



CITY COUNCIL AGENDA

March 15, 2022 at 6:30 PM
1020 E. Pioneer Rd. Draper, UT 84020
Council Chambers

6:30 PM STUDY MEETING

1. Council/Manager Reports

7:00 PM BUSINESS MEETING

1. Call to Order

2. Thought/Prayer and Pledge of Allegiance

3. Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. 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. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

4. Consent Items

a. Approval of March 1, 2022, City Council Meeting Minutes

5. Public Hearing: Ordinance #1531 (Legislative Action)

The applicant for this item, amending the text of Draper City Municipal Code relating to landscaping and parking standards in the Major Freeway Arterial Frontage Road (MARF) Zoning District, has requested that it be continued to a date uncertain.

6. Public Hearing: Ordinance #1532 and #1533 (Legislative Action)

An Ordinance amending the official Zoning Map of Draper City for approximately 1.44 acres of property from RA1 (Residential Agricultural, 40,000 square foot lot minimum) and OR (Office Residential) to CC (Community Commercial) and an Ordinance amending the official Land Use Map of Draper City for

approximately 1.44 acres of property from Office/Service to Community/Neighborhood Commercial, located approximately at 231 East 13800 South within Draper City, otherwise known as the Draper 138 2 Zoning and Land Use Map Amendment. Staff report by Jennifer Jastremsky.

7. Action Item: Resolution #22-10

A Resolution of the Draper City Council establishing a bench naming and installation policy for all Draper City Parks, Trails, Open Space, or other city owned properties.

8. Adjournment

SALT LAKE COUNTY AND UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Draper City Council** meeting to be held **March 15, 2022**, were posted on the Draper City Electronic Bulletin Board, Draper City website www.draperutah.gov, the Utah Public Notice website at www.utah.gov/pmn, and sent by email to the *Salt Lake Tribune* and the *Deseret News*.

Date Posted: March 11, 2022



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



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



MEMO

To: City Council Meeting
From: Laura Oscarson
CC: City Council
Date: March 15, 2022
Re: Meeting Minutes

Comments:

The draft minutes of the March 1, 2022, City Council Meeting are attached for review before approval.

ATTACHMENTS:

Description	Upload Date	Type
CC 3.1 Minutes	3/10/2022	Cover Memo

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MARCH 1, 2022, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Mike Green, Tasha Lowery, Fred Lowry, and Marsha Vawdrey

EXCUSED: Councilmember Cal Roberts

STAFF PRESENT: David Dobbins, City Manager; Mike Barker, City Attorney; Kellie Challburg, Chief of Staff; Scott Cooley, City Engineer; John Eining, Police Chief; Bret Millburn, Assistant City Manager; Malena Murray, Human Resources Director; Rhett Ogden, Recreation Director; Laura Oscarson, City Recorder; Linda Peterson, Communications Director; Clint Smith, Fire Chief; Jake Sorensen, IT; Bob Wylie, Finance Director; Jennifer Jastremsky, Planning Manager, Maryann Pickering, planner; Travis DeJong, Business License Official

Study Session

1.0 Presentation: Fire Department Annual Report - Chief Clint Smith

- 1.1 Fire Chief Clint Smith gave a brief overview of the mission statement and the core values of the department, which were to serve the community to the best of their ability with integrity, teamwork, and communication. He indicated that he had given out a flowchart that showed the organization of the command staff, which he noted had not changed since last year. He briefly gave some information about the heads of each of the platoons and discussed staffing changes that had taken place in the last year, including some retirements and new hires.
- 1.2 Chief Smith then reviewed the most common emergencies that the department had responded to in 2021. He said that overall, Draper residents were fairly healthy, and there had not been a lot of heart attack cases that they responded to. He said there were also overall low fire cases, which he attributed to the fact that they were a newer city, and most of the buildings were up to date with safety features and the Code. He said that they did have a fairly high number of false alarm calls in 2021, and said that they were working on how to mitigate those calls. He said that 91% of the calls had been

run by them, servicing Draper City. He explained the remaining 9% of the calls involved assistance from neighboring cities. He then showed that they had tracked what days of the week were the busiest for them, and said that for the last year, Friday evenings had been their busiest time. He also noted that they had had about a 7% increase in call volume from 2020 to 2021, and noted that figure corresponded with the overall growth of the City.

- 1.3 Chief Smith reiterated that as a newer city, the overall risk of fire for them was low, and he thought they had done a good job of educating businesses and residents about how to reduce the risk of fire in buildings. He said that they had submitted a grant application in 2020 and although they had been denied that grant, the program had referred them to a state-run program for field mitigation, which they had been working with for the last 16 months, and last fall, they had received word that they had been approved for some grant funds. He anticipated that the grant funds would arrive at some point that week, and the funds would total about \$500,000, dispersed over the next three years. He was very excited about the possibilities of that grant. He then mentioned that there would be a person coming in from out of state who would be managing the field mitigation program. Councilmember T. Lowery asked if there were sufficient access roads in the hill and fields surrounding Draper, and suggested that they utilize some of the funds to add additional fire access roads.
- 1.4 Chief Smith moved on to fire prevention. He said that they had conducted 825 inspections over the last year, which was a substantial increase from years prior. He said that the department was getting better at identifying where dangerous chemicals and areas were in the City. Lastly, he touched on emergency management and said that they had revamped their emergency management organization. He said that the management team had quarterly meetings, to ensure that all involved stayed up to date. He also noted that they were specifically focused on public engagement, and finding ways to broadcast emergency notices so that the public always had access to vital information. Specifically, he said that they had focused on how and where they would evacuate residents in the SunCrest area. He ended his presentation by sharing photographs of the six most recent graduates from their program, as well as their new mascot. He commented that while they had many challenges ahead, he was proud of his department, and felt they were ready to face the task of serving their growing city.

*** Councilmember Green arrived at the meeting at 6:13 p.m.*

**2.0 Report: Semi-Annual City Deposit and Investment Report
Presentation of the Semi-Annual City Deposit and Investment
Report for December 31, 2021.**

2.1 Finance Director Bob Wylie stated that this report was required to be sent to the state every six months, to update them on the state of their investment funds. He spoke about their Utah Public Treasury Fund, which was where the majority of their money was. He said that the interest rate on this fund was currently very high. He asked if there were any questions.

3.0 Discussion: Trucks on Traverse Ridge Road

3.1 Engineering/Public Works Director Scott Cooley said that they received a lot of complaints about speeding on Traverse Ridge Road. He said that there had been many incidents on that road, including one fatal accident. He said that a ramp had been proposed as a way of mitigating the risk, and the current speed limit on the road was 25 miles per hour for trucks. He explained the process that they used to determine what the speed limit of a road should be, and he said that due to the steep curves and sharp turns on the road, the Public Works department had decided that they could not increase the speed limit. He also said that they would have more officers posted in the area, to better enforce the speed limit. He recommended that they also update the signage that was posted in the area, and include flashing "slow down" signs that reminded drivers to obey the posted limit. He discussed that those signs were overall effective for people who accidentally sped, but less so for drivers that willfully exceeded the speed limit. He discussed that of the car accidents that had taken place in the area, the majority of the crashes had been from the brakes giving out on passenger cars, not trucks. He commented that the road was dangerous, and they were lucky that it had only been one fatality so far.

Mr. Cooley proposed that they prohibit trucks with more than three axles from using the steepest section of the road. He then discussed that the problem with many of the crashes was due to driver error, and particularly the problems came from truckers allowing their brakes to overheat, causing them to fail. He said that the road was even a problem if trucks were well maintained. He then opened it up to the Council to get their input as to what the best solution might be. He pointed out that if they diverted the truck traffic

to Suncrest Drive, they would likely get complaints from SunCrest residents, although he did think it was an important safety issue. He also discussed that there would be a cost involved to do this, and the development community would likely give their input as well. He said that for now, they would post a notice on the road that said, "no trucks on Traverse Ridge Road," to start mitigating the issue. He said that if they did choose to go with his recommendation, it would require revising the Code, as well as additional enforcement on the road. He asked if there were any questions, and asked if the Council wanted to take a less aggressive approach to start.

Councilmember T. Lowery said that the public wanted something to be done, and reported that she had been asked by residents what the City was doing to resolve the issue. The consensus from the Council was that they would be negligent if they did not act and that they could not risk another death. Councilmember F. Lowry estimated that most large trucks or trailers would prefer to take the SunCrest route anyway since it was easier on the vehicles. The Council also discussed that it would be important to make sure that vehicles were regularly inspected, even though vehicle inspections were not required by Utah State law. Mr. Cooley noted that some of the accidents had been intentional, where the trucker had chosen to crash his truck after the brakes failed, rather than allow it to potentially run into other cars or people. Councilmember Green suggested that they add information to the City website to remind people to get their winter tires and brakes regularly inspected, and he suggested other ways that they could send out reminders to the public to make sure their vehicles were in good shape. The Council felt that in light of the recent death, the climate was right for the change that Mr. Cooley had proposed, and felt that it was an appropriate suggestion.

4.0 Council/Manager Reports

- 4.1 Councilmember F. Lowry reported that the Andy Ballard Arena was moving forward with the Renaissance Festival for one day, on a Friday night. He discussed that in the future, the Festival might be held for an entire weekend. He also reported that Food Truck Nights would begin on May 16th, and they would evaluate it over the summer. He said that they would pause it in June, and then they would determine if they would resume it in August, based on how it went over the summer. He also said that they might invite some of the vendors from the International Fair to join Food Truck Nights, and also potentially feature live music on certain nights.

- 4.2 Mayor Walker discussed House Bill 462, which was a housing bill that had been up for debate recently. He said that the proposed bill would take zoning authority away from the cities, and put it in the hands of developers. He reported that the bill had not evolved, so there was no bill on the floor now that could take away their development authority. He said that their lobbying team had worked hard to make sure it would not be passed. He said that the State wanted to add housing to the area around the Frontrunner station, but Draper could conduct traffic studies and evaluate the existing infrastructure to determine where exactly the housing should go. He discussed that since the area could handle more density, the State expected them to develop the area further, although they had the prerogative over where it would go. Mayor Walker estimated that that bill would pass either that evening or the next day. He discussed that a public interest group was sending out a lot of misinformation that was getting a lot of people worked up.

Mayor Walker also spoke about House Bill 440, regarding homeless services. The bill would require cities that had a homeless center, which included Draper, to increase their maximum capacity in times of extreme weather, cold, or other crisis. He said that the capacity would have to increase to whatever the maximum number of people could be allowed in the building, according to the fire code. He said that if that did not solve the issue, then the Council of Mayors would have to pick a city to handle the overflow. He added that part of the bill stated that as people were sent to the overflow city, they could stay in any State building, or even a storefront, which concerned him. He said that the Council of Mayors had held a meeting to discuss the proposed bill, and they had suggested that some percentage of the overflow could be sent to a hotel or motel. He said that the facility would not have a say in the matter. He also clarified that this would only be for the winter months, and there would be no overflow provision in the summer. Mayor Walker thought that the motel solution would be better, and said he was curious to see how the bill evolved. He commented that a couple of Facebook groups were claiming that a homeless shelter was coming to Draper City, which was incorrect, and he said that they needed to monitor the bill as it evolved. He summarized that they could live with House Bill 462, and they needed to keep an eye on the evolution of House Bill 440.

Councilmember T. Lowery pointed out that they also needed to differentiate between people who were in the shelters so that they could get treatment,

versus the people that were just in the shelter for the night so they did not freeze overnight. She commented that those populations were different, and needed to be handled differently.

Business Session

1.0 Call to Order: Mayor Troy K. Walker

2.0 Thought/Prayer and Pledge of Allegiance

2.1 Pastor Ron Williams offered the prayer. Jake Sorensen led the Pledge of Allegiance.

3.0 Recognition: Samantha Pickering - National Youth Delegate to the 2022 Washington Youth Summit

3.1 Mayor Walker recognized Samantha Pickering, who is a sophomore at Juan Diego Catholic High School. He stated that she had been selected as the National Youth Delegate to participate in the 2022 Washington Youth Summit on the environment. He listed some of her academic accomplishments and extended his congratulations on her selection as a delegate.

4.0 Public Comments

4.1 Tamara Walkenhort expressed her desire to preserve a part of the State prison at Point Project. She said that their state history was varied and mostly focused on the history of the Latter-Day Saints. She thought that the preservation of the prison would be an appropriate counterbalance to the emphasis on LDS history. She wanted to see a part of the prison, particularly a block of cells as well as the administrative buildings, preserved as a museum and interactive display. She noted that many Draper residents had volunteered and worked at the facility over the years, which made it a part of Draper's history. She felt that a museum would help bring in tourism to the City as well, and imagined schoolchildren touring the prison buildings. She thanked the Council for their time.

5.0 Consent Items

a. Approval of February 15, 2022, City Council Meeting Minutes.

- b. Approval of Resolution #22-11, a resolution authorizing the Mayor of the City of Draper to appoint Fred Aegerter as Community Development Director for Draper City.
- 5.1 Councilmember Vawdrey moved to approve the Consent Items. Councilmember T. Lowery seconded the motion.
- 5.2 A roll call vote was taken with Councilmembers Green, Lowery, Lowry, and Vawdrey, voting in favor. The motion passed unanimously.
- 6.0 Action Item: Ordinance #1527, an Ordinance of Draper City Council amending Chapter 6-4 of the Draper City Municipal Code pertaining to Alcoholic Beverages Licenses - Reception Center Licenses and Single Event Permits.
- 6.1 City Attorney Mike Barker explained the reasoning behind the amendments and said that while their Code defined the reception center, they did not have an actual license to go along with the definition. He said that the amendment would create a license that would allow for the sale, storage, and consumption of alcoholic beverages in the reception center. He also proposed that some language be stricken from their single event permits, to follow State law. He said that the changes would make the wording in the permits clearer and easier to understand.
- 6.2 Councilmember F. Lowry moved to approve Ordinance #1527. Councilmember Vawdrey seconded the motion.
- 6.3 A roll call vote was taken with Councilmembers Green, Lowery, Lowry, and Vawdrey, voting in favor. The motion passed unanimously.
- 7.0 Public Hearing: Providing Local Consent for a Reception Center Alcohol License for Siempre, LLC
- 7.1 Business License Official Travis DeJong explained this would provide an alcohol license for a reception center, and he said that there was a provision in their Code that required the entrance to a reception center to be at least 600 feet away from the nearest storefront, park, or other community location. He indicated on the map where the entrance to the reception center was and noted that per the Code, there was no limit on the number of Local Consents that could be given out by the City.

- 7.2 Mayor Walker opened the public hearing. No one came forward so Mayor Walker closed the public hearing.
- 7.3 Councilmember F. Lowry moved to approve the Local Consent. Councilmember T. Lowery seconded the motion.
- 7.4 A roll call vote was taken with Councilmembers Green, Lowery, Lowry, and Vawdrey, voting in favor. The motion passed unanimously.
- 8.0 Public Hearing: Ordinance #1528 and #1529 (Legislative Action), an Ordinance amending the Official Zoning Map of Draper City for approximately 2.7 acres of property from RA1 (Residential Agricultural, 40,000 square foot lot minimum) to CC (Community Commercial) and an Ordinance amending the Official Land Use Map of Draper City for approximately 1.9 acres of property from Residential Low/Medium Density to Neighborhood Commercial, located approximately at 681 West 12300 South within Draper City, otherwise known as the Draper Galena Park Office Zoning and Land Use Map Amendment
- 8.1 Planning Manager Jennifer Jastremsky stated that the properties in question were currently split, so some were in residential low density, and some were in neighborhood commercial. She explained that the proposed change would put all the properties within the neighborhood commercial, and also put them all into the same zone. She said that the Planning Commission had recommended approval, shared photographs of the homes in question, and indicated their location on the map. She noted that all of the properties had homes on them, many of which predated the City.
- 8.2 Ryan Simmons with the Boyer Company expressed his appreciation for the landowners for working with them and explained that there was a three-story owner/user office that wanted to come into the City. He said that he wanted to see the rezone happen so that the business could move into Draper.
- 8.3 Mayor Walker opened the public hearing. No one came forward so Mayor Walker closed the public hearing.
- 8.4 Councilmember T. Lowery moved to approve Ordinance #1528 and #1529. Councilmember Vawdrey seconded the motion.

Councilmember T. Lowery remarked that this would be a good use of the land. Mayor Walker thought that the business was phenomenal, and agreed that it would be an asset to the City to have them in Draper.

- 8.5 A roll call vote was taken with Councilmembers Green, Lowery, Lowry, and Vawdrey, voting in favor. The motion passed unanimously.
- 9.0 Public Hearing: Ordinance #1526 (Legislative Action), an Ordinance amending the Official Zoning Map of Draper City for approximately 2.85 acres of property from CR (Regional Commercial) to CG (General Commercial) located at approximately 12674 S. Pony Express Road, within Draper City, otherwise known as the Airborne-Alcatraz Zoning Map Amendment.
- 9.1 Planner Maryann Pickering stated that the property was currently zoned CR, and the land use designation was community commercial. She shared aerial photographs of the property and explained that the applicant wanted to change the zone to CG so that if the current tenants ever left, the building would be more marketable. She said that the Planning Commission had recommended approval, and there would be no change or development that would take place if the change was approved.
- 9.2 The applicant elaborated that this was future planning, and there was no intent for Airborne or Alcatraz to leave. He viewed this as a retail flex for down the road if the current tenants ever chose to leave or downsize.
- 9.3 Mayor Walker opened the public hearing. No one came forward so Mayor Walker closed the public hearing.
- 9.4 Councilmember Vawdrey moved to approve Ordinance #1526. Councilmember F. Lowry seconded the motion.
- 9.5 A roll call vote was taken with Councilmembers Green, Lowery, Lowry, and Vawdrey, voting in favor. The motion passed unanimously.
- 10.0 Adjournment
- 10.1 Councilmember Green moved to adjourn the meeting, which was then seconded.

10.2 A roll call vote was taken with Councilmembers Green, Lowery, Lowry, and Vawdrey, voting in favor. The motion passed unanimously.

10.3 The meeting adjourned at 7:31 p.m.

Draft

ORDINANCE NO. 1531

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE (TITLE 9) OF THE DRAPER CITY MUNICIPAL CODE RELATING TO LANDSCAPING AND PARKING STANDARDS IN THE MAJOR FREEWAY ARTERIAL FRONTAGE ROAD (MARF) ZONING DISTRICT.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

WHEREAS, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

WHEREAS, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

WHEREAS, the City Council of Draper City adopted the Land Use and Development Code to guide development within the City Boundaries; and

WHEREAS, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Findings. The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the Sole @ Rockwell Zoning Text Amendment:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.

4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan.

5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit.

6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

Section 2. Revision. Sections 9-11-105(C)(14) and 9-11-105(D)(2) of the Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE _____ DAY OF _____, 2022.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Laura Oscarson, CMC, City Recorder

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Roberts	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

EXHIBIT A

9-11-105: (MARF) MAJOR FREEWAY ARTERIAL FRONTAGE ROAD

- C. Landscape Standards: The overall project will be landscaped with sensitivity to its environment. A consistent palette of drought tolerant tree types, plant materials, and ground covers will be incorporated throughout in relation to the architecture to create a strong and consistent sense of place and identity. The tree and plant palette will be submitted in conjunction with specific site plan approval application. The landscape design shall comply with the following standards:

14. Any landscape standard not addressed in this section shall comply with the provisions of chapter 23, "Landscaping and Screening", of this title except that the provisions of Section 9-23-090 shall be modified to provide that the interior lot line landscaping of ten feet (10') shall be allowed to include any stairway or other safety area required by the Fire Department.

- D. Parking Design:

2. Parking Requirements: Parking requirement for each residential area shall be: ~~within the range of one and one-half (1½) to two (2) per unit. One guest parking stall per five (5) residential units shall be provided for guests.~~

<u>Unit Type</u>	<u>Base Rate</u>	<u>Guest Rate</u>
<u>Studio</u>	<u>1</u>	<u>.2</u>
<u>One Bedroom</u>	<u>1</u>	<u>.2</u>
<u>Two Bedroom</u>	<u>1.75</u>	<u>.5</u>



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

February 15, 2022

To: Draper City Planning Commission
Business Date: February 24, 2022

From: Development Review Committee

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

Re: Sole @ Rockwell—Zoning Text Amendment Request

Application No.: TEXTMAP-014-2022
Applicant: Bruce Baird, representing Rockwell Apartments, LLC
Project Location: Approximately 356 W. Marion Vista Drive
Current Zoning: MARF (Major Freeway Arterial Frontage Road) Zone
Acreage: Approximately 6.55 acres (approximately 285,318 square feet)
Request: A request for a zoning text amendment to the MARF zoning district. The proposed changes will modify parking and landscaping standards.

BACKGROUND AND SUMMARY

This application is a request for approval of a zoning text amendment for approximately 3.9 acres located at northeast corner of Minuteman Drive and Marion Vista Drive at approximately 356 W. Marion Vista Drive (Exhibit B). The property is currently zoned MARF. The applicant is requesting a zoning text amendment to modify the parking and landscaped standards for the zone and specifically multi-family uses.



The subject property is vacant and has never been developed. The site has been rezoned with the MARF designation in August, 2019. A subsequent minor subdivision created two lots within the boundaries of the MARF zone. The proposed text amendment affects the southern parcel or the residential development within the MARF zone.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan identifies the site as the Commercial Special District land use designation (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	• Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	• Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the MARF zoning classification (Exhibit D). Draper City Municipal Code (DCMC) Section 9-8-020(C)(11) states: *"The Major Freeway Arterial Frontage zone is located at approximately 14875 South Minuteman Drive bordered by Minuteman Drive and Marion Vista. Railroad lines abut the property on the south. The size, unusual shape and unique location of the property allows for a master planned project with a potential for office, commercial, multiple-family dwellings, and other uses. The property has immediate proximity to major transportation corridors such as Interstate-15 Frontage Road (Minuteman Drive) and almost direct access to I-15 at the 14600 South interchange. The property has a distinct topography and exposure to freeway traffic and is located away from single-family residential neighborhoods."*

The property is surrounded by a mix of zoning designations. To the north is the CI (Interchange Commercial) zoning, to the east, across the rail corridor, is CR (Regional Commercial) and to the south, across Marion Vista Drive, is CC (Community Commercial). To the west is Interstate 15.

Proposed Text Changes

In the fall of 2021, an application for a site plan was submitted and has been reviewed by the City. The applicant is requesting two code sections be amended for the MARF zoning district. The applicant for this request is the same applicant that created and got the zoning district approved in 2019. According to the applicant, they are proposing a different mix of unit types within their site plan application for the residential component than was originally contemplated when the MARF zoning district was adopted and therefore, a text amendment is necessary. The applicant's detailed request can be found in Exhibit E. Each of the two sections will be discussed below.

Landscaping

The applicant is proposed to modify DCMC Section 9-11-105(C) to allow the interior lot line landscape setback to include any stairway or other safety area necessary for exiting the building. As the minimum setback for the interior lot line is 10 feet, and the minimum amount of landscaping is 10 feet, this modification would remove any landscaping along the interior lot line where any exiting stairs area are located. For the specific site that the applicant is proposing to develop, this would be the northern lot line, adjacent to the other property that has the MARF zoning designation.

Parking

The second section the applicant is requesting to modify is related to the required parking for the multi-family development. When the MARF zone was originally proposed, it was not known the number of units that would be built and now that a project has been designed, the applicant is desiring to modify the minimum parking requirements.

The site plan application submitted last fall shows a total of 506 units for the project with

the following breakdown of unit types:

Unit Type	Percent of Project	Number
Studio	22%	109
1-Bed	52%	265
2-Bed	26%	132
Total	100%	506

The applicant is looking to reduce the current parking requirements for the residential component of the MARF zone. The applicant has provided a parking study as background for this text amendment and to show why the reduced parking may be appropriate. Below is a comparison of the current DCMC standards, the current MARF standards and the applicant's proposal.

	DCMC Standards (Chapter 9-25)		Current MARF Standards		Proposed MARF Standards		
		Required		Required		Guest	Required
Studio	2 per unit	218	1.5-2 per unit	759 to 1,012	1	.2	109
1-Bed		530					265
2-Bed		264			1.75	.5	231
Guest	1 per 4 units	127	1 per 5 units	102	Varies (see above)		141
TOTAL		1,139		861 to 1,114			746

Based on the proposed breakdown of units from the site plan application.

As can be seen above, this project, if built according the current MARF standards would require a parking range of 861 to 1,114 parking stalls. The applicant is requesting the standards be modified to require 746 stalls or a reduction of 115 to 368 stalls.

As noted previously, the parking study provided was prepared in late 2021 and is included with this report (Exhibit F). The parking study provides documentation as to why the proposed 746 stalls are appropriate for the project. The parking study evaluated 19 apartment complexes and the sites were evaluated between November 2012 to June 2016 between the hours of 12:00 am to 4:00 am when most residents would be at home. It is staff's opinion that a more complete analysis would have included a recent occupancy survey of the comparable developments to determine a clearer picture of the parking situation for each of the projects. Since the time that those complexes were evaluated, there has been a major shift in occupancy rates for large multi-family complexes.

Included in the 19 complexes evaluated, four of those were identified as 'transit friendly' meaning they are located in close proximity to a bus route or TRAX line. The subject property has the potential to be located near a TRAX type line in the future. However it is not known when and if that will be completed or operational. At this time, there is no bus

service in this area and limited commercial businesses in the area. It is likely that those who live in this complex will need to drive for either a commute or commercial business needs.

Criteria for Approval. A zoning text amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E)(2) of the DCMC:

2. Text Amendments:
 - a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
 - b. Whether a proposed amendment furthers the specific purpose statements of the zoning ordinance;
 - c. Whether the proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;
 - d. The proposed amendment will not create a conflict with any other section or part of this title or the general plan;
 - e. Whether the potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
 - f. The extent to which a proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the proposed zoning text amendment. Comments, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review.

The Engineering and Public Works Divisions have completed their review of the proposed zoning text amendment. Comments, if any, can be found in Exhibit A.

Draper City Fire Review. The Draper City Fire Marshal has completed his review of the proposed zoning text amendment. Comments, if any, can be found in Exhibit A.

Legal Review. The Draper City Legal has completed their review of the proposed zoning text amendment. Comments, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

The findings for approval as are follows:

2. Text Amendments:
 - a. The amendment is consistent with goals, objectives and policies of the city's general plan;
 - b. The amendment furthers the specific purpose statements of the zoning ordinance;
 - c. The amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;
 - d. The amendment will not create a conflict with any other section or part of this title or the general plan;
 - e. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
 - f. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

The findings for denial as are follows:

2. Text Amendments:
 - a. The amendment is not consistent with goals, objectives and policies of the city's general plan;
 - b. The amendment does not further the specific purpose statements of the zoning ordinance;
 - c. The amendment is not appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;
 - d. The amendment may create a conflict with any other section or part of this title or the general plan;
 - e. The potential effects of the proposed amendment have been evaluated and determined may be detrimental to public health, safety, or welfare and represents an overall community benefit; and
 - f. The proposed text amendment does not implement best current, professional practices of urban planning, design, and engineering practices

MODEL MOTION

Zoning Text Amendment

Sample Motion for a Positive Recommendation – “I move that we forward a positive recommendation to the City Council for the Sole @ Rockwell zoning text amendment request, as requested by Bruce Baird, representing Rockwell Apartments, LLC, application TEXTMAP-014-2022, based on the findings listed in the staff report dated February 15, 2022.”

Sample Motion for a Modified Recommendation – “I move that we forward a positive recommendation to the City Council for the Sole @ Rockwell zoning text amendment request, as requested by Bruce Baird, representing Rockwell Apartments, LLC, application TEXTMAP-014-2022, as modified by the following:

1. List any additional changes to proposed text . . . ”

Sample Motion for a Negative Recommendation. “I move that we forward a negative recommendation to the City Council Sole @ Rockwell zoning text amendment request, as requested by Bruce Baird, representing Rockwell Apartments, LLC, application TEXTMAP-014-2022, based on the findings listed in the staff report dated February 15, 2022.”

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



Draper City Public Works Department



Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: G=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2022.02.16 16:00:40 -0700

Draper City Fire Department



Draper City Legal Counsel

Matthew T. Symes

Digitally signed by Matthew T. Symes
DN: G=US, E=Matt.symes@draper.ut.us,
O=Draper City, CN=Matthew T. Symes
Date: 2022.02.16 15:07:53 -0700

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

No additional comments.

Building Division Review.

No additional comments.

Engineering and Public Works Divisions Review.

1. 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. Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.
 - a. The applicant provided a parking study using data from various Wasatch Front parking studies, generally from apartment complexes. The data were collected within the last 10 or so years. This study seeks to reduce the required onsite parking requirements from the existing code. In the event that the parking estimates could be incorrect, this would push the parking onto Minuteman Drive and Marion Vista. Should the parking become an issue, the city would have to restrict parking in area.

Fire Division Review.

1. The Fire Department wants to make clear an issue that will need to be addressed. This is a unique life safety concern of how do we as the fire department rescue folks off the balconies within the inner courtyard, North side of the building and rear of the building. This area will not be able to be reach by the ladder truck. There will be a need for a code modification to find a way to essentially allow the residents to remain in place (shelter in place) allowing the fire department time to get to them. This would be in addition to the increased rating in the corridors. One solution that would be acceptable would be to increase the required rating between units slowing any fire spread between units if a fire was to break out in a unit. This is a concern and will need to be addressed and is open for discussion. **(Still working through)**
2. Engineers Water Supply Analysis: Design team will provide to the Draper City Fire Marshal an engineer's water supply analysis. The engineer's water supply analysis will identify the characteristics of the water supply for this area and will identify the existing and proposed water main size and location that will supply this site, and identify any dead-end pipe runs and the distance to the nearest circulating main. The engineer's water supply analysis will also identify the water supply capacity for

fire flow and duration and reliability of the water supply system for this area. The design team will also identify the available fire flow at this site, measured at a residual pressure of 20 p.s.i. The engineer's water supply analysis will include all flow test data, including date and time of test, who conducted the test or supplied information, test elevation, static gauge pressure at no flow, flow rate with residual gauge pressure, hydrant butt coefficient, and location of test in relation to the hydraulic reference point of service to this facility. **Completed**

3. Fire Department Access is required. An unobstructed minimum road width of 26' exclusive of the shoulders and a minimum height of 13'6" 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 28'. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued. **Project will meet.**
4. D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20' to 26' wide (6096 to 7925 mm).
 - a. This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. 20' (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.
5. D103.6.2 Roads more than 26' in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26' wide (7925 mm) and less than 32' wide (9754 mm).
 - a. Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.
6. 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" (305mm) wide by 18" (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. NO PARKING FIRE LANE signs shall be placed every 250'.
Project will meet.
7. Exterior Firefighter Access Walkways Required: To assist firefighters with access to the rear of the facility, a 48" wide, exterior concrete sidewalk will be installed and maintained from the exterior discharge from stairs back to the public way and fire lane. **Project will meet.**
8. Fire Hydrants are required. Hydrants are required for this project. They shall be protected with bollards if susceptible to vehicle damage. Fire Flow of 2,000 GPM @ 20 p.s.i. residual pressure, a minimum of two fire hydrants are required for this project to deliver the calculated fire flow. **Per Scott Adams letter this will be required.**

9. 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. **Project will meet.**
10. 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. **Project will meet.**
11. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at don.buckley@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. There needs to be a hydrants with 100' of the FDC. FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE THIRD PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT. **Project will meet.**
12. Fire Department Connection (FDC): The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the fire department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100' of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal. **Project will meet.**
13. Standpipes Required. These buildings will be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out. **Project will meet.**
14. Rooftop Standpipe Outlet Required: To assist with firefighting operations on the rooftop and to provide exposure protection for adjacent properties, a Class I standpipe outlet will be provided at the exterior stairway door that directly accesses the roof and at the landing for all other required stairways that access the roof by the roof hatch. The Class I standpipes will be located in the stairway to avoid any freezing potentials and will provide an additional water source to assist firefighters with rooftop operations for the facility. **Project will meet.**
15. Exterior Wall Hydrants Required: To assist firefighting operations around the facility, exterior wall hydrants will be provided on the exterior of the building and on the pool deck area. This will provide a water source to assist with firefighting operations around the facility and in areas not easily accessible. Such hydrants should stand out and have appropriate signage. **Project will meet.**
16. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at don.buckley@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. ALL FIRE

ALARM PLANS REQUIRE THIRDPARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT. **Project will meet.**

17. Emergency Voice/Alarm Communication System (IBC 403.4.4) Required: An emergency voice/alarm communication system (EVACS) will be designed and installed in accordance with NFPA 72 and will be provided throughout the facility. The operation of any automatic fire detector, sprinkler water flow device, or manual fire alarm box will automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation. Speakers will be provided throughout the building by paging zones. The paging zones will be provided for each floor and the interior exit stairways. The EVCS will permit the First Responders to provide live voice commands to occupants to assist with evacuation and notifications during firefighting operations. **Project will meet.**
18. Fire Control/Alarm Room Required: To assist arriving firefighters/first responders with a central location, an FCC will provide quick access to the Main Fire Alarm Control Panel (FACP), EVCS, and the main panel to provide two-way communications with elevator lobbies as required for accessible means of egress. The FCC could be located in the building lobby area or located adjacent to the fire sprinkler riser room, with direct exterior access. The FCC will be provided with heat and emergency lighting to assist fire command staff during the fire incident. This building will need to meet ALL PROVISIONS of the HIGH RISE Requirements of the Building and Fire Code. **Project will meet.**
19. Corridor Smoke Detection Required: To provide the residential building occupants early notification of a fire emergency in the means of egress, corridor smoke detection will be provided throughout all rated corridor areas of the building in which residential dwelling units are located. **Project will meet.**
20. Corridor Rating Required: IFC Table 1020.1 requires 30-minute rated-corridors. To provide the residential building occupants a higher level of protection for the means of egress, 1-hour rated-corridors will be provided for all corridors in the building for the means of egress areas in residential dwelling units are located. The increase in the rating of the corridor enclosures will provide a higher level of protection to building occupants as they travel the confined path, perhaps unaware of a fire buildup in an adjacent area of the building. **Project will meet.**
21. Stairway Access to Roof Required: IFC Section 504.3 requires that new buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3% slope), be provided with a stairway to the roof. To assist with firefighting operations and ensure access to the roof from any stairway, one stairway will provide direct access to the roof and all other required stairways will provide access to the roof by a roof hatch, or have all the stairways provide direct access to the roof. Stairways that provide direct access to the roof will comply with the requirements of IFC Sections 1011.12 through 1011.12.2, and all other required stairways will comply with IFC Section 1011.12 to provide access to the roof from the top story by either a ships ladder or a permanent ladder, with the roof hatch not less than 16 square feet in area and having a minimum dimension of

2'. Project will meet.

22. Fire Service Access Elevator (IBC 403.6.1) Required: To assist arriving firefighters/first responders with quick access throughout the building to assist with occupant evacuation, movement of equipment for firefighting operations, or deployment of firefighting crews, a Fire Service Elevator will be provided in accordance with IBC Section 3007 and standby power in accordance with IBC 403.4.8.3. **Project will meet.**
23. Emergency Responder Radio Coverage Required. Emergency responder radio coverage shall be provided in accordance with the IFC. **Project will meet.**
24. Emergency Voice/Alarm Communication System May Be Required. An emergency voice/alarm communication system shall be provided in accordance with the IFC. **Project will meet.**
25. Two-way communication will be required. As per Section 1009.8 in the 2018 IFC. **Project will meet.**
26. Knox Boxes Required. Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5' to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form. **Project will meet.**
27. 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' of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than 5' above the floor. **Project will meet.**
28. 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. **Project will meet.**

Legal Division Review.

No additional comments provided.

**EXHIBIT B
AERIAL MAP**



EXHIBIT C LAND USE MAP

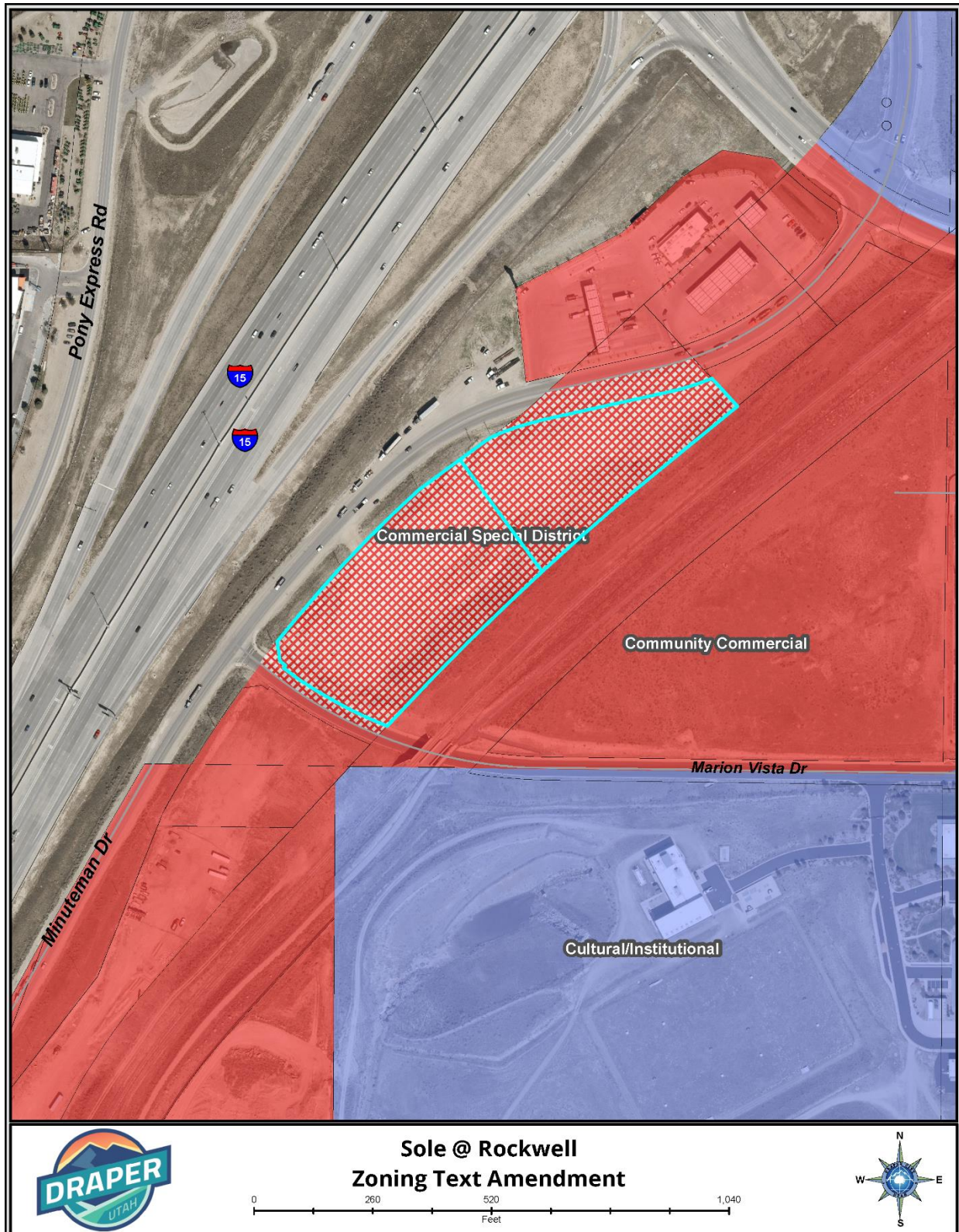


EXHIBIT D
ZONING MAP

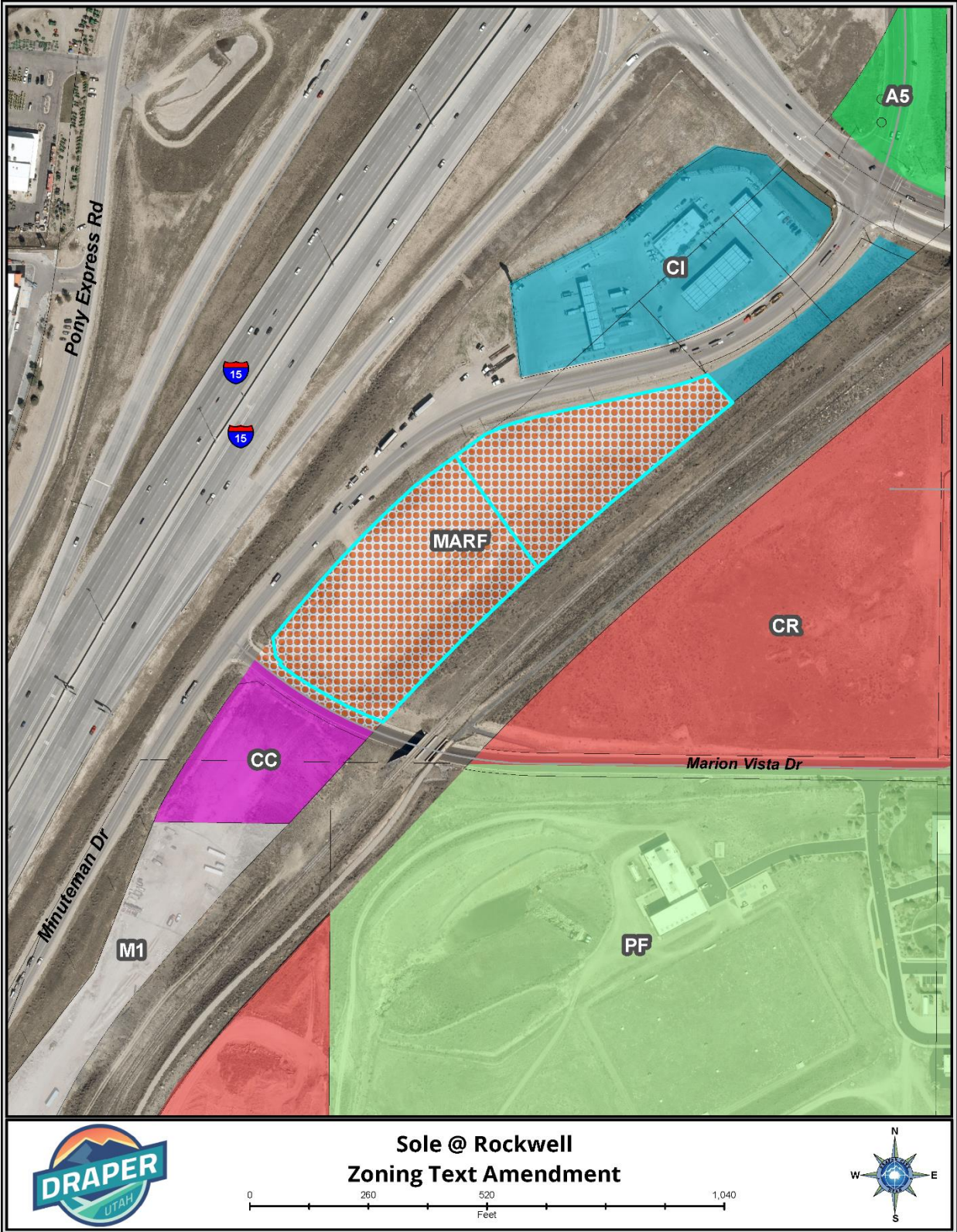


EXHIBIT E
APPLICANT'S PROPOSED CHANGES

1. The proposed amendments are consistent with the goals, objectives, and policies of the City's General Plan, as set out in Chapter 7. Without going into every Goal or Policy, the consistency is established because, for example, Goal EV-1 is to promote new economic activities and employment opportunities. The project facilitated by the proposed amendments does precisely that. Goal EV-2 of supporting and encouraging a diversity of businesses is fostered because the proposed amendments allows a mix of housing at more affordable market rates than otherwise exists in the area which facilitates employment and, thus, diversity of businesses. Goal HN-1 is enabled by the project which is, as expressed in the Goal as housing diversity on major transit corridors, which is precisely what this project is. The proposed amendments also meet Goal HN-4 by providing housing for different income levels specifically the studio market. Goals EGM-3 and -4 are met because the studio units allowed by the proposed amendments create less demand on water supplies and reduce energy consumption as well as encouraging the use of mass transit. Goals LUC-1 and -3 are met because the proposed amendments enable the construction fo a mixture of housing opportunities. Goal LUC-4 is met for the same reasons as EGM-3 and -4. Other General Plan Goals and Policies are also met but, hopefully, this is sufficient.
2. The proposed amendments are appropriate given the context of the request and the proposed amendments are justified because facts have changed since the MARF district was created. Specifically, the uses now proposed for MARF have been refined and the design applied to the actual physical characteristics of the ground. The interior landscaping change is necessitated by the topography of the site. The Fire Department requested that an access stairway, while not strictly required, be included in the design in the area where some of the interior landscaping would otherwise have been located. The interior landscaping is also not needed given the uses of the two adjoining parcels and the stairway itself is part of the fulfillment of the separation between uses. The parking standard change is necessitated by the change in the mix of units in the proposed project. The new mix has no three bedroom the parking for which had increased the

anticipated average. The new parking numbers are also supported by a change in parking demands as demonstrated by a parking study.

3. The proposed amendments will have no negative impact on the community. The interior landscaping will not impact anyone aesthetically and improves fire safety. The parking modification is supported as being non-impactful by a parking study. Given the layout of the project and the surrounding infrastructure no overflow parking will spill over into adjacent residential areas.

9-11-105.C Landscape Standards

14. Any landscape standard not addressed in this section shall comply with the provisions of chapter 23, "Landscaping and Screening", of this title except that the provisions of Section 9-23-090 shall be modified to provide that the interior lot line landscaping of ten feet (10') shall be allowed to include any stairway or other safety area required by the Fire Department.

9-11-105.D Parking Design

2. Parking Requirements: Parking requirement for each residential area shall be:

Unit Type	Base Rate	Guest Rate
Studio	1	.2
One Bedroom	1	.2
Two Bedroom	1.75	.5

EXHIBIT F
APPLICANT'S PARKING STUDY

MEMORANDUM



Date: January 6, 2022
To: Terry Diehl
From: Hales Engineering

Subject: Parking Study - Draper Rockwell Point Apartments

UT21-1925

This memorandum discusses the parking study completed for the proposed Rockwell Point Apartments development in Draper, Utah. The study identifies the supply rates provided by the City and parking demand rates identified by the Institute of Transportation Engineers (ITE).

Project Description

The proposed Rockwell Point Apartments project is located on the northeast corner of the Marion Vista Drive / Minuteman Drive intersection in Draper, Utah. A vicinity map of the project site is shown in Figure 1. The building will have approximately 506 apartment units. The development will include 762 parking stalls on site.



Figure 1: Site vicinity map of the project in Draper, Utah

Draper City Parking Code

The Draper City code specifies parking rates for various land use types. This development falls within the Major Freeway Arterial Frontage Road (MARF) zone and has special parking requirements. According to section 9-11-105 Section D.2 of the code, the city requires 1.5 parking stalls per unit for multi-family residential developments. Additionally, 1 more parking stall is required for every 5 units for visitor parking. Based on this parking rate and the proposed 506 units (638 bedrooms), the city requires the project site to have at least 861 parking stalls on site.

ITE Parking Demand Rates

According to the Institute of Transportation Engineers (ITE), *Parking Generation*, 5th Edition, 2019, the 85th percentile parking demand rate for multi-family housing mid-rise (ITE land use 221) is 0.9 parking stalls per bedroom. This is based on 35 study sites across the United States since the year 2000, with an average building size of 294 bedrooms. The number of stalls needed based on each of these rates for the proposed project is shown in Table 1.

Table 1: ITE Parking Generation

Draper Rockwell Point Apartments Parking Study ITE Parking Generation ¹		
Rate Type	Rate (stalls/bedroom)	Calculated Parking Demand
85 th Percentile	0.9	575
1. ITE Parking Generation, 5th Edition, 2019, 0.87 stalls / bedroom rounded to 0.9, for a conservative calculation		
Source: Hales Engineering, December 2021		

Bedrooms were used instead of dwelling units for this analysis since the proposed development is mostly studio and 1-bedroom units.

It is important to note that the ITE and local rates represent the actual parking demand rate, as opposed to supply. Typically, the parking supply should be at least 5% higher than the parking demand in order to accommodate residents entering / exiting the lot to find a parking space and to account for possible bumps in demand from visitors. With that adjustment the anticipated parking supply need would be 604 parking stalls.

Local Apartment Parking Demand Rates

In order to evaluate the parking needs of a typical apartment complex in Draper, Hales Engineering averaged parking data for various similar apartment complexes in Salt Lake and Utah counties, which were included in a study previously completed by Hales Engineering. This study can be found in Appendix A.

The 85th percentile demand rate was calculated to be 0.96 stalls per bedroom. With a 5% increase to estimate parking supply need, this equates to an 85th percentile parking supply of 1.00 parking stalls per bedroom.

To convert rates from parking stalls per bedroom to parking stall per unit, each unit type was multiplied by the number of bedrooms in each unit. A breakdown of the rates per unit type is provided in Table 2. Additionally, a weighted average is calculated for the proposed number of units of each type at the development.

Table 2: Parking Rate by Unit Type

Parking Rate by Unit Type						
Unit Type	# of Units	Base Rate ¹	Base Stalls	Guest Rate ¹	Guest Stalls	Total
Studio	109	1.0	109	0.2	22	131
One Bedroom	265	1.0	265	0.2	53	318
Two Bedroom	132	1.75	231	0.5	66	297
Sub Totals	506	n/a	605	n/a	141	746
1. Rates given in Stalls per Unit.						
Source: Hales Engineering, December 2021						

Comparison

The discussed parking rates were compared to determine the number of stalls that are recommended at the proposed Rockwell Point Apartments development in Draper. The rates were applied to the proposed 506 unit (638 bedrooms) building size to calculate the number of stalls that would be required. The comparison of the rates and number of stalls between various parking rate sources is shown in Table 3.

Table 3: Parking Rate Comparison

Parking Rate Comparison		
Source	Rate (Stalls/Unit)	Parking Supply
Draper City Code	1.70	861
ITE – 85 th Percentile	1.19 ¹	604
Local Data – 85 th Percentile	1.47 ¹	746
Proposed Site Plan	1.51	762
1. Supply rate includes 5% increase above observed demand		
Source: Hales Engineering, December 2021		

Conclusions and Recommendations

Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Rockwell Point Apartments in Draper, Utah:

- Draper City has a higher required parking rate for residential in the MARF zone than the recommended ITE rate. Local apartments also show a lower average demand than the Draper City rate. The 85th percentile rate per bedroom in the ITE is 0.9 and for the local data is 1.0. For the proposed development, this equates to a rate per unit of 1.19 for ITE data and 1.47 for local data.
 - It is common practice to add an additional 5% to the parking demand for residential units to provide an adequate supply of stalls in a parking lot. This provides sufficient parking space for vehicles so that drivers don't have to circle around a lot until an open parking stall is found. This reduces the safety risk on-site for pedestrians and vehicles.
- **ITE data** would suggest that a supply of at least **604 stalls** is needed, and **local data** would suggest that a supply of at least **746 stalls** is needed.
- The proposed development is currently planning to **provide 762 stalls**. Based on local data from Salt Lake and Utah Counties, this would provide 157 visitor parking stalls, including the 141 guest parking stalls reserved and the gap between the provided 762 stalls and the required 746 parking stalls (16 stalls).
- Based on these conclusions, **the proposed parking supply at the proposed Draper Rockwell Apartment site is anticipated to adequately service the anticipated parking demand.**

APPENDIX A

Salt Lake County and Utah County Apartment Study

Multi-Family Parking Data

ITE Parking Demand Rates

According to the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition, 2010, the average parking demand for a low/mid-rise apartment is 1.23 vehicles per unit. This is based on 21 study sites across the United States.

Multi-family Parking Demand Rates (Salt Lake and Utah Counties)

In an effort to identify an existing / acceptable parking demand rate for multi-family projects, Hales Engineering studied nineteen projects within Salt Lake and Utah Counties to better understand the parking supply and demand at these locations and to draw conclusions about parking rates in this area. Fifteen of these sites are typical apartment complexes, while four were identified as "Transit Friendly" sites. Data was collected at study locations in Orem on Wednesday June 29, 2016 and January 17, 2013, Pleasant Grove on August 25, 2015, South Salt Lake on Wednesday August 6, 2014 and Thursday, February 20, 2014, Herriman on June 19, 2014, and around the Salt Lake Valley on early Thursday, November 1, 2012. The data collection times were all between 12:00 am and 4:00 am, as this is the time when the majority of tenets are home for the night and parking demand is at its greatest according to the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition, 2010.

Data Collection / Study Locations

Timbergate Apartments

The Timbergate apartments are located at 5605 West 11830 South in Herriman, Utah and consist of 176 two-bedroom units, and 112 three-bedroom units for a total of 288 units (see Figure 1). During our data collection, it was observed that 402 parking stalls were occupied, 177 were empty, 6 cars were parked on the street, and there were no garages within this project, for a parking supply of 579 spaces.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 2.01 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.46 stalls / occupied unit
3. 289 stalls were covered of the 579 stalls on site = 50% covered stalls

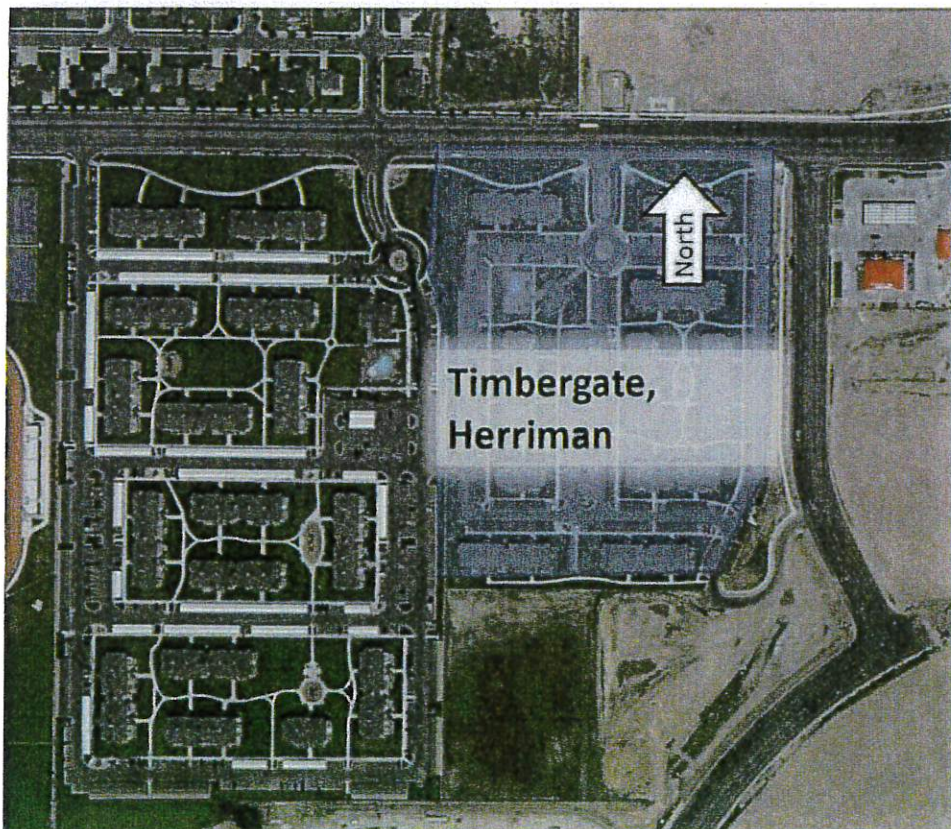


Figure 1: Timbergate Apartments - Herriman, Utah

Farmgate Apartments

The Farmgate apartments are located at 5675 West 11840 South in Herriman, Utah and consist of 96 one-bedroom units, 272 two-bedroom units, and 128 three-bedroom units for a total of 496 units (see Figure 2). During our data collection, it was observed that 665 parking stalls were occupied, 206 were empty, there were 25 cars parked on the street, and there were 121 garages within this project, for a parking supply of 992 spaces.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 2.00 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.72 stalls / occupied unit
3. 476 stalls were covered of the 992 stalls on site = 48% covered stalls

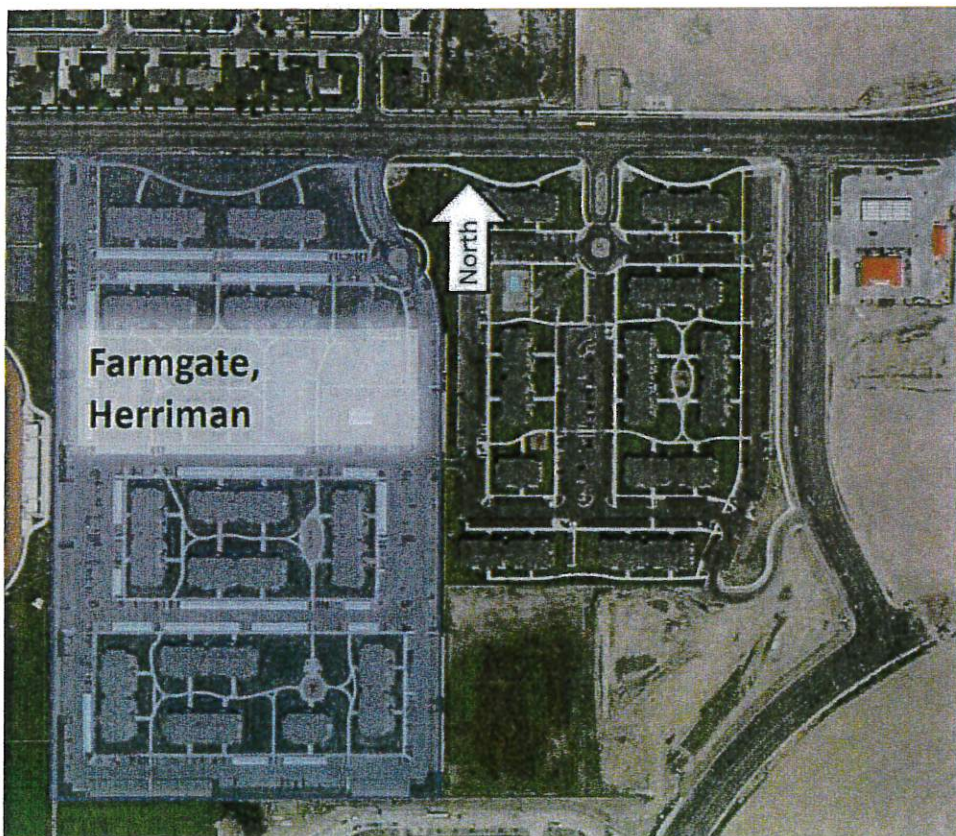


Figure 2: Farmgate Apartments - Herriman, Utah

Mission Meadowbrook Apartments

The Mission Meadowbrook apartments are located at 820 West Timbercreek Way in South Salt Lake, Utah and consist of 365 one-bedroom units and 47 two-bedroom units for a total of 412 units (see Figure 3). During our data collection, it was observed that 427 parking stalls were occupied, 361 were empty, there were no cars parked on the street, and there were eight (8) functioning garages that were closed.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 1.93 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.10 stalls / occupied unit
3. 421 stalls were covered of the 788 stalls on site = 53% covered stalls



Figure 3: Mission Meadowbrook Apartments - South Salt Lake, Utah

Mountain Shadows Apartments

The Mountain Shadows apartments are located at 3825 South 700 West in South Salt Lake, Utah and consist of 80 one-bedroom units, 132 two-bedroom units, and 50 three-bedroom units for a total of 262 units (see Figure 4). During our data collection, it was observed that 313 parking stalls were occupied, 229 were empty, and there were six (6) cars parked on the street.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 2.09 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.28 stalls / occupied unit
3. 217 stalls were covered of the 542 stalls on site = 40% covered stalls



Figure 4: Mountain Shadows Apartments - South Salt Lake, Utah

Egate Apartments

The Egate apartments are located at 2292 W. Ruddy Way in West Valley City, Utah within the Salt Lake Valley, and consist of 128 two-bedroom units and 176 three-bedroom units for a total of 304 units (see Figure 5). During our data collection, it was observed that 468 parking stalls were occupied, 83 were empty and there were 13 vehicles parking adjacent to the curb within the complex. An additional off-site overflow parking area was located close to the project and 22 vehicles were parked within this lot when counted.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 1.81 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.73 stalls / occupied unit
3. 127 stalls were covered of the 551 stalls on site = 23% covered stalls

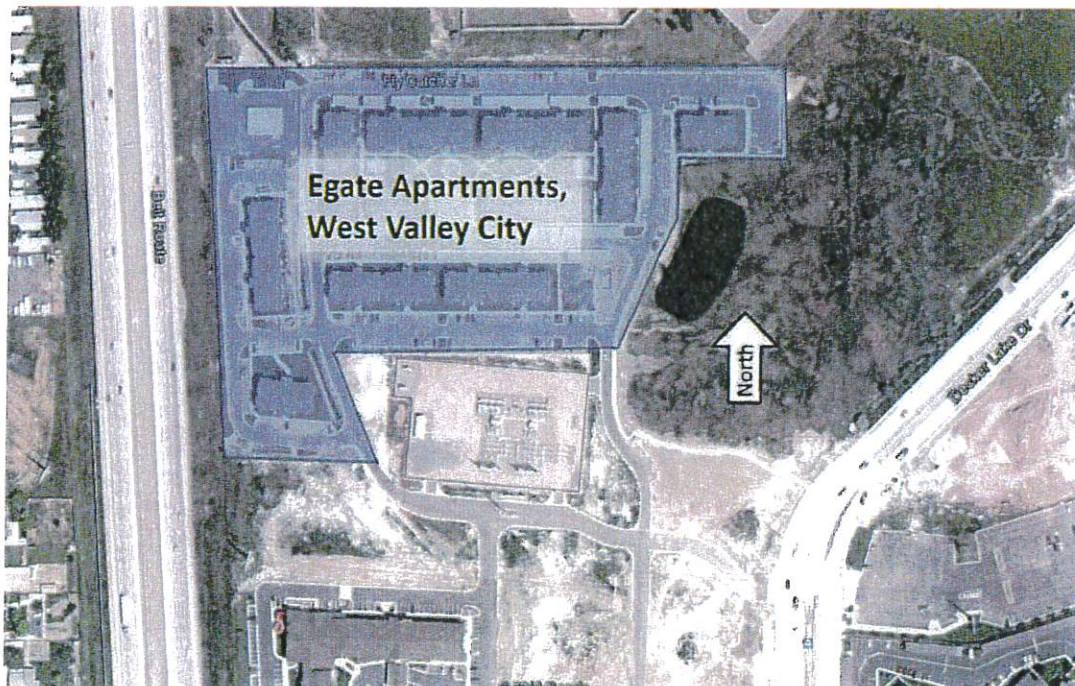


Figure 5: Egate Apartments - West Valley City, Utah

San Marino Apartments

The San Marino apartments are located at 776 West Grande Rose Way, South Jordan, Utah within the Salt Lake Valley, and consist of 112 one-bedroom units, 187 two-bedroom units and 21 three-bedroom units for a total of 320 units (see Figure 6). During our data collection, it was observed that 335 parking stalls were occupied, 145 were empty and there were 87 garages with 23 vehicles parked in the driveways and 9 vehicles parking adjacent to the curb within the complex.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.04 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.48 stalls / occupied unit
3. 308 stalls were covered of the 567 stalls on site = 54% covered stalls



Figure 6: San Marino Apartments - South Jordan, Utah



The San Moritz apartments are located at 7625 S. Ropekey Drive, Midvale, Utah within the Salt Lake Valley, and consist of 168 one-bedroom units, 195 two-bedroom units and 21 three-bedroom units for a total of 390 units (see Figure 7). During our data collection, it was observed that 334 parking stalls were occupied, 140 were empty and there were 154 garages with 51 vehicles parked in the driveways and 80 vehicles parking adjacent to the curb within the complex.

1. Supply (striped parking stalls on-site) = 2.01 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.74 stalls / occupied unit
3. 364 stalls were covered of the 628 stalls on site = 58% covered stalls



Figure 7: San Moritz Apartments - Midvale, Utah

San Tropez Apartments

The San Tropez apartments are located at 11747 South Siracus Drive, South Jordan, Utah within the Salt Lake Valley, and consist of 88 one-bedroom units, 141 two-bedroom units and 21 three-bedroom units for a total of 250 units (see Figure 8). During our data collection, it was observed that 234 parking stalls were occupied, 93 were empty and there were 93 garages with 39 vehicles parked in the driveways and 21 vehicles parking adjacent to the curb within the complex.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.05 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.68 stalls / occupied unit
3. 275 stalls were covered of the 420 stalls on site = 65% covered stalls



Figure 8: San Tropez Apartments - South Jordan, Utah

Liberty Bend

The Liberty Bend apartments are located at 1048 East Liberty Bend Lane, Sandy, Utah within the Salt Lake Valley, and consist of 93 units, 36 apartments and 57 townhome units (see Figure 10). During our data collection, it was observed that 66 parking stalls were occupied, 27 were empty, and there were 82 garages with 2 vehicles parked in the driveways, and 25 vehicles parking adjacent to the curb near the complex.

The following conclusions can be made:

1. Supply (parking stalls on-site) = 2.23 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.94 stalls / occupied unit

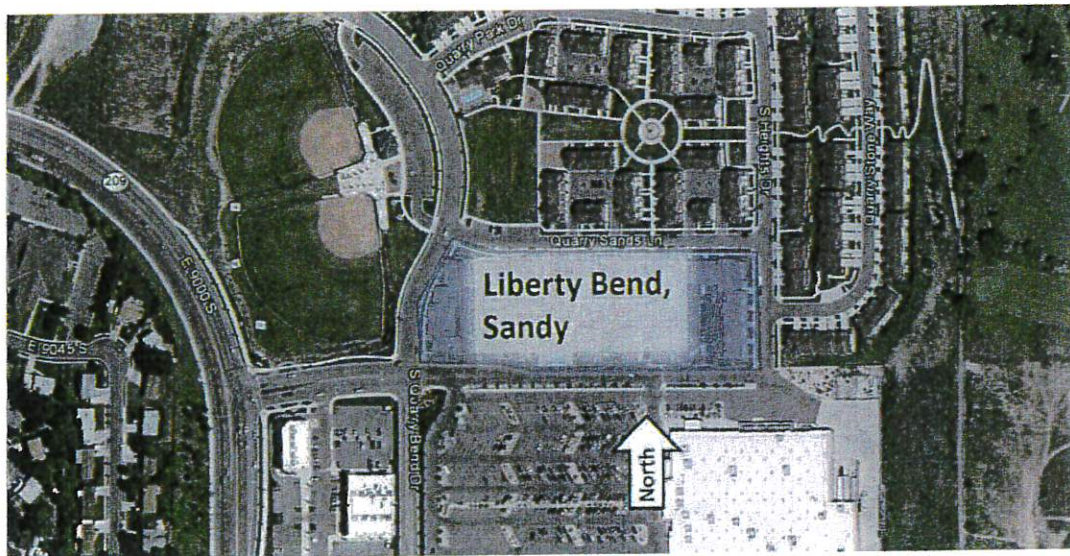


Figure 10: Liberty Bend Apartments / Townhomes - Sandy, Utah

Liberty Commons Apartments

The Liberty Commons apartments are located at 2785 S. Winstead Way, West Valley City, Utah within the Salt Lake Valley, and consist of 209 units (see Figure 11). During our data collection, it was observed that 131 parking stalls were occupied, 81 were empty and there were 185 garages with 0 vehicles parked in the driveways and 70 vehicles parking adjacent to the curb within the complex.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.20 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.40 stalls / occupied unit

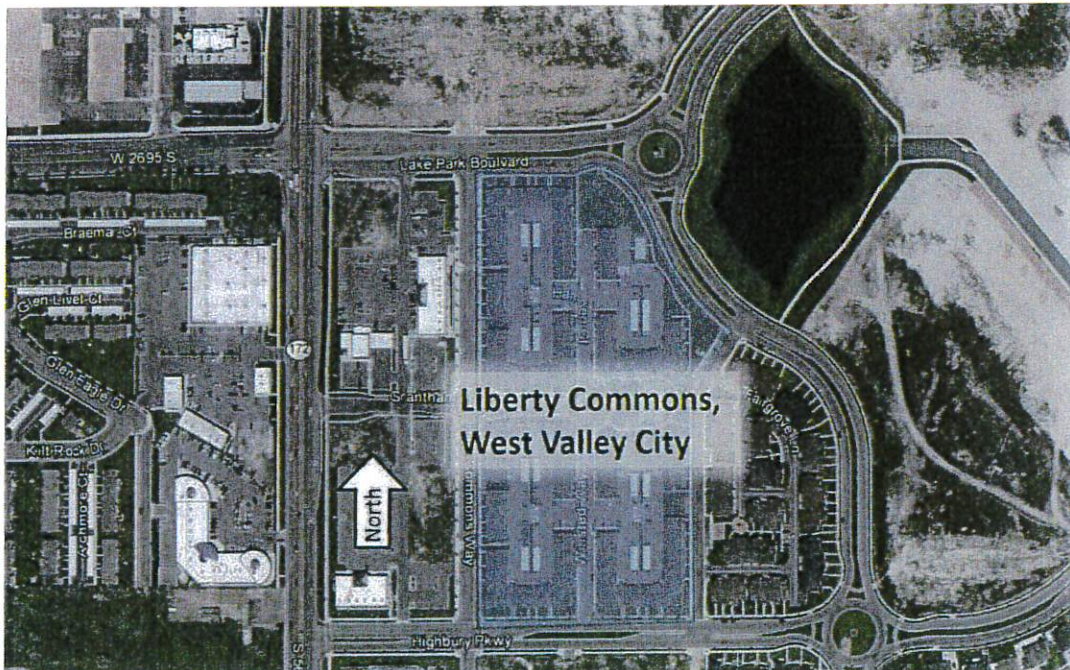


Figure 11: Liberty Commons Apartments - West Valley City, Utah

Lionsgate Apartments

The Lionsgate apartments are located at 136 W Fireclay Avenue, Murray, Utah within the Salt Lake Valley, and consist of 400 units (see Figure 12). During our data collection, it was observed that 522 parking stalls were occupied, 114 were empty and there were no garages and 242 vehicles parking adjacent to the curb within or near the complex.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 1.59 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 2.03 stalls / occupied unit

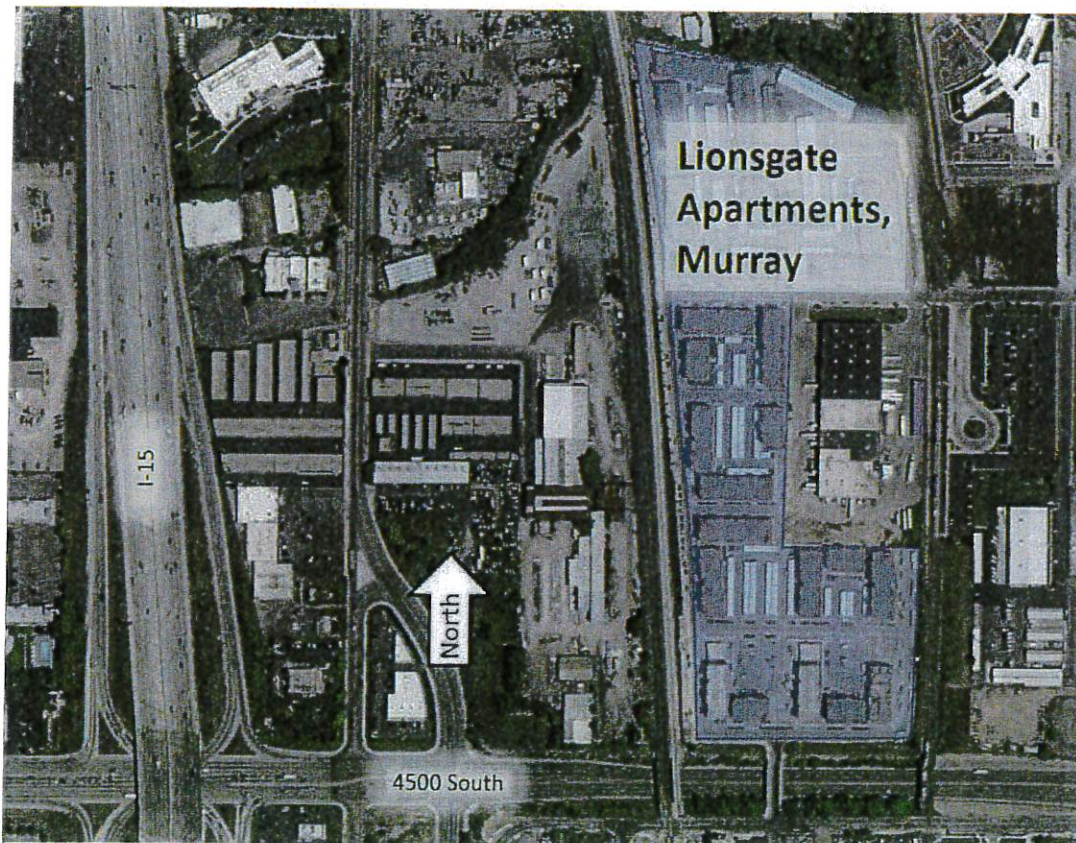


Figure 12: Lionsgate Apartments - Murray, Utah

Canyon View Crossing Apartments

The Canyon View Crossing apartments are located at 1460 South State Street in Orem, Utah and consist of one-bedroom and two-bedroom units for a total of 180 units, 174 of which were occupied (see Figure 133). During the data collection, it was observed that 247 parking stalls were occupied, 50 were empty, 31 cars were parked on the street, and there were no garages within this project, for a total parking supply of 297 spaces.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 1.65 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.60 stalls / occupied unit

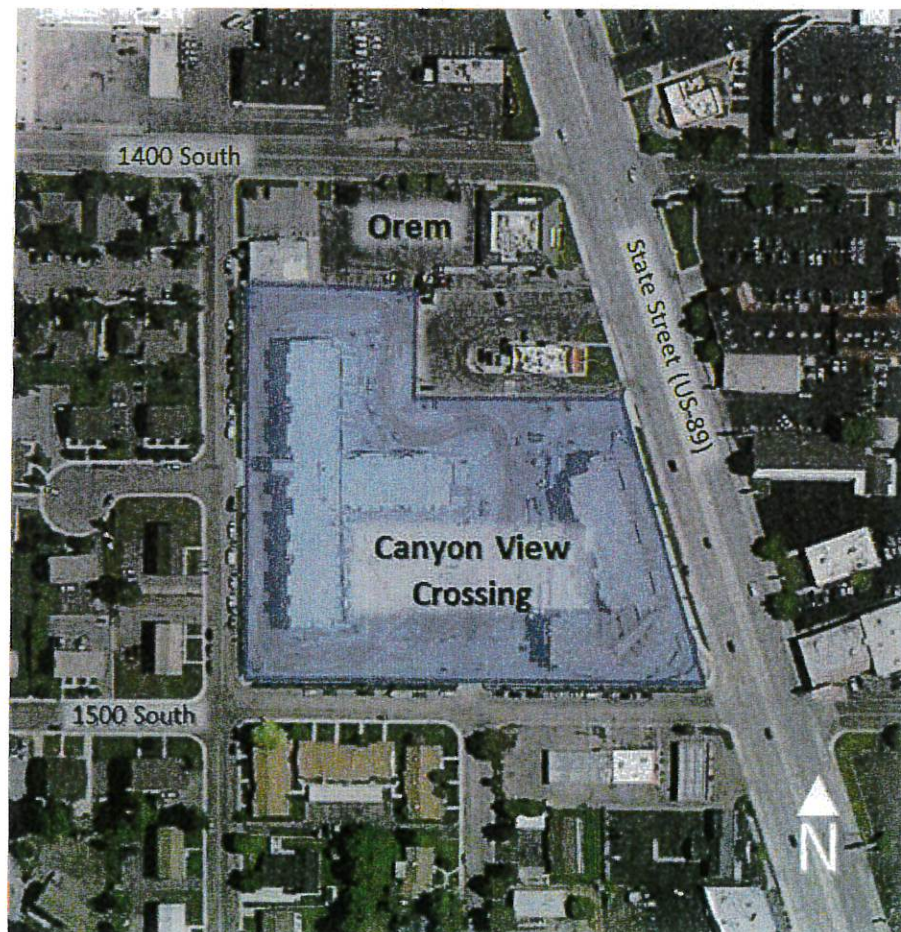


Figure 13: Canyon View Crossing Apartments – Orem, Utah

Sienna Villas Apartments

The Sienna Villas apartments are located at 1851 S. Columbia Lane in Orem, Utah and consist of 42 one-bedroom units, and 39 two-bedroom units for a total of 81 units (see Figure 14). During the data collection, it was observed that 97 parking stalls were occupied, and 79 were empty for a total supply of 176 stalls.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 2.17 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.26 stalls / occupied unit
3. 81 stalls were covered of the 176 stalls on site = 46% covered stalls



Figure 14: Sienna Villas Apartments - Orem, Utah

Viewpointe Apartments

The Viewpointe apartments are located at 165 North 1650 West in Pleasant Grove, Utah and consist of 72 one-bedroom units, 183 two-bedroom units, and 33 three-bedroom units for a total of 288 units (see Figure 15). During the data collection, it was observed that 427 parking stalls were occupied, and 268 were empty for a total supply of 695 stalls.

The following conclusions can be made:

1. Supply (striped parking stalls or carports on-site) = 2.41 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.48 stalls / occupied unit
3. 81 stalls were covered of the 176 stalls on site = 43% covered stalls



Figure 15: Viewpointe Apartments – Pleasant Grove, Utah

Data Collection Summary

Within the Farmgate, Mission Meadowbrook, Coppergate, San Marino, San Moritz, San Tropez, Liberty Bend, Liberty Commons, and Viewpointe projects, each had closed garages that could not be counted. In order to provide a conservative estimate it was assumed that every garage space was being used for a vehicle. The following demand at the various apartment complexes was calculated:

Timbergate parking demand =	1.46
Farmgate Parking demand =	1.72
Mission Meadowbrook parking demand =	1.10
Mountain Shadows parking demand =	1.28
Egate parking demand =	1.73
San Marino parking demand =	1.48
San Moritz parking demand =	1.74
San Tropez parking demand =	1.68
Coppergate parking demand =	1.42
Liberty Bend parking demand =	1.94
Liberty Commons parking demand =	1.94
Lionsgate parking demand=	2.03
Canyon View Crossing parking demand =	1.60
Sienna Villas Apartments parking demand =	1.26
Viewpointe Apartments parking demand =	<u>1.48</u>
	1.59 Average parking demand / occupied
unit (15)	

Transit Friendly Parking Rates

The sites detailed above are typical apartment complexes across Salt Lake and Utah Counties. The following sites were identified as being "Transit Friendly" by being located near transit stations and encouraging alternative modes of transportation. These sites include the Birkhill Apartments, 21 and View, Brickstone Apartments, and 2550 South Main.

Birkhill Apartments

The Birkhill apartments are located at 16 Gilbride Avenue, Murray, Utah within the Salt Lake Valley, and consist of 202 units (see Figure 16). During our data collection, it was observed that 250 parking stalls were occupied, 117 were empty and there were 26 garages with 2 vehicles in the driveways and 64 vehicles parking adjacent to the curb within or near the complex. The project appears to be over-parked as 65 additional units are under construction and will be rented by Aug. 2014. The Murray North (4400 South) TRAX Station is located nearby along with the 200, 205, 45, 47 and 228 bus lines.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.87 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 2.48 stalls / occupied unit

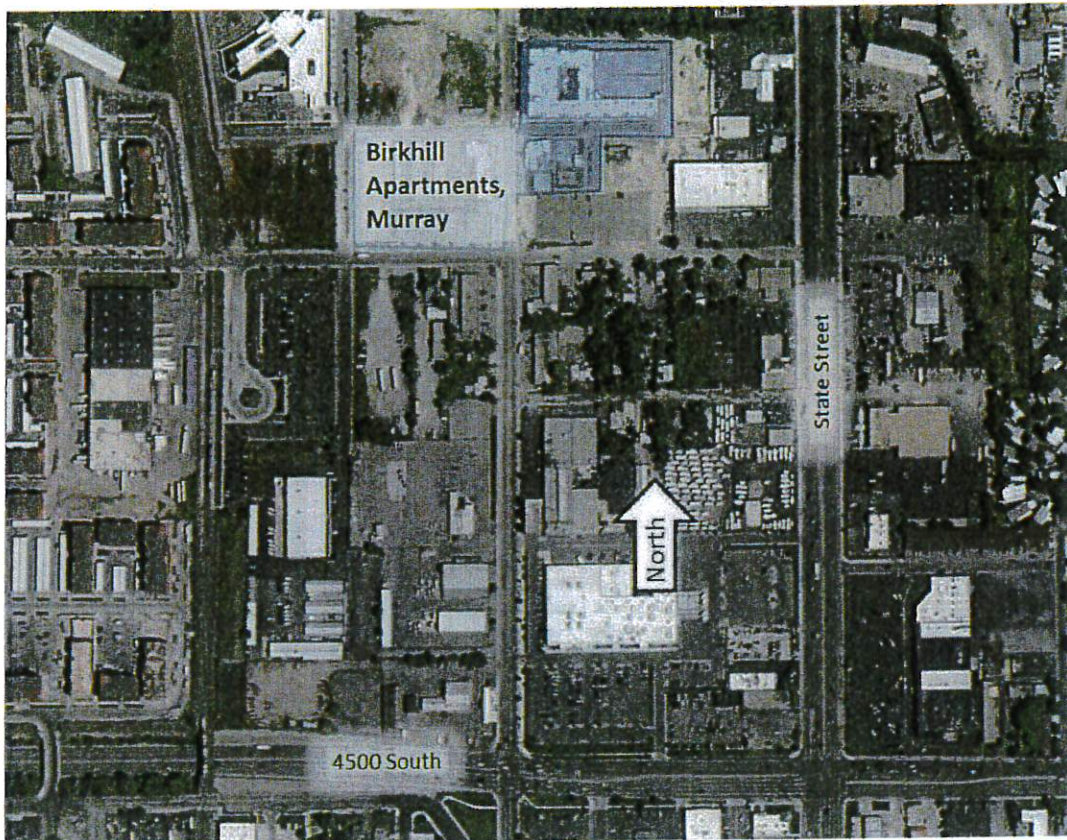


Figure 16: Birkhill Apartments - Murray, Utah

Due to the current construction of 64 additional units (and no additional parking stalls) at the Birkhill apartments, this location was not used in the average rate calculation of "Transit Friendly" sites. Parking conditions will change as the units become available, so the parking rates here would not reflect the actual conditions.

21 and View Apartments

The 21 and View apartments are located at 2070 South View Street, Salt Lake City, Utah within the Salt Lake Valley, and consist of 29 units (see Figure 17). During our data collection, it was observed that 38 parking stalls were occupied, 10 were empty and there were no garages and 0 vehicles parking adjacent to the curb within or near the complex. Although curb parking was occupied, it appeared to be used by the adjacent restaurant. The 220, 21, and 213 bus lines run near the site and the end of the street car line is a few blocks away.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 1.66 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.36 stalls / occupied unit



Figure 17: 21 and View Apartments - South Salt Lake, Utah

Brickstone Apartments

The Brickstone apartments are located at 220 East 3300 South, South Salt Lake, Utah within the Salt Lake Valley, and consist of 100 units (see Figure 18). During our data collection, it was observed that 76 parking stalls were occupied, 84 were empty and there were 60 garages and 0 vehicles parking adjacent to the curb within or near the complex. The manager estimated that approximately 50% of the garages were used for parking and the other 50% were used for storage. The Millcreek (3300 South) TRAX station is about 0.65 miles to the west and the 200, 205, and 33 bus lines run near the development.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.20 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.40 stalls / occupied unit



Figure 18: Brickstone Apartments - South Salt Lake, Utah

2550 South Main

The apartments at 2550 South Main, South Salt Lake, Utah are located within the Salt Lake Valley, and consist of 112 units (see Figure 19). During our data collection, it was observed that 78 parking stalls were occupied, 24 were empty and there were 68 garages with 34 vehicles parked in the driveway outside of the garage. There were 10 vehicles observed parking on-street adjacent to the complex. The 200 bus line runs near the development. The Central Pointe (2100 South) TRAX station is located less than a mile away.

The following conclusions can be made:

1. Supply (striped parking stalls on-site) = 2.13 stalls / unit
2. Demand (total parked vehicles on-site and off-site) = 1.71 stalls / occupied unit

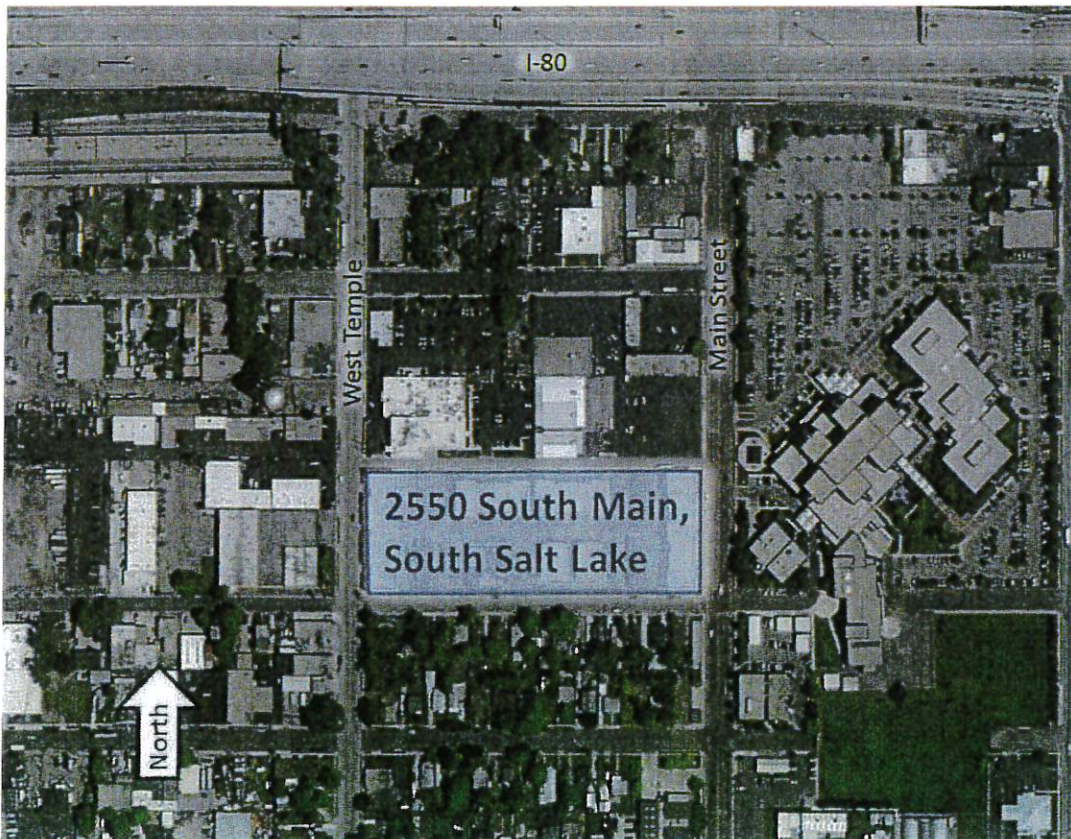


Figure 19: 2550 South Main - South Salt Lake, Utah

"Transit Adjacent" Data Collection Summary

The following demand at the various "Transit Friendly" apartment complexes was calculated:

21 and View parking demand =	1.36
Brickstone parking demand =	1.40
2550 South Main parking demand =	<u>1.71</u>
	1.49 Average parking demand / occupied unit (3)



MEMO

To: City Council Meeting

From: Jennifer Jastremsky, AICP

CC:

Date: March 15, 2022

Re: Draper 138 2 – Zoning and Land Use Map Amendment Request

Comments:

This application is a request for approval of a Zoning and Land Use Map Amendment for approximately 1.44 acres located on the north side of 13800 South, at approximately 231 East 13800 South. The properties are currently zoned RA1 and OR. The applicant is requesting that a Zoning and Land Use Map Amendment be approved to allow for the development of the currently vacant site for retail uses.

The Planning Commission reviewed this item at their February 24, 2022 meeting and forwarded a positive recommendation on a 4-1 vote for both applications.

The findings are as follows:

For approval:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is consistent with the standards of any applicable overlay zone.
4. The proposed amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposal complies with the Land Use Map Amendment standards found in DCMC Section 9-2-020(F).

For denial:

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

2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable overlay zone.
4. The proposed amendment will adversely affect adjacent property.
5. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposal does not comply with the Land Use Map Amendment standards found in DCMC Section 9-2-020(F).

ATTACHMENTS:

Description	Upload Date	Type
Ord 1532	3/7/2022	Cover Memo
Ord 1533	3/7/2022	Cover Memo
PC Staff Report	3/7/2022	Cover Memo

ORDINANCE NO. 1532

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 1.44 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) AND OR (OFFICE RESIDENTIAL) TO CC (COMMUNITY COMMERCIAL), LOCATED AT APPROXIMATELY 231 EAST 13800 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE DRAPER 138 2 ZONING MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City; and

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

WHEREAS, the proposed zone change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Zoning Map of Draper City, and the City Council has found the proposed zone change to be consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. Zoning Map Amendment. The following described real property located at approximately 231 East 13800 South within Draper City, Salt Lake County, State of Utah, previously zoned RA1 and OR as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to CC:

RA1 Zone Parcel Numbers:

34-06-176-084

34-06-176-089

OR Zone Parcel Numbers:

34-06-176-033

34-06-176-085

34-06-176-034

34-06-176-014

34-06-176-088

BEGINNING AT AN EXISTING REBAR AND CAP LOCATED BEHIND THE EXISTING SIDEWALK OF 13800 SOUTH STREET, SAID POINT BEING LOCATED NORTH 00°39'30" WEST 8.57 FEET TO THE FOUND STANDARD COUNTY MONUMENT FOR THE CENTER OF SECTION 6 AND WEST 458.01 FEET AND NORTH 55.10 FROM THE CALCULATED TRUE CENTER OF SECTION 6 AT THE INTERSECTION OF 13800 SOUTH AND 300 EAST (MONUMENT WAS NOT FOUND), TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF 13800 SOUTH STREET THE FOLLOWING TWO (2) CALLS: NORTH 86°52'26" WEST 99.40 FEET, NORTH 89°40'40" WEST 217.33 FEET TO AN EXISTING REBAR AND CAP BEHIND THE EXISTING SIDEWALK OF 13800 SOUTH STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF BANGATER HIGHWAY THE FOLLOWING THREE (3) CALLS: NORTH 47°30'37" WEST 16.24 FEET TO AN EXISTING REBAR AND CAP, NORTH 00°12'30" WEST 9.31 FEET, ALONG AN ARC OF A 719.17 FOOT RADIUS CURVE TO THE LEFT 165.41 FEET (CHORD BEARS NORTH 06°47'49" WEST 165.04 FEET) TO AN EXISTING REBAR AND CAP; THENCE NORTH 89°26'42" EAST ALONG AN EXISTING FENCE LINE 348.15 FEET TO AN EXISTING FENCE; THENCE SOUTH ALONG AN EXISTING FENCE LINE 194.18 FEET TO THE POINT OF BEGINNING.

Contains 62,635.54 Square Feet or 1.44 Acres

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE ____ DAY OF _____, 2022.

DRAPER CITY

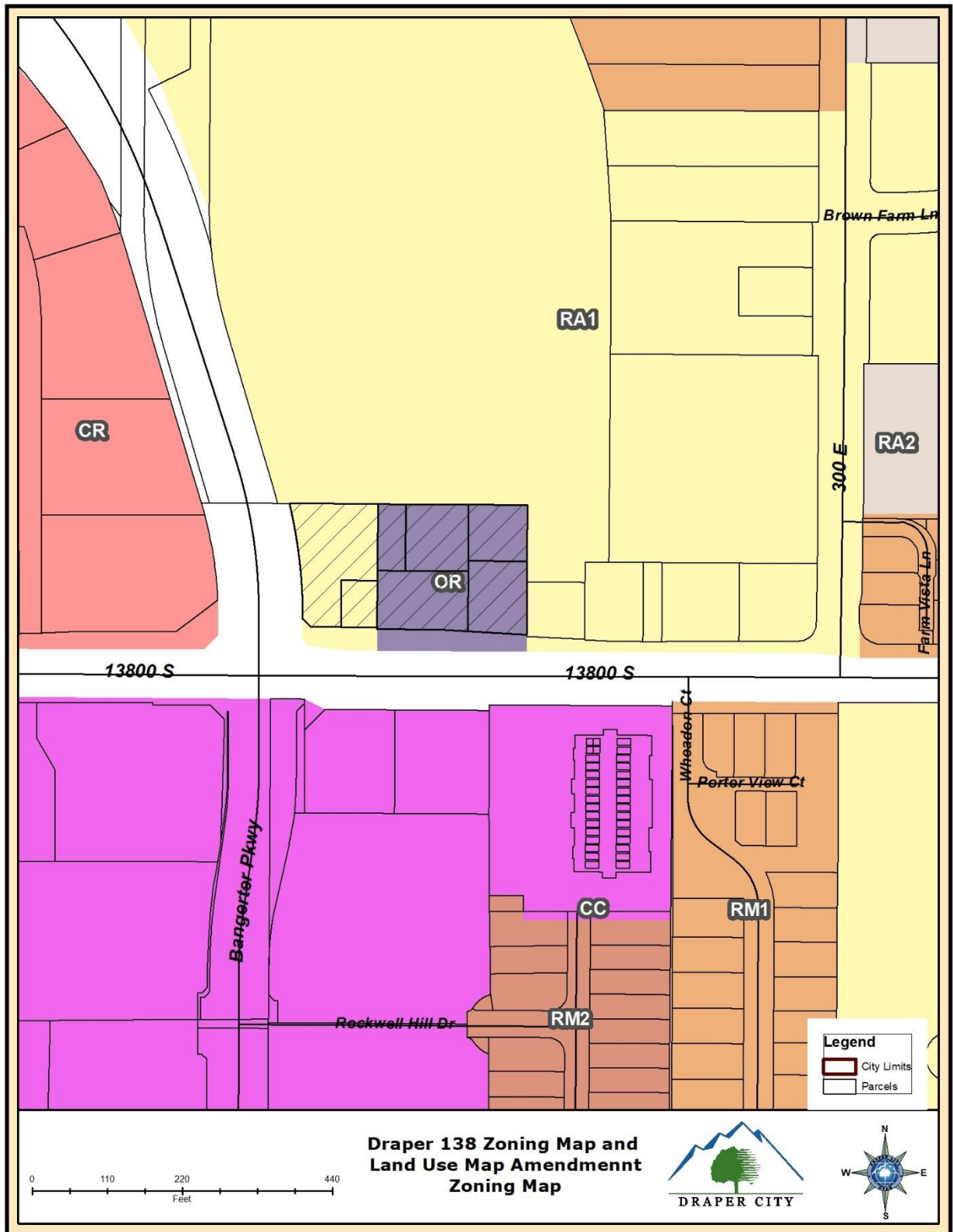
Mayor Troy K. Walker

ATTEST:

Laura Oscarson, CMC, City Recorder

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Roberts	_____	_____
Councilmember Vawdrey	_____	_____
Mayor Walker	_____	_____

**EXHIBIT A
DRAPER 138 2 ZONING MAP AMENDMENT**



ORDINANCE NO. 1533

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 1.44 ACRES OF PROPERTY FROM OFFICE/SERVICE TO COMMUNITY/NEIGHBORHOOD COMMERCIAL, LOCATED AT APPROXIMATELY 231 EAST 13800 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE DRAPER 138 2 LAND USE AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a General Plan and Land Use Map to guide the future development within the City; and

WHEREAS, from time to time it is necessary to review and amend the Land Use Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

WHEREAS, the proposed land use change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Land Use Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Land Use Map of Draper City, and the City Council has found the proposed land use change to be consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. Land Use Amendment. The following described real property located at approximately 231 East 13800 South within Draper City, Salt Lake County, State of Utah, previously designated Office/Service as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, are hereby changed to the Community/ Neighborhood Commercial land use designation:

Parcel Numbers:

34-06-176-084

34-06-176-089

34-06-176-033

34-06-176-085

34-06-176-034

34-06-176-014

34-06-176-088

BEGINNING AT AN EXISTING REBAR AND CAP LOCATED BEHIND THE EXISTING SIDEWALK OF 13800 SOUTH STREET, SAID POINT BEING LOCATED NORTH 00°39'30" WEST 8.57 FEET TO THE FOUND STANDARD COUNTY MONUMENT FOR THE CENTER OF SECTION 6 AND WEST 458.01 FEET AND NORTH 55.10 FROM THE CALCULATED TRUE CENTER OF SECTION 6 AT THE INTERSECTION OF 13800 SOUTH AND 300 EAST (MONUMENT WAS NOT FOUND), TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF 13800 SOUTH STREET THE FOLLOWING TWO (2) CALLS: NORTH 86°52'26" WEST 99.40 FEET, NORTH 89°40'40" WEST 217.33 FEET TO AN EXISTING REBAR AND CAP BEHIND THE EXISTING SIDEWALK OF 13800 SOUTH STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF BANGATER HIGHWAY THE FOLLOWING THREE (3) CALLS: NORTH 47°30'37" WEST 16.24 FEET TO AN EXISTING REBAR AND CAP, NORTH 00°12'30" WEST 9.31 FEET, ALONG AN ARC OF A 719.17 FOOT RADIUS CURVE TO THE LEFT 165.41 FEET (CHORD BEARS NORTH 06°47'49" WEST 165.04 FEET) TO AN EXISTING REBAR AND CAP; THENCE NORTH 89°26'42" EAST ALONG AN EXISTING FENCE LINE 348.15 FEET TO AN EXISTING FENCE; THENCE SOUTH ALONG AN EXISTING FENCE LINE 194.18 FEET TO THE POINT OF BEGINNING.

Contains 62,635.54 Square Feet or 1.44 Acres

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,
ON THE ____ DAY OF _____, 2022.**

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Laura Oscarson, CMC, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember T. Lowery

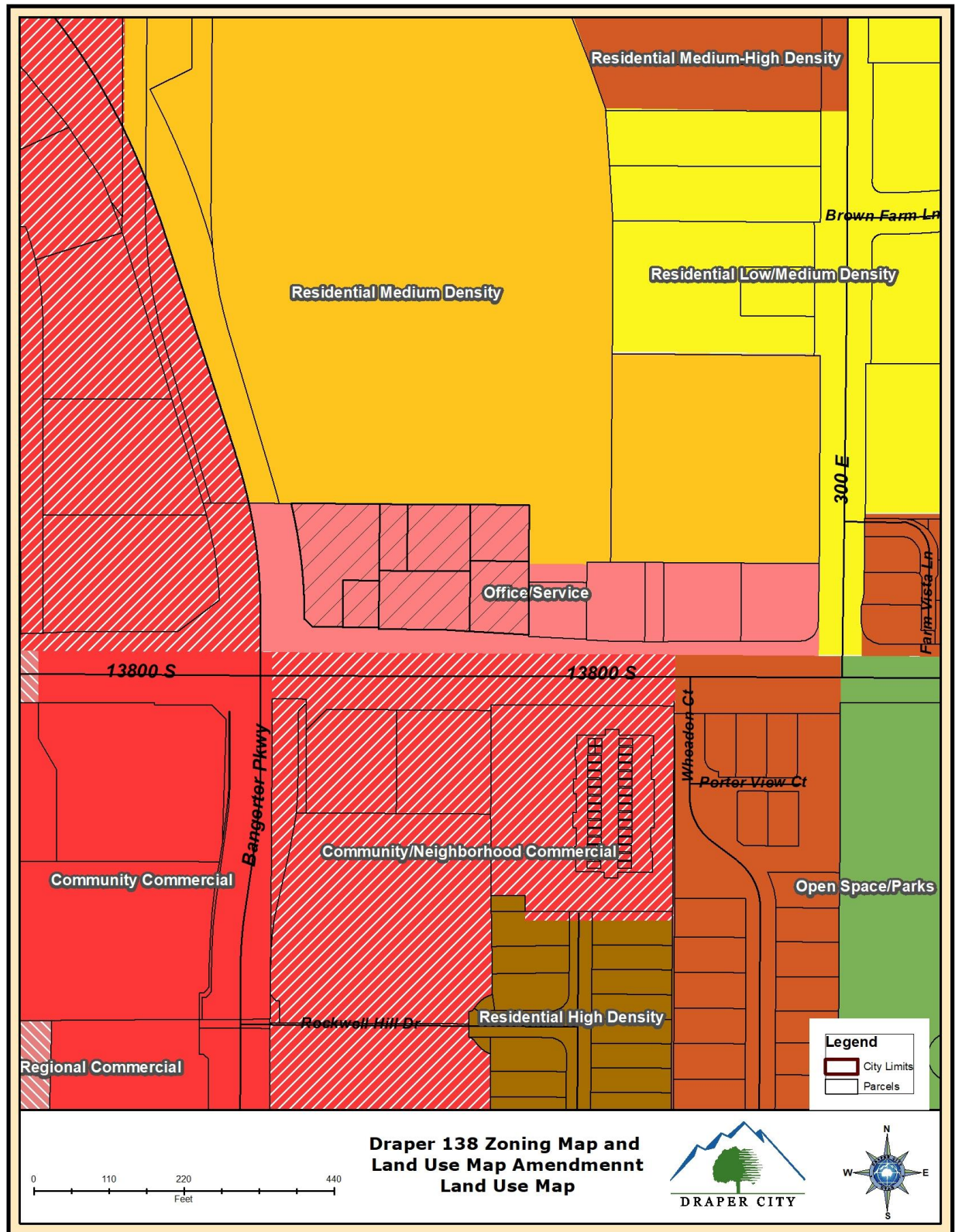
Councilmember F. Lowry

Councilmember Roberts

Councilmember Vawdrey

Mayor Walker

EXHIBIT A
DRAPER 138 2 LAND USE AMENDMENT





Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

February 15, 2022

To: Draper City Planning Commission
Business Date: February 24, 2022

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Planning Manager/Zoning Administrator
Planning Division
Community Development Department
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: Draper 138 2 – Zoning and Land Use Map Amendment Request

Application No.: TEXTMAP-15-2022, TEXTMAP-16-2022

Applicant: Charlie Openshaw, representing CJO Holdings, LLC

Project Location: 231 E 13800 S

Current Zoning: RA1 (Residential Agricultural, 40,000 square foot lot minimum)
and OR (Office Residential) Zone

Acreage: 1.44 Acres (Approximately 62,726 ft²)

Request: Request for approval of a Zoning Map Amendment from RA1 and
OR zones to the CC (Community Commercial) zone and a Land
Use Map Amendment from Office Service to
Community/Neighborhood Commercial.

BACKGROUND AND SUMMARY

This application is a request for approval of a Zoning and Land Use Map Amendment for approximately 1.44 acres located on the north side of 13800 South, at approximately 231 East 13800 South (Exhibit B). The properties are currently zoned RA1 and OR. The applicant is requesting that a Zoning and Land Use Map Amendment be approved to allow for the development of the currently vacant site for retail uses. A questionnaire from the applicant outlining the current request can be found in Exhibit E.

The property includes seven parcels. There used to be three homes on the properties, but these were demolished when the City improved the 13800 South corridor in 2017. All seven properties are currently vacant.



The applicant made an application for a Zoning Map Amendment, Land Use Map Amendment, and Development Agreement on the property in 2019. These applications were withdrawn before going to any hearing. In 2018 the City Council denied a request to modify the Zoning Map and Land Use Map. That request was from a different applicant.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Office Service land use designation for the subject property (Exhibit C). This category is characterized as follows:

Office/Service

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

The property has been assigned the RA1 and OR zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 zone is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents."*

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

Land Use Map Amendment. The applicant is requesting the Community/Neighborhood Commercial land use designation. Existing Community/Neighborhood Commercial designations can be found on the properties located directly to the west and south of the subject site. To the north is the Residential Medium Density designation, and to the east is the Office Service and Residential Medium Density designations. The requested categories are characterized in the General Plan as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	• Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	• Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

Neighborhood Commercial

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

Zoning Map Amendment. The applicant is requesting the CC zone for the site. According to DCMC Section 9-8-020 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."*

The property abuts the CR (Regional Commercial) zone on the west, the CC zone on the south, and the RA1 zone on the north and west. The area is primarily commercial in nature.

Criteria For Approval.

Zoning Map Amendment

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

1. Map Amendments:

- a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*

- c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
- d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
- e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Land Use Map Amendments

The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:

- D. *Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
 - 1. *A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
 - a. *The name, address and telephone number of the applicant and the applicant's agent, if any.*
 - b. *The name and address of every person or company the applicant represents.*
 - c. *The requested amendment and reasons supporting the request.*
 - d. *If the proposed amendment requires a change in the zoning map, the application shall include:*
 - (1) *An accurate property map showing present and proposed zoning classifications;*
 - (2) *All abutting properties showing present zoning classifications; and*
 - (3) *An accurate legal description and an approximate common address of the area proposed to be rezoned.*
 - e. *If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.*
 - 2. *After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.*

3. *The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.*
4. *The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.*

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

The findings for approval as are follows:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is consistent with the standards of any applicable overlay zone.
4. The proposed amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposal complies with the Land Use Map Amendment standards found in DCMC Section 9-2-020(F).

The findings for denial as are follows:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable overlay zone.
4. The proposed amendment will adversely affect adjacent property.
5. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposal does not comply with the Land Use Map Amendment standards found in DCMC Section 9-2-020(F).

MODEL MOTIONS

Zoning Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Charlie Openshaw, representing CJO Holdings, LLC for the Draper 138 2 Zoning Map Amendment, application TEXTMAP-15-2022, based on the findings and subject to the conditions listed in the Staff Report dated February 15, 2022.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Charlie Openshaw, representing CJO Holdings, LLC for the Draper 138 2 Zoning Map Amendment, application

TEXTMAP-15-2022, based on the findings and subject to the conditions listed in the Staff Report dated February 15, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Charlie Openshaw, representing CJO Holdings, LLC for the Draper 138 2 Zoning Map Amendment, application TEXTMAP-15-2022, based on the findings listed in the Staff Report dated February 15, 2022.

Land Use Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Charlie Openshaw, representing CJO Holdings, LLC for the Draper 138 2 Land Use Map Amendment, application TEXTMAP-16-2022, based on the findings and subject to the conditions listed in the Staff Report dated February 15, 2022.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Charlie Openshaw, representing CJO Holdings, LLC for the Draper 138 2 Land Use Map Amendment, application TEXTMAP-16-2022, based on the findings and subject to the conditions listed in the Staff Report dated February 15, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Charlie Openshaw, representing CJO Holdings, LLC for the Draper 138 2 Land Use Map Amendment, application TEXTMAP-16-2022, based on the findings listed in the Staff Report dated February 15, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Public Works Department

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Draper City Building Division



EXHIBIT A DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions Review.

1. *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;*

Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.

- a. The increase in density from one residential unit per acre to community commercial zoning constitutes a significant traffic increase to and from the subject area. One single family residential structure constitutes up to nine daily trips and two peak hour trips, based on industry standard vehicle trip tables. In the proposed community commercial zoning, there are several high intensity uses that will create high traffic trips to and from the subject parcels. This increase in traffic will impact will be exclusively to 13800 South whereas no access to Bangerter Highway is permitted by Utah Department of Transportation (UDOT). 13800 South is a major collector designed to accommodate the large volume. Traffic issues in the area are at peak travel times and will stack across the front of the subject parcels. Due to the extensive traffic, cross access shall be required with accent projects to limit the number of accesses onto 13800 South. A Traffic Impact Study may be required with a site plan or subdivision application based on the proposed use and projected traffic volume.
- b. Connectivity with the subject parcel to a public right-of-way is on 13800 South, a major collector street owned by Draper City. No access is permitted to Bangerter Highway. Access locations will be required to meet Draper City Standards and access management plan as outlined in our Master Transportation Plan.
- c. There are existing storm drain facilities available to the subject area. Provisions for onsite storm drainage will need to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d. Sanitary sewer facilities will be provided by South Valley Sewer District. Any subdivision application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.

- e. Drinking water facilities will be provided by WaterPro. Any subdivision application will require a commitment to serve from the WaterPro that facilities are adequate to provide service for the proposed uses.

**EXHIBIT B
AERIAL MAP**



EXHIBIT C
LAND USE MAP

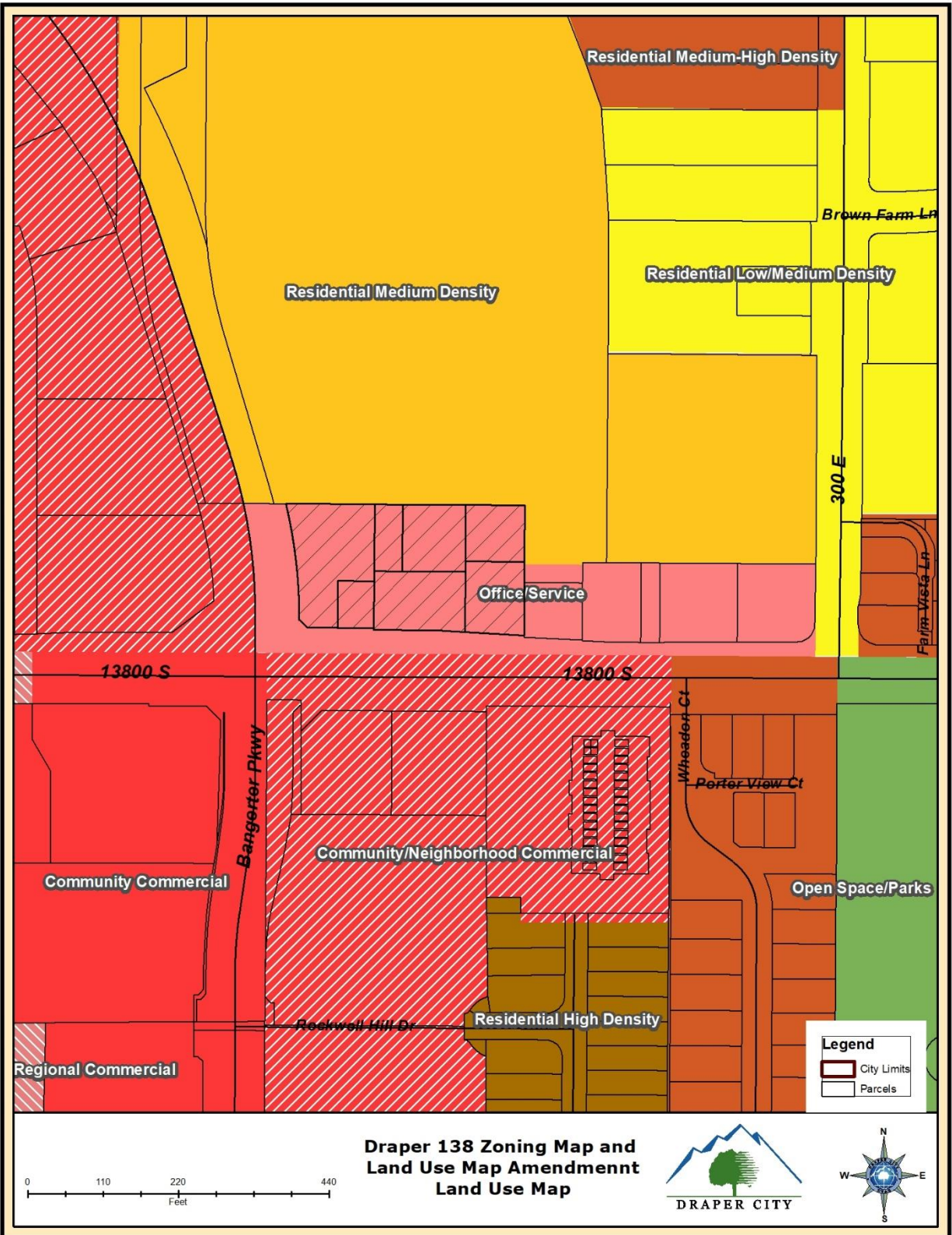


EXHIBIT D
ZONING MAP

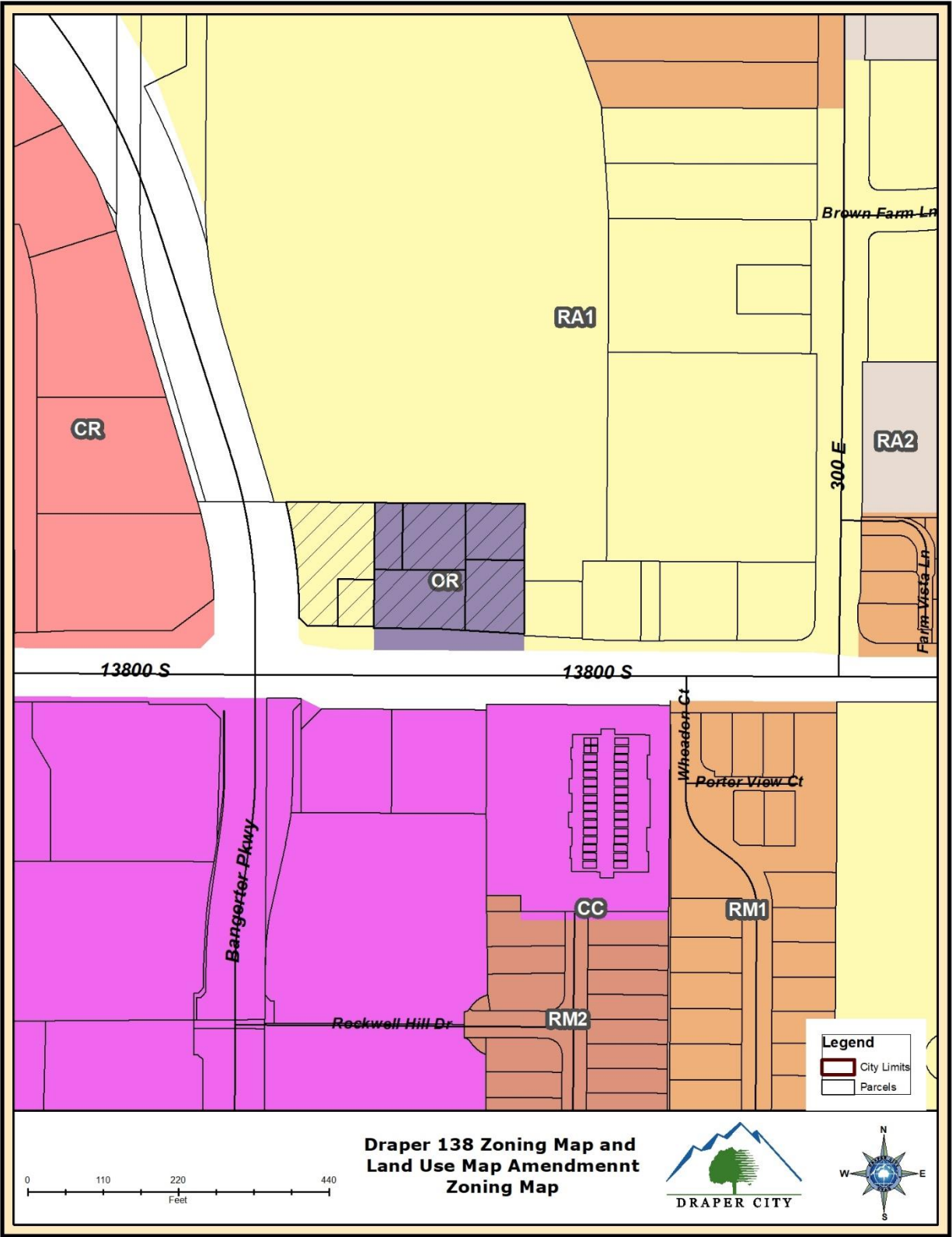


EXHIBIT E
APPLICANT QUESTIONNAIRE

Draper Zone Amendment Application

Zone District

1. What is the present zoning of the property?

- Approximately 2/3 of the area of this property on the eastern side is zoned O-R (Office Residential) and the additional 1/3 on the west side (directly adjacent to Bangerter Hwy) is zoned RA1 (Residential Agricultural).

2. Is the proposed zoning consistent with the current land use designation? Please explain.

- Though O-R (Office Residential) is somewhat similar to the Office/Service designation, RA1 (Residential Agricultural) is not consistent with the current land use designation. Our proposal is to allow commercial retail and food service.

3. Is the proposed zoning similar or compatible to the current zoning in the same area? Please explain.

- Our proposed zoning of Community Commercial is both similar and compatible to the current zoning in the area. The other three properties located on the corners of 13800 S and Bangerter Highway all have commercial zoning designations. Two of the corners are Community Commercial and the other is Regional Commercial.

4. Is the proposed zoning suitable for the proposed site? Please explain.

- Approving our proposed zoning change would create consistency at this intersection that would benefit the surrounding area and community. Considering current traffic levels and the surrounding areas, the Community Commercial zone makes sense for this location.

General Plan / Master Plan

1. What is the present land use designation of the property?

- The present land use designation is Office/Service, our proposal is to change it to Community/Neighborhood Commercial.

2. Is the proposed land use designation similar or compatible with other land use designations in the immediate area? Please explain.^[1]_{SEP}

- Yes, two of the other three corners of the intersection are already Community/Neighborhood Commercial with the remaining corner being designated as Regional Commercial.

3. What do you anticipate the land being used for?

- We anticipate this land to be used for food service and retail.

4. How would the proposed land use designation affect Draper City?

- Two of our parcels in the current proposal already do not comply with the land use designations so a change would allow for all of our parcels to be compliant. Considering the current traffic patterns of the area, a land use designation of Community/Neighborhood Commercial would have no adverse effects on Draper City. We hope to be able to serve the immediate community and neighborhood with this change.



MEMO

To: City Council Meeting

From:

CC:

Date: March 15, 2022

Re:

Comments:

There have been many requests from Draper Residents to have the ability to donate a bench to be installed at a Draper City Park, trailside or other recreation facilities. Approving a policy will allow these benches to be placed while protecting the best interest of Draper City and its public property.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 22-10, Bench policy	3/10/2022	Cover Memo

RESOLUTION 22-10

A RESOLUTION OF THE DRAPER CITY COUNCIL ESTABLISHING A BENCH NAMING AND INSTALLATION POLICY FOR ALL DRAPER CITY PARKS, TRAILS, OPEN SPACE OR OTHER CITY PROPERTIES

WHEREAS, Draper City wishes to establish a policy for the installation and naming of benches placed in honor of individuals or to commemorate historical events or community organizations; and

WHEREAS, Draper City has a desire to manage this policy and use the best practices within all Draper City-owned property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval. The City Council hereby approves Resolution 22-10, adopting "EXHIBIT A" as attached hereto.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 15TH DAY OF MARCH 2022.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember T. Lowery

Councilmember F. Lowry

Councilmember Roberts

Councilmember Vawdrey

Mayor Walker

EXHIBIT "A"

DRAPER CITY MEMORIAL BENCH NAMING AND INSTALLATION POLICY

Placement of Privately-Donated Benches on City Property

RESPONSIBLE CITY DEPARTMENT: Parks and Recreation

1. General:

1.1 Draper City (the "City") recognizes that it may exercise control over city property as a property owner.

1.2 On occasion the City receives requests by private persons or entities to allow the placement of a bench with a plaque on city property.

1.3 The City has a legitimate interest in avoiding overcrowding, clutter, or saturation of City cemeteries, parks and recreational facilities with donated benches.

1.4 The City desires to establish a policy that will guide the City's decisions in bench placement and allow potential donors to comply with the policy.

1.5 The City may place privately funded benches in City cemeteries, parks and other recreational facilities. The City's Parks and Recreation Director or designee will exercise sole discretion in deciding whether to accept a request to place a bench.

1.6 The City may select or deny locations for benches as the City believes is appropriate and may consider such factors as safety, aesthetics, history, and local culture.

2. Purpose:

The Purpose of this policy is to:

2.1 Establish the objectives for the acceptance and placement of donated benches.

2.2 Establish the application requirements for requesting the placement of a bench.

2.3 Guide the City in determining the appropriate location for the proposed bench.

2.4 Ensure that the design, placement and appearance of the bench is consistent with the community interest, facility function and the natural environment.

3. Objective:

Proposed benches shall:

3.1 Be consistent with the intended purpose of the City's cemetery, parks or recreational facilities and their surrounding environment.

3.2 Enhance the landscape value of the City's property.

3.3 Encourage community engagement and enhance the City's cemetery, parks and recreational facilities.

4. Acceptance Criteria:

4.1 Any proposed bench must:

- a. Demonstrate some specific justification for being located at the requested site.
- b. Not interfere with existing and proposed usage patterns, and circulation at the site and must not pose any safety risk to users of the site.
- c. Be compatible with the location or setting of the site and compatible with the surroundings.

4.2 Benches will only be considered for placement by the City if they do one of the following:

- a. Commemorate places or historical events of local significance.
- b. Commemorate a community association and/or group that has contributed significantly to Draper.
- c. Commemorate a deceased person with a significant nexus to Draper at least one year after death and only with the consent of the decedent's immediate family.

4.3 The City may allow donors to place a small recognition plaque on the bench. The city will decide plaque size, shape, text font and location. Donors may select from a list of pre-approved messages. Plaques may not include pictures or logos.

4.4 The City has sole discretion in choosing bench designs.

5. Assessment and Approval Process:

Any request to add a bench will be carefully assessed to ensure that the proposal protects the integrity of the City's cemetery, parks and recreational facilities.

5.1 An applicant proposing to place a bench must select from a list of pre-approved bench designs and installers, and provide:

- a. The suggested location of the bench; and
- b. A detailed explanation of how the bench meets the objectives and criteria of this policy.

5.2 The Parks and Recreation Department staff will review the application. Parks and Recreation will not consider the proposed bench if it does not meet the stated objectives and criteria of this policy.

5.3 The Parks and Recreation Department staff will determine the appropriate location, which may be different from the location proposed by the applicant.

5.4 The Parks and Recreation Department staff will ensure that ongoing maintenance costs do not negatively affect the resources available for maintenance of other City parks or other spaces.

5.5 If the Parks and Recreation Department Director or designee approves the proposed bench, the applicant must agree to pay the full cost of purchasing and installing the bench.

5.6 Benches that are installed on City property will be deemed as donated to the City.

5.7 If the bench becomes damaged or destroyed, the City may dispose of it based on applicable City policies and procedures at the time of disposal.

6. Existing or Currently Accepted Benches

This policy does not apply to benches that have been built or accepted by the City prior to the adoption of this policy.

7. Removal and/or Relocation Process:

The City reserves the right to remove and/or relocate benches for any reason or no reason at all.

The City will send a registered letter to each identifiable donor notifying the donor of any action related to the disposition of the bench. In certain emergency

situations, the city may notify the donor after removal or relocation. In the event a bench is permanently removed, the City will seek an alternative location consistent with this policy. If no such location can be found, the bench may be given back to the donor at the City's discretion.