

PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, December 19, 2013 in the City Council Chambers at 1020 East Pioneer Road.

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

5:30 Dinner

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

Study Business Items

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

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

1. **Action Item:** Approval of minutes from the December 5, 2013 Planning Commission meeting.
2. **Public Hearing:** On the request of Troy Dana and Jarin Dana, for approval of a three-lot Minor Subdivision on 1.51 acres in the RA2 (Residential Agricultural ½ acre lot minimum) zone located at 13105 S Boulter Street. This application is otherwise known as the **Dana Minor Subdivision Request**, Application #130903-13105S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
3. **Public Hearing:** On the request of Ryan Robinson for Site Plan approval of a fast-food restaurant with a drive-through lane on 1.71 acres in the CC zone at 12201 South 300 East. This application is otherwise known as the **Chick-fil-A Site Plan**, Application #131002-12201S-B. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.

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

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

4. **Public Hearing:** On the request of Ed James for approval of a Conditional Use Permit and Site Plan for a business that will combine the Retail, Bed & Breakfast, and Personal Instruction Service uses on 0.50 acres in the CN zone at 12214 South 900 East. This application is otherwise known as the *Quilter's Lodge Site Plan & Conditional Use Permit (CUP) Request*, Application #131028-12214S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
5. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
6. **Adjournment**

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **December 19, 2013**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal

Rachelle Conner, MMC, City Recorder
Draper City, State of Utah



**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD
ON THURSDAY, DECEMBER 5, 2013 IN THE DRAPER CITY COUNCIL
CHAMBERS**

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

PRESENT: Chairperson Drew Gilliland; Planning Commissioners Andrew Adams, Jeff Head, Leslie Johnson, Kent Player and Marsha Vawdrey. Alternate Members Traci Gundersen and Craig Hawker.

STAFF PRESENT: Keith Morey, Doug Ahlstrom, Dan Boles, Dennis Workman, Jennifer Jastremsky and Angie Olsen.

ALSO PRESENT: Roll on File

Study Meeting:

6:14:19 PM

Study Business Items: The commissioners reviewed the applications for the business meeting and addressed questions to staff members.

Business Meeting:

Chairperson Gilliland explained the rules of public hearings and called the meeting to order at 6:31:05 PM.

6:31:48 PM

1.0 **Public Hearing: On the request of Bret Hilton and Brent Pollard for approval of a Zoning Map Amendment of 6.12 acres at approximately 1375 E. Country Oak Lane from the RA2 Residential Agriculture to RM1 Residential Multi-Family zone. This application is otherwise known as the B & B Zone Change Request. Application #131025-1375E.**

6:32:12 PM

1.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated November 22, 2013, Planner Dennis Workman reviewed the details of the proposed application. He noted this is a request for a rezone from RA2 to RM1 on approximately six acres located on the east side of 1300 East, directly east of Draper Park. He explained the proposed rezone anticipates a townhouse development with a density of eight units per acre; the property (with the exception of the southernmost parcel) was rezoned from RA1 to RA2 on September 17, 2013. He reviewed the land use plan for the subject property, which calls for two units per acre and he clarified that the application is not in keeping with the land use plan. He added, however, that staff is recommending approval of the request and he proceeded to explain the reasons for the staff recommendation. He explained the subject property is very close

to the town center and staff prefers high density zoning in the vicinity of the town center zone because it is desirable and necessary in order for the commercial vision for the town center zone to be realized. He added the Trax station is a half-mile away from the subject property and planning literature traditionally expresses that residents are willing to walk between a quarter and half-mile in order to get to mass transit. He noted there are other high density developments in the area and he highlighted a couple of those developments and mentioned their density; those kinds of developments are appropriate for the area because they help to support the town center zone and they provide ridership for Trax. He stated there are some that do not agree with staff's assessment and one concern he has heard is that the existing infrastructure will not be able to handle the increased traffic that will be generated by this project. He stated, however, that the engineering memo that accompanies the application states that 1300 East is scheduled to be improved in the area to provide sufficient capacity for any potential use of the proposed zoning and land use amendment. He concluded his report by noting staff recommends approval of the application based on the findings listed in the staff report.

6:36:58 PM

- 1.2 Applicant Presentation: Bret Hilton, 1375 Country Oak Lane, and Brent Pollard, 12543 South 1300 East, approached. Mr. Hilton stated that when he applied for the RA2 zoning he had a conversation with the City Council regarding potential other uses for the property. He noted Council Member Summerhays made a comment about the subject property being right next to the town center and that it may be possible for the applicants to secure light commercial zoning for the property. He stated he and Mr. Pollard discussed the recommendation and noted that with the combination of their two properties, this is one of the last large parcels of ground in the area that could be developed for a higher density residential use. He stated the Federal Transit Authority (FTA) provided funding to Utah Transit Authority (UTA) and one of the requirements associated with that funding was for there to be some higher density housing in the area that would qualify as commuter style living. He reiterated that 1300 East is scheduled to be widened in the future and the subject property has a lot of frontage on 1300 East. He added that the property is also bordered by rail road tracks. He stated he realizes this may not be a desirable development for the area, but the property is sandwiched between a major collector street and railroad tracks and he does not think there is a more suitable property for this type of development.

Mr. Pollard added that he feels this is a very unique piece of property because of its location and its surroundings. He stated he has thought about what would be the best use of the property and he has found that as people age they no longer want to live on large parcels of property that they have to maintain; they want a very nice home, but they do not want to have to deal with landscape maintenance or snow removal. He stated that this is the perfect place to accommodate housing for people that are 55 to 60 years of age; the property is across the street from Draper Park and the senior center, library, and Trax are very close by. He stated he honestly feels this would be a very good use for the property.

6:41:27 PM

1.3 Chairperson Gilliland opened the public hearing.

6:41:37 PM

1.4 William Wagner stated his wife is Susan Crossgrove Wagner who is the trustee of the trust that owns the land immediately south of the subject property; they are invested in the Crossgrove property and it is presently under contract to be developed for six one-half acre lots. He stated he is representing the seven heirs of the trust that owns the property. He stated he appreciates the opportunity to present his concerns regarding the rezone request; they are here this evening to oppose the proposed rezone, which is high density, multiple family residential allowing up to eight units per acre. He stated he has three primary concerns: the first is the rezone is not in keeping with the previous master land use plan, which adopted the public recommendation that future lot development east of 1300 East would be no less than one-half acre in size. He stated his contractor respected this provision when his property was designed for development and requested the approval of a cul-de-sac development containing six one-half acre lots. He stated his second concern is related to the first and it is that the high density zone would have a negative impact on the integrity, aesthetics, quality, and value of the surrounding neighborhood and it would have a negative impact on property values. He stated that according to his rough calculation, RM1 zoning could provide as many as 40 homes on the 6.12 acres of the subject property, and that calculation takes into consideration the deduction of 20 percent of the property for roads and other infrastructure. He stated that during the public hearing that was held for the approval of his cul-de-sac design, Mr. Pollard expressed his concern about the quality of homes that would be built on the Crossgrove property; he wanted to be assured that the quality of the neighborhood would be maintained and he did not want to see any cheap or small houses built on the property. He stated his contractor assured Mr. Pollard that based on the going price of one-half acre lots, a buyer would not build a small or cheap house and that the quality of the neighborhood would be maintained. He stated he does not believe the same thing can be said of the current rezone proposal. He stated that just as Mr. Pollard was concerned about the value of his property, so are the owners of the abutting property. He stated his third concern relates to the added traffic pressure and burden a high density development would impose on the north/south traffic of 1300 East and the east/west traffic of Pioneer Street; the widening of 1300 East will only provide a median turning lane and will not provide an additional thru traffic lane. He added Pioneer Street is a narrow street and high density development in the area can only add to and negatively impact the already high traffic pressure and related congestion. He concluded that he is reminded of an article that appeared in a recent edition of the Deseret News entitled "It's what you are for, not what you are against that matters". He stated that he is for moderate, well controlled growth that brings stability and pride to a community; planning that maintains or improves the integrity, quality, and value of an established neighborhood through development of projects that respect and reinforce that integrity, quality, and value; and they are for the development of projects that fit

smoothly into the infrastructure of an established neighborhood, roads, traffic, and utility capacity. He stated he believes rezoning for high density, multiple family development would not satisfy any of his stated concerns.

6:47:54 PM

- 1.5 Chairperson Gilliland addressed the remaining citizens that wished to speak regarding the application. He stated he assumes the concerns they will express are relative to traffic and whether the development would fit in the surrounding area. He stated it is not necessary for each individual to restate those same concerns.

6:48:32 PM

- 1.6 Dave Simister, 1285 East Manfield Way, stated he was shocked to find out that someone wants to build high density housing in this area. He noted he has a perfect view of what happens in Draper Park every day and night and the applicant is suggesting adding 30 to 40 more families to the area and that will draw more people to the Park. He stated there is currently insufficient parking and facilities at the Park to handle the current demand. He stated people park all around his property in order to visit the Park; this development would further overwhelm an already overwhelmed facility. He stated Draper Park has problems that are not being addressed. He then stated he has animals on his property and he does not want any more pressure on the animals; every time more people are added to the area, it creates more issues for his animals. He stated he has lived in his home for 17 years and he does not want his lifestyle negatively impacted any further. He stated his property will be impacted by the changes to be made to 1300 East; he cannot get out of his property onto 1300 East during certain times of the day. He concluded that he feels the development should consist of half-acre lots, but he is not in favor of trying to jam as many people as possible into a tight spot.

6:50:42 PM

- 1.7 Dave Burns stated he wanted to reiterate some of the things that have been said to this point; the high density housing is a totally different produce than the homes built on adjacent properties. He added that though there are good areas for high density housing, the subject property was not set up to be used for that use and it is not appropriate. He stated he also has animals on his property and he has the same concerns that were expressed by Mr. Simister.

6:51:56 PM

- 1.8 Boyd Brown stated he has property on Fort Street, just west of the subject property and he recently developed it for half-acre lots; he has had a for sale sign on the property for approximately nine months and most of the calls that he gets regarding the property are from people that currently live in Draper that want to stay in Draper, but want to live on a smaller lot. He stated they are all disappointed to know that the smallest lot size in his development is half-acre and they express frustration that they may be forced to move to another City to find a smaller lot size after living in Draper for so long. He stated he thinks the subject property is a

terrific location for the proposed development; he has talked to Mr. Pollard about the development and his vision is not for traditional high density housing, but more for senior-type housing and he cannot think of a better area for that relative to the amenities available to the potential residents. He stated there is open space, a senior center, and access to commuter options. He stated it would be wasteful to add more half-acre lots when the demand at this point in time is for smaller lots.

6:53:20 PM

- 1.9 Mike Dallin, 12747 South 1370 East, stated that he is favorable of medium density and he feels eight units to the acre is too many for the area. He stated he wondered if the appropriate procedure is being followed and he asked if it would be more appropriate to consider a change to the master plan to give more people the opportunity to see where high density housing should be located.

6:54:39 PM

- 1.10 Cody Burns, 1379 East Tanberhan Lane, stated he has lived in Draper his entire life and he now wants his child to grow up in the same atmosphere that he had the opportunity to grow up in. He stated developments in the area have always consisted of half-acre and one acre lots; if someone wants high density housing there are many other places that would be suitable for it.

6:55:39 PM

- 1.11 Will Hansen, 1355 East 12715 South, stated he moved to Draper for a bigger lot; he built his house in 2006 and he lives on 1.1 acres. He stated he is worried about the impact this proposed development would have on the investment he has put into his property. He stated he agrees there are other appropriate places for high density housing in the City, but he would hate to have his property value and the property value of other surrounding homes damaged by the development.

6:56:48 PM

- 1.12 Carol Sue Johnson stated she lives west of 1300 East and she has been there for 27 years; she also moved to Draper because of the size of property that was available. She added she feels the proposed zoning is too dense and she would like to see it reduced. She stated if the property is master planned for half-acre lots, it would be great to see the master plan 'stick'. She stated she has been here long enough to see many master plans come and go and she wondered why the City cannot stick to one.

6:58:04 PM

- 1.13 Suzanne Peterson stated she is considering purchasing a lot in the development just south of the subject property; she has lived in Draper for 16 years on a third-acre parcel and she now wants to have a larger lot. She stated she agrees there is a need for some high density housing in the City, but she does not feel this is the appropriate area for it. She suggested moving this type of development closer to the freeway.

6:58:57 PM

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

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- 1.15 Mr. Pollard responded to some of the comments made; he is very protective of the area of the subject property and someone suggested that he is going to construct small, cheap homes on the property, but that is not what he is considering whatsoever for his project. He stated that what he envisions for the project is something similar to Wheadon Preserve; he does not plan to construct multi-level housing units. He stated it is possible to build a very nice, high end home without having a large parcel for it to sit upon.

7:00:58 PM

- 1.16 Commissioner Player stated the zoning that the applicant is requesting would allow up to eight units per acre, but that does not necessarily mean that there will be eight units per acre. Mr. Pollard agreed. Mr. Hilton added that he envisions a private, gated community that may have a swimming pool and fitness center. He added there have also been discussions about limiting residents to those aged 55 and older, but that decision has not been finalized. Mr. Pollard added there is a creek that flows into Draper Park that runs through the property and it as well as the land around it is protected and cannot be built upon. He stated the amount of land that is actually developable will not accommodate 40 new housing units.

7:02:35 PM

- 1.17 Chairperson Gilliland noted that even though the applicant may not intent to build eight units per acre on the property, the Planning Commission must consider that type of density since it is allowed in the zoning being requested. He added that the Planning Commission is simply a recommending body that will make a final recommendation to the City Council for them to use when making the final determination.

7:02:59 PM

- 1.18 Commissioner Player stated the issues that were raised dealt with property values, but Mr. Pollard is planning to construct high value homes. Mr. Pollard stated that he has no plans to build a product that will devalue anything in the area; he actually feels that his development will increase the values of the surrounding properties. Mr. Hilton added that the Trax line has devalued the properties in the area and the development that is being proposed is not the type of use that will further devalue properties.

7:03:57 PM

- 1.19 Commissioner Johnson asked staff to address the question raised regarding the appropriate process to follow when requesting a land use or zoning change. City Attorney Ahlstrom stated that all public comments are very worthwhile and the

Commission will consider them; however, the Commission must make findings to support the recommendation they choose to make to the City Council. He stated the City Council may choose to follow or go against the recommendation made by the Commission. He stated someone asked if the applicant should be required to apply for an amendment to the general plan and he answered by explaining the Draper City Municipal Code (DCMC) states that the Planning Commission may follow the general plan, not that they shall follow it. He stated there is latitude and discretion available for the Planning Commission.

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1.20 Commissioner Johnson stated one resident suggested that all property owners in the area of 1300 East be gathered to determine where high density housing should be placed, but she noted that the City Council is responsible for making those types of legislative decisions. She stated the public is always welcome to attend Planning Commission and City Council meetings to voice their opinion, but the City Council makes a final decision regarding land use.

7:06:33 PM

1.21 Commissioner Adams stated that any time an applicant is requesting a zone change the Planning Commission must consider the highest density possible as allowed by the zoning being requested. Mr. Workman stated that is correct. Commissioner Adams asked what the zoning level just below RM1 is. Mr. Workman stated the next lowest zoning level is R3 and allows four units to acre, but R3 developments typically have three units per acre, or 13,000 square foot lots. He added that a multi-family project would require 30 percent open space

7:07:33 PM

1.22 Commissioner Johnson asked if there are properties in the TC zone that are available for multi-family housing. Mr. Workman stated multi-family housing is not encouraged in the TC zone; staff would prefer commercial developments and the only time commercial development is allowed in the TC zone is if it is part of a mixed-use development. He added staff would like to see residential, and even high density residential, developments around the TC zone in order to support the town center itself and to support Trax.

7:08:34 PM

1.23 **Motion:** Commissioner Player moved to forward a positive recommendation to the City Council regarding the B & B Zone Change by Bret Hilton and Brent Pollard, application 131025-1375E, based on the findings listed in the staff report dated November 22, 2013. Commissioner Vawdrey seconded the motion.

Findings are referenced on the next page.

Findings:

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

7:09:12 PM

- 1.24 Commissioner Player stated he has used the trail along the railroad tracks for several years and he has enjoyed seeing the large properties and the fine homes in the area. He added that Draper is not the same as it was 40 years ago and he feels a nice development adjacent to the town center that will provide easy access to City facilities as well as mass transit will benefit everyone.

7:10:03 PM

- 1.25 Commissioner Johnson stated that in looking at the area she can see a need for multi-family housing and if the proposed development is approved and the developer constructs less than eight units per acre on the property, that could be ideal. She stated there have been discussions regarding changing zoning of several properties in the City to provide opportunities for different types of developments and something like that would provide more flexibility. She added, however that the land use being requested is fairly intense when located adjacent to RA1 zoning and Draper Park. She stated she is not sure she can support the motion when considering the intensity of the proposed zone.

7:11:30 PM

- 1.26 Commissioner Vawdrey stated that over the past several years the City has conducted much study regarding transit-oriented development and higher density development is needed near the commuter rail. She stated she knows change is hard and it is difficult to adjust when one's neighborhood is being impacted, but she does not feel the proposed density is too high when considering it will be transit oriented development. She noted she feels it could be a very nice project for the area.

7:12:07 PM

- 1.27 Commissioner Head stated he is also torn on this issue; the area is very nice and the roads in the area are already very crowded. He stated he feels the planned improvements to 1300 East will help to ease some of the congestion in the area and given that the subject property is located right next to the town center, there is a strong case to be made for the high density land use. He stated he feels this type of project is necessary in order to support the commercial development of the town center. He stated in some respects he hates to see this type of development, but he has come to the realization that it will eventually happen and the subject property is actually a good location for it.

7:13:06 PM

- 1.28 Commissioner Johnson stated she appreciates Commissioner Vawdrey's comments; she is correct that is not a very high density when considering the transit factor. She stated there are developments with very high density being constructed on the west side of the transit corridor, namely the proposed density for the development around the eBay campus. She stated there are large homes in that area that sit on acre lots as well and they will be impacted.

7:13:42 PM

- 1.29 Commissioner Adams stated that though the applicant is requesting the RM1 zone, which allows up to eight units per acre, there are some factors associated with the subject property that may actually prevent that kind of density. He then stated he needed to disclose that he works with Boyd Brown who addressed the Planning Commission during the public comment portion of the public hearing. He stated Mr. Brown made the point that people that have lived in Draper for their entire lives want to stay here and some of them want to move to a smaller lot as they age. He stated the more diverse the City's master plan, the more people can be accommodated. He stated the question is how everyone wants Draper to look in the future and those recommendations are left to staff and they are asked to ensure that the potential developments that could take place are well thought out and provide a great fit for the City. He agreed that smaller lots are in demand in the City and he would hate to see people move out of the City because they cannot find what they are looking for. He stated he understands the concerns raised about the traffic and he would like to encourage the City to consider projects that will alleviate those issues in the future.

7:15:41 PM

- 1.30 Chairperson Gilliland stated he does not like the proposal and he does not think it fits in the area. He stated the City has approved so many multi-family housing developments and he is not certain why it should be approved for the subject property. He stated there will be a domino effect. He stated he understands the argument that Draper is no longer the same City it used to be, but that argument is typically made when considering rezoning from acre lots to half-acre lots, not when going from acre lots to multi-family opportunities. He stated there are other options for the property and if he had the opportunity to vote on the issue he would vote to

deny the application. He stated he is more concerned about aesthetics that property values and he does not feel that a multi-family development would be appropriate for the neighborhood in which the subject property is located. Commissioner Head stated that is why is torn on the issue and he reiterated the neighborhood is very nice. Chairperson Gilliland reiterated there are so many other options for multi-family housing in the City. Commissioner Johnson stated there are not many options for multi-family housing near mass transit opportunities and there is a need for that. She stated the neighborhood of the subject property is an amazing area and she hopes the developer will have great integrity when developing the property. She stated she feels a gated senior community would be great for the subject property, but she understands something different and more dense could be constructed there. She stated she would like to maintain the aesthetic qualities and character of the neighborhood.

7:18:57 PM

- 1.31 Commissioner Player stated it may be a good idea for the developer to draft a site plan for his project that could be shared with the City Council when they consider the application.

7:19:22 PM

- 1.32 **Vote:** A roll call vote was taken with Commissioners Player, Johnson, Vawdrey, and Head voting in favor of forwarding a positive recommendation to the City Council. Commissioner Adams voted in opposition and the motion carried on a four to one vote.

7:19:58 PM

- 2.0 **Public Hearing: On the request of Brent Kendall, representing The Rock Church for approval of a Site Plan on 2.8 acres in the CN, RM2, and RA1 zones at 11630 South 700 East to allow a church to locate on and develop the property. This application is otherwise known as The Rock Church Site Plan Request, Application #130812-11630S.**

7:21:28 PM

- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and her staff report dated November 22, 2013, Planner Jennifer Jastremsky reviewed the details of the proposed application. She explained this application is a request for approval of a Site Plan for approximately 2.8 acres located on the west side of 700 East, at approximately 11630 South 700 East. She explained the property contains two lots – one is vacant and other contains an old home. She noted both lots are within the community neighborhood commercial land use designation, but the northern vacant property is currently zoned CN (Neighborhood Commercial) and the southern property is zoned RM2 (Multiple-family Residential), and RA1 (Residential Agricultural). She explained the applicant is seeking approval for a phased development; in phase one they will build infrastructure, parking, landscaping, and

half of the building and phase two will consist of the construction of the other half of the structure. She stated the total size of the building will be approximately 30,000 square feet in size and will be located in the northeastern corner of the property along 700 East. She reviewed the parking plan and highlighted the location of the subject property in proximity to nearby Trax stations. She stated she has spoken to some residents that live in the condominiums directly southwest of the site and they notified her of an existing gap in the fence adjacent to the condominiums and they have requested that the applicant install a gate when they install their fence so that residents can use the property as a shortcut to get to Trax stations. She stated the City cannot require something like that, but she wanted to raise the questions asked by the residents. She then reviewed the landscaping plan for the project and explained the applicant has requested a deviation from the landscaping requirements for the landscape buffer along the western property line; the DCMC requires a 10 foot wide landscape buffer and the applicant is seeking approval of a seven foot buffer. She explained there is an existing six-foot tall masonry wall that could be used in conjunction with the landscape buffer to provide a sufficient buffer for the neighboring properties. She noted the applicant has agreed to provide extra trees and shrubs to compensate for the reduction of the width of the buffer. She then reviewed the elevation plans for the project and noted the City does not require religious organizations to comply with architectural standards contained in the DCMC because they are very rigorous. She then reviewed photographs of the subject property and concluded that staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

7:26:43 PM

2.2 **Applicant Presentation:** Bill Young stated he is the Pastor of the Rock Church and stated he has nothing to add to Ms. Jastremsky's presentation. He thanked the Planning Commission for their consideration of his application and noted he is excited about the possibility of being a part of the Draper community after being located in Sandy for 14 years. He stated his goal is to be a blessing to the community and he has met with surrounding property owners to keep them abreast of his plans. He stated he wants to be a good neighbor and he wants his neighbors to be glad that the church was constructed there. He thanked staff for their assistance in navigating the required processes associated with his development.

7:28:05 PM

2.3 Commissioner Player stated that one issue associated with buildings of this size occurs during special events when parking can become an issue. He stated overflow parking happens in the surrounding neighborhoods, but there is not a great amount of space available in the area of the subject property for overflow parking. He asked Mr. Young to be cognizant of that potential issue. Commissioner Johnson agreed with Commissioner Player's comments and noted there will be times when it becomes necessary for church visitors to park on surrounding streets. She stated she is not concerned about that issue.

7:29:11 PM

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

7:29:36 PM

- 2.5 **Motion - Deviation From Strict Compliance for Landscaping:** Commissioner Johnson moved to approve the Deviation from Strict Compliance Request for Landscaping by Brent Kendall, representing the Rock Church for the purpose of reducing the western landscape buffer by three feet, as a part of application 130812-11630S, based on the findings and subject to the conditions listed in the Staff Report dated November 22, 2013. Commissioner Head seconded the motion.

Conditions:

1. A deviation to the minimum landscape buffer standards shall be approved along the western property line, allowing for a 7-foot wide buffer in place of the required 10-foot wide buffer. Landscaping shall be provided as shown in the attached Landscape Plan Exhibit D of this staff report dated November 22, 2013.

Findings:

1. Is consistent with the purpose of this Chapter and any applicable master plan or ordinance;
2. Reflects a design that conforms to the requirements of this Chapter to the greatest extent possible and offers alternative methods for addressing the landscape requirement for which a deviation is being requested;
3. Will not adversely affect neighboring property owners or residents;
4. Will not adversely affect sight distance or otherwise diminish public safety;
5. Is justified by site constraints; and
6. Is of high quality and integrates aesthetically with the design of the primary buildings on site and established streetscape.

7:30:02 PM

- 2.6 Commissioner Johnson stated she feels the deviation request has been well justified and she feels the applicant is making good use of the property.

7:30:22 PM

- 2.7 **Vote:** A roll call vote was taken with Commissioners Johnson, Adams, Head, Player, and Vawdrey voting in favor of approving the request for deviation from strict compliance for landscaping.

7:30:33 PM

- 2.8 **Motion – Site Plan:** Commissioner Head moved to approve the Site Plan Request by Brent Kendall, representing the Rock Church for the proposed site church site at 11630 South 700 East, application 130812-11630S, based on the findings and

subject to the conditions listed in the Staff Report dated November 22, 2013.
Commissioner Player seconded the motion.

7:31:05 PM

2.9 Commissioner Head stated this appears to be a good use of the property.

7:31:38 PM

2.10 **Vote:** A roll call vote was taken with Commissioners Head, Adams, Johnson, Player, and Vawdrey voting in favor of approving the site plan.

7:32:01 PM

3.0 **Public Hearing: On the request of Tom Dipo for approval of a text amendment regarding restaurant drive through lanes in the Town Center (TC) zone. This application is otherwise known as the Town Center Restaurant Drive Through Text Amendment (aka: Diamond Mind/Texting Yetti). Application #131115-12485S.**

7:32:14 PM

3.1 Commissioner Adams stated he wished to disclose that he knows the applicant's family as they work in the same industry, but he will vote on this application because he feels he can do so objectively.

7:33:03 PM

3.2 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated November 26, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He reviewed an aerial photograph to identify the location of the subject property, which is located in the Town Center (TC) zone. He stated the application is a request for approval of a Text Amendment that would affect the use table of chapter 9-11; the table currently does not allow restaurants in the TC zone to have a drive-through lane. He noted the applicant is requesting that a Text Amendment be approved to allow restaurants in the TC zone be allowed a single drive through lane. He provided a brief history of the TC zone, noting that it was originally geared towards walkability and prohibition of drive-through lanes in restaurants was done to deter automobile traffic. He added, however, that banks are allowed to have drive-through lanes and the applicant is requesting that the provisions for all businesses in the TC zone be consistent. He then reviewed the proposed text amendment and concluded his report by stating staff recommends approval based on the findings and subject to the conditions included in the staff report.

7:36:04 PM

3.3 Chairperson Gilliland asked if the decision to prohibit drive-through lanes for restaurants was based upon noise problems. He noted there are residential uses close to the TC zone and the noise generated by a fast food drive-through restaurant can last late into the night. Mr. Boles stated noise was likely taken into consideration, but noted that the area is intended to be a commercial zone; there are

residents living in the area, but not right next to a fast food restaurant. He stated he does not anticipate noise being a large factor. He added he would anticipate that the restaurants will be more like "mom and pop" shops than fast food restaurants.

7:38:19 PM

- 3.4 Commissioner Adams stated that the applicant is seeking to re-open Sacred Grounds, which previously had a drive-through lane. Mr. Boles stated that is correct. Commissioner Adams stated the restaurant is more of a coffee shop. Mr. Boles stated that is correct and added Food For Thought has also expressed some interest in adding a drive-through lane to their establishment.

7:38:52 PM

- 3.5 Commissioner Head stated that he does not believe that a restaurant that is part of a large fast food chain, such as McDonalds or Wendy's, opening in the TC zone because there is not enough traffic to support them. Mr. Boles agreed.

7:39:15 PM

- 3.6 Applicant Presentation: Debbie Damon stated that the Sacred Grounds restaurant borders the cemetery and so noise generated by the drive-through should not be a problem. She provided a history of the use of the building and noted that when a new tenant tried to re-open the building for a coffee shop they were told they could not have the drive-through. She stated the drive-through generates significant business for a coffee shop and that is why she is seeking approval to have the drive-through reopened at this time.

7:41:52 PM

- 3.7 Chairperson Gilliland stated the Planning Commission cannot just consider how this text amendment would impact one property; rather, they must consider how the proposal would impact all properties in the TC zone. Ms. Damon stated she understands that. She added that most of the surrounding residents are the same as when drive-throughs were previously allowed and they have the opportunity to express their concerns regarding noise if they have any.

7:42:51 PM

- 3.8 Chairperson Gilliland opened the public hearing. He disclosed Steve Sugiyama contacted him yesterday with general questions regarding the process relative to the proposed text amendment.

7:42:52 PM

- 3.9 Steve Sugiyama, 12640 South Fort Street, stated he operates Food For Thought and has done so for the last 18 years. He stated the TC is a concept that he embraced initially and he still does; he has always envisioned a walkable community. He added he is not opposed to drive-through lanes and he has actually asked permission to install a drive-through on several occasions and has been denied. He stated the reason that he has some hesitation about this proposal is the consideration of the

possible worst case scenario. He stated that although some people believe that a restaurant like McDonalds would never want to locate in the TC, he is still forced to think about what could potentially happen. He stated that as a property owner and business owner he understands the TC is one of the most restrictive places to do business which makes it hard for him to compete with other restaurants in the area; he feels as if he always has one hand tied behind his back because he does not have the same allowances for signage and drive-throughs as other restaurants throughout the City may have. He stated he supports the idea of drive-throughs, but is concerned about how to make a restaurant with a drive-through fit in the TC. He stated his concern is that the change in the ordinance may change the way he is forced to do business because he may be forced to compete with a large chain restaurant that may locate to the TC simply because they are allowed to have a drive-through.

7:46:02 PM

3.10 Commissioner Player stated it is always important to try to consider unintended consequences of any change such as the text amendment being proposed.

7:46:10 PM

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

7:46:30 PM

3.12 Commissioner Johnson referenced Commissioner Player's comment regarding unintended consequences and stated that if additional businesses try to locate in the TC and they add drive-throughs to their establishments, the City can change the DCMC to discontinue allowing drive-throughs in the TC while grandfathering any existing businesses with drive-throughs. She stated she personally feels that some businesses in the TC are struggling and adding a drive-through to some of them would help them to succeed.

7:47:21 PM

3.13 Chairperson Gilliland stated that there was a lot of thought and input put into the TC ordinance and the prohibition of drive-through lanes was included for a reason. He stated he wonders if it is appropriate to change the ordinance after so much thought and effort was put into its development. Commissioner Player stated there are some inconsistencies in the TC, because some businesses already have drive-through lanes.

7:47:59 PM

3.14 Commissioner Head asked if it would be appropriate to make a drive-through lane a conditional use in the TC; that would give the Planning Commission the opportunity to review each application on a case-by-case basis. Commissioner Adams stated he would be in favor of that recommendation and would prefer to make drive-through lanes a conditional use rather than make a broad, sweeping

change to the TC ordinance. Commissioner Johnson stated the Planning Commission would be required to approve any drive-through application as long as it met the conditions defined in the ordinance. She then stated her understanding was that once a drive-through was permitted in the TC, it would always be permitted and she asked why the owner of the Sacred Grounds building was not allowed to continue using the drive-through. Mr. Boles stated the use of the building changed and the new tenant discontinued use of the drive-through; therefore and once such a use has been abandoned for a year it is no longer permitted.

7:50:46 PM

- 3.15 Chairperson Gilliland stated he is in favor of Commissioner Head's recommendation to make a drive-through a conditional use in the TC zone. He suggested the Planning Commission forward a negative recommendation to the City Council regarding the application, with the suggestion that they instead decide to amend the ordinance to make a drive-through a conditional use. A brief discussion regarding the way to proceed ensued and City Attorney Ahlstrom suggested the Planning Commission follow Chairperson Gilliland's lead.

7:51:54 PM

- 3.16 **Motion:** Commissioner Head moved to forward a negative recommendation to the City Council for the Town Center Restaurant Drive Through Text Amendment Request by Tom Dipo, application 131115-12485S, based on the following findings. Commissioner Johnson seconded the motion.

Findings:

1. The Planning Commission feels it would be more appropriate for drive-through lanes to be a conditional use in the TC zone so that such uses can be surgically implemented rather than done by a broad stroke.

7:52:47 PM

- 3.17 Commissioner Player asked if the same outcome could be accomplished if the Planning Commission forwarded a positive recommendation and asked the staff to rewrite the text amendment in the manner that the Planning Commission desires. Chairperson Gilliland answered no and explained that cannot be done because the application was made by a private entity rather than by Draper City.

7:53:49 PM

- 3.18 **Vote:** A roll call vote was taken with Commissioners Head, Johnson, Adams, and Vawdrey voting in favor of the motion to forward a negative recommendation to the City Council. Commissioner Player voted in opposition.

7:54:50 PM

- 3.19 Ms. Damon stated she is concerned that she may be required to pay another application fee in order to make changes to her application. Mr. Ahlstrom stated no fee will be charged to amend the application.

7:54:26 PM

- 4.0 **Action Item: Approval of minutes from the November 21, 2013 Planning Commission meeting.**

7:55:06 PM

- 4.1 **Motion.** Commissioner Player made a motion to approve the minutes of the Planning Commission meeting held on November 21, 2013 as presented. Commissioner Adams seconded the motion.

7:55:16 PM

- 4.2 **Vote.** A voice vote was taken with all voting in favor.

7:55:16 PM

- 5.0 **Action Item: On the request of Draper City for approval of amendments to the Planning Commission Bylaws.**

7:55:26 PM

- 5.1 **Staff Presentation:** Planner Dan Boles provided a brief summary of the proposed amendments to the Planning Commission Bylaws. He explained one section of the bylaws expressed that the first Planning Commission meeting of the month would be held on the first Thursday after the first Tuesday of each month and there is a proposal to change that language to read that Planning Commission meetings will be held twice each month starting at 6:30 p.m. and that the schedule of Planning Commission meetings will be approved by the Planning Commission. He added there is an item on tonight's agenda to allow the Planning Commission to approve the schedule for meetings to be held in 2014.

7:56:29 PM

- 5.2 Commissioner Player inquired about the reason for shifting the first meeting from being held in the first week of the month to the second week of the month. Mr. Boles stated that when the Planning Commission has a meeting in the same week as the City Council it is very difficult for staff to schedule items; by holding meetings on alternating weeks, it is easier to correctly notice agenda items. He added the proposed meeting calendar can be modified by the Planning Commission.

7:57:10 PM

- 5.3 Commissioner Head noted that of three of the twelve months the general rule will not be applied because there are holidays in July, November, and December that

result in cancelled meetings or schedule changes. He stated it does not make sense to him to have two Planning Commission meetings in two consecutive weeks. Mr. Boles stated that is a valid point, but sometimes the calendar of items to be heard by the Planning Commission is full and it is necessary to hold two meetings each month, even if the meetings are in consecutive weeks, in order to address all agenda items. Chairperson Gilliland noted the bylaws stated that meetings will be held twice each month, which provides some flexibility. Mr. Boles agreed.

7:58:35 PM

5.4 Commissioner Johnson suggested that the proposed 2014 meeting schedule be modified before it is adopted and that meetings be held November 6 and 20 and December 4 and 18. Mr. Boles stated that is an option. General discussion regarding the 2014 calendar ensued and Commissioner Head suggested that in the month of July the Planning Commission meetings be held July 10 and 31.

8:00:18 PM

5.5 **Motion:** Commissioner Johnson moved to approve the proposed amendments to the Planning Commission Bylaws. Commissioner Head seconded the motion.

8:00:56 PM

5.6 **Vote:** A roll call vote was taken with Commissioners Johnson, Player, Head, Adams and Vawdrey voting in favor of amending the Planning Commission Bylaws.

8:01:04 PM

6.0 **Action Item: Approval of the 2014 Planning Commission public meeting schedule.**

8:01:06 PM

6.1 **Motion:** Commissioner Head moved to approve 2014 Planning Commission public meeting schedule with the following changes: hold meetings on July 10 and July 31; November 6 and 20; and December 4 and 18. Commissioner Vawdrey seconded the motion.

8:01:51 PM

6.2 **Vote:** A roll call vote was taken with Commissioners Johnson, Adams, Head, Player, and Vawdrey voting in favor of approving the 2014 Planning Commission public meeting schedule.

6:20:05 PM

7.0 **Staff Reports:** ***Staff Reports were heard during the study meeting above.***

8:01:59 PM

8.0 **Adjournment:** Commissioner Head moved to adjourn the meeting.

8.1 **A voice vote was taken with all in favor. The meeting adjourned at 8:02:03 PM.**





Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

(801) 576-6539

STAFF REPORT

December 9, 2013

To: Draper City Planning Commission
Business Date: December 19, 2013

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Planner II
Planning Division
Community Development Department

Re: Dana -- Minor Subdivision Request

Application No.: 130903-13105S

Applicant: Troy and Jarin Dana

Project Location: 13105 South Boulter St.

Zoning: RA2 (Residential Agricultural 20,000 ft² lot minimum) Zone

Acreage: 1.51 Acres (Approximately 65,775.6 ft²)

Request: Request for approval of a Minor Subdivision for a three lot subdivision in the RA2 (Residential Agricultural 20,000 ft² lot minimum) zone.

SUMMARY

This application is a request for approval of a Minor Subdivision for 1.51 acres located at approximately 13105 South Boulter Street. The property is currently zoned RA2 (Residential Agricultural 20,000 ft² lot minimum). The applicant is requesting that a three lot subdivision be approved to allow for two additional homes to be built on the property.

This item was scheduled for a public hearing before the Zoning Administrator on December 6, 2013. At that meeting the Zoning Administrator forwarded the item on to the Planning Commission without taking any public comment or hearing the item. This decision was made after learning about reservations from several neighboring property owners, including one expressing concern about not being able to attend a day time meeting. The intent of Zoning Administrator Hearings is to hear uncontested and non-controversial items. Given that several residents have concerns about the proposed development and desire to speak on the item, the Zoning Administrator believes it is best heard before the Planning Commission.

BACKGROUND

There is one home on the property which was built 1972. The subdivision will utilize an existing private driveway which currently serves the Conrad property located directly east of the subject site. This driveway will be expanded in size to accommodate multiple lot access.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the *Residential Low/Medium Density* land use designation for the subject property. This category is designed to allow up to two dwelling units per acre and “includes areas of very large lot single-family neighborhoods and ranchettes.” It also states that “equestrian uses and privileges may exist in certain areas.” The subdivision is in conformance with the existing land use designation. The property has been assigned the RA2 (Residential Agricultural 20,000 ft² lot minimum) zoning classification, supporting approximately two dwelling unit per acre. The purpose of the RA2 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.” The RA2 (Residential Agricultural 20,000 ft² lot minimum) zoning designation is identified by the General Plan as a preferred zoning classification for the *Residential Low/Medium Density* land use designation. The RA2 zone is located on the south side of the property. The RA1 zone is located to the north, east and west sides of the property.

Subdivision Layout. The subdivision contains three lots. Lot 1 will be 20,040 square feet in size and contain the existing home which fronts onto Boulter Street. It will also contain a 40 square foot section of the private street access easement. Lot 2 will be 20,688 square feet in size, including a fire turnaround easement of 688 square feet. Lot 3 will be 20,865 square feet in size and will include 649 square feet of the fire turnaround easement. Each lot will meet minimum lot size standards exclusive of any access and fire easements. The minimum lot area required per DCMC Table 9-10-3 is 20,000 square feet.

Right-of-Way Improvements. The subdivision will take advantage of an existing private driveway which serves the property directly to the east of the subject site. This driveway will be improved so it is a 20-foot wide paved road. An emergency fire turnaround will be provided between Lots 2 and 3. The private road will be an access easement wherein the owners of Lots 2 and 3 have access rights and share the maintenance costs of the road. The private road will be marked with “no parking fire lane” signs. Lot 1 is serviced by Boulter Street. Improvements along Boulter Street will also be provided, with a 30-foot wide strip of land being dedicated to the City and improved as public right-of-way.

Utilities. Sewer and water lines will be located within the private lane and stub at the end for potential future service to the Conrad property to the east. A storm drainage easement and detention pond will be provided on each lot.

Criteria For Approval. The criteria for review and potential approval of a Minor Subdivision request is found in Section 17-8-050(a) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

“Once comment has been received from all notified government departments, agencies, and property owners, the Community Development Department shall review the submitted Minor Subdivision application and check compliance with the City’s General Plan, Zoning Ordinance, Subdivision Ordinance, and other appropriate regulations. Based on this review, the Zoning Administrator shall make findings regarding the submitted Minor Subdivision plan, specifying the approval, approval with conditions, or denial of the subdivision, or specifying any inadequacy in the information submitted, non compliance with City regulations, questionable or undesirable design and/or engineering. The Zoning Administrator may also make a determination that the Minor Subdivision is required to proceed through the normal subdivision process. The Zoning Administrator shall forward the review comments in writing to the applicant within a reasonable period following the review.

The Zoning Administrator shall take the following into account when determining whether the application will require Planning Commission and/or City Council review:

- (1) The size of the proposed development;
- (2) Whether the subdivision lies within the Sensitive Lands Overlay Zone;
- (3) Compliance with City Ordinances and Master Plans;
- (4) Requests for special exceptions;
- (5) Compatibility with surrounding properties; and
- (6) The controversial nature of the proposal.”

REVIEWS

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

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

1. South edge of private lane appears to conflict with existing fence. Applicant shall clearly indicate intent regarding the fence. Applicant should obtain written permission for any work affecting the adjacent property.
2. New private lane maintenance agreement shall be recorded against the property prior to recording the plat.
3. Applicant shall produce a document similar to the attached “NOTICE, INSTRUCTION, ACKNOWLEDGEMENT AND DISCLAIMER” as it pertains to the proposed on site drainage improvements. The appropriate signatures shall be obtained, and the document shall be recorded against the affected properties.
4. A 30 foot right of way half-width shall be dedicated from the parcel occupied by the private lane. A deed of dedication shall be signed by the property owners and recorded at the County.

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

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical and geologic hazards report submitted as a part of the Minor Subdivision submission and has issued a recommendation for approval for the request without further comment.

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

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty (20) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The



road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.

a. **2012 International Fire Code Appendix D requirements on street widths:**

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

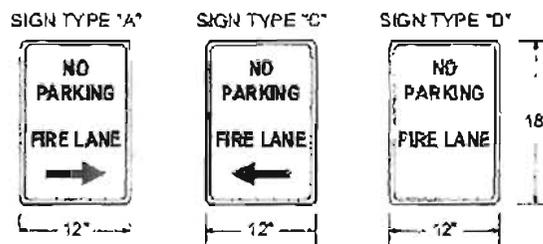


FIGURE D103.6
FIRE LANE SIGNS

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

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

2. **Fire Hydrants are required** there shall be a total of 1 hydrants required spaced at 500ft. increments. The required fire flow for this project is 2000GPM for full 2 hour duration. This will allow up to a 6200 sqft home. Anything larger will require additional fire flow test to determine if sprinklers are needed.
3. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and **APPROVED by the Fire Department prior to the issuance of any Building Permits.** If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
5. **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.

6. **Street Signs required** and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.

South Valley Sewer District Review. The South Valley Sewer District has reviewed the Minor Subdivision submission and submitted an approval letter dated 12/5/13. The applicant will need to meet specific conditions from the Sewer District in order to get final approval, including bonding for sewer line work.

WaterPro Review. Water Pro, as a representative of the Draper Irrigation Company, has completed their initial review of the Minor Subdivision submission and has issued notice, dated 10/24/13, that water system capacity is available for the proposed development with the following additional comments that there may still be requirements which need to be met prior to any actual water infrastructure being installed.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Minor Subdivision Request by Troy and Jarin Dana for the three lot minor subdivision request known as the Dana Subdivision, application #130903-13105S, subject to the following conditions:

1. That all requirements of the Draper City Planning, Engineering, Public Works, and Building Divisions shall be satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Unified Fire Authority shall be satisfied throughout the development of the site and the construction of all buildings on the site.
3. That all requirements of the geotechnical report shall be satisfied throughout the development of the site and the construction of all buildings on the site.
4. The new private lane maintenance agreement shall be recorded against the property prior to recording the plat.
5. The applicant shall produce a document similar to the "NOTICE, INSTRUCTION, ACKNOWLEDGEMENT AND DISCLAIMER" document provided by the City as it pertains to the proposed on site drainage improvements. The appropriate signatures shall be obtained, and the document shall be recorded against the affected properties.
6. A 30-foot right-of-way half-width shall be dedicated for Boulter street from the parcel occupied by Conrads Lane, a private lane. A deed of dedication shall be signed by the property owners and recorded at the County.
7. Final approval from South Valley Sewer District shall be obtained prior to final City Engineer signatures.
8. In order to avoid sight triangle encroachment, the northern most proposed street tree shall be eliminated from the plans.
9. Per DCMC Section 17-8-070, the subdivider shall have six months to record the subdivision. If recordation has not taken place within the specified time limitation, the approval shall become null and void. This time period may be extended by the Zoning Administrator for up to an additional six month period for good cause shown. The subdivider must petition in writing for this extension prior to the expiration of the original

six month period.

This recommendation is based on the following findings:

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

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Minor Subdivision Request by Troy and Jarin Dana for the three lot minor subdivision request known as the Dana Subdivision, application #130903-13105S, based on the findings and subject to the conditions listed in the Staff Report dated December 9, 2013 and as modified by any conditions below:”

1. List any additional findings...

Sample Motion for Denial – “I move we deny the Minor Subdivision Request by Troy and Jarin Dana for the three lot minor subdivision request known as the Dana Subdivision, application #130903-13105S, based on the following findings:”

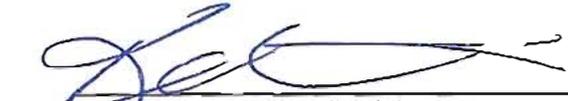
1. List all findings...

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



Draper City Planning Division



Unified Fire Authority



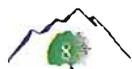
Draper City Legal Counsel



EXHIBIT A
VICINITY AND ZONING MAP



Dana Subdivision
Zoning Map



**EXHIBIT B
AERIAL MAP**

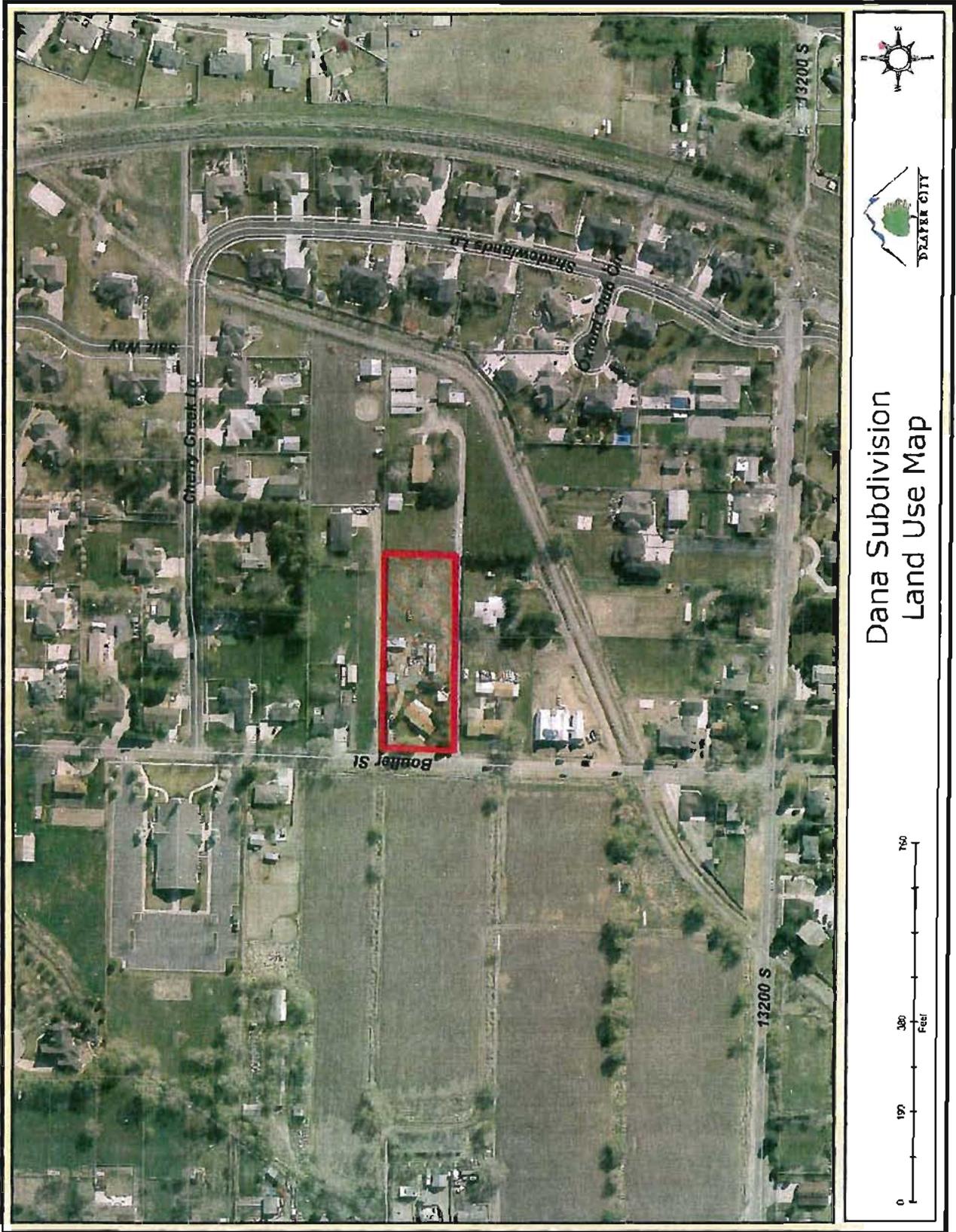


EXHIBIT C MINOR PLAT

DANA MINOR SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN DRAPER CITY, UTAH
LOCATED IN THE SOUTHWEST QUARTER SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASIN & MERIDIAN,
DRAPER UTAH

NOVEMBER 2013

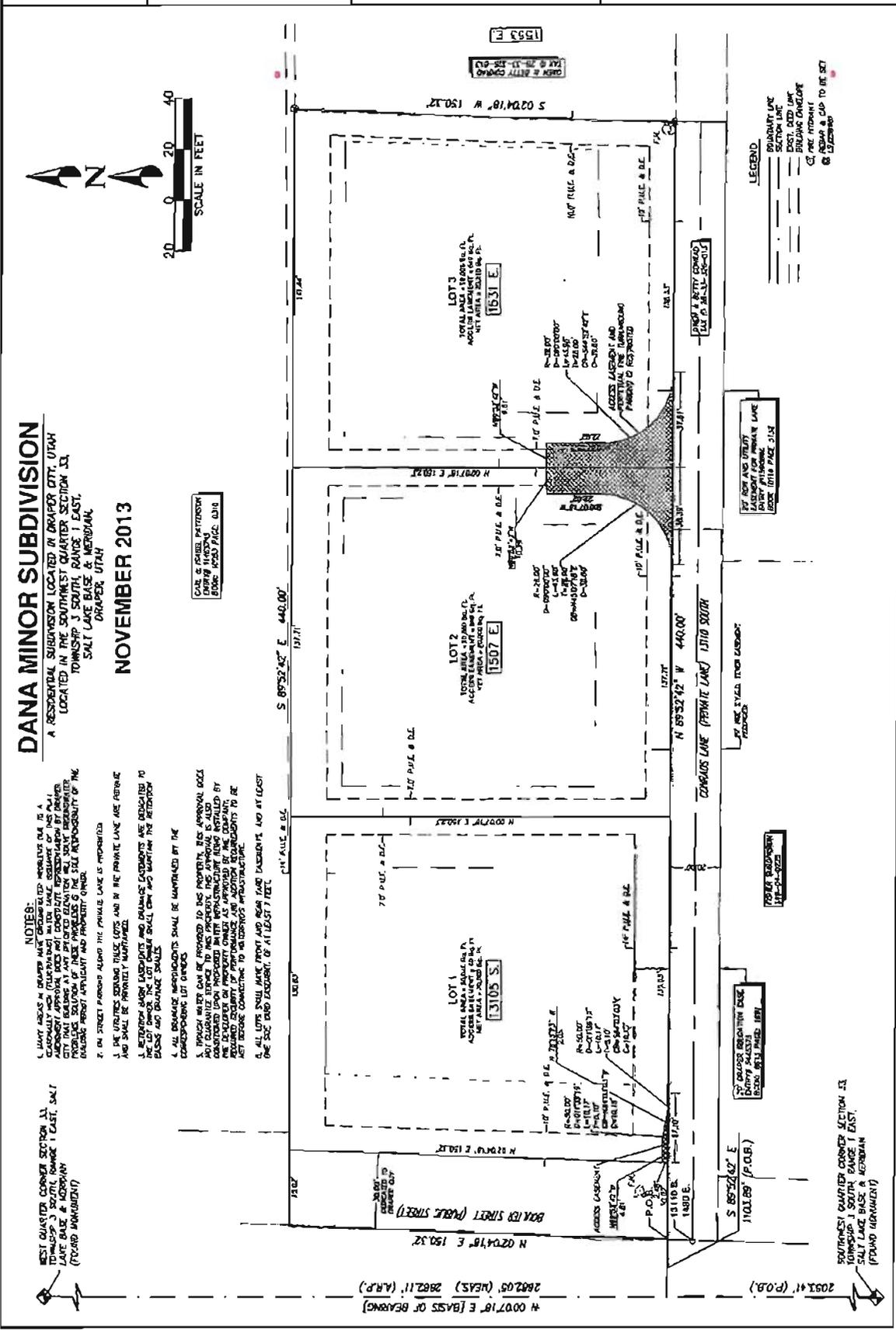
CALL TO LABEL PATENTSON
DRAWING NUMBER
BOOK 1025 PAGE 030

NOTES:

1. LUMPY AREAS & REMAINS ARE TO BE REMOVED OR REBUILT AS A CONDITION OF THIS PLAT. THE PLAT IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE PLAT IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE PLAT IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
2. ON STREET FRONTAGE ALONG THE PRIVATE LAKE IS PROHIBITED.
3. THE LOT AREA, CORNER VALUE, LOTS AND IN THE PRIVATE LAKE ARE PERMITS AND SHALL BE PERMITTED TO REMAIN.
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10. THE LOT AREA, CORNER VALUE, LOTS AND IN THE PRIVATE LAKE ARE PERMITS AND SHALL BE PERMITTED TO REMAIN.

WEST QUARTER CORNER SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT
LAKE BASIN & MERIDIAN
(TOWARD ARGUMENT)

SOUTHWEST QUARTER CORNER SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASIN & MERIDIAN
(TOWARD ARGUMENT)



LEGEND

- BOUNDARY LINE
- SECTION LINE
- DIST. AND LUMP
- BUILDING FOOTPRINT
- ROAD & C&G TO BE SET
- EASEMENT







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

STAFF REPORT
December 6, 2013

To: Planning Commission
Business Date: December 19, 2013

From: Community Development Department
Prepared by Dennis Workman, Planner II

Re: **Chick-fil-A Site Plan**
Application No.: 131002-12201S-B
Applicant: Ryan Robinson
Location: 12201 S. 300 E.
Zoning: CC
Parcel Size: 1.71 acres
Request: Site plan approval for a fast-food restaurant with drive-through lane

BACKGROUND

The subject property is located between McDonalds and Platinum Car Wash on 12300 South. It is currently part of a 12-acre parcel, but will become its own 1.42-acre parcel subject to approval of a two-lot subdivision which will likely be approved by the time this application for site plan is reviewed by the Planning Commission. The property owner (Rasmussen Family Trust) proposes to construct a 5,000 square foot restaurant with a drive-through lane. This staff report will examine the proposed site plan against the commercial development standards contained in the zoning ordinance.

ANALYSIS

General Plan and Zoning. The land use element of the General Plan designates the subject property Neighborhood Commercial—a designation that extends from 300 East to 1300 East on the north side of 12300 South. The property is zoned CC in which a restaurant is a permitted use.

Site Layout. The 5,000 square foot building will be situated on the southwest corner of the lot, with a drive-through lane running along its west side. An outdoor seating area will be located immediately east and south of the building, with all patron parking on the east and north. There will be a full movement access from 300 East. The current access to McDonalds from 300 East will be closed and a new shared access will be installed approximately 75 feet north, lining up with the access into Laurel Square on the west side of the street. On 12300 South, the access will be right-in/right-out, and the center median will be extended east 75 feet past the proposed access. The dumpster enclosure will be directly behind the building, largely out of view from the public realm.

Off-street Parking. The off-street parking requirement for the use category *Restaurant, Fast Food* is “10 spaces per 1000 square feet of gross building floor area.” The total square footage of the building is 5,000 square feet, which puts the number of required parking spaces at 50. The site plan shows number of stalls provided at 63, four of which will be ADA compliant.



Landscaping. Section 9-22-050(d) states that “at least 20% of any development site shall be devoted to landscaping, exclusive of park strips and walkways.” The proposed plan shows 27% landscape coverage, 10% of which will be in the parking lot area. The plan shows a total of 24 trees on the perimeter of the site, including London Planes, Greenspire Lindens, Austrian Pines, Golden Raintrees, Eastern Redbud, Capital Pears and Columnar Maples. Sod and landscape planter beds will also line the perimeter of the site. A large variety of shrubs, groundcovers and perennial plants will populate landscape beds in the parking lot area and around the building foundation. It is staff’s opinion that the landscape plan is well-designed and shows a high level of attention to detail.

Architecture and Request for Deviation. The elevation drawings show that the primary materials standard of 75% is more than satisfied. All four elevations show approximately 50% red brick and 44% tan brick. The remainder will be metal components. The building shows a high level of visual interest, given the two-tone color, clearly articulated entrances, and horizontal and vertical façade variations. Nevertheless, a request for deviation from strict compliance is in order. This request differs from typical deviation requests in that the applicant is proposing to *exceed* the materials standard outlined in Section 9-22-040(f)(3)(i) which states: “No more than 50% of a building’s finished face shall be constructed of any one primary material.” As already stated, the applicant proposes that the finished face of all elevations be approximately 94% brick. Arguably, the intent of the ordinance, which is visual interest, is met since the bottom two-thirds of the building will be a crimson colored brick and the upper one-third a desert tan colored brick. But different colors of a single primary material does not satisfy the requirement that each façade have more than one primary material. As such, the applicant seeks approval to deviate from this aspect of the materials standard, which the Planning Commission is authorized to grant if they can make certain findings. The provision in the code allowing for said deviation is as follows:

Section 9-22-030 Deviation from Design Standards.

(a) Purpose. In the event an applicant requests a deviation from the development standards of this Chapter and has submitted a project that contains features and excellence in design above and beyond those required, the Planning Commission shall have the discretion to amend some or all of the design standards as long as such deviation is consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category as described in this Chapter.

(b) Deviation Criteria. The Planning Commission shall take into consideration at least three of the following criteria in considering a deviation of design standards. Criteria (1), (2), or (3) must be one of the three minimum criteria to request a deviation:

(1) The project contains amenities such as pedestrian and bike connectivity in excess as required in the development code and site plan review.

(2) The percentage of dedicated public and/or private landscape/open space exceeds the required amount by more than 10% of public open space area and 50% increase in landscape plant material.

(3) The project is a Transit Oriented Development (TOD) and provides connectivity to a transportation facility.

(4) Traffic generation due to creative design is lessened.

(5) The project is an accredited LEED.

(6) The variations are consistent with the purpose of this Chapter and any applicable master plan or ordinance.

(7) The project is required to create a consistent and compatible design in cases which involve redeveloped buildings, additions to existing buildings, minor structures added to a site, or new buildings within a previously approved phased project.

Of these criteria, the applicant is able to satisfy Numbers 1, 4 and 6. To satisfy Number 1, the applicant has added bicycle parking along the ADA access north of the drive-through lane. Number 4 is met in the following three ways: a) placing the main access on 300 East lessens traffic generation on 12300 South, b) separating the drive-through lane from the parking stalls used by dine-in customers reduces internal traffic congestion while enhancing customer safety, and c) the drive aisle width is the largest allowable to improve circulation. As for Number 6, the proposed deviation is entirely consistent with the ordinance.

Lighting. Chapter 9-20 states that “the maximum number of primary light poles to be implemented on a site shall be limited to a ratio of one pole for not less than 10,000 square feet of gross site area.” Total area of the site is 74,534 square feet. As such, no more than eight poles will be allowed on the site. The photometric plan shows eight poles, mainly in the parking lot and 300 East access areas, and each of these will be 20 feet tall, which is the maximum height allowed by code. All light sources will be shielded and downward directed to minimize diffusion on adjacent property.

Engineering Review. In a memo dated December 11, 2013, Brien Maxfield states:

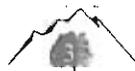
We have reviewed the subject site plan application in accordance with the Draper City Municipal Code. Accordingly, we have provided the following comments for your consideration:

Site Plan

1. Thickened sidewalk required at proposed entrance on 300 East and 12300 South. Drive approach and sidewalk to meet Draper City standards on 12300 South.
2. Add demolition and restoration plan of existing 300 East north McDonald’s entrance on 300 East to sheet C1.0.
3. Specify requirement at north edge of asphalt, either curb and gutter or asphalt berm.

Grading and Drainage Plan

4. Connection to the storm drainage system in 12300 South requires a letter of approval from UDOT. Letter shall specifically address the drainage connection.
5. Owner should be aware that the new Jordan Valley Municipalities Storm Water Permit will require private storm drainage detention systems to have a long term maintenance and preservation plan in order to meet the water quality discharge limits set by the regulatory agency, Utah Department of Environmental Quality, Division of Water Quality. The MS4 inspections will require documentation of maintenance and inspection activities. We recommend that an operation and maintenance plan be created and submitted to the city now in anticipation of this requirement. Jordan Valley Municipalities, Permit No. UTS000001, Section 4.2.5.5.



6. Post-construction detention volume certification will be required. Updated hydrologic plan indicates a required storage of 2,671 cubic feet. Update plan to reflect requirement.
7. Provide additional grading information in the detention pond between the TOE of 4439.00 and flared end section FL 4436.62. Difference is greater than two feet. Verify and specify maximum pond slope.
8. Recommend verifying SDCO #252 is a traffic rated box and lid where installation is in parking lot access.
9. Detail retaining wall restoration and grading (contours) around modified gutter and proposed inlet at McDonald's site.
10. Dimension of orifice plate is stated as 12 inches by 12 inches – however it is to cover an 18 inch RCP outlet. Update size.
11. Detail 4 on sheet C3.0 shows the snout. Add the installation detail and location of the orifice plate. Consider installation, inspection, maintenance, and operation, i.e. if it is plugged by leaves, in the requirement.
12. Grate is shown in proposed entrance asphalt onto 12300 South. Does this box require modification? If modifications are required, verify no impact to system.
13. Landscaping plan requires a London Planetree “Bloodgood” near the snout / orifice structure. This is a large, broadleaf tree. Over time, consider the increased maintenance and impacts from the tree.
14. No BMP is provided north of access road to 300 East although the general area slope is to the northwest. Provide erosion control in applicable areas at disturbed areas.
15. Construction access detail shows swale to a sedimentation basin. However, no sedimentation basin is identified on the plan. Update the plan to reflect the basin or update the detail to reflect requirements. If it is on the SWPPP it will be required in the field.
16. Note 4 on sheet C2.1 requires seeding within 14 days – consider the impact to the contractor. If it is on the SWPPP it will be required in the field.

Utility Plan

17. Service letter from water provider, WaterPro, is required by DCMC 9-5-090(d)(1)(iv)(C)(5).
18. Service letter from sanitary sewer provider, South Valley Sewer District, is required by DCMC 9-5-090(d)(1)(iv)(C)(5).
19. Add 300 East asphalt cut and restoration on plans for utility connection(s) and include information on asphalt patch such as minimum dimensioning, asphalt thickness, flowable fill requirement in trench, etc.

UDOT

20. Access onto 12300 South requires a letter of approval from Utah Department of Transportation (UDOT).
21. On UDOT plan sheet 1 of 1, move demolition and replacement of curb and gutter on 300 East to sheet C1.0.



Fire Department Review. In a memo dated October 10, 2013, Don Buckley with the Unified Fire Authority recommends approval with the following comments and conditions:

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty (20) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required** there shall be 2 hydrants required spaced at 250ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 2000GPM for full 2 hour duration.
3. **Fire Sprinklers Required.** Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Boyd Johnson, Deputy Fire Marshal. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. **ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.**
5. **UL300 System Required.** Deferred submittal for the Ansul UL 300 wet chemical kitchen hood system should be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Boyd Johnson, Deputy Fire Marshal. A minimum of two sets of plans, complete with manufacturer cut sheets are required. It is understood that the hood system is pre-engineered. A construction permit is required at no fee from the fire department.
6. **Fire Alarm Required.** Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Boyd Johnson, Deputy Fire Marshal. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. **ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.**
7. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed 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.
8. **Permits.** The Unified Fire Authority must sign off on some of the items listed above prior to any building permits being issued. If at any time during the building phase any of the above listed items becomes non-compliant any and all permits could be revoked.
9. **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.



10. **Lock Boxes Required.** Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. Lock box purchase can be arranged by the General Contractor. See attached information form.
11. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
12. **Class “K” Extinguishers Required.** A Class “K” kitchen extinguisher shall be placed for use with deep fat fryers. Within 30 feet of unit and mounted appropriately.

Building Department Review. In a memo dated October 4, 2013, Lori Jessop with the Building Division recommends approval of both subdivision and site plan.

Parks and Trails. In a memo dated November 6, 2013, Clark Naylor recommends approval without comment.

Addressing. In a memo dated October 8, 2013, Bart LeCheminant states that Lot 1 (Chick-fil-A site) shall have the address of 357 E. 12300 S., and Lot 2 (the remaining 9.8 acres) shall have the address of 12197 S. 300 E. These addresses shall be added to the plat.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Chick-fil-A site plan, application 131002-12201S-B, with the following conditions:

1. That all requirements of the Draper City Engineering Division are satisfied throughout development of the site, particularly those contained in the engineering review memo contained in this report.
2. That all requirements of the Draper City Public Works Department are satisfied throughout development of the site.
3. That all requirements of the Unified Fire Authority are met throughout development of the site.
4. That a building permit is issued prior to construction.
5. That signage is not approved with this site plan approval. All signage requires separate permits and is required to comply with Chapter 9-26 of the Draper City Municipal Code.
6. That the outdoor garbage collection container is screened from view using the same materials as the building, and that it is surrounded as much as possible by landscaping to further soften its visual impact.
7. That a deadman (aka concrete wheel stop) is placed on any of the parking stalls that abut a portion of sidewalk less than seven feet wide.
8. That all landscaping is installed in accordance with the approved plan.
9. That after Planning Commission approval, the applicant submits 12 sets of plans to be stamped “Approved for Construction.” Six of these shall be 24x36 in size and six shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.
10. That the geotechnical review fee is paid prior to issuance of a building permit.

This recommendation is based on the following findings:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City’s General Plan.

2. That the proposed site plan will not adversely affect adjacent property.
3. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, police and fire protection, storm water drainage systems, water supplies, and waste water and refuse collection.
4. That all site plan drawings were developed in accordance with the standards contained in Draper City's zoning ordinance.
5. That a deviation from strict compliance with the architectural materials standard is reasonable because the required criteria outlined in 9-22-030(b) are satisfied, and because the proposed architecture actually exceeds the standard.

MODEL MOTIONS

Sample Motion to Approve Deviation from Strict Compliance. "I move we approve the request by Ryan Robinson to deviate from strict compliance with the architectural materials standard as explained in this staff report, based on Finding #5 stated herein."

1. List additional findings, if any.

Sample Motion to Deny Deviation from Strict Compliance. "I move we deny the request by Ryan Robinson to deviate from strict compliance with the architectural materials standard as explained in this staff report, based on the following findings."

1. List findings.

Sample Motion to Approve Site Plan. "I move we approve the Chick-fil-A site plan request by Ryan Robinson, application 131002-12201S-B, based on the findings and conditions listed in the staff report dated December 6, 2013, and as modified by the following:"

1. List additional findings, if any.

Sample Motion to Deny Site Plan. "I move we deny the Chick-fil-A site plan request by Ryan Robinson, application 131002-12201S-B, based on the following findings:"

1. List findings.



DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



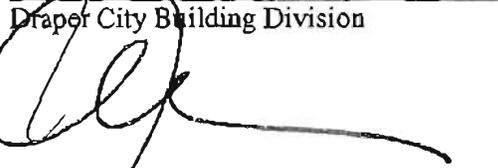
Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



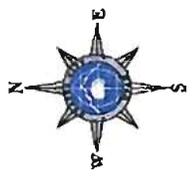
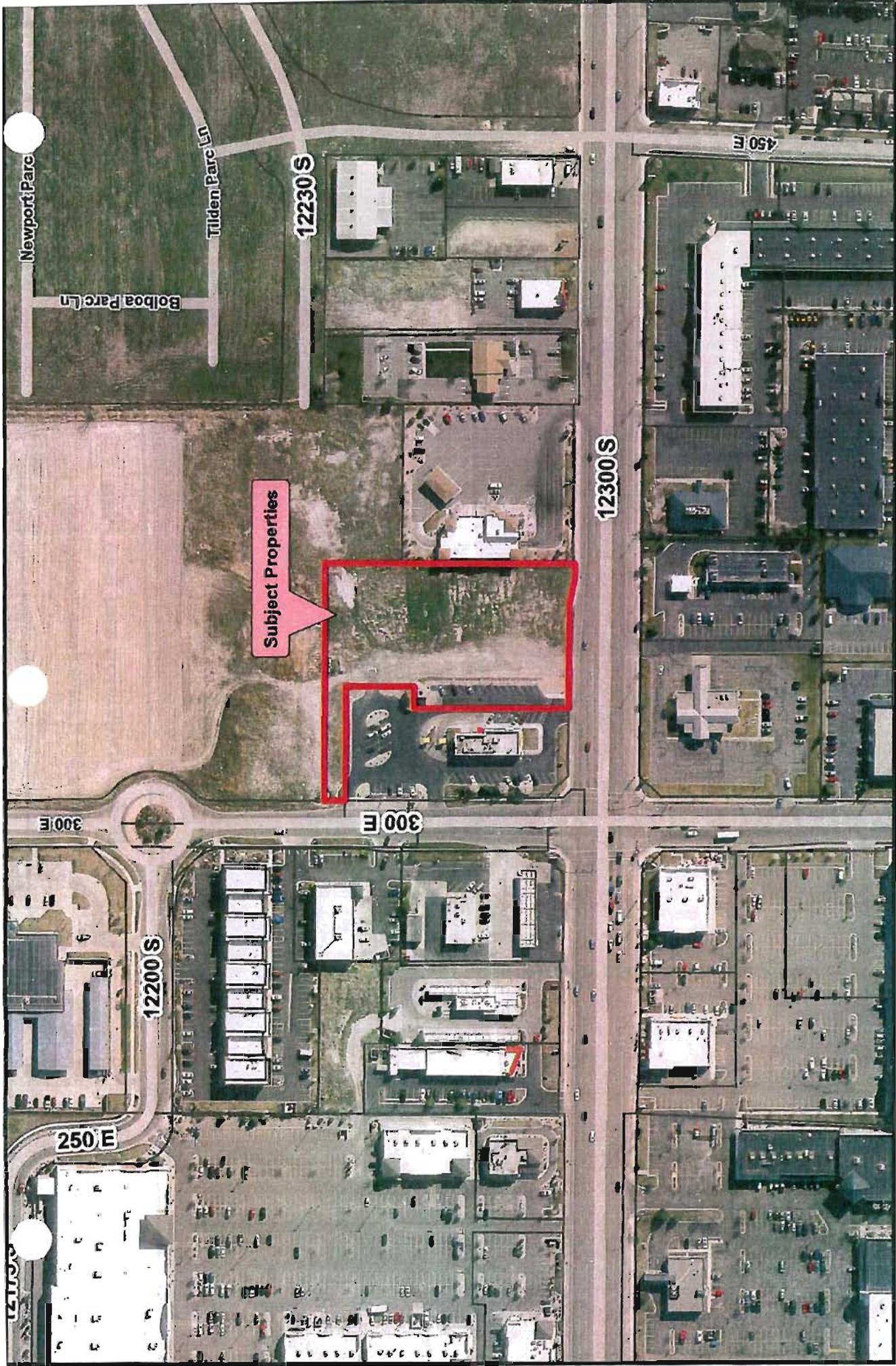
Draper City Planning Division



Unified Fire Authority



Draper City Legal Counsel



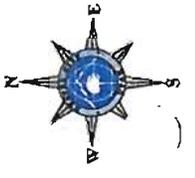
Chick-fil-A Subdivision and Site Plan

Approximately 345 E 12300 South Aerial Map

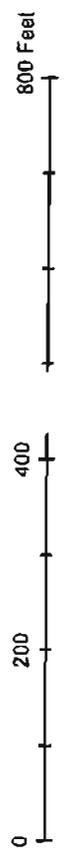


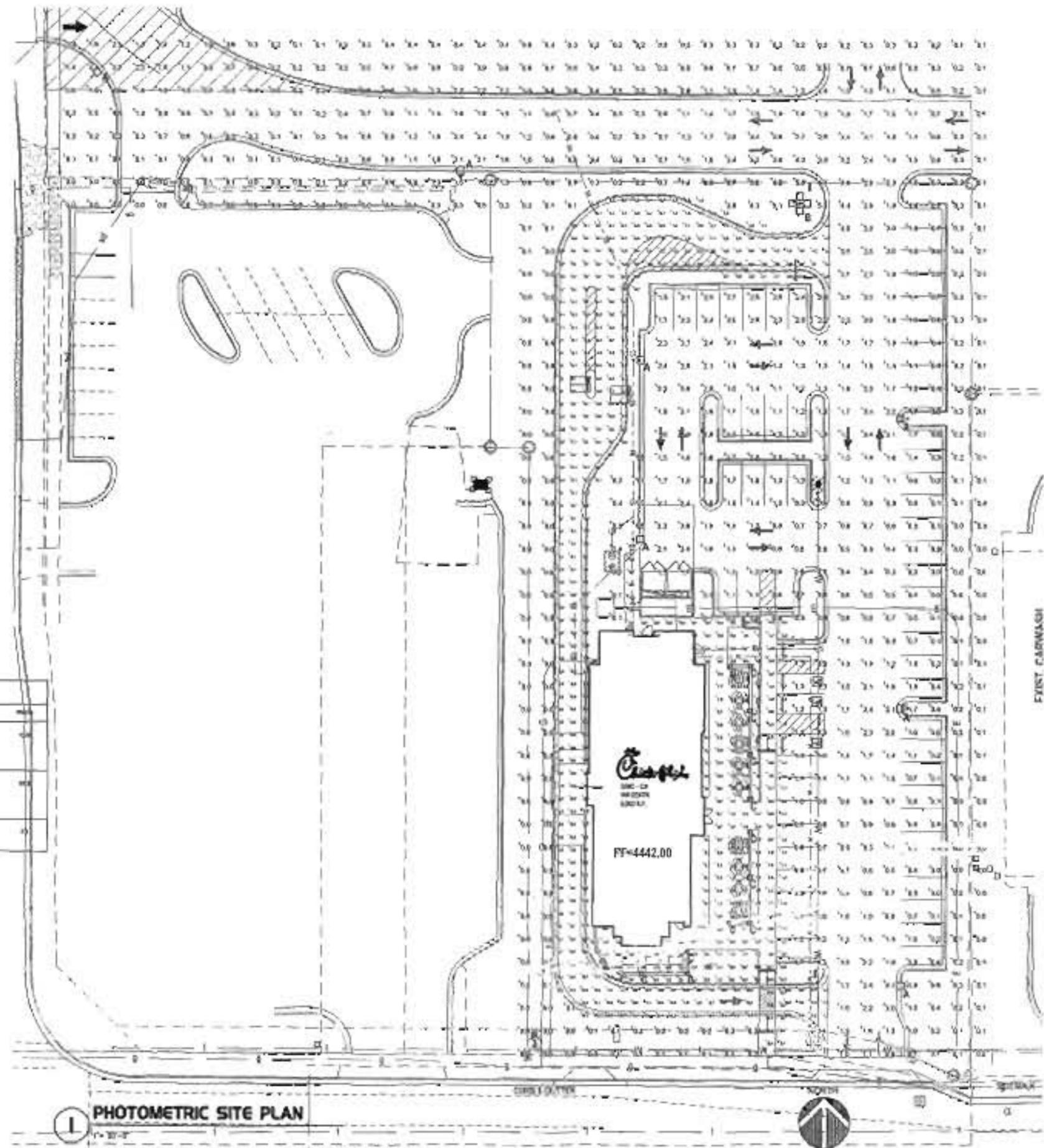
DRAPER CITY

Date: 12/02/2013



Chick-fil-A Subdivision and Site Plan
 Approximately 345 E 12300 South Zoning Map





LUMINAIRE SCHEDULE

Symbol	Label	Qty	Control Method	Description	Lamp	Wattage	Notes
□	A	7	ON/OFF BY WALKER @ 20'	20W LED WITH 20' ON/OFF SWITCHES, 100W @ 1000mA WITH 1000W LED BALLAST	LED	20W	20W LED @ 1000mA, 100W @ 1000mA, 100W @ 1000mA
○	B	1	ON/OFF BY WALKER @ 20'	20W LED WITH 20' ON/OFF SWITCHES, 100W @ 1000mA WITH 1000W LED BALLAST	LED	20W	20W LED @ 1000mA, 100W @ 1000mA, 100W @ 1000mA
○	C	12	ON/OFF BY WALKER @ 20'	20W LED WITH 20' ON/OFF SWITCHES, 100W @ 1000mA WITH 1000W LED BALLAST	LED	20W	20W LED @ 1000mA, 100W @ 1000mA, 100W @ 1000mA

STATISTICS

Measurement	Symbol	Min	Max	Avg	Std. Dev.	Uniformity
Footcandle	+	0.12	0.18	0.14	0.03	0.12
Footcandle	+	0.12	0.18	0.14	0.03	0.12
Footcandle	+	0.12	0.18	0.14	0.03	0.12

PHOTOMETRIC SITE PLAN



Crave
 5200 Sullivan Rd.
 Atlanta, Georgia
 30340-2998

Revisions

Mark	Date	By
△		
△		
△		

Scale

C·R·H·O
 CONSULTING ENGINEERS
 100 South 1st Street, Suite 200
 Tallahassee, FL 32301
 Tel: 904-224-1111
 Fax: 904-224-1112

STORE NAME
 FSU 508C
 357 E 12300 S
 DRAPER, UT

PROJECT TITLE
PHOTOMETRIC SITE PLAN

VERSION: 5.4
 ISSUE DATE: 10-2013

Job No.: 12-225
 Store: 3332
 Date: 12-13-13
 Drawn By: _____
 Checked By: _____

PH-1



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



PRELIMINARY ELEVATIONS
Draper, UT

File Name: 12225-ALL-12-4-13

12-4-13



Note:
 All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

- BRS** ACME Brick - Color: Copper
- BRS** ACME Brick - Color: Mission Stone
- PTB** Paint - Sherwin Williams - #2004-201 "Dark Bronze"
- PTC** Paint - Sherwin Williams - #2014-201 "Lute"
- AC** Metal Canopy - Color "Dark Bronze"

C · R · H · O

Architecture Interior Planning

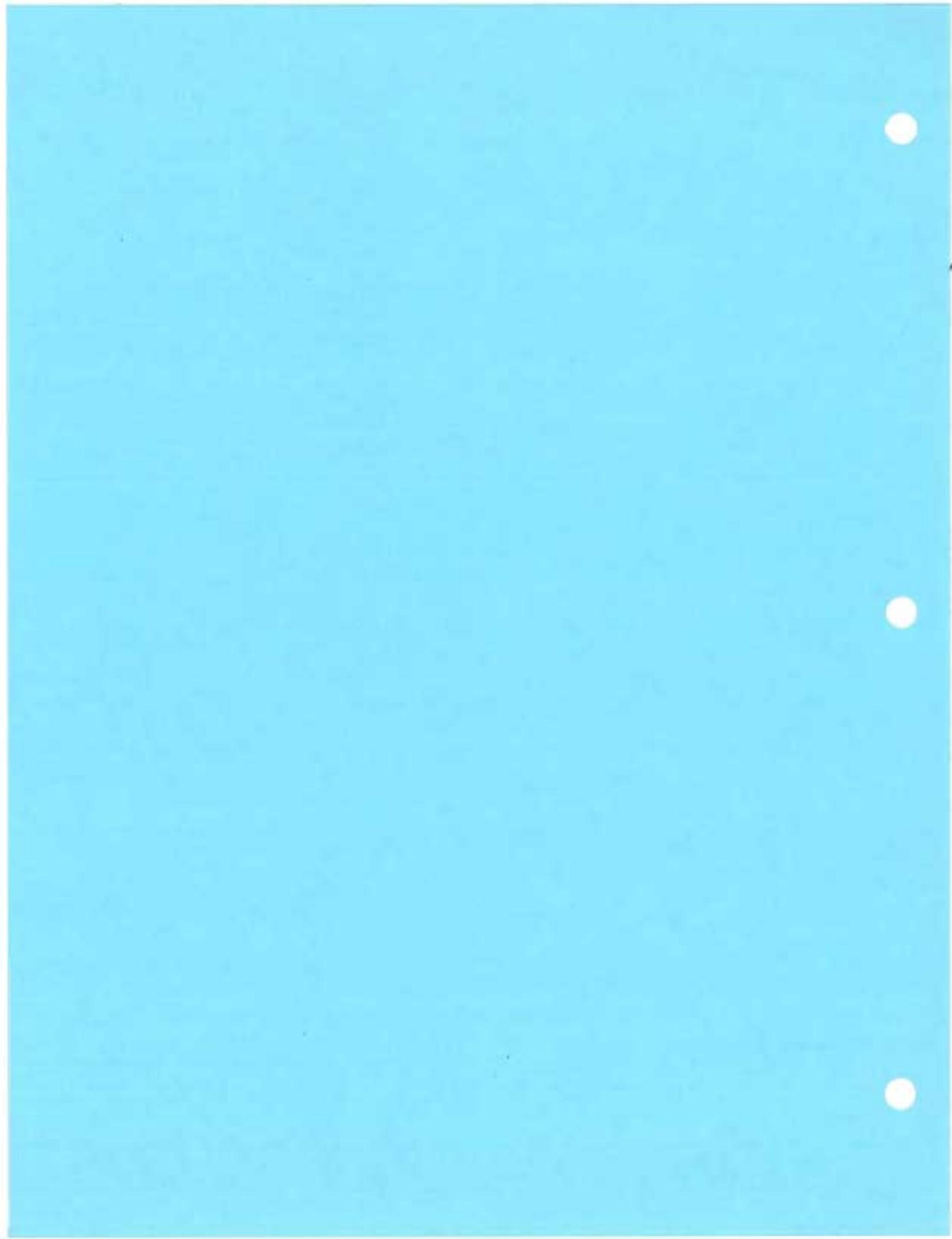
100 South "U" Street Suite 200

Salt Lake City, Utah 84111

714.822.1834

CRH@CRHARCHITECTS.COM

CRH ARCHITECTS





Development Review Committee

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

STAFF REPORT

December 6, 2013

To: Planning Commission
Hearing Date: December 19, 2013

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

Re: Quilter's Lodge Conditional Use Permit and Site Plan

Application No.: 131028-12214S
Applicant: Ed James
Project Location: 12214 S. 900 E.
Zoning: CN
Acreage: 0.50 acre
Request: Approval of a conditional use permit and site plan for a business that will combine three uses: Retail, Bed & Breakfast, and Personal Instruction Service

BACKGROUND

The City Council rezoned the subject property from RA1 to CN on May 28, 2013. On June 18, 2013, the City Council vacated 3100 square feet of public right-of-way, and then declared said property surplus and available for sale on July 16, 2013. These actions were taken in preparation for the application at hand, which is a request for site plan and CUP approval for a business combining a retail store, a personal instruction service, and a bed and breakfast. The latter of these requires a conditional use permit in the CN zone.

ANALYSIS

General Plan. The land use classification for the subject property is Neighborhood Commercial, which contemplates commercial land uses that target local residents and neighborhoods. Zoning on the property is CN, which allows *General Retail* and *Personal Instruction Service* as permitted uses, and *Bed and Breakfast Inn* as a conditional use.

Conditional Use Permit

Proposed Use. In addition to its retail and personal instruction activities, the business will include activities associated with a Bed and Breakfast Inn. In other words, guests may stay overnight. Section 9-3-040 of the DCMC defines the use as follows:

Bed and Breakfast Inn: A limited commercial activity where paying guests:

- (1) Obtain lodging on a day-to-day basis in a room or rooms without cooking facilities;
- (2) May obtain breakfast or other meals; and



- (3) May engage in other limited related activities.

Planning Comments on CUP. As stated above, the use *Bed and Breakfast Inns* requires a conditional use permit in the CN zone. Four dorm-style guest rooms on the west side of the building will accommodate up to four guests each (three regular beds and a hide-a-bed per room), for a total of 16 overnight guests at a time. The applicant states that the likelihood of 16 overnight guests staying at the same time is low, but 16 is the number that could be accommodated. There will be no commercial kitchen in the facility, but guests will be permitted to bring their own food, and each guest room will contain a microwave oven. Staff anticipates that the *Bed and Breakfast* portion of the business will utilize no more than four parking spaces at any given time, as guests occupying a room together would probably not be strangers and would likely have arrived in the same vehicle. (As noted in the *Parking* section of this report, the use *Bed and Breakfast Inn* requires one space per room.) The planning staff feels that the use would be compatible with other uses in the area and that it would generate no noise, odor, or any other nuisance that could adversely impact nearby residents.

Engineering Comments on CUP. In a memo dated November 14, 2013, Carolyn Prickett states:

We have reviewed the subject conditional use permit application and recommend approval. It is our understanding the applicant is requesting a conditional use permit for a mixed use of retail, education, and lodging (bed and breakfast). Accordingly, we offer the following comments related to the engineering findings:

1. The site is located within the Draperville Plat with original right of way widths of 82.5'. The applicant previously requested the vacation of 11.25' wide public right of way adjacent to this property on both 12200 South and 900 East. The City Council approved the street vacation request reducing the right of way to the standard local road section with a half width of 30'. The developer will be constructing the curb and gutter, 10-foot park strip and 5-foot sidewalk along the fronting property. Accordingly, the vacated public right of way and required public improvements being constructed will eliminate the feasibility of on-street parking. There are eight parking stalls being provided on site;
2. Currently, the present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted by the proposed use. There is currently no public storm drain in the area. The development will be retaining their storm water drainage on site. The number of trips generated by customers arriving and leaving will not considerably impact the existing and future traffic condition;
3. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity;
4. The proposed use appears to be presented as desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.

Conditional Uses. The use *Bed and Breakfast* requires a conditional use permit in the CN zone. Section 9-5-080(e)(3) of the Draper Municipal Code sets forth the approval standards for Conditional Use Permits:

- (3) No conditional use permit shall be authorized unless the evidence presented establishes:
- (i) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

- (ii) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.”
- (iii) The proposed use will comply with regulations and conditions specified in this Title for such use and to the intent of the City General Plan.

Section 9-5-080(e)(5) of the Draper Municipal Code lists factors that are to be reviewed and considered when deciding whether to issue a conditional use permit. They are as follows:

- (i) The harmony and compliance of the proposed use with the objectives and requirements of the City’s General Plan and this Title;
- (ii) The suitability of the specific property for the proposed use;
- (iii) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with the existing uses in the neighborhood;
- (iv) Whether or not the proposed use or facility may be injurious to potential or existing development within the vicinity;
- (v) The economic impact of the proposed facility or use on the surrounding area;
- (vi) The aesthetic impact of the proposed facility or use on the surrounding area;
- (vii) Whether or not the proposed use or facility is necessary or desirable to the City;
- (viii) The number of other similar conditional uses in the area and the public need for the proposed conditional use;
- (ix) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- (x) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
- (xi) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
- (xii) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- (xiii) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

Site Plan

Site Access and Design. Access to the site will be exclusively from 900 East. All off-street parking stalls will be on the south side of the parcel, but the main entry into the building will be on the east side. The proposed 6,615 square foot building will cover 29.9% of the lot; maximum building lot coverage in the CN zone is 30%. Landscaping will surround the building and will include the preservation of several large mature trees. The applicant will be required to install full street improvements—meaning gutter, curb, park strip and sidewalk—on both 900 East and 12200 South.

Architecture. Staff finds that the proposed architecture satisfies both the materials and design standards of the code. Primary materials will account for exactly 75% of the building’s exterior, with rock at 46.7% and brick at 28.3%. Wood beams and copper eaves will accent, giving the building richness in color and texture. Roofing material will be corrugated Corten steel (which will rust like the roof of the pavilion at the IFA Trax station). All window frames will be clad in baked aluminum, and windows themselves will be double-paned. No rooflines will exceed 50 feet in length without a visual break. All elevations will be as visually interesting as the front, each having an array of architectural features that satisfies the intent of the design standards of Sub. 9-22-040(c).



Landscaping/Request for Deviation. As shown on the area calculation table of the site plan, landscaping will account for 46% of the project area, far in excess of the 20% requirement. Emerald Queen maple trees will be planted in the public park strip on both street frontages. In addition to several mature trees that will be preserved, the interior of the site will contain such tree varieties as Eastern Redbud, Chanticleer Pear, and Sterling Silver Linden. A variety of shrubs will be planted throughout the site and will border the parking area. Sod will be planted in the park strips and detention basin area. Staff is pleased with the design and completeness of the landscape plan. However, there is an area in which the plan is inconsistent with the city's commercial landscape standard. It is this: the landscape buffer along the south and west lot lines is only four to five feet wide. Section 9-23-090 of the DCMC requires that "[t]he minimum depth of the perimeter landscaped area along interior lot lines shall be ten feet." The applicant is therefore requesting a deviation from this standard, and Section 9-23-030 contains a provision that allows the Planning Commission to grant such requests. It states that "[s]ince site conditions and development constraints vary greatly among sites, the Planning Commission is authorized to approve landscape plans that deviate from strict compliance" providing certain findings can be made. Those findings are that the deviation:

- (1) is consistent with the purpose of this Chapter and any applicable master plan or ordinance;
- (2) reflects a design that conforms to the requirements of this Chapter to the greatest extent possible and offers alternative methods for addressing the landscape requirement for which a deviation is being requested;
- (3) will not adversely affect neighboring property owners or residents;
- (4) will not adversely affect sight distance or otherwise diminish public safety;
- (5) is justified by site constraints; and
- (6) is of high quality and integrates aesthetically with the design of the primary buildings on site and established streetscape.

Staff has reviewed the request for a landscape deviation against the six standards listed above and finds that each is satisfied. Findings are as follows:

- (1) The request is consistent with past approved deviations. The unique building orientation creates more than double the required landscape area.
- (2) Total landscape area is 46%, which is significantly higher than the required 20%. Building orientation allows: a) the preservation of five large trees, including an apricot tree estimated to be 100 years old; b) ADA access from the street as well as from the parking area; and c) a transitional view from commercial to residential.
- (3) Building orientation allows the least exposure to the parcel to the west while creating a useful detention basin/private garden that will have the effect of a wide landscape buffer.
- (4) The layout of the building improves site distance at the intersection of 900 East and 12200 South by creating a larger site triangle not typically found for a commercial building on a corner.
- (5) The site slopes to the west, necessitating a building orientation that will minimize grading and preserve the mature trees.
- (6) The layout creates a unique design pallet that blends commercial to the east and south with the existing residential area to the west. This project also brings into Draper a cutting edge mixed-use facility that enhances the city's image and adds to its commercial variety. To ensure that this criterion is satisfied, the applicant has agreed to replace the shrubbery on the west side of the parking area with a row of columnar trees, and to add three more trees west of the guest-room portion of the building.

Parking. The planning staff has determined that the parking calculation for this business needs to be based on two things: 1) Number of rooms for overnight lodging, and 2) square footage of retail. Retail is

figured on a ratio of 2.5 stalls per 1000 square feet of gross building floor area. With 1,763 square feet devoted to retail, four stalls are required. The ratio for Bed and Breakfast is one parking stall per room. There will be four rooms for overnight lodging, which means four more stalls are required. So the total number of required off-street parking stalls is eight, and the number provided is eight. This project does not satisfy the criteria needed for on-street parking; while there will be no stalls striped on the street, patrons will be allowed to park along the non-restricted portions of the street frontages, as is allowed on any public street.

Exterior Site Lighting. There will be no light poles on the site, but there will be ceiling cans under the porch roof and decorative wall sconces on the front elevation.

Fencing. The land use of the property that abuts this project on its west side is residential. Sub. 9-23-110(f) states that "eight foot high masonry or pre-cast concrete walls shall be used between abutting commercial or industrial and residential land uses." To fulfill this requirement, the applicant plans to install an eight-foot tall fence made of pre-cast concrete panels along the entire length of the west property line.

Signage. All signage is required to comply with the regulations of Chapter 9-26 of the Draper City Municipal Code, and will require a separate permit. Site plan approval does not constitute approval of any signage that may be shown on the site plan drawings.

Engineering Review. In a memo dated December 6, 2013, Carolyn Prickett states:

We have reviewed the site plan application for the subject project in accordance with the Draper City Municipal Code Section 9-5-090 and recommend approval subject to conditions. Accordingly, we have included the following comments for your consideration:

1. The curved sidewalk around the corner encroaches upon the private property. Square the sidewalk at the corner to keep the sidewalk within the public right of way.
2. The Grading and Drainage Plan shall designate the collection of the building's roof storm water runoff is being routed to the retention basin.
3. It appears to construct the proposed concrete wall the contractor will need to access the adjacent property to the west. Plans shall include a note indicating the contractor shall coordinate with the neighboring property owner for right of entry for construction of the concrete wall if necessary.
4. The proposed sump will require a Class V Injection Well Permit from the Utah State Department of Environmental Quality, Division of Water Quality. The permit application shall be completed and presented to the Draper City Engineering Division for review and signature as Draper City will be the sump owner and operator. When signed by Draper City, the permit shall be submitted to DWQ with any payment of fees. An approved permit will be required for issuance of the Land Disturbance Permit.
5. We recommend the proposed single combination box/sump be located farther east to provide construction of the curb and gutter to the west as a measure to protect the hooded inlet and grate from exposure on the downstream side.
6. Plans shall indicate construction of the standard public improvements along the total length of the site property frontage. The transition from the ends of the proposed sidewalk and curb to the existing grounds shall be constructed within the public right of way where the improvements end at the property boundary.

7. The detail of the proposed single grate combination box/sump shall be modified as indicated on the red-lines to be more suited with the Draper City Standard Detail SD-08 for future adaptation when the storm drain line is installed and the sump is converted to a box.
8. All other comments indicated on our red-line check print shall also be addressed.

Geotechnical Review. In a memo dated December 3, 2013, Alan Taylor with Taylor Geotechnical states: "Based upon the information presented in the referenced reports, it is TG's opinion that Wilding has adequately addressed the geotechnical engineering parameters for the proposed project."

Building Review. In a memo dated November 14, 2013, Keith Collier provides the following comments:

This appears to be a mixed use, which will include:

- R-1 – Lounge/Hotel/Motel
- M – Mercantile
- A-3 – Assembly

With the R classification, the building will be required to be fire sprinklered. Note: with the fire sprinklers, the building will be allowed to be built with any material regulated by the code, and will be allowed to be a non-separated use.

Fire Department. In a memo dated November 7, 2013, Don Buckley with the Unified Fire Authority recommends approval with the following comments and conditions:

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-four (24) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required** there shall be a total of 2 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 2250GPM for a full 2 hour duration.
3. **Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
5. **Fire Sprinklers Required.** Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE



SUBMITTED TO THE UNIFIED FIRE AUTHORITY. NO PARKING WILL BE ALLOWED IN FRONT OF THE FIRE DEPARTMENT CONNECTION.

6. **Post Indicator Valve with Tamper Required.** If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.
7. **Fire Alarm Required.** Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
8. **UL300 System Required.** Deferred submittal for the Ansul UL 300 wet chemical kitchen hood system should be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets are required. It is understood that the hood system is pre-engineered. A construction permit is required at no fee from the fire department.
9. **Class "K" Extinguishers Required.** A Class "K" kitchen extinguisher shall be placed for use with any deep fat fryers. Within 30 feet of unit and mounted appropriately
10. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
11. **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.
12. **Knox Boxes Required.** Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit and commercial site plan application by Ed James, application 131028-12214S, subject to the following conditions:

1. That all conditions of the Fire Department, including but not limited to those contained in Don Buckley's memo dated November 7, 2013 are adhered to.
2. That all conditions of the Engineering Department, including but not limited to those contained in Carolyn Prickett's memo dated December 6, 2013, are adhered to.
3. That additional tall plantings are placed on the east side of the dumpster enclosure to better obscure it from public view.
4. That all site improvements are constructed or installed prior to receiving a certificate of occupancy.



5. That no signage is approved with this site plan. All signage requires separate permits and is required to comply with Chapter 9-26 of the Draper City Municipal Code.
6. That the eight required parking stalls are contained on site.
7. That a building permit is issued prior to commencing construction.
8. That no building permit will be issued until all drawings are accepted and stamped approved.
9. That the geotechnical review is completed prior to issuance of building permit.
10. That after site plan approval by the Planning Commission, the applicant shall submit 12 sets of plans to be stamped "Approved for Construction." Six of these shall be 24x36 in size and six shall be 11x17. Each of these sets shall contain all sheets previously submitted for Planning Commission review (i.e. civil, landscape, architectural) stapled together.

This recommendation is based on the following findings:

1. That the proposed conditional use permit for Bed and Breakfast meets the requirements of Section 9-5-080(e)(3) of the Draper City Municipal Code.
2. That the Bed and Breakfast use will not be detrimental to the health, safety, or general welfare of persons or properties in the area.
3. That the proposed site plan meets the requirements of Title 9 of the Draper City Municipal Code that govern development in commercial zones.
4. That the proposed site plan proposes landscaping that meets minimum landscaping requirements to buffer and screen the adjacent land uses.
5. That the proposed site plan will have no negative impacts on adjacent land uses.
6. That a deviation from strict compliance with the west landscape buffer width is justified because
 - a) plantings along the west buffer are plentiful and of high quality;
 - b) only a small portion of the building encroaches into the 10-foot buffer area;
 - c) overall landscape percentage far exceeds the minimum requirement; and
 - d) an eight-foot masonry wall will be installed along the entire west property line.

MODEL MOTIONS

Sample Motion to Approve CUP. "I move we approve the Quilter's Lodge conditional use permit request for a *Bed and Breakfast*, application 131028-12214S, based on the findings and conditions listed in the staff report dated December 6, 2013 and as modified by the following:"

1. List any additional findings and conditions.

Sample Motion to Deny CUP. "I move we deny the Quilters Lodge conditional use permit request for a *Bed and Breakfast*, application 131028-12214S, based on the following findings:

1. List findings.

Sample Motion to Approve Deviation from Strict Compliance. "I move we approve the request by Ed James to deviate from strict compliance with the landscape buffer width requirement, as explained in the Landscaping subsection of this staff report, based on Finding #6 stated herein."

1. List additional findings if any.

Sample Motion to Deny Deviation from Strict Compliance. "I move we deny the request by Ed James to deviate from strict compliance with the landscape buffer width requirement, as explained in the Landscaping subsection of this staff report, based on the following findings:"

1. List findings.

Sample Motion to Approve Site Plan. "I move we approve the Quilter's Lodge site plan request by Ed James, application 131028-12214S, based on the findings and conditions listed in the staff report dated December 6, 2013, and as modified by the following:"

1. List any additional findings and conditions.

Sample Motion to Deny Site Plan. "I move we deny the Quilter's Lodge site plan request by Ed James, application 131028-12214S, based on the following findings:"

1. List findings.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

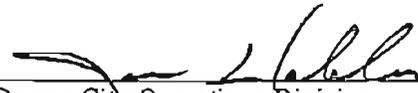
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission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



Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



Draper City Planning Division



Unified Fire Authority

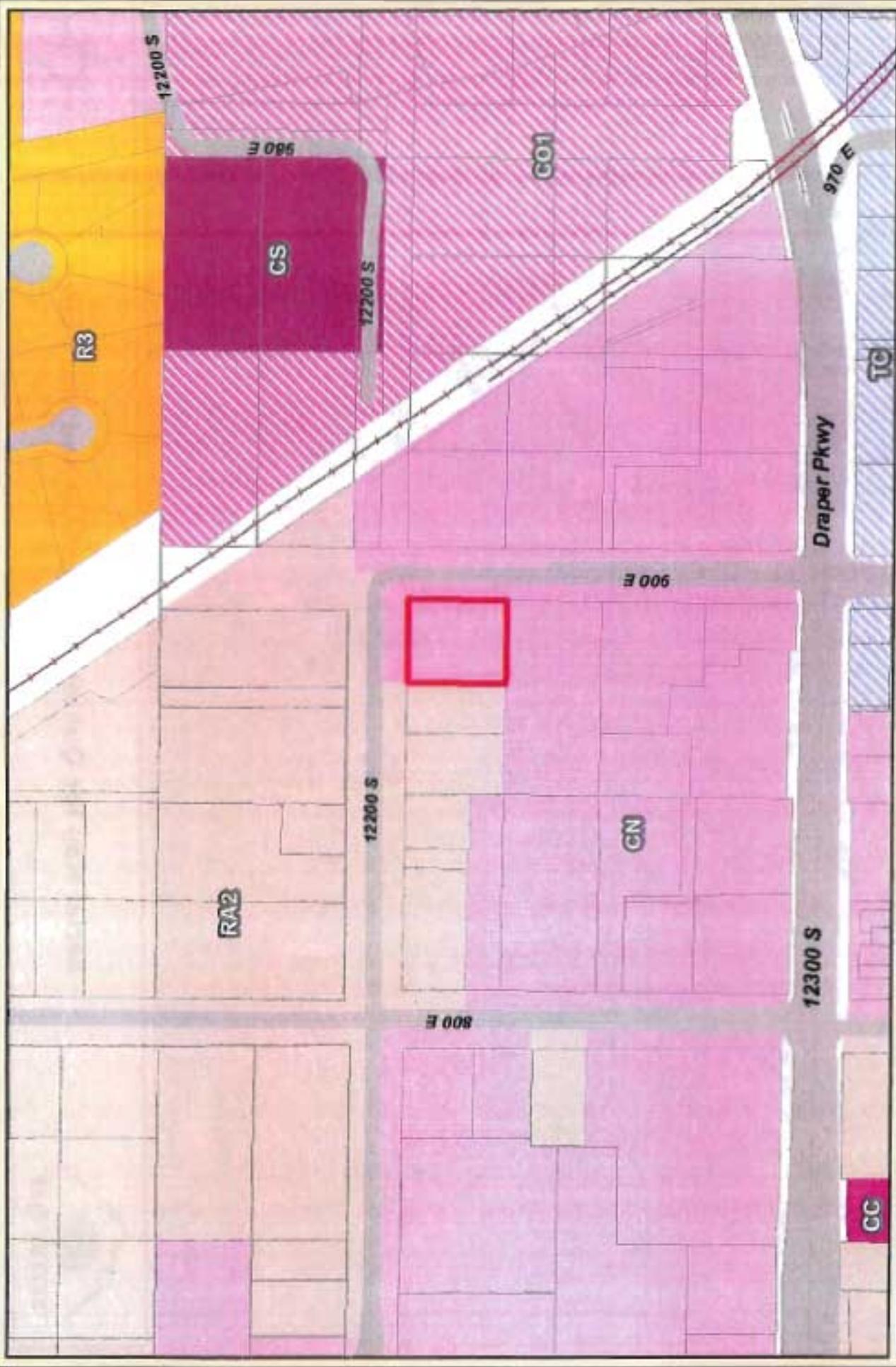


Draper City Legal Counsel



Aerial Map for Quilter's Lodge CUP and Site Plan





Zoning Map for Quilter's Lodge CUP and Site Plan



12200 South

900 East

RA2

CN

DAVID WALKER AND CINDY L. WALKER
ENTRY NO. 8884987
BOOK/PAGE: 8538/ 3892

RASMUSSEN
ENTRY NO. 11252356
BOOK/PAGE: 8954/ 1478-1474

Site Data

Site Area 0.507 Ac. (22,084.92 SF)
 Allowable Coverage 30%
 Allowable Bld. Coverage 6,625,476 SF
 Bld. Footprint 6,615 SF
 Bld. Coverage 29.9%
 Parking
 Commercial-1,764 SF @ 2.5 stalls/1,000=4.41 Stalls
 Boarding - 1 stall/room =4.0
 Req'd. Parking = 8.41 Stalls
 Parking Provided =8.0 Stalls
 Parking Deviation Request for +0.41 Stalls
 Open/Buffer Areas
 Bldg. Area - 6,615 SF
 Parking - 5,223 SF
 Open/Buffer Areas - 10,190 SF
 Open/Buffer Coverage - 46%

Scale - 1/16"=10"



SITE PLAN



EPI ARCHITECTS, L.L.C.
4735 SMITH HOLLOW LANE, LEHI, UTAH 84043
907.439.2482



QUILTERS LODGE
12214 S. 900 E., Draper, Utah 84020
OWNER: Leesa Clark-Millerberg
1481 W. 14600 S., Bluffdale, Utah

DATE	DESCRIPTION
11-27-13	REVISION BY: [Signature]
12-10-13	REVISION BY: [Signature]
12-11-13	REVISION BY: [Signature]
12-12-13	REVISION BY: [Signature]

PROJECT: 1-2013-5
DRAWN BY: [Signature]
CHECKED BY: [Signature]
12/10-12-13

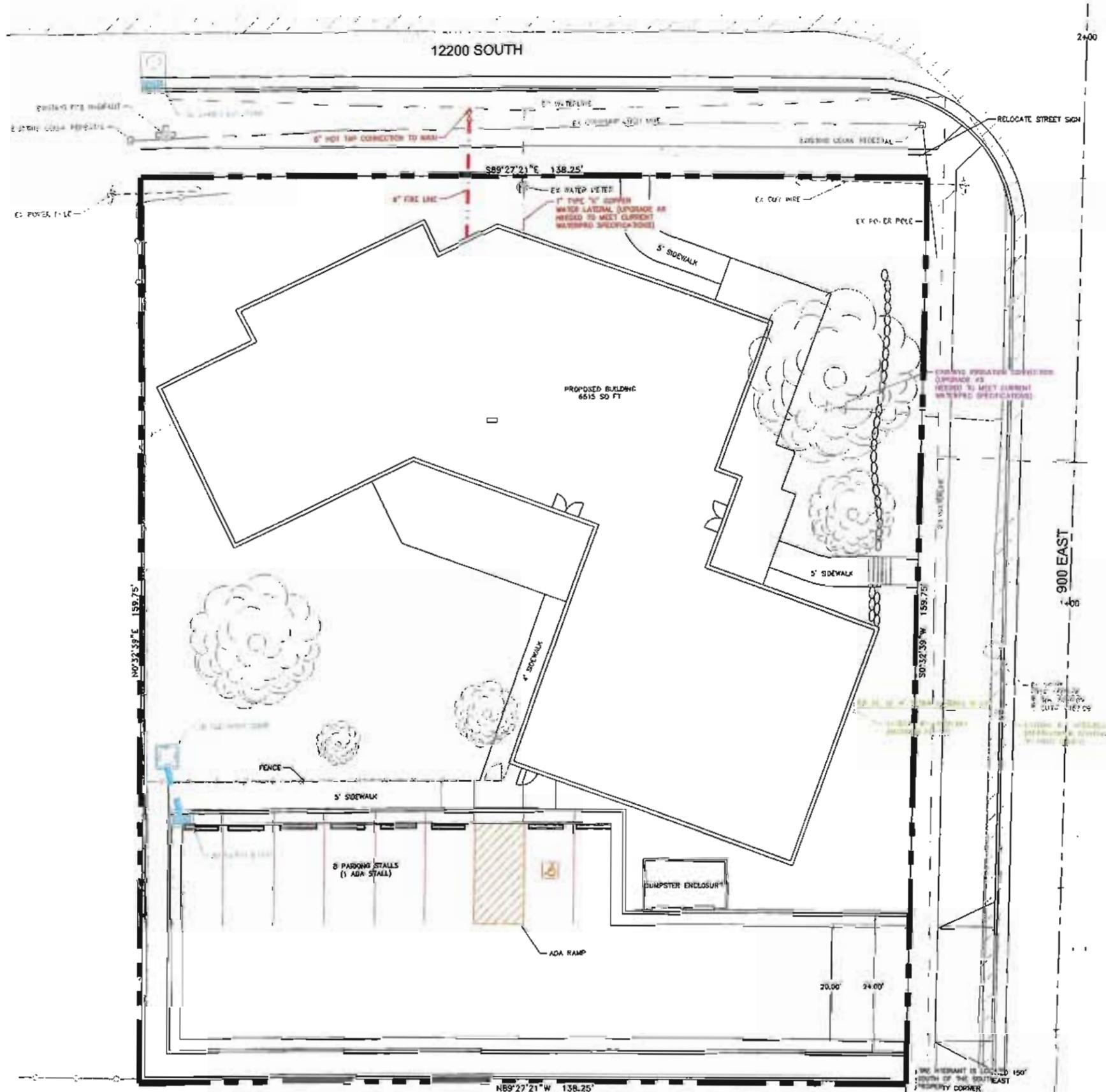
FILE NO: [Blank]



SITE PLAN
0.507.001



VICINITY MAP
N.T.S.



DRAWING NOTES

- GENERAL NOTES:
1. THE MINIMUM FIRE FLOW REQUIRED FOR THE SITE IS 1,125 GPM.
 2. 10' MINIMUM STREET CUT TRENCH WIDTH REQUIRED. (SEE DRAPER CITY STANDARD DETAIL ST-08)
 3. ASPHALT RESTORATION WITH ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH DRAPER CITY STANDARD DETAIL ST-15.
 4. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 6. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

LEGEND

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- EXISTING FIRE HYDRANT

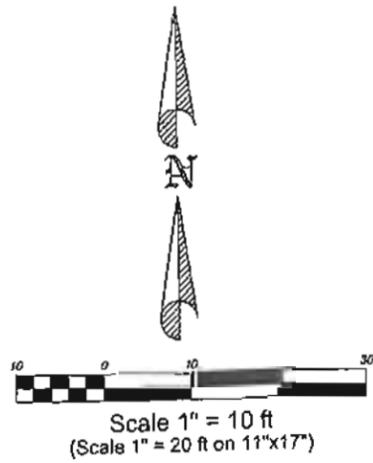
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PLOT DATE: Oct. 16, 2013

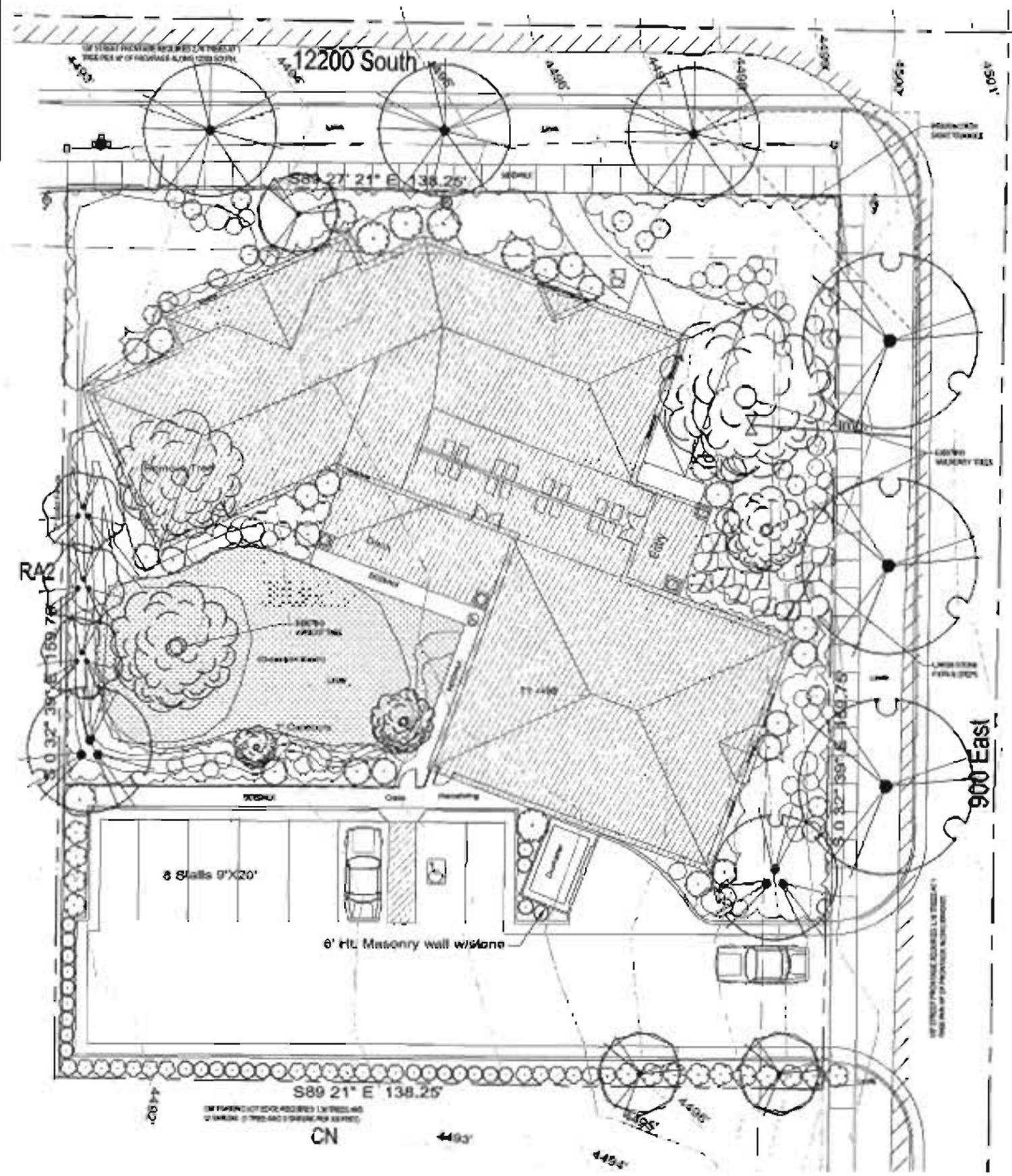
NO.	REVISION	DATE

PROJECT INFORMATION
QUILTERS LODGE
 UTILITY PLAN
 DRAPER, UTAH

DRAWN JRP	CHECKED MEC	PROJECT # 13099
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	DATE 10/01/13
	SCALE 1" = 10'
	SHEET C102





landscape planting plan

PLANT SCHEDULE

TREE	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	DBH
	ACE 046	2	Emerald Green Maple / Acer glaberrimus 'Emerald Green'	Cont.	2.5" DBH
	ACE 048	2	'Autumn Brilliance' Spirea / Spirea x grandiflora 'Autumn Brilliance'	15 gal	
	CEX 001	1	Ember Redbud / Cercis canadensis 'Ember'	15 gal	
	HRD 016	2	Overlook Pear / Pyrus calleryana 'Overlook'	Cont.	2.5" DBH
	TS 076	2	Starling Silver Linden / Tilia tomentosa 'Starling'	Cont.	2.5" DBH
	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	DBH
	CA 148	27	Facelias Red Grass / Galium aparine x scutellaria 'New England'	5 gal	
	WH 103	1	Wine of Greece / Vitacea vitacea 'Wine'	5 gal	
	POI 101	20	Griffiths' Spirea / Spiraea triflorus 'Griffiths'	2 gal	
	SH 040	14	Anthony's Major Spirea / Spiraea x burbankii 'Anthony's Major'	1 gal	
	SP 104	20	Griffiths' Spirea / Spiraea x burbankii 'Griffiths'	1 gal	
	YAR 001	22	Spreading English Yew / Taxus baccata 'Spreading'	1 gal	

LEGEND

- LAND APPROXIMATELY UNDER A FUTURE TRAIL
- AREA WHERE TREES ARE TO BE PLANTED IN PLACE OF EXISTING TREES AT 2' FROM CURB/EDGE OF BUILDING OR TOP OF TOWER WITH SUBSTITUTION AT LANDSCAPE
- PLANTS OF PRESENT PLANNING AND CONSTRUCTION
- ALL OTHER PLANTS TO BE PLANTED WITHIN 4' OF EDGE OF EXISTING SIDEWALK

SQE ASSOCIATES, INC.
 Landscape Architecture - Interiors
 12211 90th, Suite 110
 99016 WA
 www.sqa.com

Project: 12211 90th, Suite 110
 Designer: [Name]
 Date: 08/11/11
 Scale: AS NOTED
 Job No. [Number]

landscape planting plan
QUILTERS LODGE
 12211 SOUTH 900 E. ST. DRAPER, UTAH 84020

