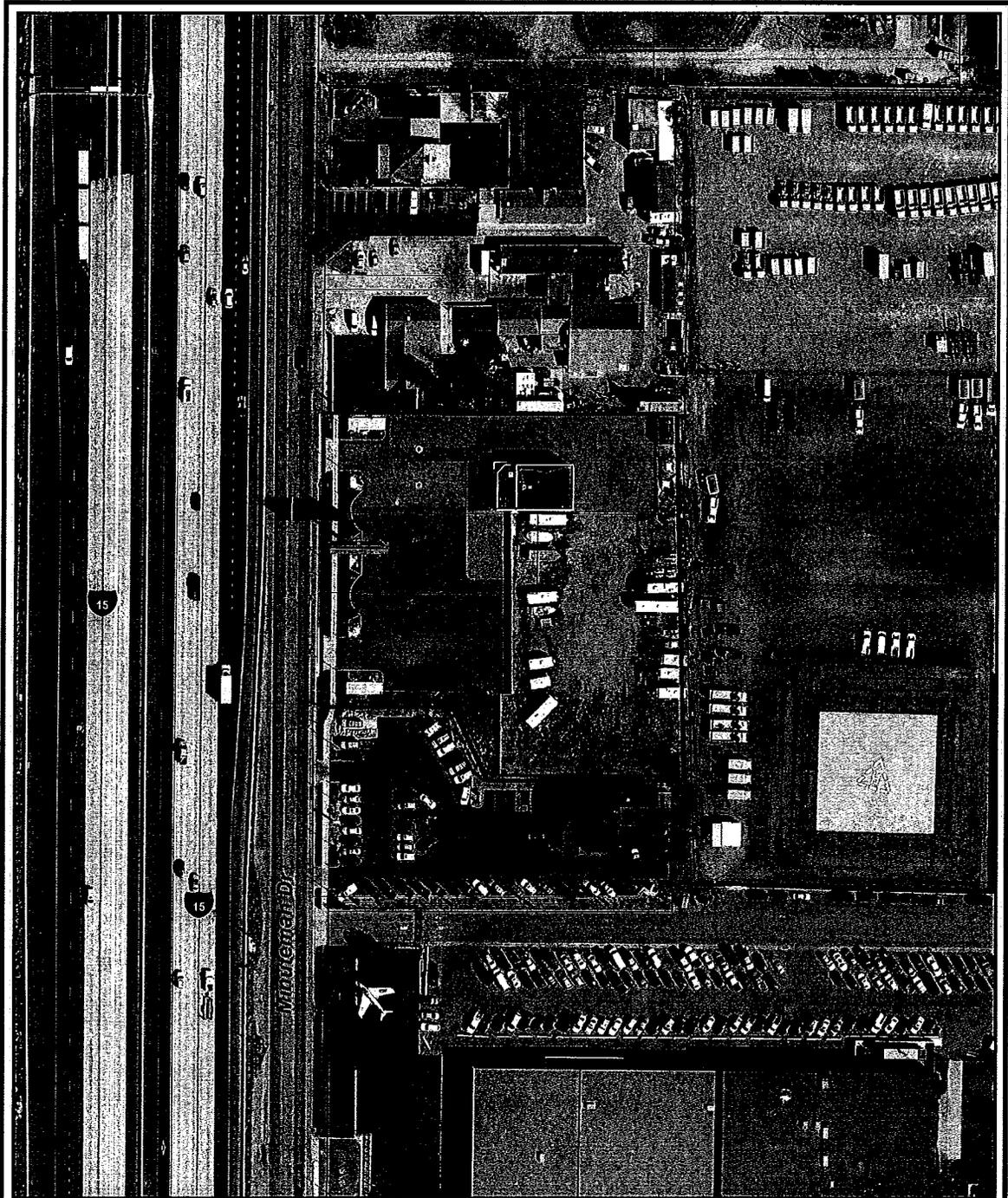
1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Valet Auto Body Zoning Map Amendment Request by Trace Coccimiglio, application 130723-12855S, based on the following findings:”

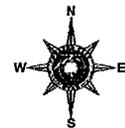
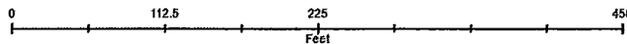
1. List any findings...







Valet Auto Body Zoning Map Amendment

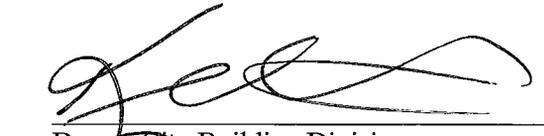


DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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.



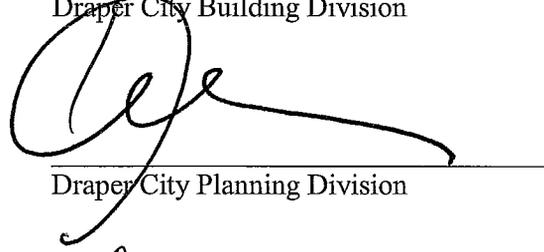
Draper City Engineering Division



Draper City Building Division



Draper City Public Works Department



Draper City Planning Division



Unified Fire Authority



Draper City Legal Counsel

Exhibit 'A'

Table 9-11-1 Permitted and Conditional Uses

Allowed in Commercial Zones

Table 9-11-1 Permitted and Conditional Uses Allowed in Commercial Zones (except CSD zones).

Uses	Zones	
	CN	CG
Residential Uses		
Assisted Living Facility	C	C
Dwelling, Multiple-Family	C ¹	NP
Dwelling, Single-Family	NP	NP
Home Occupations	See Chapter 9-34 of this Title	
Residential Facility for Elderly Persons	C	C
Residential Facility for Persons With a Disability	C	C
Public and Civic Uses		
Auditorium, Major	NP	NP
Auditorium, Minor	NP	NP
Bus Terminal	NP	NP
Charter Schools	P	P
Church or Place of Worship	P	P
Club or Service Organization	P	NP
Government Service	P	NP
Higher Education Facility, Private	NP	C
Higher Education Facility, Public	NP	C
Hospital	NP	NP
Private School	C	C
Protective Service	P	P
Public School	P	P
Public Utility Substation	See Chapter 9-36 of this Title	
Reception Center	NP	C
Trade / Vocational School	NP	C
Utility, Minor	P	P
Municipal Uses		
Franchise Municipal Uses	C	C
Municipal Uses	P	P
Commercial Uses		
Auto, Truck, RV, and Equipment Storage	NP	C
Bank or Financial Institution	P	P
Bed and Breakfast Inns	C	NP
Business Equipment Rental and Supplies	NP	P
Business Service	NP	P
Car Wash	NP	NP
Cashing Services	NP	NP
Club, Dining ²	C	P
Club, Social ^{4,5}	NP	C
Construction Sales and Service	NP	C
Convenience Store	C	P
Day Care, General	P	P
Farmers Market	P	NP
Funeral Home	C	C
Garage, Public	NP	C
Gas And Fuel, Storage and Sales	NP	C
Gasoline Service Station	C	P

¹ Only as a part of a mixed use center with no dwellings allowed on the ground floor.

² Subject to the alcohol provisions per Chapter 4 of Title 6 DCMC.

⁵ Allowed only in combination with a hotel or as part of a restaurant and comprising less than 50% of the floor space of the entire facility.

⁶ Without gasoline sales.

Table 9-11-1 Permitted and Conditional Uses Allowed in Commercial Zones (except CSD zones).

Uses	Zones	
	CN	CG
Grooming Service	P	P
Hotel	NP	C
Kennel	NP	C
Laundry and Dry Cleaning, Limited	C	P
Laundry Service	C	P
Media Service	NP	P
Medical or Dental Laboratory	NP	C
Medical Service	C	P
Motel or Motor Lodge	NP	C
Nursery	C	P
Office, General	P	P
Parking, Commercial	NP	C
Personal Care Service	P	P
Personal Instruction Service	P	P
Pre-School, General	P	P
Precious Metals and Gems Dealer	NP	P
Printing and Photocopying, Limited	C	P
Printing, General	NP	P
Recreation and Entertainment, Indoor	NP	P
Recreation and Entertainment, Outdoor	NP	C
Recycling Collection Station	NP	P
Repair Service	NP	P
Research Service	NP	P
Restaurant	C	P
Retail, General	P	P
Secondhand or Thrift Store, Large, With No Outside Storage and No Drop-Off of Items During Hours the Business is Closed	NP	C
Secondhand or Thrift Store, Large, With Outdoor Storage or Drop-Off of Items During Hours the Business is Closed	NP	NP
Secondhand or Thrift Store, Small	P	P
Sexually Oriented Business	NP	NP
Tattoo Establishment	NP	C
Transportation Service	NP	C
Vehicle and Equipment Rental or Sale	NP	P
Vehicle and Equipment Repair, General	NP	C
Vehicle Rental, Limited	NP	P
Vehicle Repair, Limited	NP	P
Veterinary Service	C	C
Warehouse, Self-Service Storage	NP	C
Wireless Telecommunication Facility	See Chapter 9-41 of this Title	
Manufacturing Uses		
Manufacturing, Limited	NP	C
Wholesale and Warehousing, Limited	NP	C



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

STAFF REPORT
August 9, 2013

To: Planning Commission
Business Date: August 22, 2013

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

Re: Black Sage Professional Office Site Plan
Application #: 130626-13957S
Applicant: Clark Jones for Parkway Lane Group LLC
Location: 13957 South Bangerter Parkway
Zoning: CC
Acreage: 1.58 acres (0.75 for current application, and 0.83 for future building pad)
Request: Site plan approval for a professional office building

BACKGROUND

This application is a request for site plan approval for a 6,224 square foot, single story office building on Lot 2 of the Black Sage Subdivision. The subdivision, which is located on the east side of Bangerter Parkway south of 13800 South, contains three lots: Lot 1 is the site of Jiffy Lube, which received site plan approval in February 2012 and opened for business in September of that year; Lot 2 is the parcel that will contain the office building currently under review; and Lot 3 will contain another professional building to be constructed at a later date (though approximately 25% of Lot 3 will be developed as part of the current project). The building will be used for dental offices, which is a permitted use in the CC zone.

ANALYSIS

General Plan and Zoning. The subject property has the land use designation of Neighborhood Community Commercial. The property is zoned CC. The purpose of the CC zone is to “provide areas where commercial uses may be established which are generally oriented toward local residents rather than out-of-town patrons. Uses typical of this zone include planned retail and office development and limited medium-to-high density residential uses that can be harmoniously mixed with commercial development.” The CC zone is identified by the General Plan as a preferred zoning classification for the Neighborhood Community Commercial land use designation. Properties zoned CC abut the subject property on the north and east, properties zoned CR abut the subject property on the west, and properties zoned RA1 as a part of the Salt Lake County-owned Wheadon Regional Park abut the subject property on the south.

East Bangerter Interchange Area Master Plan. One of the principle purposes of the East Bangerter Interchange Area Master Plan is to “plan for future growth and development in the most sustainable and beneficial manner.” The plan acknowledges a number of uses based on the specific land use and zoning designation prescribed therein for any one property, including commercial/retail, office, residential ranging from medium to low density, and manufacturing.

Site Plan Layout. The area of the proposed development includes all of Lot 2 and a section (0.29 acre) of Lot 3 of the Black Sage subdivision. The site plan shows one single-story building set back evenly with the existing Jiffy Lube on Lot 1 of the subdivision. A full-movement access from Bangerter Parkway will be on the south side of the parcel, and the building will be on the north side. Ten parking stalls at the building's south elevation will be supplemented with 15 more stalls (enough to satisfy the demand of a 6,224 square foot building for dental offices) on the west side of Lot 3. The remainder of Lot 3 is called out on the civil drawings as *Future Building Pad*; the timeframe for development of the future building is unknown. The plans show landscaping around the building perimeter and south of the access aisle. The site of the future building will be treated with weed barrier and gravel for now. The dumpster enclosure will be located north of the east bank of parking stalls, easily accessed but largely out of public view. It will have landscaping on three of its sides.

Landscaping. The landscape plan shows 22.24% landscaping, which more than satisfies the minimum requirement of 20%. Staff is pleased with the quality of the landscape plan. It shows a variety of shrubs and ornamental grasses around the building and in perimeter landscape beds, many of which will contain large decorative boulders. Tree varieties include Crimson Sentry Maple, Norway Spruce, Silver Linden and White Eastern Redbud (which was the choice of the Tree Commission in favor of the Callery Pear shown on the original submittal). The west side of the building will include lawn, defined by black aluminum edging. The lawn area will abut a detention basin with a four-inch layer of decorative stone over weed barrier fabric.

Parking. The parking requirement for a dental office, according to Table 9-25-1 of the DCMC, is 4/1000 gross floor area. At 6,224 square feet, this building requires 25 parking stalls, and 25 is the number of stalls provided. Two of these will be ADA compliant. The code specifies that a minimum of 25% of the required parking spaces be located within 200' of the building for office uses, and the balance located within 400'. Considering the size of the property, it would not be possible to have on-site parking that does not meet this provision. All parking stalls will be required to have concrete wheel stops to prevent vehicle intrusion into landscaping or pedestrian walkway.

Cross Access. The Black Sage subdivision plat includes the following note: "Cross access to all portions of the parking lot for or on each lot within the subdivision is hereby perpetually granted, dedicated, and reserved to all owners, tenants, and their guests within the Black Sage subdivision. Such access shall not be blocked."

Architecture. Section 9-22-040 states: "Each building face shall have a minimum of two primary materials. At least 75% of each building's finished face shall be primary materials. No more than 50% of a building's finished face shall be constructed of any one primary material." The predominant materials to be used on each side of the proposed office building are fiber cement panel and manufactured stone, both of which are considered primary materials. Each building face will contain at least 80% of these materials and no one material will exceed 50%. Chapter 9-22 also requires a commercial building to have strong façade articulation with a variety of colors and textures, which staff believes is satisfied with the proposed design. A tongue and groove wood siding (which is a secondary material) will be used around entrances and windows for accent. Sloped rooflines of the two building sections meet the requirement for roofline variation.

Site Lighting. The lighting plan shows security lighting in the form of seven 20-foot tall poles illuminating the building entrance and the parking areas. In addition, there will be two wall pack lights mounted on the building's south exterior. All light fixtures will have a brightness of 150 watts and will be the shoebox type with full cut-off shield. As the lighting plan meets all parameters of Chapter 9-22, staff anticipates no negative impact on neighboring properties.

Engineering Review. In a memo dated July 18, 2013, Robert Markle states:

We have reviewed the site plan application for the subject project. Accordingly, we have included the following comments for your consideration:

1. The drainage report fails to address future flows and additional volumes associated with the construction of Phase 2. Per the report, pipe capacities and detention volumes associated with the Phase 1 are close to capacity and would not support runoff from Phase 2.
2. It is unclear on the plans if the abandonment of the irrigation line will take place within Bangerter Parkway. If this work will be within the right-of-way, a street cut permit must be obtained and work shall conform to those standards.
3. Submittal documents shall include letters from water and sewer providers addressing the feasibility and requirements to serve the project in accordance with Section 9-5-090(d)(1)(iv)(C)(5) & Section 17-3-030(e)(5) of the Draper City Municipal Code.

Building Review. In a memo dated July 19, 2013, Keith Collier states that he has no comment at this time.

Fire Review. In a memo dated July 18, 2013, Don Buckley with the Unified Fire Authority recommends approval with the following 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.
2. 2012 International Fire Code Appendix D requirements on street widths:

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

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.
3. Fire Hydrants are required there shall be a total of 4 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 3250GPM for full 3 hour duration.
4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department

Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
7. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Parks & Trails Committee. The Draper City Parks and Trails Committee has completed their review of the site plan and has issued a recommendation for approval without further comment.

Tree Commission Review. The Draper City Tree Commission has completed their review of the site plan and issues a recommendation for approval with the following comment:

1. That Pyros Calleryana is replaced with Cercis Canadensis “Whitebud” or Cladrastis Lutea.

STAFF RECOMMENDATION

Staff recommends approval of the Black Sage Professional Office site plan application by Clark Jones, application 130626-13957S, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site.
4. That all requirements and recommendations of the geotechnical report and the subsequent city review of that report are satisfied throughout the development of the site.
5. That the applicant submits a CD to the City that contains all plan set sheets in their final versions, using appropriate AutoCAD format.
6. That no signage is reviewed or approved as a part of the subject site plan review, and all signage is reviewed and approved under a separate application.
7. That the final plan set shows the future building site to be treated with weed barrier and gravel.
8. That upon Planning Commission approval, the applicant submits 12 sets of plans to be stamped “Approved for Construction.” Six of these shall be 24x36 in size and six shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

This recommendation is based on the following findings:

1. That the proposed development plans meet the intent, goals, and objectives of the Draper City

General Plan.

2. That the proposed development meets the requirements and provisions of the DCMC.
3. That the proposed development will not be deleterious to the health, safety, and general welfare of the public nor the residents of the adjacent properties.
4. That the proposed development conforms to the general aesthetic and physical development of the area.
5. That the public services in the area are adequate to support the subject development.

MODEL MOTION

Sample Motion to Approve. “I move we approve the site plan request by Clark Jones, application 130626-13957S, based on the findings and subject to the conditions listed in the staff report dated August 9, 2013:”

1. List any additional findings and conditions.

Sample Motion to Deny. “I move we deny the site plan request by Clark Jones, application 130626-13957S, based on the following findings:”

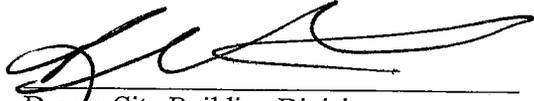
1. List findings.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

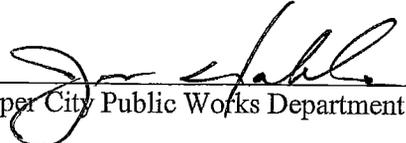
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission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



Draper City Engineering Division

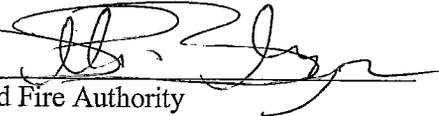


Draper City Building Division



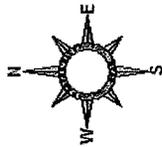
Draper City Public Works Department

Draper City Planning Division

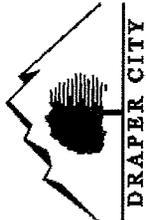


Unified Fire Authority

Draper City Legal Counsel

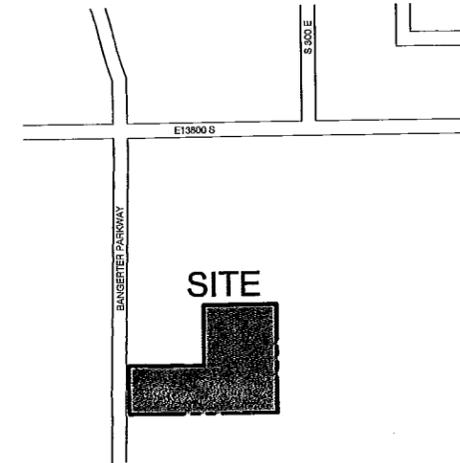
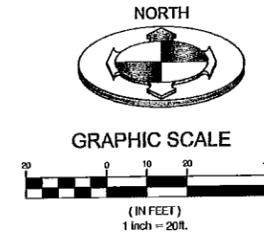


Aerial Map for Black Sage Professional Office Site Plan



BLACK SAGE PROFESSIONAL OFFICE

LOCATED IN SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

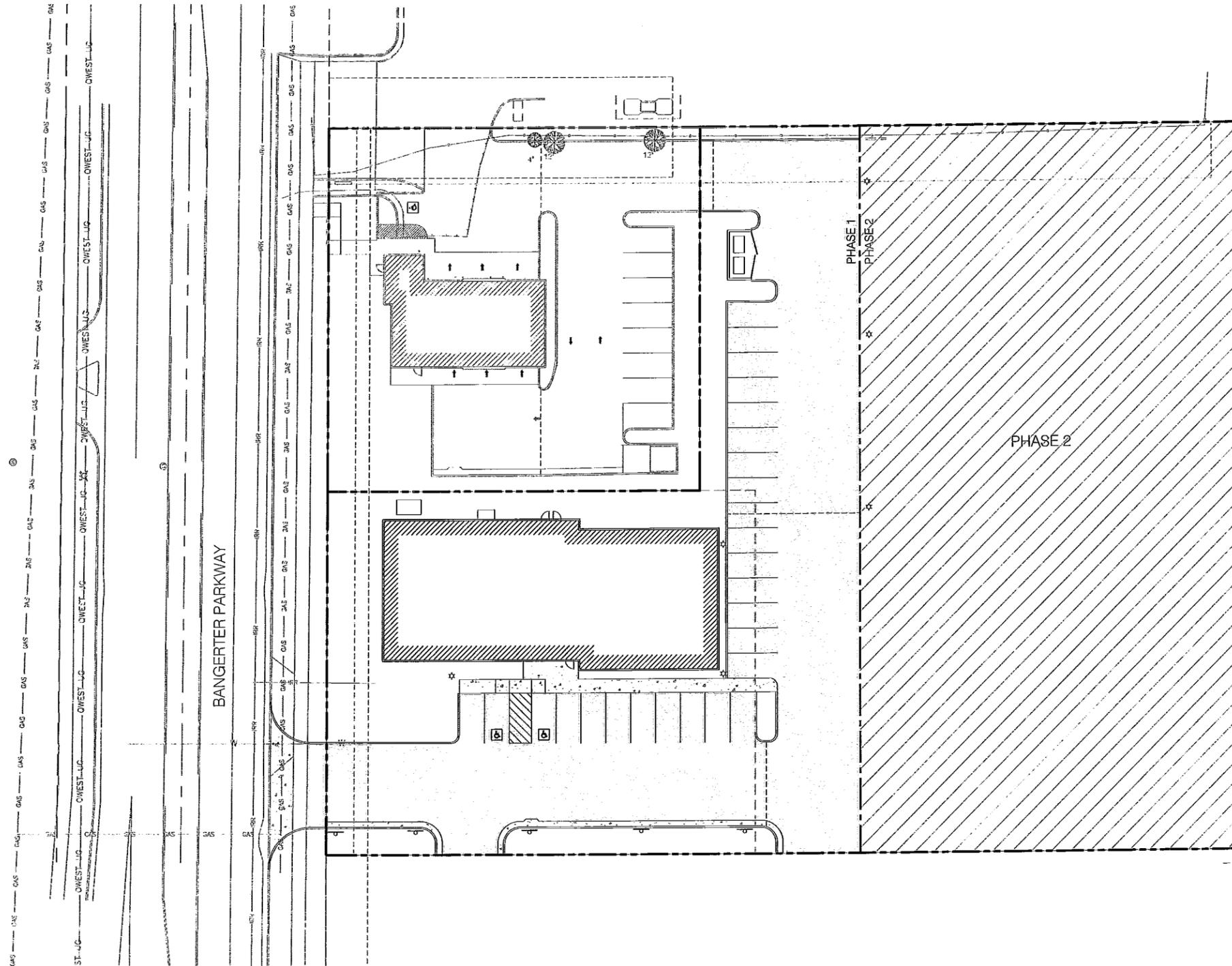


VICINITY MAP
N.T.S

DEVELOPER/OWNER:
NAME: PARKWAY LAND GROUP, LLC
CONTACT: CLARK JONES
ADDRESS: 9010 WEST COUNTRY CLUB
HIGHLAND, UTAH 84003
TELEPHONE: (801) 870-2877
EMAIL: CLARKJONES1515@GMAIL.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATIONS
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CUP.02	SEWER PLAN AND PROFILE
CGD.01	GRADING AND DRAINAGE PLAN
CEP.01	STORM WATER POLLUTION PREVENTION
CEP.02	SWPP NOTES
CEP.03	POST CONSTRUCTION PLAN
CEP.04	BMP DETAILS
CEP.05	BMP DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES
CDT.05	DETAILS & NOTES
CDT.06	DETAILS & NOTES





**BENCHMARK
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LAND SURVEYING**
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

BLACK SAGE PROFESSIONAL OFFICE 13957 SOUTH BANGERTER PARKWAY DRAPER, UTAH		DRAFT DATE: 12/1/11	DESIGN DATE: 12/1/11	CHECK DATE: 12/1/11	PROJECT NO. 1211137
No.	DATE	DESCRIPTION			COVER
1 OF 17					

BENCHMARK ENGINEERING CONTACT: DALE K. BENNETT, PLS, PE



RAW DESIGN STUDIO
517 SOUTH 200 WEST
SALT LAKE CITY, UT 84101
(801) 215-9729
info@rawdsgnstudio.com
www.rawdesignstudio.com



GENERAL SITE NOTES

- 1- GRADING AT THE BUILDING SHALL HAVE A 6% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNDO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
- 2- FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNDO.
- 3- ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
- 4- ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
- 5- ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNDO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 4'-0" WIDE.
- 6- FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
- 7- 2" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP, TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, TYP. SEE DETAIL DS/AT.0.
- 8- LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL DS/AT.0. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- 9- LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.

BLACK SAGE PARKING CALCULATIONS

REQUIRED:
6,224 GROSS SF. @ 4 STALLS/1,000 SF = 24.9 STALLS
(25 REQUIRED)

ACTUAL:
25 STALLS (INCL. 2 ADA)

MAX NUMBER OF STALLS W/O LANDSCAPING:
15 STALLS (15 AS PER CODE)

LANDSCAPED AREA

SITE: 32,756 SF
LANDSCAPING: 7,412 SF
22.63% OF SITE IS LANDSCAPED
(20% REQUIRED AS PER 9-22-50 D1)

SITE LEGEND

- PROPERTY LINE
- [Pattern] NEW CONCRETE SIDEWALK/PAVEMENT. STANDARD CONTROL JOINTS TO BE PROVIDED AS SHOWN ON PLAN, BUT NOT GREATER THAN 8' X 8'.
- [Pattern] NEW LANDSCAPING AREA

BANGERTER PARKWAY COMMERCIAL DEVELOPMENT

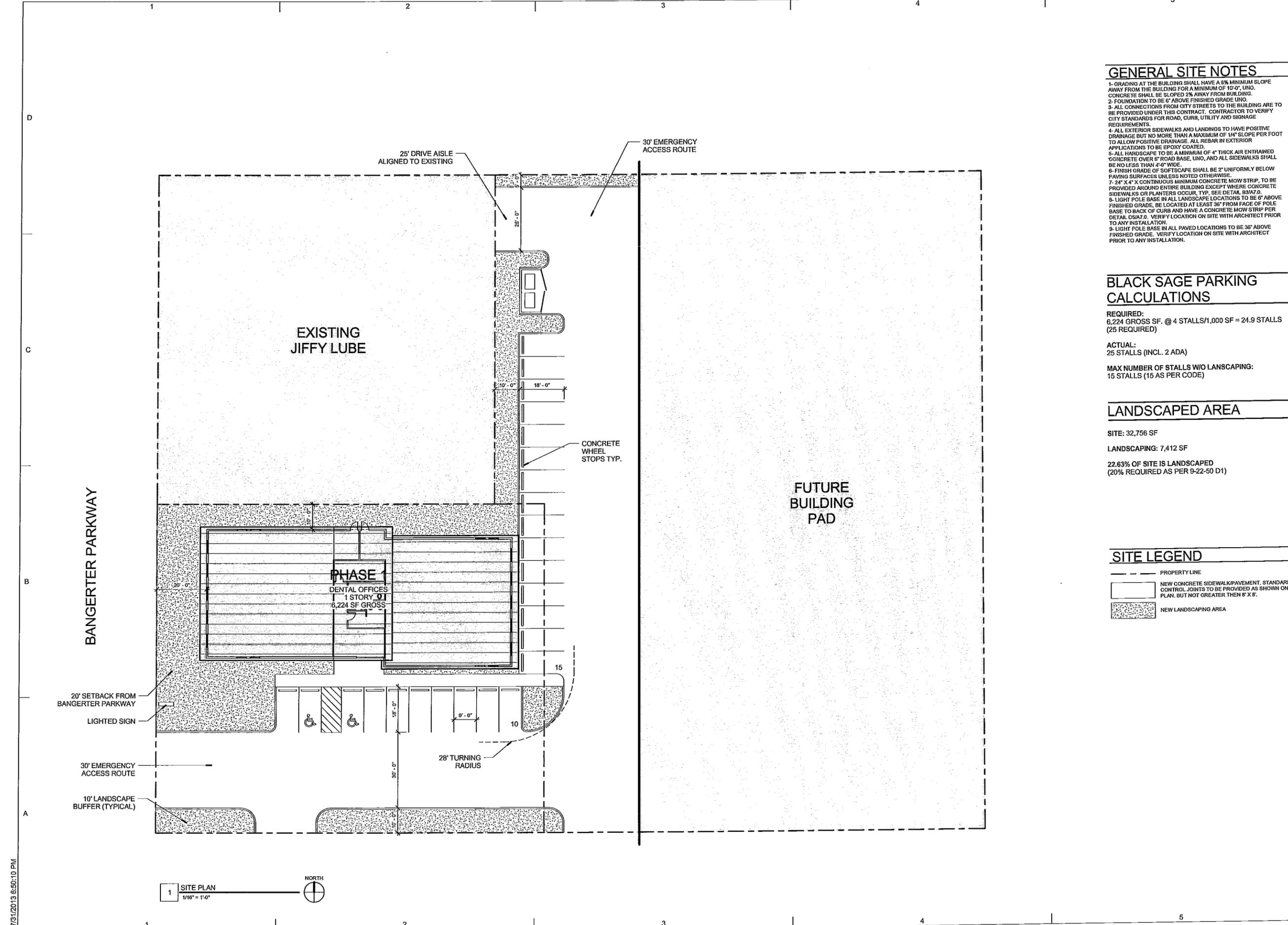
138637 SOUTH BANGERTER PARKWAY
DRAPER, UTAH 840
CITY REVIEW SET

Rev #	Date	Description

Job # 12090
CAD File
Drawn Author Checked Checker
Date 01.15.2013
Owner # PARKWAY LAND
Ins. # GROUP LLC

SITE PLAN

AS.1

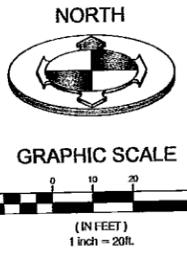


1 SITE PLAN
1/16" = 1'-0"
NORTH

7/31/2013 6:50:10 PM

NOTES:
 1. 2A-10BC FIRE EXTINGUISHERS ARE REQUIRED. THE EXTINGUISHER NEEDS TO BE A SERVICEABLE TYPE MEANING METAL HEAD AND METAL NECK. EXTINGUISHERS NEED TO BE LOCATED IN A CONSPICUOUS LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. PLACED EVERY 75 FEET OF TRAVEL IF IN CABINET OR NOT THE EXTINGUISHER OR CABINET NEEDS TO BE MOUNTED SO THAT THE TOP IS NOT MORE THAN FIVE (5) FEET ABOVE THE FLOOR.
 2. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 3. 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.

NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.



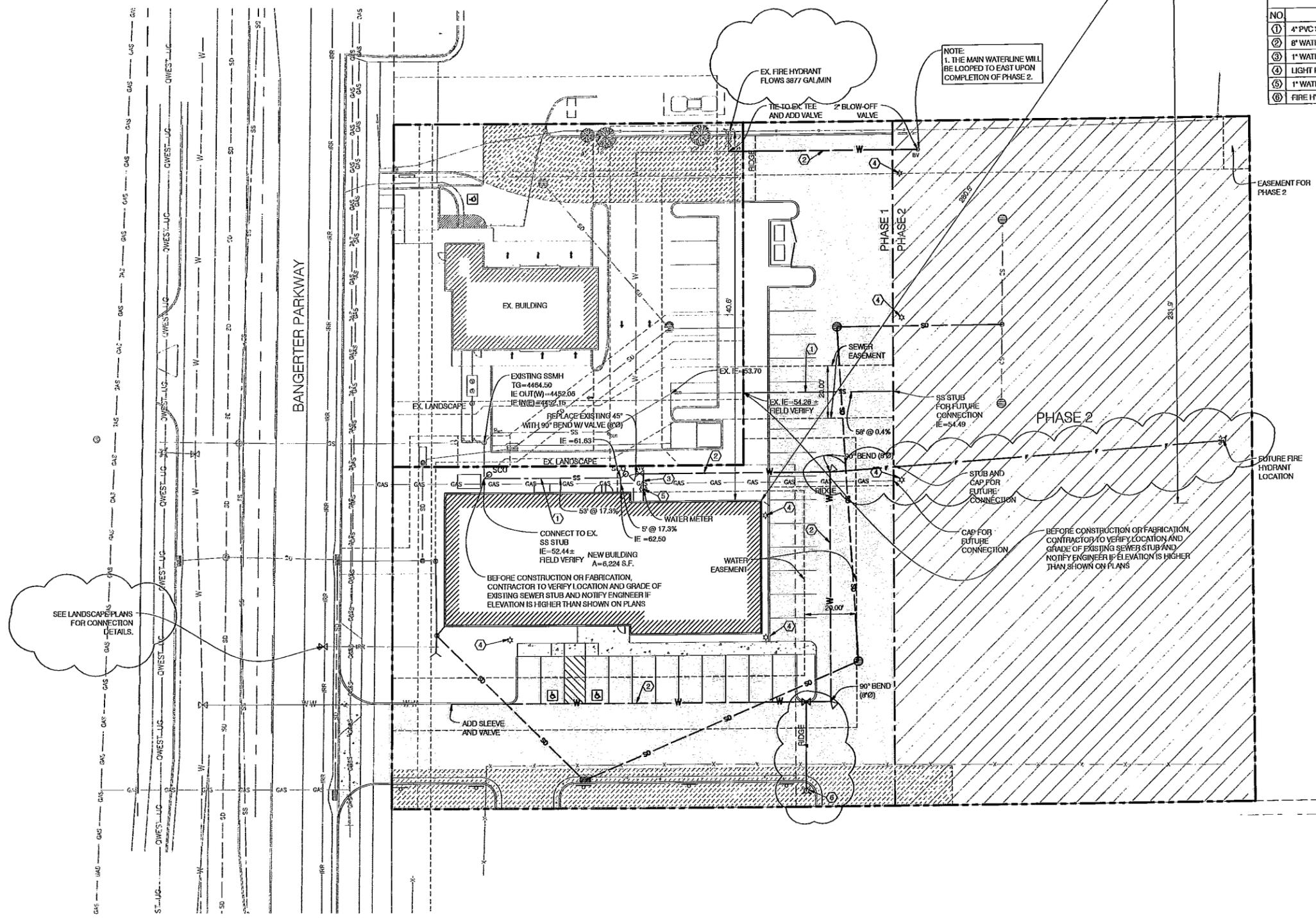
UTILITIES KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
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②	8" WATER LINE DR-18 PVC C-900	
③	1" WATER SERVICE LINE	
④	LIGHT POLE PER DRAPER CITY STDS. & SPECS.	
⑤	1" WATER METER	2/CDT.06
⑥	FIRE HYDRANT	3/CDT.06

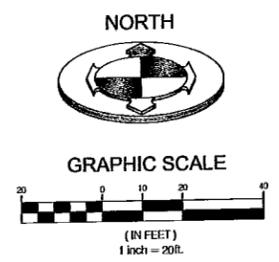
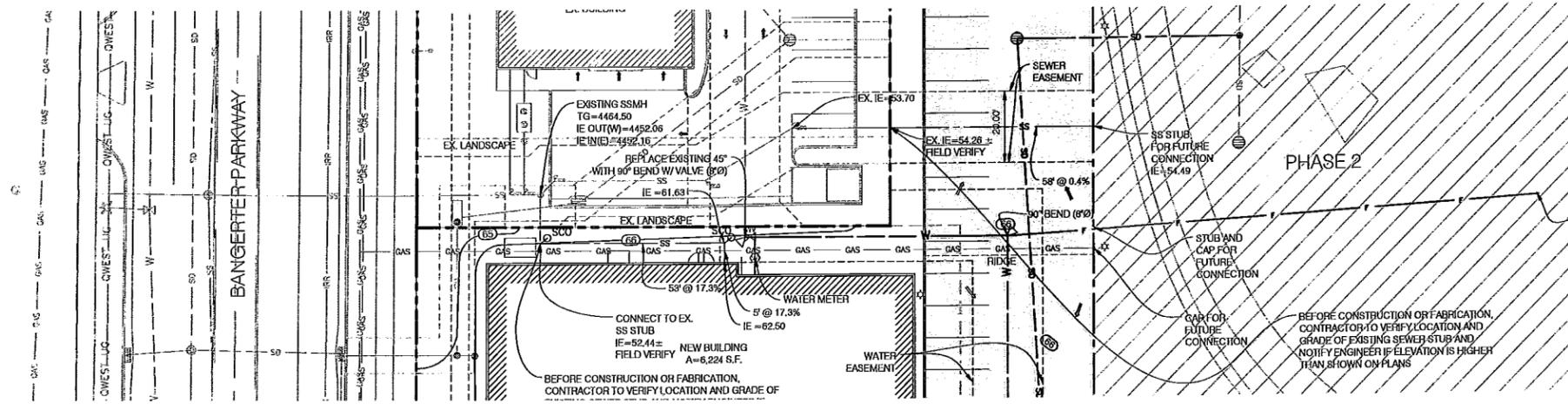
PROJECT NO. 1211137
 DATE 12/14/12
 CHECKED BY DKS
 DRAWN BY DKS
 PROJECT DESCRIPTION SURVEY
 PROJECT LOCATION 13957 SOUTH BANGERTER PARKWAY
 CLIENT BLACK SAGE PROFESSIONAL OFFICE
 PROJECT NO. 102881
 DALE K. BENNETT
 LICENSED PROFESSIONAL ENGINEER
 STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE F-100
 SANDY, UTAH 84070 (801) 562-1152
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 13957 SOUTH BANGERTER PARKWAY
 DRAPER, UT 84020

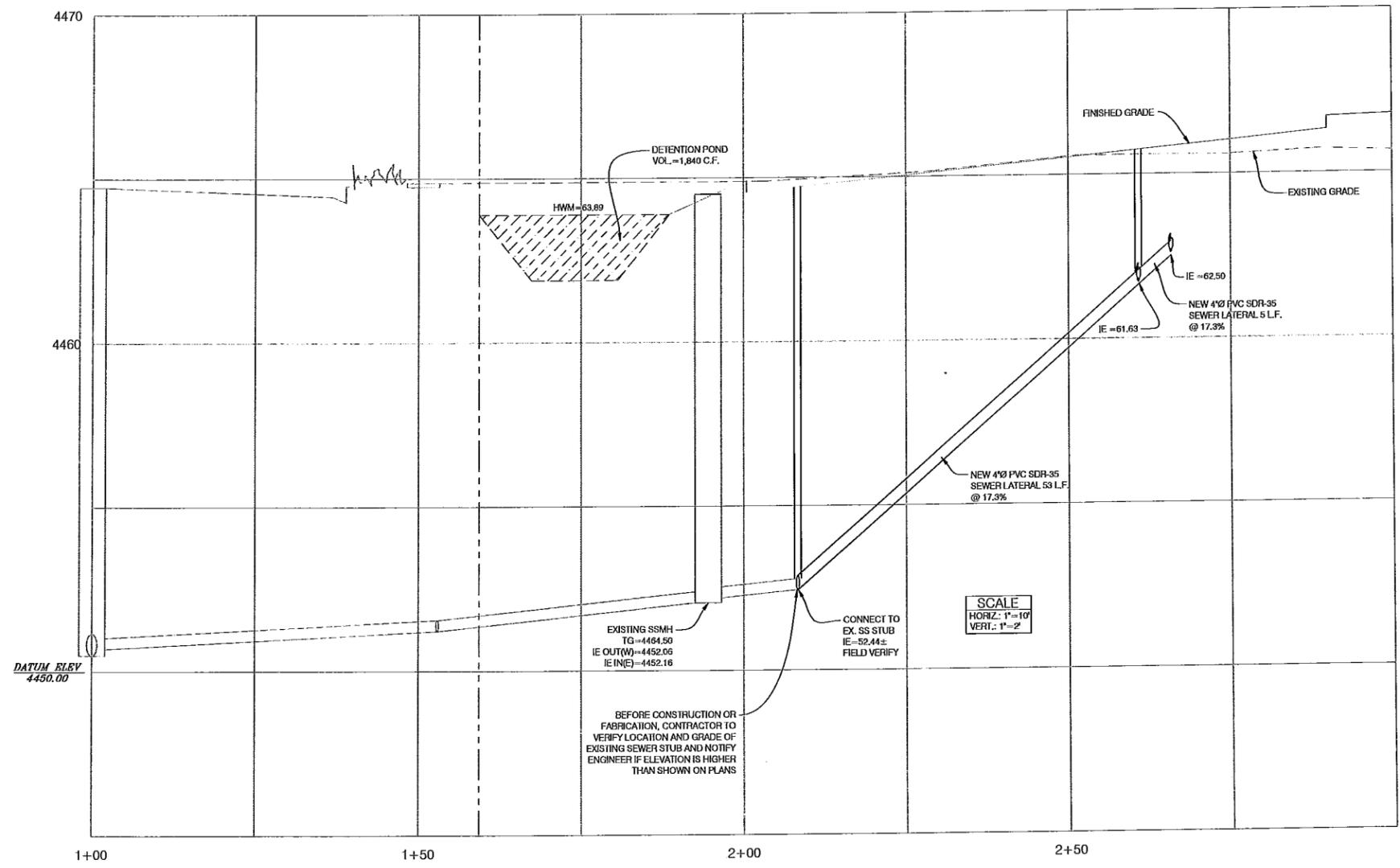
PROJECT NO. 1211137
 UTILITY PLAN
 CUP.01
 4 OF 17





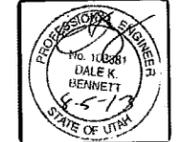
- FUTURE FIRE HYDRANT LOCATION:**
1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICTS DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

PLAN



SEWER PROFILE

NO.	DATE	DESCRIPTION
1	08/11/12	UPDATE PER DISCREPANCY COMMENTS
DRAWN BY: DKB CHECKED BY: SURVEY DATE: 12/7/12 DWG FILE: 1211137816		

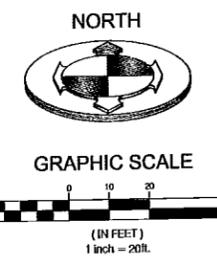
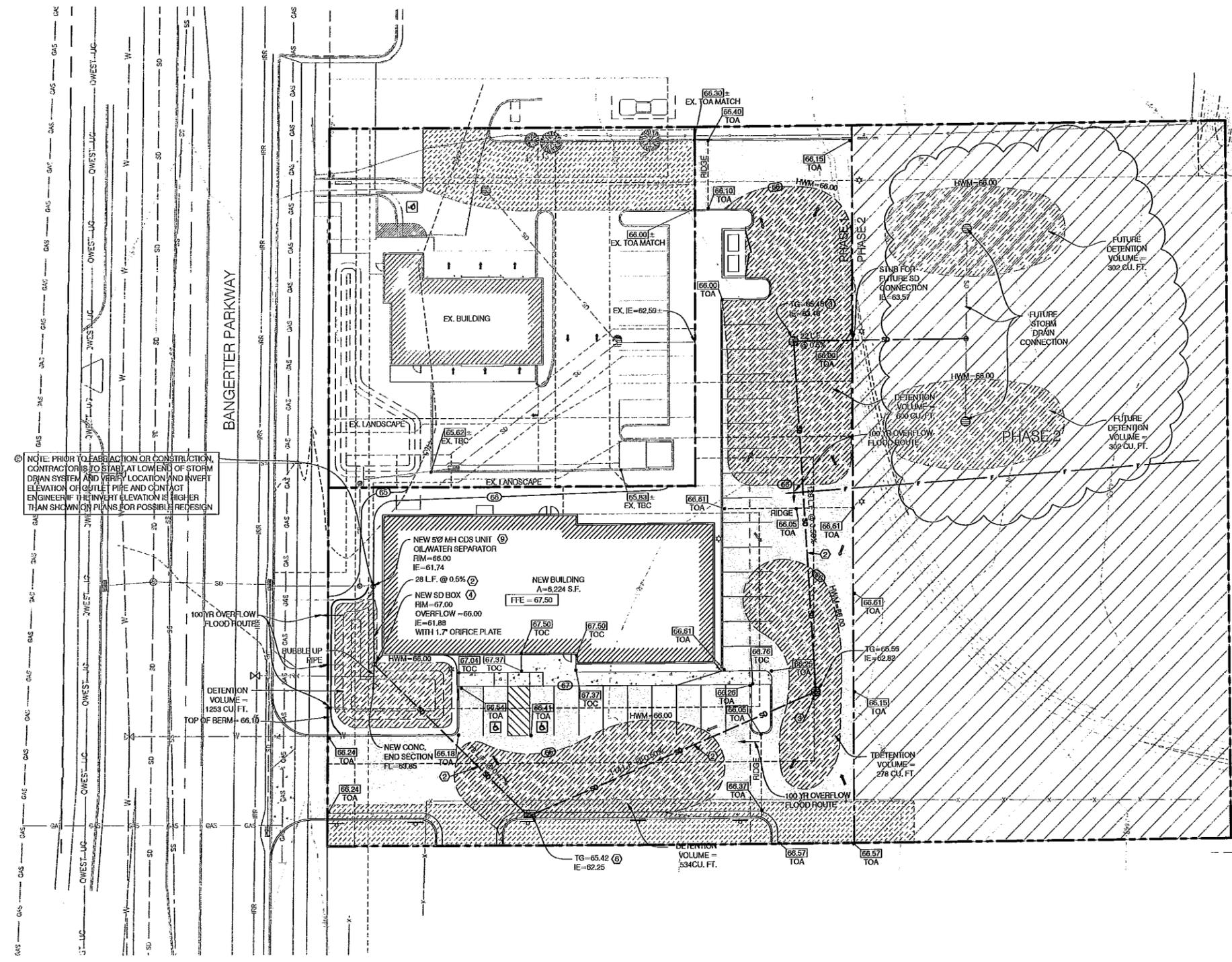


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 www.bluestakes.org

PROJECT NO. 1211137
SEWER PLAN AND PROFILE
 CUP.02
 5 OF 17



GRADING AND DRAINAGE KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.	
②	12" DIAMETER HDPE (ADS N-12) STORM DRAIN LINE. (PRIVATE)	
③	3'x3' CATCH BASIN	4/CDT.01
④	OVERFLOW STRUCTURE WITH 1.7' Ø RESTRICTIVE ORIFICE	1/CDT.04
⑤	SNOUT	1/CDT.05
⑥	INLET BOX	7/CDT.01
⑦	15" DIAMETER RCP CLASS III STORM DRAIN LINE	
⑧	DETENTION POND INLET/OUTLET STRUCTURE	1/CDT.04
⑨	CDS OIL/WATER SEPARATOR	4/CDT.02

ALL HDPE PIPE TO HAVE SOIL TIGHT JOINTS

**STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)**

Area Identification (A)	Rational Coefficient (C)	C ² A
Roof = 13,174	0.9	11,557 S.F.
Pavement = 20,661	0.9	18,973 S.F.
Landscaping = 35,519	0.2	7,103.8 S.F.
Sum:		37,633 S.F.

Time (min)	Intensity (in/h)	Rainfall (inches)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)
15	2.31	0.57	1739	1617
30	1.41	0.72	2112	234
60	0.93	0.93	2670	568
120	0.55	1.10	3395	1137
180	0.49	1.20	3703	1705
360	0.25	1.50	4639	3410
720	0.15	1.80	5555	6211
1440	0.09	2.16	6666	13441

C. Existing Storm water detention:
Detention Pond 1
 Area 1 (A1) = 1322 s.f. Basin Depth (H): 1.50 ft
 Area 2 (A2) = 430 s.f.
 Frustum of Pyramid: $V = \frac{h}{3} [A1 + A2 + (A1 \cdot A2)^{1/2}] = 1/2 \cdot 1353 \text{ cf}$
Detention Parking Area 1
 Area A = 2760 s.f. Basin Depth (H): 0.58 ft
 Pyramid: $V = A \cdot H/3 = 534 \text{ cf}$
Detention Parking Area 2
 Area A = 1896 s.f. Basin Depth (H): 0.44 ft
 Pyramid: $V = A \cdot H/3 = 278 \text{ cf}$
Detention Parking Area 3
 Area A = 2602 s.f. Basin Depth (H): 0.50 ft
 Pyramid: $V = A \cdot H/3 = 600 \text{ cf}$

Total Detention Volume: **2,665 cf**
 Is there enough existing storm water storage? **2,302 cf YES**

D. Office Design:
 The storm runoff will be detained at 0.1 cfs/acre
 $Q = C_p A_s \sqrt{2gh}$
 Total acreage of development: 1.58 acres
 Allowable discharge: 0.1 cfs/acre
 Manhole: 4.12 ft
 Design diameter for new orifice: 1.7 inch (max.)

OWNER: FBARRD
 CHECKED BY: DKB
 FIELD DRAWN BY: SURVEY
 DATE: 12/14/12
 DRAWN FILE: 1211137.Site

DESCRIPTION: UPDATES PER DRG MEETING COMMENTS

PROJECT NO: 1211137

SCALE: MEASURES SHOWN ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

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 9130 SOUTH STATES STREET SUITE 100
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BLACK SAGE PROFESSIONAL OFFICE
 13957 SOUTH BANGERTE PARKWAY
 DRAPER, UT 84020

PROJECT NO: 1211137

GRADING & DRAINAGE PLAN

CGD.01
 6 OF 17

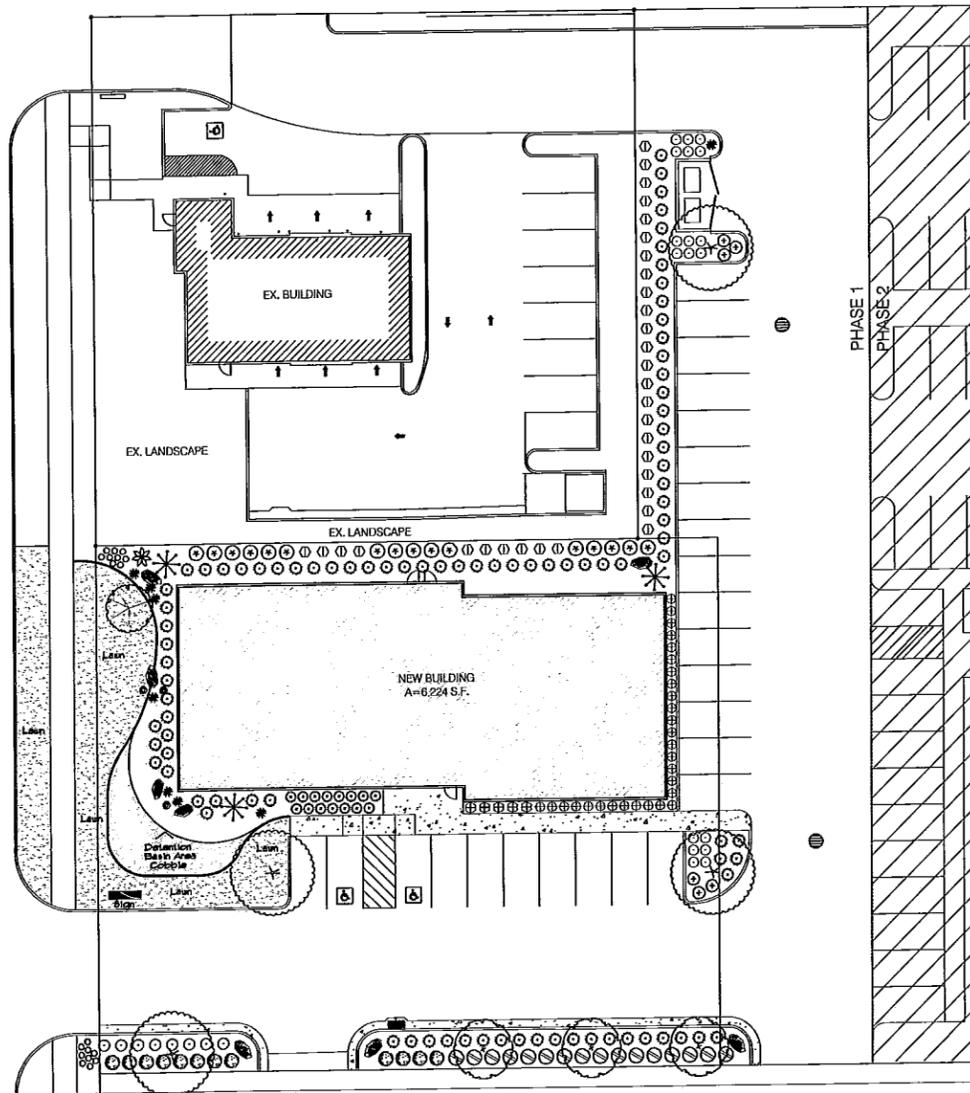
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811

BANGERTER PARKWAY



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Acer plat. 'Crimson Sentry'	Crimson Sentry Maple	2" Caliper 8'-10" Height	Full Throughout Straight Trunk
3		Cercis canadensis 'Whitebud'	White Eastern Redbud	2" Caliper 8'-10" Height	Matched Heads Straight Trunk
3		Picea abies 'Cupressina'	Cupressina Norway Spruce	6' Min. Height B & B	Full Throughout Specimen Quality
4		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Caliper 10'-12" Height	Matched Heads Straight Trunk

Plant List (SHRUBS)

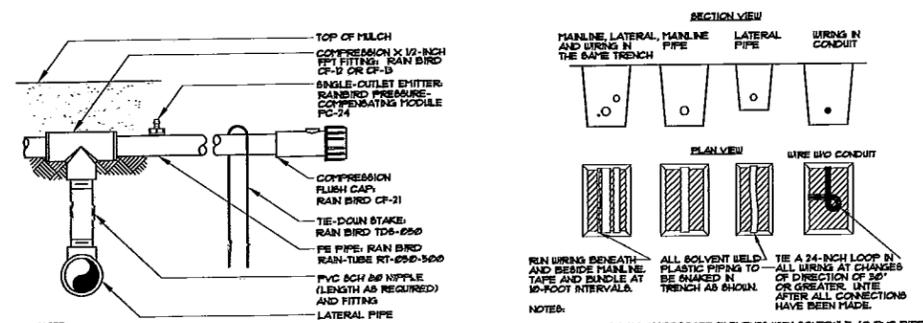
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15		Berberis Jap. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
15		Buxus microphylla 'Julia Jane'	Julia Jane Boxwood	5 Gallon	18"-24" Height
16		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	24"-30" Height
1		Physocarpus opul. 'Diablo'	Diablo Ninebark	5 Gallon	24"-30" Height
91		Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
12		Rosa 'Double Knockout'	Knockout Red Rose	5 Gallon	18"-24" Height
6		Spiraea Japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
8		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
8		Yucca filamen. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
32		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
5		Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height
18		Lavandula 'Munstead English'	Munstead English Lavender	1 Gallon	9"-12" Height
16		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	18"-24" Height
28		Festuca sloopae. 'Hamel'	Dwarf Fountain Grass	2 Gallon	12"-15" Height

Legend

Symbol	Description	Remarks
	PERMALOCK / 3/16" x 6" Aluminum Edging (Black Finish)	Install in Straight and Uniform Lines As Shown. No Single Piece Shall Be Less Than 3 Feet in Length.
	Landscape Boulder / 4" Min. Size / Individually Placed	Boulder Type and Color shall be Similar To Stone Used On Signage & Planters. Sandstone-Quartzite
	Decorative Stone / 1"-1 1/2" Size / Over Weed Barrier	Provide A 4 inch Depth Layer Of Decorative Stone Over "DeWitt" Pro-B Weed Barrier Fabric.
	New Lawn Area / "BioBlue" From BioGrass Sod Farms.	Provide New Lawn Sodding Over Specified Depth Of Topsoil.



6 PVC To PE Pipe Connection
N. T. S.

5 Pipe & Wire Trenching
N. T. S.

Planting Notes

- All shrub planting areas shall receive an 8 inch depth all cobble areas in front landscape area shall receive no topsoil, except to smooth out grades in preparation for the cobble stone installation. Topsoil material is not available on-site, and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- All trees shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch stone-free ring. All trees shall be staked for wind protection, unless otherwise indicated.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds shall receive a 4" depth of decorative stone or cobble rock over DeWitt 'Pro-B' weed barrier fabric. The decorative stone material to be used shall be 'Calico' (or equal) 1"-1 1/2" size, or what matches the material on adjacent properties. The Calico type material is available Staker Rock Products & Other sources.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period of 30 days minimum following the date of project completion and acceptance, and shall include cleaning, weeding, pruning and one plant fertilization. If maintenance cannot be completed prior to December 1, 2012, this period shall extend until May 15, 2013, or until all plant materials can be assessed for healthy growth and possible fatality.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscapes and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Submittal Requirements

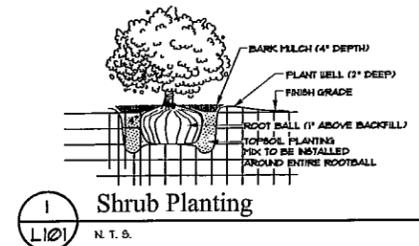
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments, steel edging & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 30 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 15 days prior to planting of the project. No substitutions will be considered following this time period.

Sub-Grade Requirements

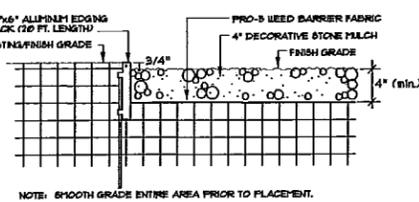
- COBBLE AREAS:** Six (6) inches below finish grade. This will allow for minor finish grading of the areas, followed by the installation of a six (6) inch depth of cobble rock, and after compaction shall leave the grade slightly below finish grade and concrete areas.
- PLANTING AREAS:** Twelve (12) inches below finish grade. This will allow for the installation of an eight (8) inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.

Plant Material Quality Note:

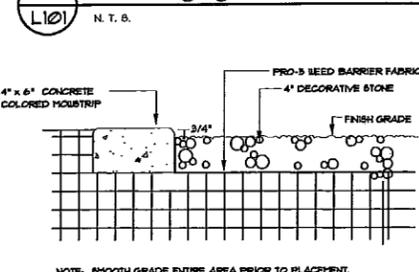
All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant material not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 30 days prior to the anticipated installation date. No plant material substitutions will be considered following this 30 day period. All plant materials shall be reviewed and approved prior to shipment to the site.



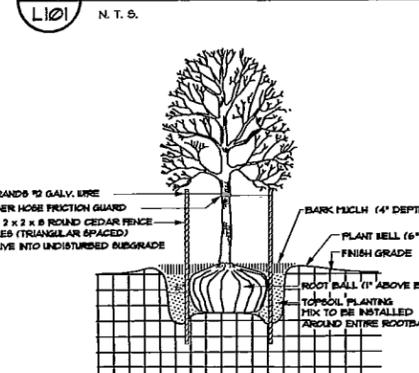
1 Shrub Planting
N. T. S.



2 Steel Edging / Stone Mulch
N. T. S.



3 Mowstrip / Stone Mulch
N. T. S.



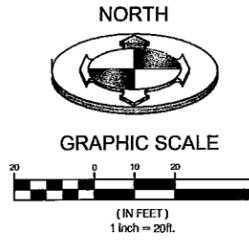
4 Tree Planting
N. T. S.

AREA TABLE

PARTICULARS	S.F.	%
BUILDING	6,224	19.0
HARDSCAPE	10,777	57.3
LANDSCAPE	7,775	23.7
TOTAL	32,776	100

Landscape Architect

rdl Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : raldesign@comcast.net



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PROJECT NO. 1211137
DATE 07/27/13
SCALE: 1/8" = 1'-0" (FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED)
OWNER: RDL
DESIGNER: RDL
SURVEY NO. 0793713
DATE 12/11/13
SCALE: 1/8" = 1'-0" (FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED)
L101

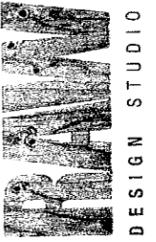
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PROJECT NO. 1211137
LANDSCAPE PLAN
L101

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BANGERTER PARKWAY COMMERCIAL DEVELOPMENT

198537 SOUTH BANGERTER PARKWAY
DRAPER, UTAH 84140
CITY REVIEW SET

Rev #	Date	Description
-------	------	-------------

Job # 12090
CAD File
Drawn Author Checked Checker
Date 01.15.2013
Owner# PARKWAY LAND
Ins.# GROUP LLC

PERSPECTIVE VIEW

A1.1



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**BANGERTER PARKWAY
 COMMERCIAL DEVELOPMENT**

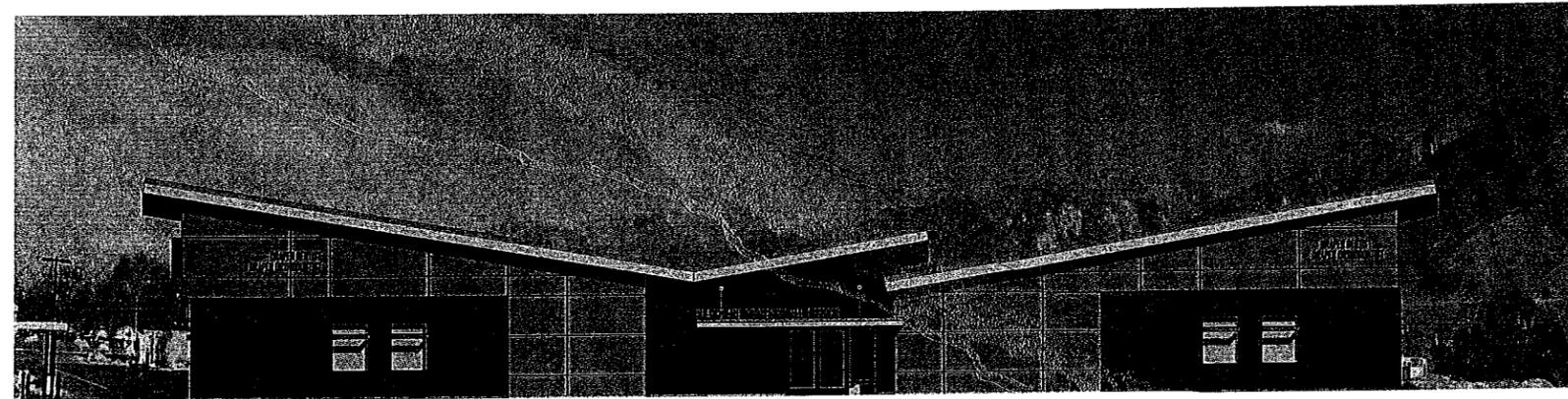
1386377 SOUTH BANGERTER PARKWAY
 DRAPER, UTAH 840
 CITY REVIEW SET

Rev #	Date	Description

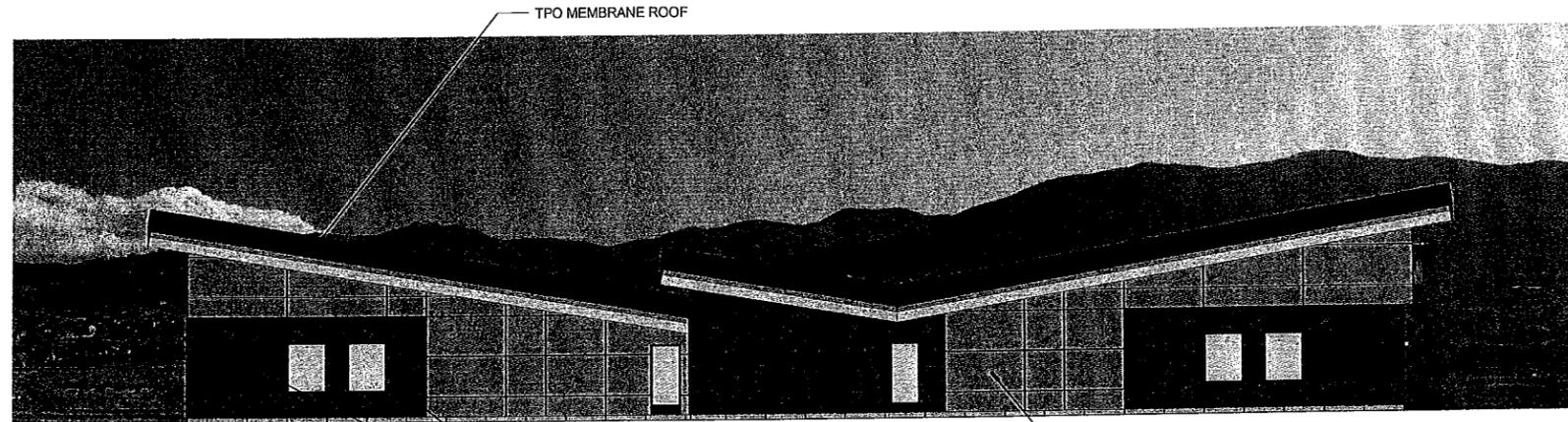
Job # 12080
 CAD File
 Drawn Author Checked Checker
 Date 01.15.2013
 Owner # PARKWAY LAND
 Ins. # GROUP LLC

ELEVATIONS

A1.2



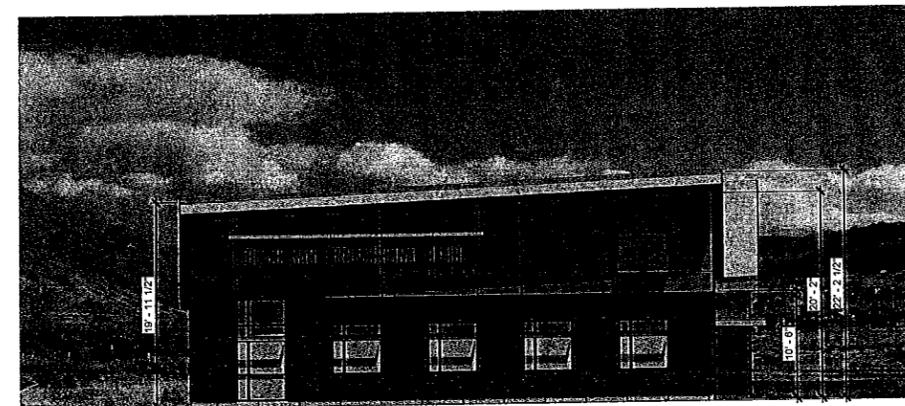
C2 SOUTH ELEVATION
 1/8" = 1'-0"



B2 NORTH ELEVATION
 1/8" = 1'-0"



A1 EAST ELEVATION
 1/8" = 1'-0"



A3 WEST ELEVATION
 1/8" = 1'-0"

SHEET KEYNOTES

- ① EXTEND EXISTING 4" CENTURY LINK CONDUIT FROM JIFFY LUBE PROPERTY LINE TO SOUTHERN PROPERTY LINE.
- ② PROVIDE POWER FOR LIT MONUMENT SIGN.

ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

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PHONE NO.	801-974-8112
CABLE TV COMPANY	COMCAST
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PHONE NO.	801-401-3017



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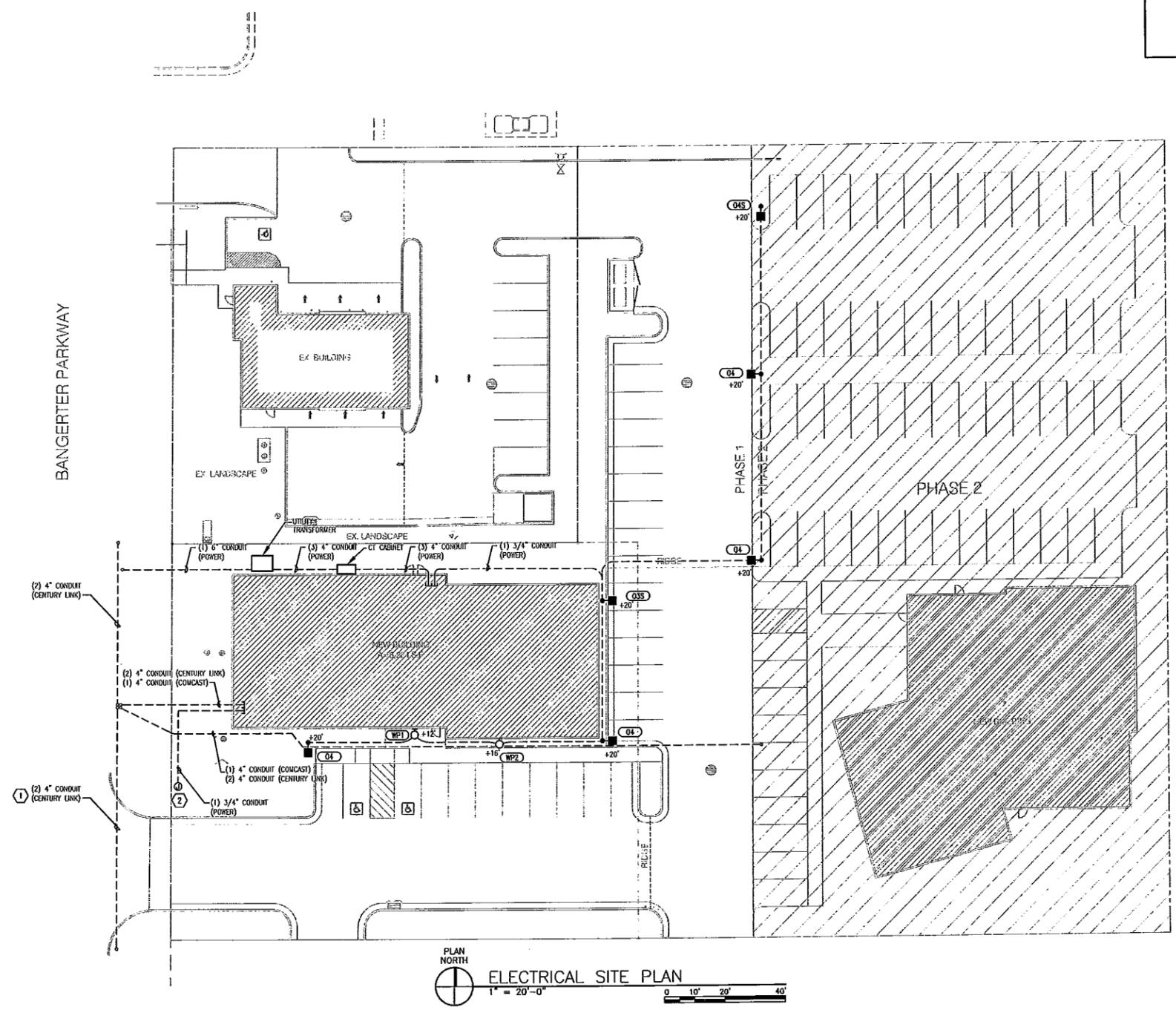
**BANGERTER PARKWAY
COMMERCIAL DEVELOPMENT**
13953/7 SOUTH BANGERTER PARKWAY
DRAPER, UTAH 84020
CITY REVIEW SET

Rev #	Date	Description

Job # 13001
CAD File
Drawn: BNA Checked: JO
Date: 01.15.2013
Owner: PARKWAY LAND
Grp. #: GROUP LLC.

ELECTRICAL SITE PLAN

E1.1



PLAN NORTH
ELECTRICAL SITE PLAN
1" = 20'-0"
0 10' 20' 40'

By: Jochanan, Aug. 09, 2013 - 4:01pm
J:\2013\001A\Draw\001-E1.dwg
1/3/2013 10:45:14 AM