



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, January 23, 2014 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 19, 2013 and January 9, 2014 Planning Commission meetings.
- 2. Action Item:** Election of the Chairperson and Vice Chairperson.
- 3. Public Hearing:** On the request of Jim Allred, representing Think Architects, for approval of a Conditional Use Permit in the CR (Regional Commercial) zone regarding the allowance of a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total on approximately 4.975 acres at about 166 E. Highland Drive. The application is otherwise known as the ***Draper South Point Apartments Conditional Use Permit (CUP) Request***, Application #131115-166E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@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 Rachelle Conner, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

4. **Public Hearing:** On the request of Ann Miller for approval of a Zoning Map Amendment from RA1 (Residential) to OR (office-Residential) on 0.75 acres at 309 East 13800 South. This application is otherwise known as the *Miller Property Zoning Map Amendment Request*, Application #140107-309E. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
5. **Public Hearing:** On the request of Ty Cragon, representing Tom Stuart Construction, for approval of a Site Plan in the M1 (Manufacturing) zone to allow two office/warehouse building on approximately 15.39 acres at 13702 South 200 West. This application is otherwise known as the *Bangerter Ridge Business Park Commercial Site Plan Request*, Application #130917-13702S. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
6. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
7. **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 **January 23, 2014**, 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 19, 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, Traci Gundersen, Kent Player, Marsha Vawdrey. Alternate Members Craig Hawker.

ABSENT: Commissioner Leslie Johnson

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

ALSO PRESENT: Roll on File

Study Meeting:

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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 [6:34:15 PM](#).

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1.0 **Action Item: Approval of minutes from the December 5, 2013 Planning Commission meeting.**

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1.1 **Motion.** Commissioner Head made a motion to approve the minutes of the Planning Commission meeting held on December 5, 2013 as presented. Commissioner Vawdrey seconded the motion.

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

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- 2.0 **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.**

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- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and her staff report dated December 9, 2013, Planner Jenifer Jastremsky reviewed the details of the proposed application. She explained the applicant is requesting approval for a three lot minor subdivision on 1.51 acres located at approximately 13105 South Boulter Street; there is one existing home on the property and the applicant is seeking to build two additional homes on the property. She noted this type of application is typically heard by the Zoning Administrator; there was a Zoning Administrator hearing held on December 6, 2013, but given the level of involvement and concerns from the neighbors of the property, the Zoning Administrator determined it would be appropriate to forward the application to the Planning Commission for review. She explained that since the December 6 hearing the applicant has met with neighbors and obtained necessary easements for necessary approvals of the development. She added the property is located within the residential low/medium density land use designation, which allows for one acre and half-acre lots; the zoning district in which the property is located is the RA2, which calls for a minimum lot size of 20,000 square feet and that is the lot size the applicant is proposing. She explained lot one in the subdivision would contain the existing house and would be accessible from Boulter Street; lots two and three would be located behind lot one. She added the property would contain a private lane that would utilize an existing driveway serving the property east of the subject property and the applicant has obtained easement rights to use that driveway as their access point; as required by Draper City Municipal Code (DCMC) the applicant will pay to widen and pave the lane so that it is 20 feet wide and can function as an actual lane rather than a driveway. She noted there is a maintenance agreement in place to cover all maintenance of the land.

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- 2.2 Chairperson Gilliland asked where the easement is reflected. Ms. Jastremsky identified the location of the private lane and noted it is outside of the subdivision boundaries; the access and maintenance agreements associated with the private lane are independent of the subdivision recording documents. She added ownership of the lane will remain with the Conrad family, but maintenance of the lane will be split between the owners of lots two and three according to the maintenance agreement.

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2.3 Chairperson Gilliland addressed City Attorney Ahlstrom and asked what would happen if the maintenance agreement terminated and no such maintenance is reflected in the notes section of the subdivision plat. He stated that easements can dissolve. Mr. Ahlstrom agreed that is correct. Ms. Jastremsky added the easement and the associated agreements will be recorded against the properties. Chairperson Gilliland asked if there should be a note on the plat referring to the easement. Mr. Ahlstrom stated it would be a good idea to include a note on the plat. Ms. Jastremsky stated one of the conditions of approval is that the agreement be finalized and recorded, but the Planning Commission can ask to add an actual note to the plat. Discussion then ensued about the process to record conditions of approval in a manner that they are reflected permanently, with Mr. Ahlstrom again agreeing that it would be appropriate to include a note on the subdivision plat.

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2.4 Ms. Jastremsky then identified the additional easements the applicant has obtained from neighboring property owners and she explained the purpose of those easements. She also reviewed photographs of the property from various angles and noted identifying features. She stated structures located on the area of the property that will be subdivide into lots two and three will be removed.

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2.5 Commissioner Head clarified the private lane is not part of the subject property and is, instead, part of the property located directly to the south. Ms. Jastremsky stated it is actually located on the property to the east and she reviewed an aerial photograph to identify the location of the lane.

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2.6 Applicant Presentation: Jarin Dana stated he and Troy Dana live very close to the subject property and they have a vested interest in making sure the development of the property is done correctly. He stated he appreciates the work Ms. Jastremsky has done and thanked the Planning Commission for considering his application.

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2.7 Commissioner Player asked Mr. Dana if he is comfortable with the easements and other agreements that have been negotiated. Mr. Dana answered yes. He added the property has been surveyed and the property owners to the south are aware of the survey and the proposal to relocate the fence and replace the existing fence with an updated fence constructed of more appropriate materials.

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2.8 Chairperson Gilliland opened the public hearing.

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2.9 Carl Patterson stated he lives at 13103 South Boulter Street, which is located directly north of the subject property. He asked if the grading plan for the project is available and stated that he wanted to address the aspects of the development that will impact his property. He stated he had concerns regarding an existing tree that was located on the corner of his property near the driveway; the tree has been removed to improve visibility in that area and he appreciates that work being done. He then stated the grading plan shows a small swell on the north property line of each of the three subdivision lots in order to contain the waste water on the properties. He shared a photograph with the Planning Commission, which was a photo of the property looking from Boulter Street to the east and contained the existing garage structure that will remain. He stated his property is about two or three feet lower than the Dana property along the fence line; they have designed a small swell along the fence line, which he appreciates. He stated that feature will work quite well for two of the lots, but for the front lot the intent is to place a swell between the garage and the property line to drain the water from the backside to a small retention area in the front and he does not believe that will work. He stated has expressed that concern before and received a response via email explaining that if the design does not work it can be altered during construction and he feels that is an admission that the developer knows there is a problem with the design. He stated in reviewing the photograph he feels it is obvious that it is going to be difficult to make the drainage work. He stated he feels the issue should be addressed now prior to the beginning of construction.

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2.10 Commissioner Player asked where the water comes from that Mr. Patterson is concerned about. Mr. Patterson stated it is the waste water from the subject property, which is no longer irrigated. He added that the water that runs off of the existing garage drips directly onto the property line and then runs onto his property and his driveway. He stated he feels the property owner should be required to contain their waste water on their own property.

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

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2.12 City Engineer Wolverton stated there have been discussions between the project engineer and the developer's engineer and it may a good idea for the Planning Commission to require the developer's engineer to work with Mr. Patterson to address his drainage concerns. He added that the water is not public water and the City is not in a position to regulate it, but the City should hesitate to approve the application if there is a drainage infringement issue on the property.

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2.13 **Motion:** Commissioner Player moved to 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. Commissioner Head seconded the motion.

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.
10. [That the property line questioned by Mr. Patterson be reviewed by the developer's engineer and the adjacent property owner to address any drainage issues to the satisfaction of both parties.](#)
11. [That a note be added to the recorded site plan referencing the driveway easement and maintenance agreement.](#)

Findings on next page

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.

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2.14 Commissioner Head stated he feels the proposed development of the subject property fits with the current nature of the area as long as the issues that were raised can be appropriately addressed.

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2.15 Chairperson Gilliland stated that he does not like the condition recommended by Commissioner Player that the drainage issue be resolved to the satisfaction of both parties. Commissioner Player stated it is simply a suggestion that the two property owners meet and try to resolve the problem, which is not a problem regulated by the City. Chairperson Gilliland stated that it should be a suggestion or recommendation rather than a condition of approval. He asked Commissioner Head if he understood the language to be more of a suggestion than a condition of approval since he seconded the motion, to which Commissioner Head answered yes.

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

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- 3.0 **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.**

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- 3.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated December 6, 2013, Planner Dennis Workman reviewed the details of the proposed application. He stated this is an application for a restaurant to be located between McDonalds and Platinum Car Wash on 12300 South; the property will be accessible from 3rd East via a full movement access; there will also be partial or restricted access from 12300 South. He noted the property has been subdivided and he provided a copy of the subdivision plan that was approved by Planning Staff; the subdivision is called the Chick-fil-A subdivision and contains two lots at this time, but there will be additional subdividing of the property in the future. He stated lot one is a 1.42 acre parcel and the balance of the subject property constitutes lot two. He explained the building will be 5,000 square feet in size and will have a drive-through lane. He reviewed the site plan to illustrate the layout of the building on the property as well as the access points. He also reviewed the parking, landscaping, and architecture plans for the building, noting that the applicant is requesting a deviation from strict compliance relative to the use of construction materials. He explained the building will be constructed 100 percent of brick and staff feels that is an improvement over what is required by DCMC; therefore, staff recommends approval of the request for deviation as well as the site plan based on the findings and subject to the conditions listed in the staff report.

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- 3.2 **Applicant Presentation:** Ryan Robinson stated Mr. Workman has done a great job of highlighting the outstanding elements of the project. He referenced the request for deviation and stated Chick-fil-A desires to construct a building that will be lasting in the Utah climate and that is why they chose to use brick; it will blend and mesh well with the City and the surrounding community.

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- 3.3 Chairperson Gilliland opened the public hearing.

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- 3.4 Jeff Rasmussen, 723 E. Corner Ridge Drive, stated the City has been fantastic and he believes Chick-fil-A is competent, thorough and will fit into the community; they will be one of the most civic minded businesses the City will have. He stated he is in favor of the proposition that they locate on 300 East and 12300 South. He added the Rasmussens have a letter from the City authorizing a driveway from the roundabout on 300 East.

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- 3.5 Commissioner Player asked Mr. Rasmussen if he has plans for future development of the property. Mr. Rasmussen stated there may be additional restaurants and service types of business, such as doctor and dentist offices.

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

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3.7 **Motion - Deviation From Strict Compliance for Architectural Materials:**

Commissioner Head moved to 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. Commissioner Adams seconded the motion.

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.

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.

Findings continued:

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.

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- 3.8 Commissioner Head stated he feels the manner in which Chick-fil-A wishes to construct their building is an upgrade and improvement over the requirements of the DCMC. He stated he is surprised this type of construction would not be allowed by the DCMC and that a deviation is required.

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

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- 3.10 **Motion – Site Plan:** Commissioner Adams moved to 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. Commissioner Vawdrey seconded the motion.

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

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- 4.0 **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.**

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4.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated December 6, 2013, Planner Dennis Workman reviewed the details of the proposed application. He explained the proposed use of the subject property combines retail, personal instruction, and a bed and breakfast use; a conditional use permit (CUP) is required for a bed and breakfast type of use in the CN zone. He stated the business would be able to accommodate as many as 16 overnight guests at a time, but the applicant doubts that she will every have that many guests for one event. He reviewed the parking requirements and plan for the development, noting a total of eight stalls is required; on-street parking is allowed, but it cannot count towards the parking requirement for the development. He stated staff recommends approval of the CUP based on the findings and subject to the conditions listed in the staff report. He then reviewed the site plan for the project and reviewed photographs of the property taken from various angles. He stated the access to the property is from 900 East and identified the main entrance to the building. He stated the layout of the building itself is somewhat interesting and that is due to a desire to preserve some of the old trees on the property that are still very healthy. He then reviewed the landscape plan and noted staff is pleased with the amount of landscaping that is being done. He reviewed a request to deviate from the landscaping requirements included in the DCMC relative to the 10 foot landscape buffer required on all interior lot lines. He then briefly reviewed the architecture of the building and concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

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4.2 Commissioner Head referenced the landscape plan and stated it appears there is a tree in the middle of the building. Chairperson Gilliland stated there is a note stating that tree will be removed. Commissioner Head than asked to review the overhead view of the property in its current state. He asked where the corner of the building will be located. Mr. Workman identified the location of the corner. There was a brief discussion about the location of the building and wall in proximity to the property line and Commissioner Head stated there seems to be a discrepancy between the measurement listed in the staff report and the actual measurement of the building from the property line. He inquired as to how far the house that is being infringed upon is from the business. Mr. Workman stated the distance is approximately 20 feet. The Commission continued reviewing the site plan and discussed the location of the wall in proximity to the business as well as the location of the main entrance to the building.

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4.3 Commissioner Player inquired as to the nature of the property that is located on the applicants property west of the wall. Mr. Workman stated the property is open and the applicant can address how that portion of the property will be used.

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4.4 Applicant Presentation: Ed James stated the idea behind the business was to create a retreat in an urban area; the people that use the facility are unique and they spend a significant amount of time working on the projects that they assemble to work on. He stated the use of the building and the term 'lodge' dictated the type of materials that would be used as well as the architectural style of the building. He noted the zoning of the property would permit zero setbacks, but he felt providing a setback would provide a good transition between the neighboring uses. He briefly reviewed the actual land use of the surrounding properties, after which he noted that his proposal is for a true mixed-use business. He stated it contains an educational facility that will allow people to learn the art of quilting as well as stay overnight to practice the craft. He stated he plans to create a secret garden in back of the building and that is one of the reasons that area is being fenced off; people will be able to go into the garden during the day and quilt. He reviewed a rendering of the project to show how the three uses will interact with one another. He also referenced the landscape plan and explained how he reached the determination that it would be necessary to request a deviation from the City's landscaping requirements; there is a unique apricot tree that was planted on the property on 1894 as well as a black locust tree that is historical. He noted there are also large mulberry trees on the property and he reviewed photographs of the existing trees and shrubs. He stated he feels it is very important to preserve the trees and shrubs and for that reason he has oriented the building on the property in an unusual way. He explained he has met with the City engineer to ensure that all proposals regarding the orientation of the building are in line with DCMC.

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4.5 Commissioner Player stated the concern he has is that the corner of the building is very close to the neighboring property and he inquired as to what type of impact that will have on the owners of that property. Mr. James stated there is an eight foot fence that is tied directly to the building to disallow any access around the building; this will make the property more secure. He added the number of trees on the property will also provide a sufficient buffer between the two properties.

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4.6 Chairperson Gilliland opened the public hearing.

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4.7 Jeff Rasmussen, 723 E. Corner Ridge Drive, stated he wishes to speak strongly in favor of Mr. James' plan; it is fantastic. He stated his family has strong ties to the property and his parents would be very supportive of the project as well. He stated he wished other entities had the same vision as Mr. James relative to saving the historic locust trees in the area that were 135 years old. He stated he hopes the Planning Commission will approve Mr. James' application; he thinks the owners and employees will be civic minded and it will be a great addition to what used to be a lovely small town.

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

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- 4.9 **Motion - CUP:** Commissioner Vawdrey 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. Commissioner Head seconded the motion.

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.

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.

Findings Continued:

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.

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4.10 Commissioner Vawdrey stated she feels the building is beautiful and the business idea is great.

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4.11 **Vote:** A roll call vote was taken with Commissioners Vawdrey, Head, Adams, Player, and Gundersen voting in favor of approving the CUP.

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4.12 **Motion - Deviation From Strict Compliance for Landscaping:** Commissioner Adams made a motion to 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.. Commissioner Player seconded the motion.

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4.13 Commissioner Adams stated the distance between the building and the neighboring property is less than three feet and that could be detrimental to the neighbor. He stated, however, that if the City were to enforce strict compliance with the DCMC, the applicant would have been required to shift the orientation of the building in a manner that would require him to remove all the trees from the property. He stated the fact that the applicant wishes to use what is already on the property as part of his business is appealing to him. He stated he feels the addition of the fence and using the trees as a buffer is likely a fair trade.

[7:30:46 PM](#)

4.14 Commissioner Head stated he agrees with Commissioner Adams; he believes the building is beautiful and will be a great addition to the community and he likes the fact that the applicant was willing to use the existing trees and landscaping on the property, but he is concerned with the distance of 2.8 feet between the building and the neighboring property. He stated if he were the neighbor, he would have concerns about the building being so close to his property. He stated it is too close. He asked if there is anything that can be done to increase the distance between the building and the neighboring property line.

[7:32:18 PM](#)

4.15 Commissioner Player stated he likes the fact that the applicant wants to save the trees, but noted that they will require a significant amount of maintenance.

[7:32:40 PM](#)

4.16 Commissioner Vawdrey stated that it seems the masonry fence should be extended in order for her to be more comfortable with the distance between the building and the adjoining property. Discussion about the neighboring properties ensued, with clarification that all neighboring property owners were notified of this application and none are present to address the issue this evening.

[7:33:32 PM](#)

4.17 Commissioner Adams stated it seems that every effort has been made to meet the City landscaping and buffering requirements while saving the existing landscaping and he feels the proposal is a good trade-off. Mr. Workman stated that there were conversations with the neighboring property owners about the layout of the building and the distance between it and the property line and the neighboring property owners were satisfied by the accommodations Mr. James is making to buffer between the two properties. Commissioner Adams inquired as to the height of the building. Mr. James stated the ceilings are 10-feet, so the building is somewhat taller than a single-family home.

[7:34:24 PM](#)

4.18 Commissioner Head asked if the 2.8 foot measurement is from the corner of the roof. Mr. James stated it is taken from the footing. Commissioner Head stated that means the roof could potentially overhand onto the neighboring property. Mr. James stated the roof will extend one foot further than the footing, so it will not overhand the property line.

[7:35:02 PM](#)

4.19 Chairperson Gilliland agreed that the distance between the building and the neighboring property is very short, but he reiterated the neighboring property owner is not present to object to the application. Commissioner Head agreed, but noted that the recommended buffer is 10 feet and there is quite a big difference between 10 feet and 2.8 feet. Commissioner Adams stated that the Planning Commission does not have the responsibility to redesign a project; they must vote on the applications that are presented to them.

[7:36:31 PM](#)

4.20 **Vote.** A roll call vote was taken with Commissioners Adams, Player, and Gundersen voting in favor of the deviation from strict compliance for landscaping. Commissioners Player and Head voted in opposition.

[7:37:03 PM](#)

- 4.21 **Motion – Site Plan:** Commissioner Head made a motion to 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. Commissioner Gundersen seconded the motion.

[7:37:35 PM](#)

- 4.22 Commissioner Head stated that he feels the design of the fence and wall is appropriate when considering the 2.8 foot measurement between the building and neighboring property. Chairperson Gilliland stated he understood the DCMC included fencing requirements and he felt the proposed wall and fence did not comply with those requirements. He asked why the applicant has not requested a deviation relative to the fencing of the property. There was a short discussion between the Planning Commission and staff regarding the requirement for an eight foot fence along the entire property line between properties with different land use designations. Commissioner Player stated that he would feel differently about the fencing of the property if the neighboring property owner had been present to object to the layout of the fence. Chairperson Gilliland stated the installation of the wall is a technical thing that is required by DCMC. He inquired as to the appropriate way to handle the issue. Mr. Ahlstrom stated the Planning Commission could hold the motion to approve the site plan and consider a motion to approve a deviation from strict compliance relative to the wall along the property line.

[7:40:18 PM](#)

- 4.23 **Motion – Deviation from Strict Compliance for Fencing:** Commissioner Head made a motion to approve a deviation from strict compliance regarding the requirement to extend a wall the entire length of a property line when buffering between differing land uses; the location of the wall as shown on the proposed site plan shall be approved. Commissioner Adams seconded the motion.

[7:41:05 PM](#)

- 4.24 Commissioner Head stated he believes the way the fence has been planned is best and it would not be pleasing to the eye to extend the fence all the way to the street. Commissioner Adams agreed.

[7:41:26 PM](#)

- 4.25 **Vote – Deviation from Strict Compliance for Fencing.** A roll call vote was taken with Commissioners Head, Adams, Vawdrey, Player, and Gundersen voting in favor of the deviation from strict compliance for fencing.

[7:41:36 PM](#)

- 4.26 **Vote – Site Plan.** A roll call vote was taken with Commissioners Head, Adams, Player, and Gundersen voting in favor of approving the site plan. Commissioner Vawdrey voted in opposition.

[6:24:47 PM](#)

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

[7:42:15 PM](#)

5.1 Chairperson Gilliland led a short discussion regarding potential Planning Commission attendance at the upcoming National Planning Conference, which will be held in Atlanta, Georgia this year.

[7:43:06 PM](#)

6.0 **Adjournment:** Commissioner Head moved to adjourn the meeting. Commissioner Adams seconded the motion.

6.1 **A voice vote was taken with all in favor. The meeting adjourned at [7:43:22 PM](#).**

DRAFT

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JANUARY 9, 2014 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 Jeff Head, Leslie Johnson, Kent Player and Marsha Vawdrey.

ABSENT: Commissioner Andrew Adams, Alternate Members Traci Gundersen, and Craig Hawker.

STAFF PRESENT: Keith Morey, Doug Ahlstrom, Troy Wolverton, Dan Boles, and Angie Olsen.

ALSO PRESENT: Roll on File

Study Meeting:

[6:11:09 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 [6:38:39 PM](#).

[6:39:37 PM](#)

1.0 **Public Hearing: On the request of Eric Saxey of Everest Builders for approval of a Site Plan and Preliminary Plat for a 44-unit townhome development on 3.9 acres in the RM2 (Residential Multi-Family) zone located at 13433 S. Minuteman Drive. This application is otherwise known as the Draper Creekside Townhomes Site Plan and Preliminary Plat Request, Application #131010-13433S.**

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 explained the application is a request for site plan and preliminary plat approval on 3.9 acres located near the south terminus of Minuteman Dr. He noted the property is zoned RM2, which allows a density of up to 12 units per acre; the applicant is requesting site plan approval for a 44-unit townhome development, yielding 11.28 units per acre. He explained 44 units requires 11 visitor parking stalls and the applicant has met that requirement. He explained there is also a

requirement for two parking stalls per each residential unit and that requirement has also been met. He stated all other design guidelines have been met, but he has recommended one condition of approval that the garage doors be of varying colors; the applicant has not specified which colors he will use, but he has done something similar on other projects and they look very nice. He then provided a brief explanation of the requests to deviate from strict compliance for sidewalks and the architecture of the project. He stated staff feels both requests can be approved based on the conditions listed in the staff report; staff feels the project is consistent with the other uses in the neighborhood. He concluded staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the preliminary plat.

[6:47:26 PM](#)

1.2 Applicant Presentation: Eric Saxey stated he has nothing to add to Mr. Workman's presentation regarding his project; this is his first project in Draper and it has been a good experience thus far.

[6:47:56 PM](#)

1.3 Commissioner Player asked Mr. Saxey to comment regarding the request for the deviation regarding sidewalks. Mr. Saxey stated there is a space issue at the site; he has increased the depth of his driveways to 20 feet rather than 16 feet. He stated this change was made to allow for tandem parking on the site. He stated a precedent has been set relative to providing sidewalks on only one side of the street; Draper Hillside has the same layout that he is proposing and he has conferred with staff regarding the sidewalks before making this final proposal.

[6:48:58 PM](#)

1.4 Chairperson Gilliland opened the public hearing.

[6:49:04 PM](#)

1.5 Ryan Button stated he owns the adjoining 2.5 acres of property and he is supportive of Mr. Saxey's project; he believes it will be a high quality project that will add a lot of value to the area. He added Mr. Workman has been great to work with and he has been very thorough. He stated he has been trying to work through access issues with Mr. Saxey as this is the last undeveloped corner of property in the City.

[6:50:34 PM](#)

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

[6:50:46 PM](#)

1.7 Commissioner Player asked for information regarding the colors of the garage doors in the project. Mr. Saxey reviewed the renderings of the project and stated there will be four different colors used in the buildings in the project and the garage door colors will coordinate with the building colors.

[6:52:18 PM](#)

1.8 **Motion – Deviation from Strict Compliance for Sidewalk Standards:**

Commissioner Head moved to approve the request by Eric Saxey to modify the sidewalk standard, as explained in this staff report, based on Finding #9 stated herein. Commissioner Player seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering Department are satisfied throughout development of the site.
2. That all requirements of the Draper City Building Department are satisfied throughout development of the site.
3. That all requirements of the Unified Fire Authority are satisfied throughout development of the site.
4. That a deviation from strict compliance with the architectural standard set forth in Sub. 9-32-030(b)(3) is granted by the Planning Commission.
5. That a final plat application is submitted in accordance with section 17-4 of the Draper City Municipal Code.
6. That all buildings are constructed as shown in the exhibits attached to this staff report.
7. That all landscaping is installed in accordance with the landscape plan attached to this staff report and chapter 9-23 of the Draper City Municipal Code.
8. That approval of the site plan and plat does not constitute approval of any signage. All signage shall be required to receive separate sign permit approval.
9. That all utility and mechanical equipment shall be clustered and screened by compatible architectural materials or by appropriate vegetation, as required by 9-32-030(b)(6), and that this is field verified prior to issuance of a certificate of occupancy.
10. That, unlike the submitted architectural renderings, there is a variety of garage door colors throughout the project, as required by Sub. 9-32-030(b)(8).
11. That all geotechnical issues outlined in Alan Taylor's memo dated October 23, 2013 are addressed prior to issuance of the first building permit.
12. That grading between the subject property and adjacent property shall be sufficient to accommodate emergency vehicle access.

Findings:

1. That the proposed site plan is for a use that is permitted within the RM2 zone.
2. That the proposed site plan meets the Draper City ordinances pertaining to site plan approval, namely those contained in Section 9-32.
3. That the proposed site plan conforms to the requirements of the General Plan.

Findings Continued:

4. That the site plan will not be detrimental to the health, safety or general welfare of those persons working or residing in the area.
5. That a deviation from strict compliance with the architectural standards of Sub. 9-32-030(b)(3) is justified because the proposed elevations uphold the existing character of the neighborhood.
6. That a landscaping plan was produced and submitted that is in compliance with section 9-23 of the Draper City Municipal Code.
7. That tandem parking is appropriate for this project and is allowed by ordinance.
8. That the proposed parking meets the requirements of the Draper City Municipal Code.
9. That pedestrian connectivity and circulation is adequately provided for with a sidewalk on only one side of the street.
10. That the proposed architecture is consistent with the existing style and character of the neighborhood, which justifies a special exception from the requirement that building materials must consist of at least 50% brick or stone.

[6:52:49 PM](#)

1.9 Commissioner Head stated that it appears that the sidewalks will be sufficient to accommodate the pedestrian traffic in the development. Chairperson Gilliland agreed.

[6:53:07 PM](#)

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

[6:53:19 PM](#)

1.11 **Motion – Special Exception from Architectural Standard:** Commissioner Player made a motion to approve the request by Eric Saxey to be granted a special exception from the architectural standard as explained in this staff report, based on Finding #10 stated herein. Commissioner Vawdrey seconded the motion.

[6:54:02 PM](#)

1.12 **Vote:** A roll call vote was taken with Commissioners Player, Vawdrey, Johnson, and Head voting in favor of approving the special exception from architectural standards.

[6:54:13 PM](#)

1.13 **Motion – Site Plan:** Commissioner Vawdrey made a motion to approve the site plan request by Eric Saxey for a 44-unit townhome development, as outlined under application 131010-13433S, based on the findings and subject to the conditions listed in the staff report dated December 27, 2013. Commissioner Johnson seconded the motion.

[6:54:43 PM](#)

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

[6:54:52 PM](#)

- 1.15 **Motion – Preliminary Plat:** Commissioner Johnson made a motion to forward a positive recommendation to the City Council regarding the Draper Creekside Townhomes plat, as requested by Eric Saxey, application 131010-13443S, based on the findings and subject to the conditions listed in the staff report dated December 27, 2013. Commissioner Head seconded the motion.

[6:55:19 PM](#)

- 1.16 **Vote:** A roll call vote was taken with Commissioners Johnson, Head, Player, and Vawdrey voting in favor of forwarding a positive recommendation to the City Council.

[6:55:51 PM](#)

- 2.0 **Public Hearing: On the request of Dan Vanzeben for approval of a Commercial Site Plan and Conditional Use Permit (CUP) to operate a hotel in the CR (Regional Commercial) zone and allow for additional height on 2.58 acres at 12093 S. State Street. This application is otherwise known as the Homewood Suites Commercial Site Plan and Conditional Use Permit Plan, Application #130729-12093S.**

[6:56:18 PM](#)

- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated December 31, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He explained this is an application for a commercial site plan and conditional use permit (CUP) for approximately 2.58 acres located on the east side of State Street at approximately 12093 South. He stated the CUP covers two aspects of the application: first is for the proposed land use in the CR zone as a hotel is listed is a conditional use. He noted the second aspect of the CUP is relative to the proposed height of the building. He reviewed an aerial photograph to orient the Planning Commission to the location of the subject property and he identified some adjoining land uses and landmarks. He stated the property will be accessed from State Street and there will also be two points of access on the east side of the property; all access points meet the Fire Department requirements. He noted the applicant has requested a deviation for landscaping and reviewed the areas on the site where the landscaping buffer would be shorter than the required ten feet. He stated staff is supportive of the requested deviation due to the configuration of the lot; it is long and narrow and the building has been configured in a way that it fits appropriately on the subject property. He then stated that at the highest point of the building it is 56 feet tall; the highest building height allowed in the CR zone is 45 feet, but the Planning Commission is authorized to grant a greater

building height upon the approval of a CUP. He stated that a nearby development, Springhill Suites, also received a CUP to allow a building height of 70 feet, but the highest point on their building is 67 feet. He then reviewed the proposed building materials to be used in construction of the project, after which he reviewed photographs of the property in its current state. He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

[7:02:25 PM](#)

2.2 Applicant Presentation: Dan Vanzeben stated that he wanted to reiterate and confirm his excitement about being able to work with and develop in Draper City; he plans to bring a quality project to the community and provide a positive economic increase to the area. He stated he is committed to comply with staff requirements as well as the requirements of the various agencies that have jurisdiction over the project. He added his biggest concern was how to mitigate the problems associated with the narrow landscaping areas on the north and south sides of the building and he explained he has increased the landscaping that will be included in the area in order to create a visual landscape buffer; the landscaping will contain varying heights of trees and shrubs. He added the streetscape will be of higher quality to attract people to the hotel. He noted there was one concern the City Engineer had with regards to storm drain and he has worked with his team to address that concern; when allowed he tries to use the stormwater from the project for filtered irrigation water. He referenced additional notes in the staff report and noted he has worked to address all other concerns listed therein. He concluded there will be 109 rooms at the hotel and 101 parking stalls onsite.

[7:07:50 PM](#)

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

[7:08:00 PM](#)

2.4 Motion - Deviation From Strict Compliance for Landscaping: Commissioner Head moved to approve the Deviation from Strict Compliance Request for Landscaping by Dan Vanzeben, to allow a reduced perimeter landscape buffer on the north and south boundaries, as a part of application 130729-12093S, based on the findings and subject to the conditions listed in the Staff Report dated December 31, 2013. Commissioner Player seconded the motion.

Conditions:

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

3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. All plans are to be stamped and signed by a professional engineer, registered in the State of Utah with the exception of the landscape plan which is to be stamped by a landscape architect.
6. That the site and building is constructed as depicted in the plans submitted to the City and presented to the Planning Commission January 9, 2014.
7. That any changes to the approved site plan are submitted to staff and proceed through the system to receive approval of said changes.
8. That all lighting is cut off and fully shielded per requirements of chapter 9-20 of the Draper City Municipal Code.
9. That light poles are limited to twenty feet in height and are black in accordance with chapter 9-20 of the Draper City Municipal Code.

Findings:

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

Findings Continued:

6. The request for a conditional use permit has been reviewed and found to meet all requirements, namely:
 - a. the conditional use is harmonious and compliant with the objectives and requirements of the City's General Plan and this Title;
 - b. The specific property is suitable for the proposed use;
 - c. The proposed use and facility is not anticipated to be injurious to potential or existing development in the vicinity;
 - d. The proposed facility will have a positive impact on the surrounding area;
 - e. the aesthetic impact of the proposed facility or use on the surrounding area is not anticipated to be harmful;
 - f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and
 - h. 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 will not be negative.

[7:08:45 PM](#)

- 2.5 Commissioner Head stated that based upon the narrowness of the lot, the deviation relative to landscaping is appropriate. Commissioner Player agreed and added the building looks very attractive as well.

[7:09:11 PM](#)

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

[7:09:26 PM](#)

- 2.7 **Motion – CUP:** Commissioner Vawdrey made a motion to approve the Commercial Site Plan and Conditional Use Permit Request by Dan Vanzeben, to allow a hotel in the CR zone and to allow the building an additional 11 feet above the 45 feet allowed in the CR zone, application 130729-12093S, based on the findings and subject to the conditions listed in the Staff Report dated December 31, 2013. Commissioner Johnson seconded the motion.

[7:10:06 PM](#)

- 2.8 Commissioner Vawdrey stated the project appears to fit in with the area.

[7:10:09 PM](#)

- 2.9 **Vote:** A roll call vote was taken with Commissioners Vawdrey, Johnson, Player, and Head voting in favor of approving the CUP.

[7:10:18 PM](#)

- 2.10 **Motion – Site Plan:** Commissioner Johnson moved to approve the Commercial Site Plan and Conditional Use Permit Request by Dan Vanzeben, to allow a hotel in the CR zone and to allow the building an additional 11 feet above the 45 feet allowed in the CR zone, application 130729-12093S, based on the findings and subject to the conditions listed in the Staff Report dated December 31, 2013. Commissioner Player seconded the motion.

[7:10:47 PM](#)

- 2.11 Commissioner Johnson reiterated the project will fit nicely in the area and will assist in improving the economic growth in the area.

[7:10:55 PM](#)

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

[7:11:23 PM](#)

- 3.0 **Public Hearing: On the request of Draper City to reconfigure the boundary lines of Lots A, B, and C of the Centennial Heights B Plat, so that an LDS Church meeting house can be accommodated on a single parcel in the R3 (Residential) zone at 365 E. Steep Mountain Drive. This application is otherwise known as the City Initiated Centennial Heights B Plat Amendment Request, Application #131227-365E.**

[7:11:54 PM](#)

- 3.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated December 27, 2013, Planner Dennis Workman reviewed the details of the proposed application. He noted this is an opportunity for the LDS Church to redraw boundary lines in the area in order for the church house located on the property to sit upon a dedicated parcel. He stated that if this application were not approved, the church house would straddle lot lines. He noted this issue could have been addressed via a lot line adjustment, but the LDS Church opted not to go that route and instead requested a plat amendment. He stated part of the property was rezoned to R3 late in 2013 and the LDS Church will soon make application for site plan and CUP approval in order to construct a church house on the property. He reviewed the plat and identified the subject property as well as the surrounding lots included on the plat. He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

[7:14:02 PM](#)

3.2 Chairperson Gilliland opened the public hearing.

[7:14:16 PM](#)

3.3 Lorin Jensen asked what lots B and C will be used for. He asked if the LDS church house will be constructed on lot B. He stated he owns the house adjacent to lot B and he was assured that it would never be developed and would be used as a park.

[7:15:29 PM](#)

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

[7:15:39 PM](#)

3.5 Troy Wolverton stated this is a City initiated application and the City chose to request the plat amendment. He explained lot C is used as a detention basin and will remain and function in that manner, which is why the City is maintaining ownership of that portion. He stated there has been some discussion recently by the City Council regarding surplussing the portion of the property labeled lot B. He explained the labeling of the lots will change upon recording of the new plat and he highlighted the new numbers as well as the location of the future church house, detention basin area, and park.

[7:17:09 PM](#)

3.6 Commissioner Player asked if the park will remain as is. Mr. Wolverton stated there will be some grading work done and the installation of a retaining wall in the area where the two lots abut. He noted the ultimate result of the work to be done is that the park area will be more usable.

[7:18:05 PM](#)

3.7 **Motion:** Commissioner Head moved to recommend that the City Council approve the request to amend the Centennial Heights B subdivision plat, as outlined under application 131227-365E, based on the findings and conditions listed in the staff report dated December 27, 2013. Commissioner Player seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering Division are satisfied throughout development of the site, particularly those contained in this staff report.
2. That all requirements of the Unified Fire Authority are met throughout development of the site.
3. That the amended plat is prepared and recorded in accordance with the standards outlined in Title 17 of the Draper City Municipal Code.

Findings on next page

Findings:

1. That the proposed plat amendment will not be detrimental to the health, safety, or general welfare of persons or property within the area.
2. That there is good cause for the plat amendment, and that it will cause no material harm to the public or any person.
3. That the proposed plat amendment is amending a plat that has previously been approved by Draper City and properly recorded at Salt Lake County.
4. That the proposed plat amendment is in accordance with both the General Plan and the Zoning Ordinance of Draper City.

[7:18:43 PM](#)

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

[7:18:58 PM](#)

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

[7:20:16 PM](#)

- 4.1 Commissioner Head asked if staff has received direction from the City Council to research the possibility of implementing a residential R4 zone in the City. Mr. Morey answered yes and stated discussions regarding that matter are ongoing.

[7:20:44 PM](#)

- 5.0 **Adjournment:** Commissioner Player moved to adjourn the meeting.

- 5.1 **A voice vote was taken with all in favor. The meeting adjourned at [7:20:51 PM](#).**



Development Review Committee

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

STAFF REPORT

January 8, 2014

To: Draper City Planning Commission
Business Date: January 23, 2014

From: Development Review Committee

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

Re: Draper South Point Apartments -Conditional Use Permit Request

Application No.: 131115-166E
Applicant: Jim Allred, representing Think Architects
Project Location: Approximately 166 E Highland Dr.
Zoning: CR (Regional Commercial) Zone
Acreage: 4.975 Acres (Approximately 216,711 ft²)
Request: Request for approval of a Conditional Use Permit in the CR (Regional Commercial) zone regarding the allowance of a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total.

SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 4.975 acres located southwest of the Bangerter Parkway and Highland Drive intersection, at approximately 166 E Highland Dr. The property is currently zoned CR (Regional Commercial). The applicant is requesting approval of a mixed-use building which will feature both retail and residential uses. Specifically the applicant is proposing 10 retail units and 120 residential units.

BACKGROUND

There have been three rezone requests on this property within the last 10 years. In 2005 Garbett Homes requested a rezone from CR (Regional Commercial) and OS (Open Space) to RM2 (Multiple Family Residential, up to 12 dwelling units per acre). The intent of the application was to build another phase onto their Chandler Point Townhome development. The application was denied by the City Council on October 4, 2005.

The current applicant, Jim Allred and Think Architects, requested a rezone from CR (Regional Commercial) and OS (Open Space) to RM2 (Multiple Family Residential, up to 12 dwelling units per acre) in 2011. The intent of the request was to build townhomes on the property. That request was denied by the City Council on January 3, 2012.



On June 19, 2012 the City Council approved a rezone which placed the entire property in the CR (Regional Commercial) zoning district. Prior to that date, a portion of the property was located within the OS (Open Space) zoning designation. That portion was more specifically the southern half of the property.

ANALYSIS

General Plan. The Land Use Map of the General Plan calls for the Community Commercial and Open Space/Parks land use designations for the subject property. The Community Commercial land use category is designed to allow the full scope of commercial land uses that are destination oriented, “including large-scale, master-planned commercial centers, big-box stores and offices”. These areas are intended to be “traveler or commuter oriented”. The Open Space/Parks land use category is designed to preserve parks, public/private golf courses, greenbelts/linear parks, natural areas, and retention areas. Due to slope, 34% of the property is undevelopable and will remain part of the native open space system, in either public or private ownership.

The area is also part of the South Pointe Master Plan, which was approved on April 4, 2006. This plan designates the property as part of the “Walkable Commercial Sub-Area”. This sub-area is designed to have a unique mix of urban retail, commercial and office uses. It should contain a “variety of activities that generate interest throughout the day and evening.” The plan goes on to say that “it would be appropriate to incorporate second floor residential within any of these buildings in this sub-area.” The entire sub-area contains 41.7 acres and includes a portion of the Point Office Park and all of the 17.26 acre undeveloped South Pointe Retail property.

Zoning. The property has been assigned the CR (Regional Commercial) zoning classification. The purpose of the CR zone is to “provide areas where a combination of destination-oriented businesses, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and non-residents of the City.” The Zoning Ordinance lists several typical uses associated with the CR zone, including “various types of high density residential uses.”

Multi-family dwellings are allowed within the CR zone with a Conditional Use Permit. While there is no cap on density listed, the code does limit the location of dwellings. The first floor of mixed use buildings shall not contain any residential dwellings. The concept building has been designed so that the ground floor contains ten retail spaces, structured garage parking and the common street entrance to the residential building components above.

The property is part of a larger Regional Commercial area, with access to the arterial road Highland Drive and the minor arterial streets of Bangerter Parkway and Traverse Ridge Road. Within the CR zoning district buildings are allowed to be up to 45-feet tall, unless a greater height is approved with a Conditional Use Permit. Development which has already taken place within this CR district and the South Pointe Master Plan’s Walkable Commercial Sub-Area include one and 4-story buildings.

Concept Plan. The applicant has submitted a concept plan. This plan has not been reviewed by staff for conformance to City Code, and any development of the property would require a site plan review and approval from the Planning Commission. The concept plan shows what the applicant may like to build if the Conditional Use Permit is approved. The plan shows the building being located on the northern portion of the property. A small setback allows for pedestrian space in front of the retail stores and 90 degree parking spaces directly off of an access road. The access road will have ingress and egress from Traverse Ridge Road and will eventually tie into the commercial development to the north of the site and to the emergency access road from Chandler Point Townhomes.

The specific building design being shown is unique in that it follows the slope of the mountain side creating three distinct building areas. The first building area forms the street wall of the building and will be five stories high, including a ground level retail space and a structured parking garage. The second building area will begin at the fourth level, on top of the parking structure, and will contain a recreational plaza for those living in the development. The third building area will contain floors 6-8 and will be located behind the second building area. While the building in total may contain eight stories, these stories will be fanned out along the slope of the mountain so that no one section of the building will contain more than five stories. From street level, the building will appear as a four story building and from behind the building, three stories will be visible. Based on the finished floor elevations provided in the concept plans, the proposed building may be slightly taller than allowed and if this permit is approved, particular attention to the height of the building will be needed prior to site plan application. The Concept Plans found in Exhibit F provide detailed floor layouts and massing plans showing how the proposed building may utilize the slope of the mountain. The Exhibit also contains images depicting affects on the visual corridor from adjacent properties.

The applicant is proposing a total of 120 dwelling units in association with this request. There are no maximum density restrictions within the CR zone for mixed use buildings. The concept plan lists the overall density at 24.12 du/ac. That number is correct if the overall acreage of the property, 4.975 acres, is used to calculate density. Draper City Municipal Code Section 9-16-040(a) states that areas on a property with slopes greater than 30% may not be developed, and only 30% of a developments area which is in excess of 30% slope may be included in the area calculation to determine density. The calculations to determine the eligible acreage for a density calculation are below, along with the resulting density for the proposed 120 dwelling units.

$$\begin{aligned} \text{Acres Eligible for Density Calculation} &= \\ &(\text{acres less than 30\% slope} + (\text{acres more than 30\% slope} \times 0.3)) \\ &(3.279 + (1.696 \times 0.3)) \\ &(3.279 + 0.508) \\ &(3.787) \text{ acres} \end{aligned}$$

$$\begin{aligned} \text{Requested Density} &= \\ &(\text{Dwelling Units} / \text{Acres Eligible for Density Calculation}) \\ &(120 / 3.787) \\ &(31.68) \text{ du/ac} \end{aligned}$$

Staff has reviewed the existing densities for apartment developments within the City. There are seven apartment developments which have either been built, are under construction, or have received final site plan approval. Of these, the highest density is 46.32 du/ac for the Rosegate Senior Living Center; the lowest density is 12.44 du/ac for Triton Terrace, and the average density at 19.94 du/ac.

Summary. The Conditional Use Permit request deals specifically with the allowance of residential units. Staff would like to point out that retail and office uses are permitted outright within the CR zoning district, along with a building height of 45-feet. It would be possible for the applicant to build a similar structure as that found in the concept plans with retail and office uses rather than the proposed retail and residential uses. There are two questions which may be helpful for the Planning Commission to keep in mind when reviewing this Conditional Use Permit request: 1) would the development of this site be more or less detrimental on adjacent properties if it were a retail/residential use or a permitted use such as retail and office; and 2) can any negative affects which may result from the residential use be mitigated by restricting the Conditional Use Permit so that the construction of the site conforms to what is currently allowed within the CR zone. Bear in mind that conditional uses are permitted uses which may have

additional development standards placed on them in order to mitigate possible negative effects on surrounding properties. Cities are allowed to deny conditional use permits when it is found the negative effects cannot be mitigated.

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

- (e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.
 - (1) A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.
 - (2) Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the conditional use, upon the City as a whole, or upon public facilities and services. These conditions may include but are not limited to conditions concerning use, construction, character, location, landscaping, screening, parking, hour of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.
 - (3) No conditional use permit shall be authorized unless the evidence presented establishes:
 - (i) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
 - (ii) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.
 - (iii) The proposed use will comply with regulations and conditions specified in this Title for such use and to the intent of the City General Plan.
 - (4) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of Subsection (3), above, can be met.
 - (5) The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - (i) The harmony and compliance of the proposed use with the objectives and requirements of the City's General Plan and this Title;
 - (ii) The suitability of the specific property for the proposed use;
 - (iii) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with the existing uses in the neighborhood;
 - (iv) Whether or not the proposed use or facility may be injurious to potential or existing development within the vicinity;
 - (v) The economic impact of the proposed facility or use on the surrounding area;
 - (vi) The aesthetic impact of the proposed facility or use on the surrounding area;

- (vii) Whether or not the proposed use or facility is necessary or desirable to the City;
 - (viii) The number of other similar conditional uses in the area and the public need for the proposed conditional use;
 - (ix) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - (x) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - (xi) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - (xii) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - (xiii) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.
- (6) When a use which requires a conditional use permit is proposed on property where a substantially similar nonconforming use legally exists, the Zoning Administrator may approve the conditional use permit, subject to the following requirements:
- (i) The Zoning Administrator shall determine the proposed conditional use is substantially similar to the previously permitted nonconforming use. In making such determination, the Zoning Administrator shall consider the nature, characteristics and impact of the existing and proposed uses, and the compatibility and compliance of the proposed use with the factors set forth in Subsection 9-5-080(e)(4) of this Chapter.
 - (ii) Nonconformance shall be allowed with respect to building setbacks, building height, landscaping and parking space requirements.
 - (iii) All current building, construction, engineering, fire, health and safety standards shall be met as a condition of approval of the conditional use permit.
 - (iv) Notice of an approval made hereunder shall be mailed to the applicable neighborhood association and a copy posted on the affected property or premises.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Conditional Use Permit submission and has issued a recommendation for approval for the request with the conditions listed below. Staff believes that these conditions will mitigate potential negative effects that the proposed mixed use building may have on existing residential areas in the neighborhood. Specifically, the conditions restrict the maximum height to that allowed and specified within the CR zoning district, as well as lot coverage and design guidelines. Staff considers the conditions as adequate to reduce the impact of the residential units requested. It is important to remember that the size limits listed for the building are the same as that allowed for any commercial or office building allowed outright in the zone.

1. The density calculation shall meet the standards defined in DCMC Section 9-16-040(a). Property containing slopes of 30% or more may not be developed and of those areas only 30% may be included in the area calculation to determine density.
2. The maximum number of residential units allowed on the property shall be 120 units.
3. No residential units shall be located on the ground floor as listed in DCMC Table 9-11-1.
4. The ground floor shall contain commercial uses, such as retail or office, to be considered a mixed-use building.
5. The maximum building height shall be restricted to 45-feet as listed in DCMC Table 9-11-3.
6. The maximum lot coverage by impervious materials shall not exceed 35% of the project area as listed in DCMC Section 9-16-040(d).
7. The development shall comply with requirements found in the Sensitive Lands Overlay Zone, DCMC Chapter 9-16.
8. The development shall comply with the requirements found in the Parking Chapter 9-25, Landscaping and Screening Chapter 9-23, Outdoor Lighting Chapter 9-20, Signs Chapter 9-26, and the Supplementary Development Standards Chapter 9-27 of the Draper City Municipal Code.
9. The development shall comply with requirements found in the Design Standards and Guidelines, DCMC Chapter 9-22. Deviations may be approved by the Planning Commission as outlined within DCMC Chapter 9-22 in conjunction with a Site Plan Application Review.
10. The general massing of the building shall be comparable to the exterior massing studies provided in the concept plans shown in Exhibit F of this staff report. The stepped nature of the building shown allows the building to utilize the slope of the mountain side and conform to the existing topography in the area.

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

1. [Engineering does not] see any engineering problems with the conditional use; however it is evident that there will be some major challenges with the site plan for this development. There are problems with the access onto Traverse Ridge Rd and the development is split between two culinary water pressure zones.

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

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

The Unified Fire Authority has no concerns as to the request for a Conditional Use Permit for this project. That being said when this project comes in for site plan review there appears that there will be some significant fire code requirements that will need to be worked through. However as you will see there is also some other avenues that can be used within the code that the fire department would be willing to meet on and discuss when the project does come in for site plan.

Fire Code Requirements based off of what I was able to review from the plans submitted for the C.U.P.

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

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. This project does not appear from the plans submitted to be able to meet these requirements.

2. Fire Hydrants are required. The IFC requires a specific number of fire hydrants to be installed. This is based off of total square footage and type of construction which has not been provided for review at this time. This will need to be determined once actual plans have been submitted for review. So at this time the fire department can only state hydrants will be required but as to how many and what the fire flow and spacing of those hydrants would be cannot be determined at this time.
3. 104.9 Alternative materials and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. The *fire code official* is authorized to approve an alternative material or method of construction where the *fire code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety.
4. There are other areas of the fire code that will apply that I have not addressed i.e. fire sprinklers and such. I just wanted to touch on some of the major issues that I found from the plans that were submitted which are access and water. Item # 3 address how you might want to look at being able to look at mitigating some issues that may come up at site plan.

Noticing. The applicant has expressed their desire to obtain a Conditional Use Permit for 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 Conditional Use Permit Request by Jim Allred, representing Think Architects for a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total, application #131115-166E, subject to the following conditions:

1. The density calculation shall meet the standards defined in DCMC Section 9-16-040(a). Property containing slopes of 30% or more may not be developed and of those areas only 30% may be included in the area calculation to determine density
2. The maximum number of residential units allowed shall be 120 units.
3. No residential units shall be located on the ground floor as listed in DCMC Table 9-11-1.
4. The ground floor shall contain commercial uses, such as retail or office, to be considered a mixed-use building.
5. The maximum building height shall be restricted to 45-feet as listed in DCMC Table 9-11-3.
6. The maximum lot coverage by impervious materials shall not exceed 35% of the project area as listed in DCMC Section 9-16-040(d).
7. The development shall comply with requirements found in the Sensitive Lands Overlay Zone, DCMC Chapter 9-16.
8. The development shall comply with requirements found in the Design Standards and Guidelines, DCMC Chapter 9-22. Deviations may be approved by the Planning Commission as outlined within DCMC Chapter 9-22 in conjunction with a Site Plan Application Review.
9. The development shall comply with the requirements found in the Parking Chapter 9-25, Landscaping and Screening Chapter 9-23, Outdoor Lighting Chapter 9-20, Signs Chapter 9-26, and the Supplementary Development Standards Chapter 9-27 of the Draper City Municipal Code.
10. The general massing of the building shall be comparable to the exterior massing studies provided in the concept plans shown in Exhibit F of this staff report. The stepped nature of the building shown allows the building to utilize the slope of the mountain side and conform to the existing topography in the area.
11. The development shall meet all requirements of the Unified Fire Authority, including but not limited to:
 - a. Fire Department access shall be required.
 - b. Fire hydrants shall be required.
 - c. Fire Sprinklers shall be required.
 - d. Fire Alarms shall be required.
 - e. Any other requirements that may be required by the Unified Fire Authority at the time of submittal per International Fire Code 2012 shall be required.
12. The development shall meet all requirements of the Draper Engineering Division.
13. Per DCMC Section 9-5-080(j), unless there is substantial action under a conditional use permit within a maximum period of one (1) year from the date of its issuance, said permit shall expire and shall have no further force or effect. A written request may be submitted to the Community Development Department prior to expiration of the conditional use permit for an extension of up to six (6) months, subject to approval of the Planning Commission, provided the requirements for extension under DCMC Section 9-5-030(j)

are met.

This recommendation is based on the following findings:

1. The proposed permit plans meet the intent, goals, and objectives of the South Pointe Master Plan.
 - a. It would be appropriate to incorporate second floor residential within any of these buildings in this [walkable commercial] sub area, though this condition is not a pre-requisite. Page 8
 - b. Like a downtown, this [walkable commercial] sub-area could have a variety of activities that generate interest throughout the day and evening, from shops serving local needs, like a dry cleaner, to entertainment-oriented retailers, including restaurants, cafes, bookstores, and theaters. Page 8
 - c. And as in a traditional town center, space and structures should be highly articulated. Page 8
2. The proposed permit plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. Well-sited mixed-use districts that integrate residential, retail, office, and other uses in specific areas supported by compatible infrastructure. Pg 173
 - b. Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment. Pg 174
 - c. Encourage development and maintenance of quality development projects. Pg 174
 - d. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services. Pg 174
 - e. Support the physical integration of residential uses with offices and retail uses to provide opportunities for pedestrian oriented development. Pg 175
 - f. Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation. Pg 175
 - g. Allow for a diversity of residential uses and supporting services that provide for the needs of the community. Pg 176
 - h. Support a balance between jobs and housing by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations. Pg 176
 - i. Provide a variety of housing type and innovative development patterns and building methods that will result in greater housing affordability. Pg 176
 - j. Focus intense land uses along major transportation networks (such as the I-15 freeway and major arterial streets) and in urban centers (such as the town center). Less intense land uses should be located within more environmentally sensitive lands. Pg 178
 - k. Promote residential uses that support the scale and function of retail, commercial, and employment uses within these [mixed-use] neighborhoods. Pg 178
3. The proposed permit plans will meet the requirements and provisions of the Draper City Municipal Code, specifically those found in the Commercial Zone Development Standards as outlined within DCMC Table 9-11-3 and the Sensitive Lands Overlay Zone Requirements and Standards as outlined within DCMC Sections 9-16-040 and 050.
4. The proposed permit plans will not be detrimental to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The public services in the area are adequate to support the subject development.
6. The proposed use will have a positive impact on future commercial development within

- the South Point Master Plan's Walkable Commercial Sub-Area.
7. The stepped nature of the building shown in the concept plans allows the building to utilize the slope of the mountain side and conform to the existing topography in the area thus reducing its negative effects on the surrounding natural and building environments.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit Request by Jim Allred, representing Think Architects for a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total, application #131115-166E, based on the findings and subject to the conditions listed in the Staff Report dated January 8, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Conditional Use Permit Request by Jim Allred, representing Think Architects for a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total, application #131115-166E, based on the following findings:”

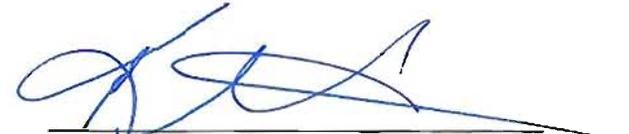
1. List any additional findings...

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.



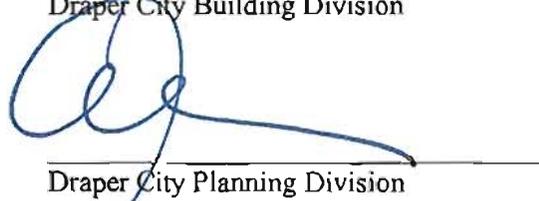
Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



Draper City Planning Division



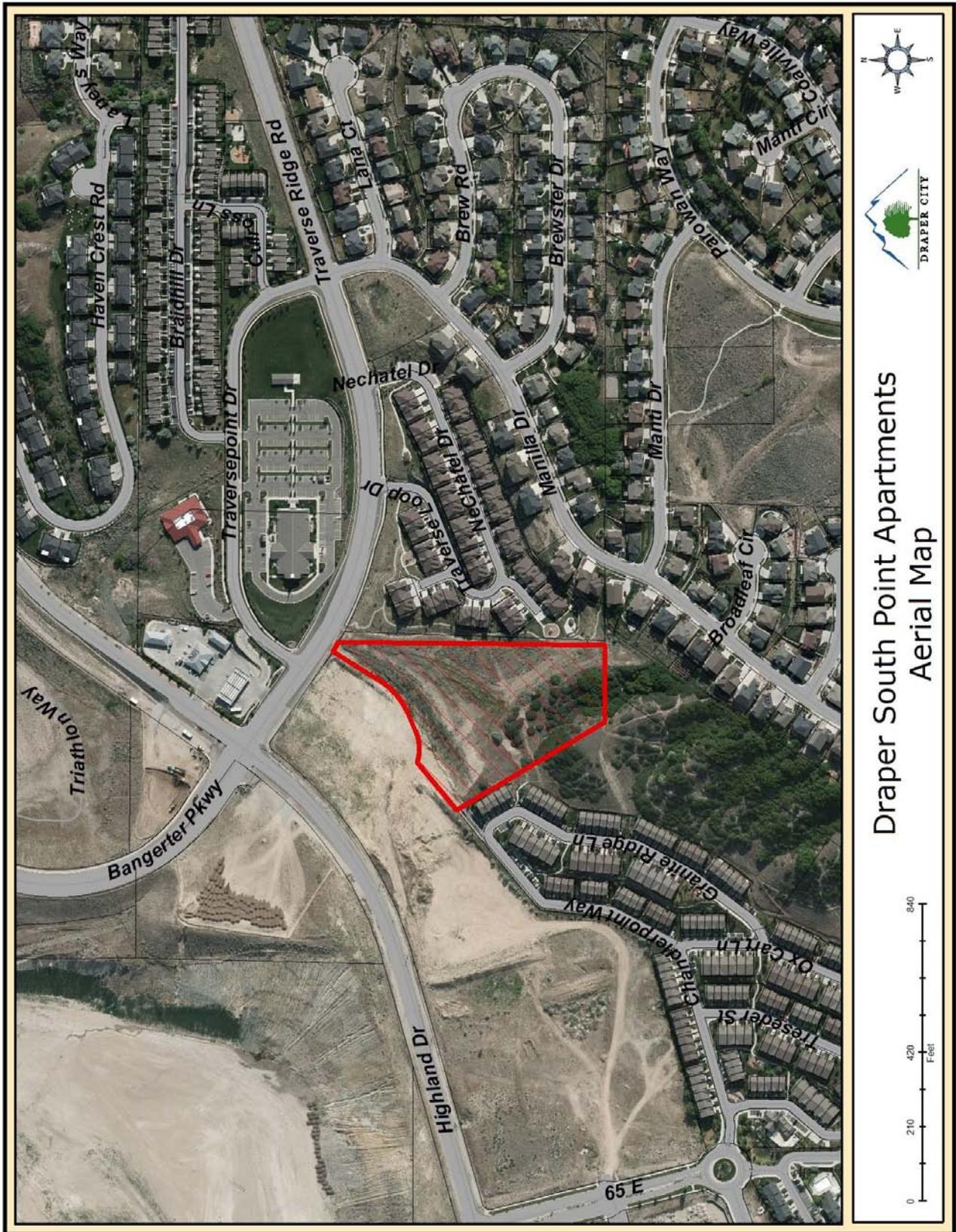
Unified Fire Authority



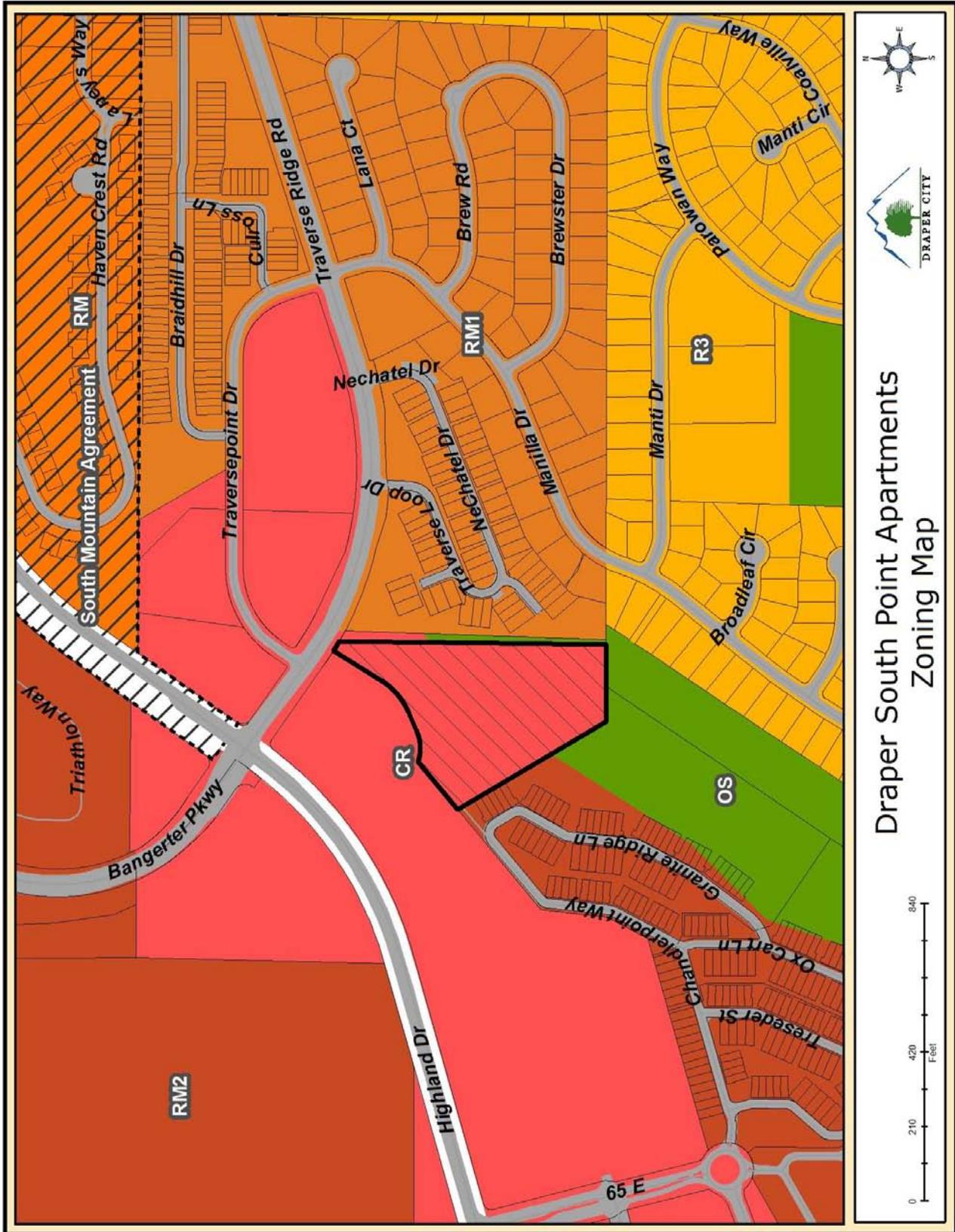
Draper City Legal Counsel



EXHIBIT A
AERIAL MAP



**EXHIBIT B
ZONING MAP**



**Draper South Point Apartments
Zoning Map**

**EXHIBIT C
LAND USE MAP**

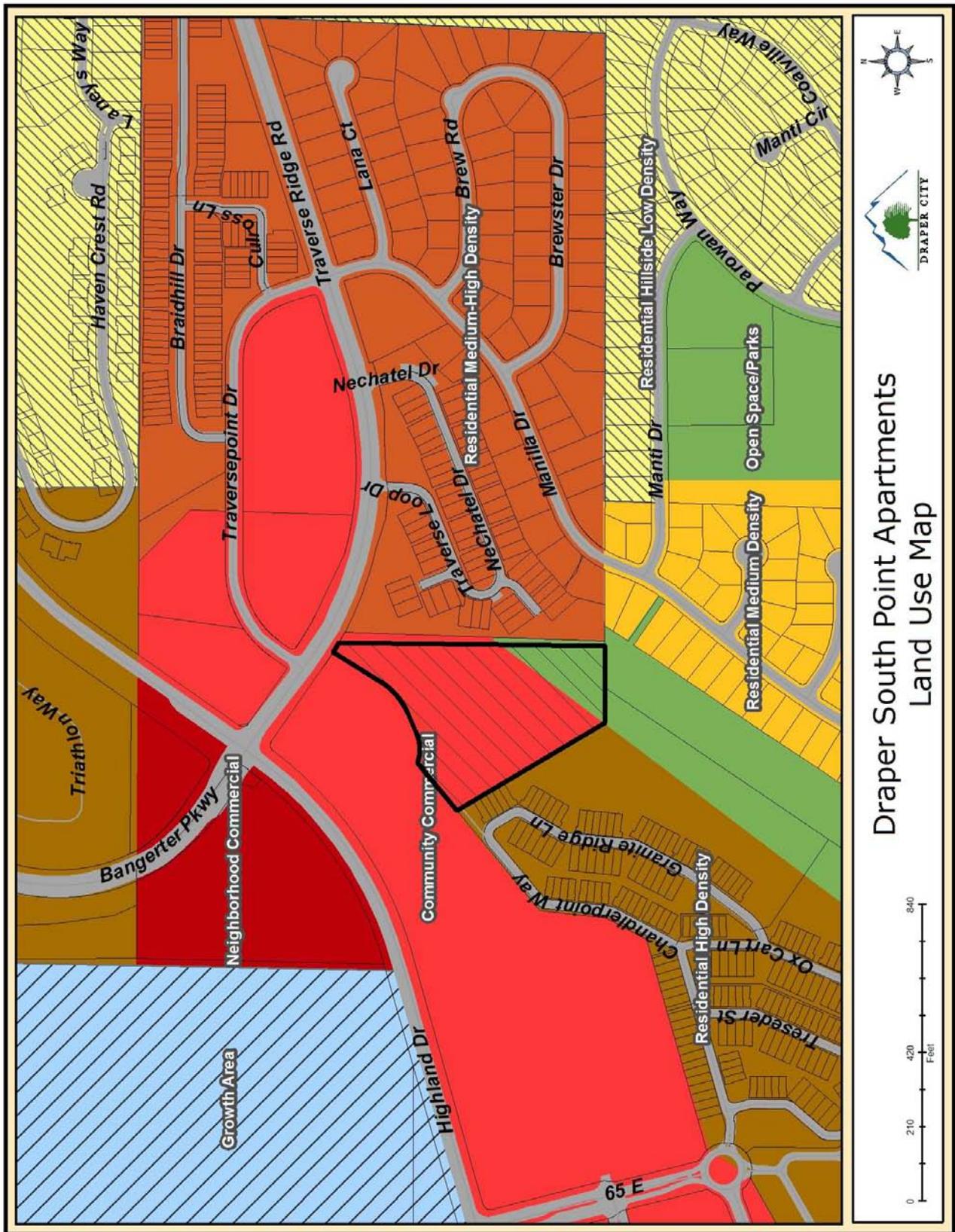


EXHIBIT D GRADING MAP

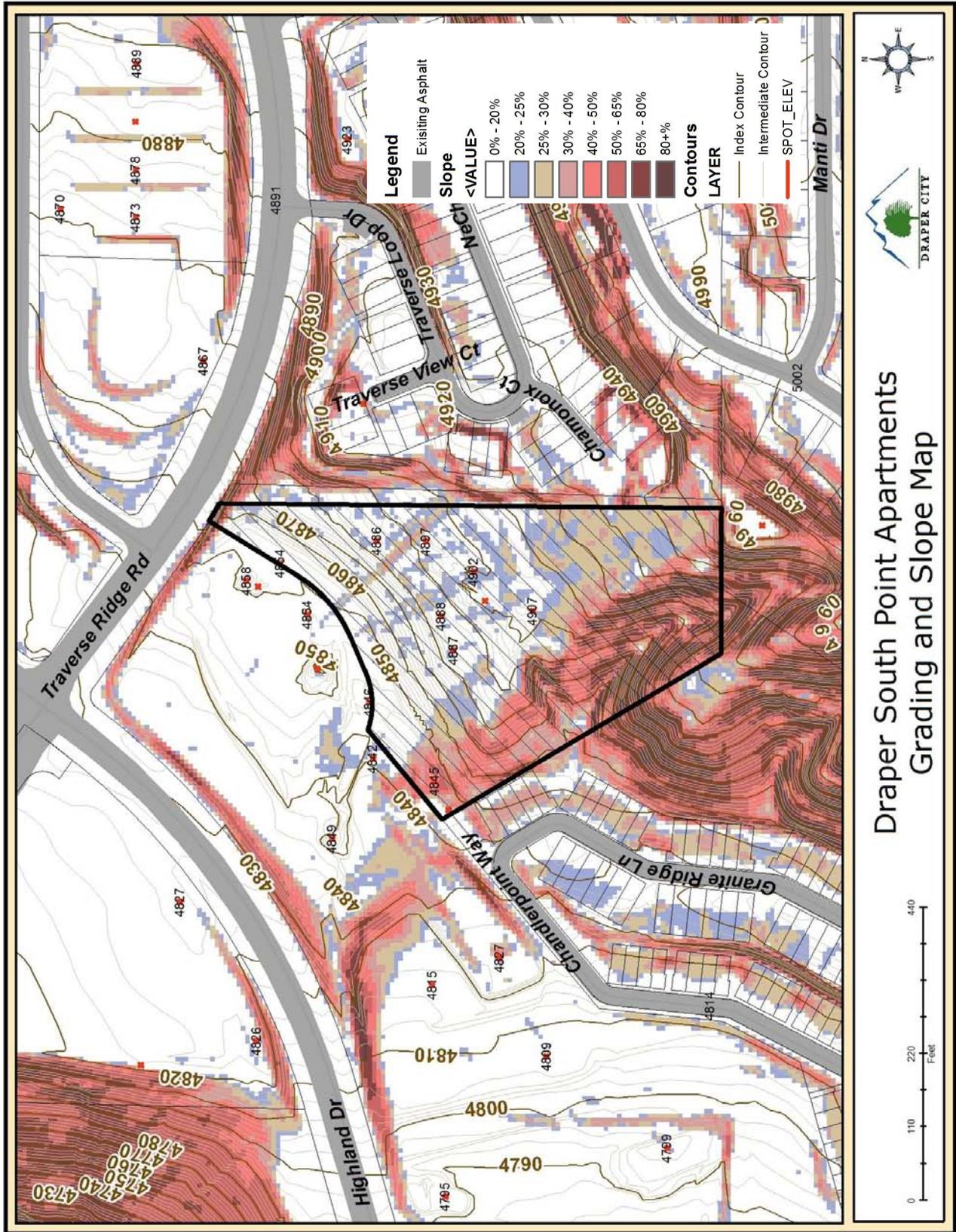


EXHIBIT E
NEIGHBOR LETTER

Letters from neighbors within the Traverse Chateaux neighborhood may be found on the following pages.

January 15, 2014

Jennifer Jastremsky
AICP Planner II
Draper City Community Dev. Dept.
1020 East Pioneer Road
Draper, UT 84020

Re: App# 13115-166E/Applicant Jim Allred/166 E Highland Drive

Dear Ms. Jastremsky:

As residents of Traverse Chauteaux, we are totally against this plan, as well as the previous plan submitted by Mr. Allred for the following reasons:

- 1) This space behind the 57 units of Traverse Chauteaux is quite small when you take out the unusable steep areas and drop off points.
- 2) When we purchased our unit, we paid \$25,000 extra for an end unit with a view, as did many other owners...we purchased our unit because it had open space behind it. This project would totally disrupt our view lot.
- 3) We currently enjoy the views and wildlife in our back yards which would be totally disrupted and replaced with 120 renters.
- 4) The area is quite steep, disrupting the sandy ground could cause major issues for our community. We had major problems already with run off and had to install a stone bed from top of hill to bottom to avoid corrosion of the soil.
- 5) How would 120 cars (possibly 240 cars, if each unit has 2 cars) access this? We do not want our streets disrupted by all the additional traffic. We already have problems with all the traffic from Suncrest.
- 6) This building would cause our property values to decrease and will block the views we currently enjoy.
- 7) Even though this is listed as 4.975 acres, the way the lot is shaped, some of it would be unuseable, so allowing 31.68 units per acre would not be a good thing for any of the adjoining communities, including Chandler Point and Traverse Chauteaux and all homeowners of luxury homes at top of hill.
- 8) Rental units will bring in a different clientele, which again will disrupt our community.
- 9) The additional noise from 120 plus additional residents in a very small area would take away and privacy we now enjoy.

We currently have a 57 unit community that takes care of their properties, while renters typically are not interested in keeping the community in a clean condition. We feel that this would bleed over into our properties.

If Draper City approves this plan, not only will the residents of Traverse Chateaux be affected, but all the homeowners whose properties adjoin this will be affected.

We respectfully request that this Conditional Use Permit be denied. The property is too steep, too small, too close to current units, and will cause all homeowners in this area to lose property value, MOST IMPORTANTLY.

Before any planning commission members vote on this, we request that a visit to the site would be advisable. Everyone would then understand why this would not be a good use for this property and would adversely affect many families. Each planning commission member should ask themselves if they lived in this community, how would they feel about having a 120 rental units built in their back yard, blocking views, disrupting traffic, taking away open space, creating future run off problems as we have experienced in the past and the list goes on.

Again, we respectfully request that this plan be denied in full.

Regards,
Dana and Janice Heck
14722 Traverse View Court
Draper, UT 84020

January 14, 2014

To: Draper City Planning Commission

Re: Draper South Point Apartments
Conditional Use Permit Request

With regard to the proposed building plans, I would like to register my complaint against this proposed project.

This project will severely impact me and my property adversely both in quality of life and my property value. It is high density rental units which would block my valley views and the close proximity to my back yard - of rental units, will decrease my property value.

This plot of ~~the~~ land would be better developed with lower vertical buildings, perhaps certain retail buildings - or single-family homes.

Please be considerate of the property owners that will be adversely affected in many ways.

I'm sure none of the members of the Planning Committee would vote for such a project in their back yards.

Thank you.

Rhett and Vanita Miller
14728 S. Traverse View Court
Draper, UT 84020

P.S. We bought our home 9 months ago for the views. It was not disclosed to us that this adjacent property could be developed in such a way as to eliminate our views completely and impact us with high density residential rental units.

From: llhol@aol.com
To: [Jennifer Jastremsky](#)
Date: Thursday, January 16, 2014 10:26:49 PM

Dear Jennifer--

Thank you for being so kind to explain what was submitted to build on the property below us. I am shocked & dismayed that a beautiful city such as Draper would even consider such a project so close to lovely townhomes!

There would be 120 condos 200--300 people and one entrance in. Also, the noise would be awful. You suggested calling the cops, but, everynight?? I think not!. Also, besides the rentals with 200-300 people in and out, below the rentals would be businesses with people coming in and out.

We were also told that Draper could not enforce having projects with fences so we would have people in and out of our project at will. It is really a disaster in the making destroying our project for the new one. It doesn't make sense. It is really too much.

Alice Holmes

**EXHIBIT F
CONCEPT PLANS**

The concept plan documents may be found on the following pages.



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road
& Highland Drive
Draper, Utah 84020

Draper South Point Apartments

12/10/2013

Site Summary

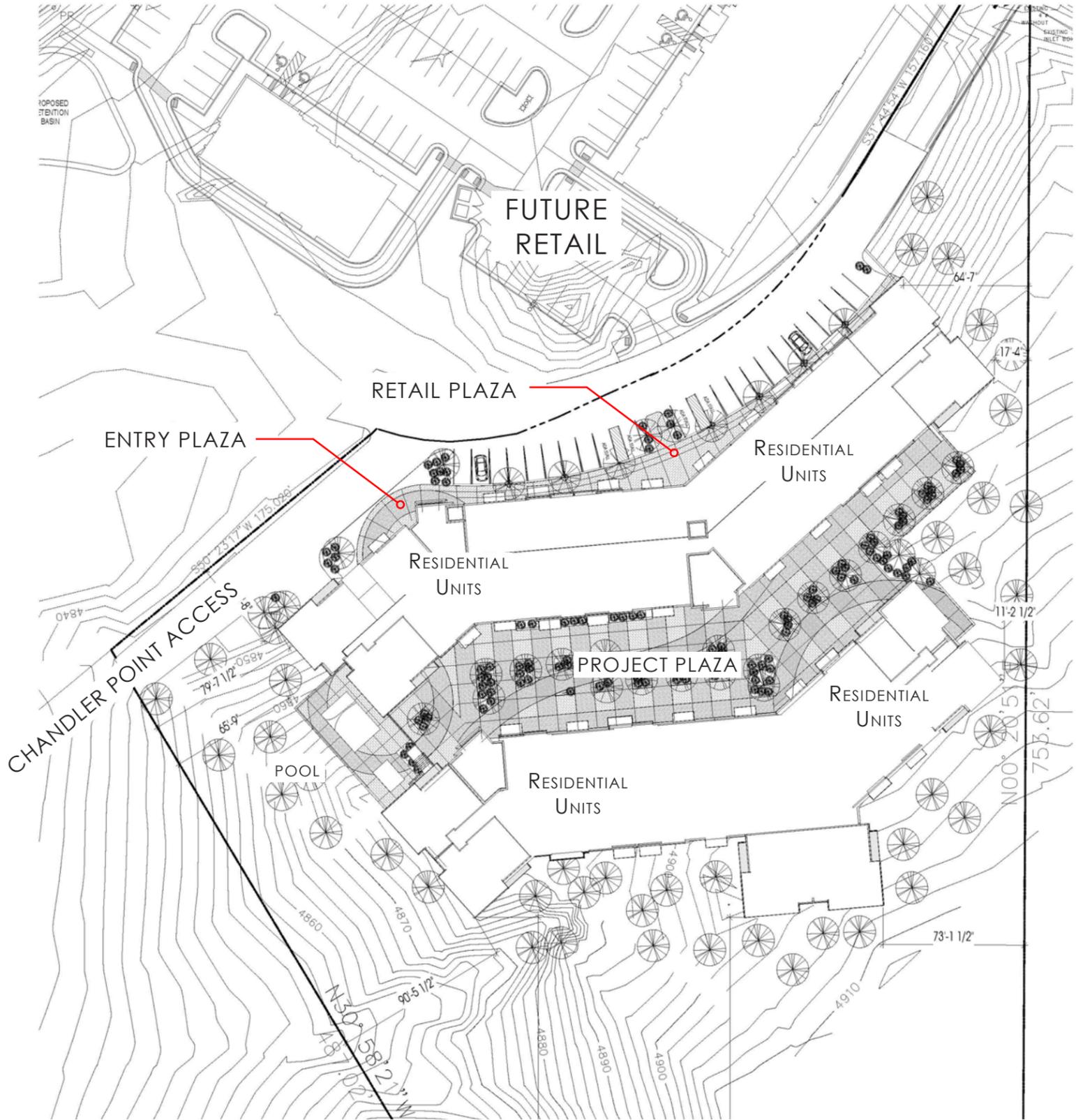
Acres	Units	U/A
4.975	120	24.12

Parking Summary

Garage	Garage ADA	Street	Street ADA	Total	Stalls per Unit
230	8	16	4	258.00	2.15

Building Summary

Level	L/W		Units					Total	
	LW1		1A	1B	1C	2A	2B		3A
L1 (Parking)		10							10
L2			0	0	1	4	1	3	9
L3			0	0	1	8	1	3	13
L4			4	9	1	8	1	6	29
L5			4	10	0	8	0	9	31
L6			4	6	0	6	0	5	21
L7			0	6	0	6	0	5	17
L8			0	0	0	0	1	2	3
Total		10	12	31	3	40	3	31	120
%		8.3%	10.0%	25.8%	2.5%	33.3%	2.5%	25.8%	100.0%



SITE PLAN

December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



GARAGE & RETAIL LEVEL



LEVEL 2 RESIDENCES



LEVEL 3 RESIDENCES



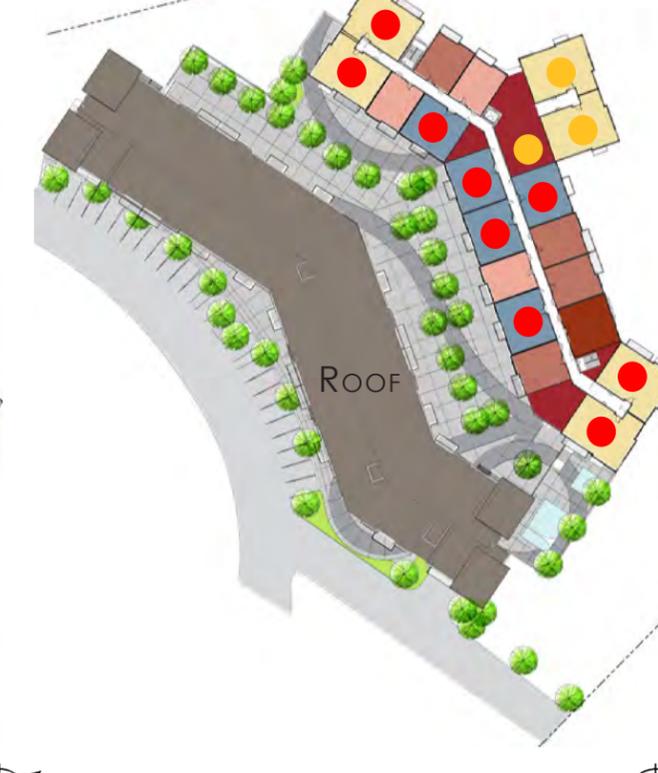
LEVEL 4 RESIDENCES



LEVEL 5 RESIDENCES



LEVEL 6 RESIDENCES



LEVEL 7 & 8 RESIDENCES

UNIT MIX

 UNIT 1A 12	 UNIT 1B 31
 UNIT 1C 3	 UNIT 2A 40
 UNIT 2B 3	 UNIT 3B 31

120 TOTAL UNITS + 10 RETAIL

-  VAULTED CEILING (+10') AT UPPER LEVEL
-  LEVEL 8 RESIDENCES ONLY

OVERALL FLOOR PLANS

December 10, 2013

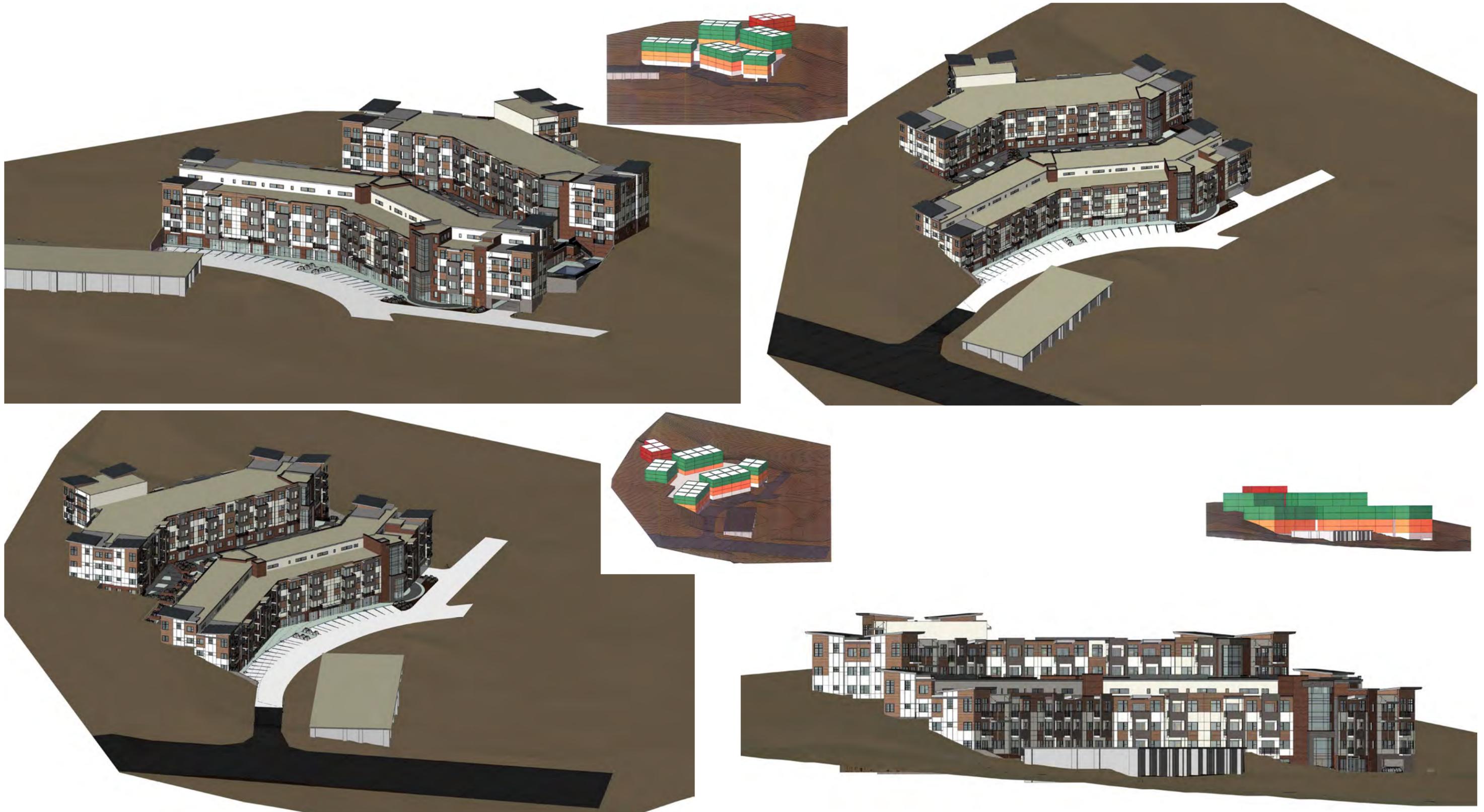


DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

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EXTERIOR MASSING STUDIES
December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

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EXTERIOR RENDERINGS
December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

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WEST VIEW FROM OPEN SPACE



BUILDING ENTRY



BUILDING CLOSEUP W/ RETAIL



BUILDING FROM NORTH WEST

EXTERIOR RENDERINGS
December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

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EXTERIOR RENDERINGS
December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

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- L8 Elev 4927.0
- L7 Elev 4916.0
- L6 Elev 4905.0
- L5 Elev 4894.0
- L4 Elev 4883.0
- L3 Elev 4872.0
- L2 Elev 4861.0
- L1 Elev 4950.0



SCHMATIC BUILDING SECTIONS
December 10, 2013

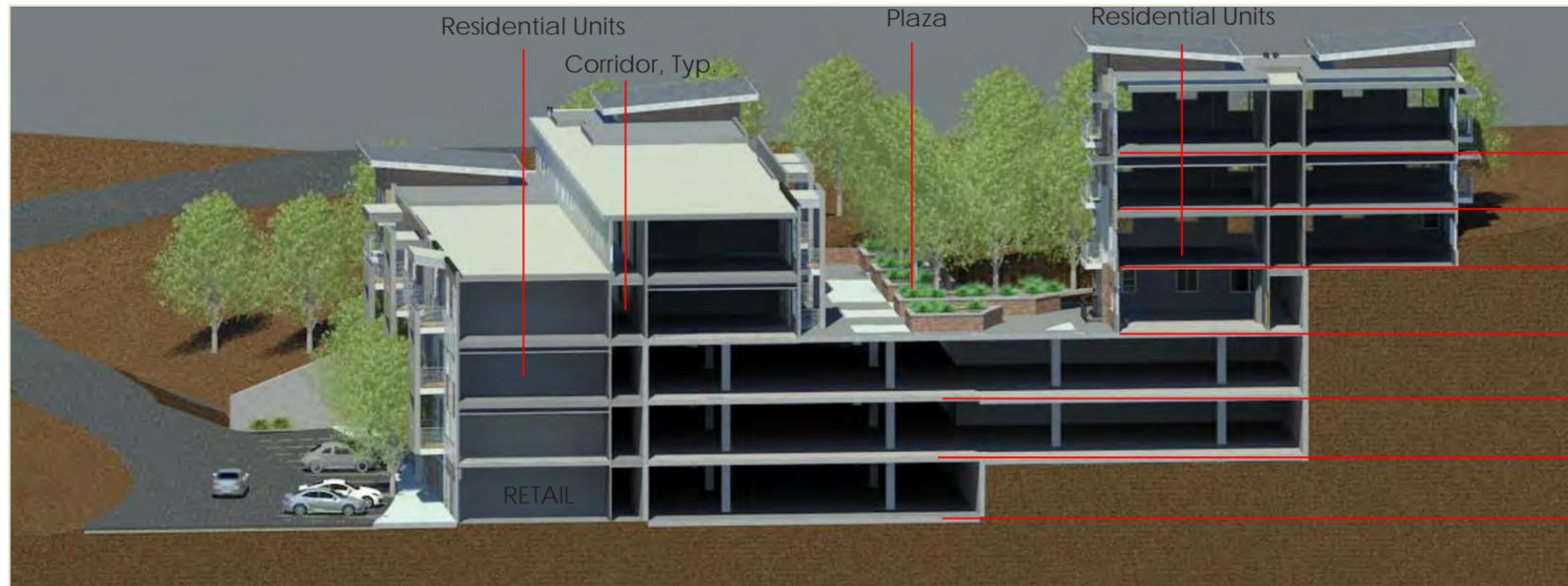


DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



- L7 Elev 4916.0
- L6 Elev 4905.0
- L5 Elev 4894.0
- L4 Elev 4883.0
- L3 Elev 4872.0
- L2 Elev 4861.0
- L1 Elev 4950.0



SCHMATIC BUILDING SECTIONS
December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



HEIGHT STUDY SITE PLAN

January 11, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



VIEW 1: BUILDING FROM TOWNHOME PLAYGROUND AT ELEVATION 4,947

HEIGHT STUDY EXTERIOR RENDERINGS

January 11, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



VIEW 2: BUILDING FROM SOUTH TRAIL AT ELEVATION 4,921

HEIGHT STUDY EXTERIOR RENDERINGS

January 11, 2013

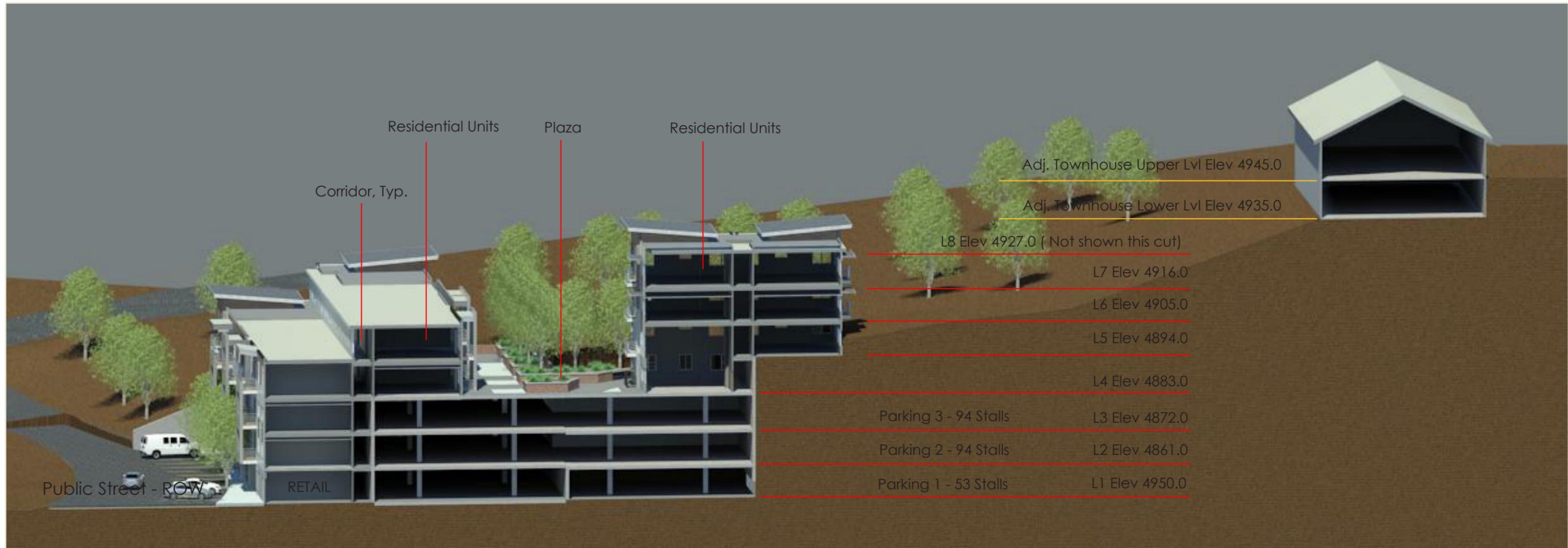


DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



SCHEMATIC BUILDING SECTION & HEIGHT STUDY

January 11, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



UNIT 1A
 1 BED, 1 BATH
 NET: 600 SQ. FT.
 DECK: 57 SQ. FT.
 GROSS: 653 SQ. FT.



UNIT 1B
 1 BED, 1 BATH
 NET: 655 SQ. FT.
 DECK: 55 SQ. FT.
 GROSS: 710 SQ. FT.



UNIT 1C
 1 BED, 1 BATH
 NET: 808 SQ. FT.
 DECK: 20 SQ. FT.
 GROSS: 868 SQ. FT.

1 BEDROOM UNIT PLANS

December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



UNIT 2A
 2 BED, 1 BATH
 NET: 830 SQ. FT.
 DECK: 36 SQ. FT.
 GROSS: 891 SQ. FT.



UNIT 2B
 2 BED, 2 BATH
 NET: 938 SQ. FT.
 DECK: 58 SQ. FT.
 GROSS: 998 SQ. FT.

2 BEDROOM UNIT PLANS

December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



UNIT 3B
 3 BED, 2 BATH
 NET: 1,087 SQ. FT.
 DECK: 49 SQ. FT.
 GROSS: 1,161 SQ. FT.

3 BEDROOM UNIT PLANS

December 10, 2013



DRAPER SOUTH POINT MIXED USE APARTMENTS

Traverse Ridge Road and Highland Drive

Draper, Utah 84020

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



Development Review Committee

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

STAFF REPORT

January 14, 2014

To: Draper City Planning Commission
Business Date: January 23, 2014

From: Development Review Committee

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

Re: Miller Property – Zoning Map Amendment Request

Application No.: 140107-309E
Applicant: Ann Miller
Project Location: 309 East 13800 South
Zoning: RA1 Residential Zone
Acreage: 0.75 Acres (Approximately 32,670 ft²)
Request: Request for approval of a Zoning Map Amendment From RA1 Residential to OR Office-Residential.

SUMMARY

This application is a request for approval of a Zoning Map Amendment for approximately 0.75 acres located on the north-east corner of 13800 South and 300 East, at 309 East 13800 South. The property is currently zoned RA1 Residential. The applicant is requesting that a Zoning Map Amendment be approved from RA1 to OR to allow for the development of the currently vacant site as an office building.

BACKGROUND

According to Salt Lake County records, the home on the property was built in 1897 and is approximately 992 ft². The home has been used as a residence for most of those years but has been vacant over the past several years. The property owner over those recent years has tried to find an interested buyer and while there has been interest in the property commercially, no interest has been shown in using the existing home or building a new home on the site.

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 “includes areas of very large lot single-family neighborhoods and ranchettes.” Additionally, the property has been assigned the RA1 Residential zoning classification, supporting approximately one dwelling unit per acre. The purpose of



the RA1 zone is to “foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl.” The RA1 Residential zoning designation is identified by the General Plan as a preferred zoning classification for the Residential Low/Medium Density land use designation. RA-1 zoning abuts the subject property on the north, east and across 300 East to the west. To the south is a mix of RA1 and RM1 (Wheadon development). This property is just outside of the boundary of the East Bangerter Master Plan.

As staff has evaluated the proposed zone change, arguments for and against the proposed zone change have been made. While staff is overall supportive of the change, it may be helpful to lay out the arguments for the Planning Commission's consideration.

The arguments against the request are as follows:

- The OR zone is not identified in the General Plan as a preferred zoning category under the Low/Medium Density category. This category is typically reserved for the RA1 and RA2 low density, single family residential zoning categories.
- 300 East has traditionally been the east cutoff boundary for commercial development. If commercial land was introduced farther east of that point, where would it stop?
- A residence could be constructed on the property and wouldn't be out of character with the surrounding neighborhood. The area on the north-east corner of 13800 South and 300 East is entirely residential.
- A change in zoning category would introduce an entirely new land use to that corner and east of 300 East. A residential land use goes back over a hundred years on the subject property.
- A new business would bring additional traffic to that corner. The traffic for a use such as a medical office would be approximately 35 trips per day vs. 10 trips per day for a single family dwelling.
- The OR zone doesn't only allow office, but would also allow multi-family housing as well up to 12 dwelling units per acre.

The arguments for the request are as follows:

- 13800 South and 300 East are both classified as Major Collector streets. Collector streets are intended to provide access of a higher volume between the local or neighborhood streets to the major arterial streets and as a result will have a higher volume capacity.
- The OR zone is intended to be a buffer zone from residential (to the east) and commercial (master planned to the west). Section 9-11-080(1) states “*This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes.*” Buildings in this zone are limited to 24 feet in height which is considerably smaller than a single family residential zone such as the RA1 or RA2 zones which cap height at 35 feet.
- Though this category does not conform to the General Plan, Utah State code does not require a change in zone to conform to the General Plan map.
- The home which is currently on the property may qualify to be on the historic register. Though not on the historic register today, section 3-1-180 of the Draper City Municipal Code allows a review of homes for qualification and designation as a historic home. If it were designated as historic, a conditional use permit could be granted for a business on the site.
- Any proposed building or business on the site would be subject to not only the OR zoning development requirements but also landscape buffers, height restrictions, etc.
- Though the trip generation for an office building would be greater than a home, business hours are usually during a time that many people are away from their homes. The additional trips

generated by a business are likely to have a minimal impact on existing residential traffic in the area.

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

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

The goals, objectives and policies of the General Plan that would be met with approval of this request would be:

- Create a balanced community where residents can live, work and play, and have their essential needs met.
- Achieve orderly land development patterns which provide for compatible, functional, cost-effective development.
- Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment.
- Protect property values while providing opportunities for development which meets the health, safety and welfare needs of City residents.
- Encourage development and maintenance of quality development projects.
- Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
- Support the physical integration of residential uses with office and retail uses to provide opportunities for pedestrian oriented development.

Because of the nature and scale of the OR zone, with careful design, an office could be well integrated into the surrounding neighborhood. The OR zoning design guidelines were structured for that very purpose. No overlay zones exist on this property though the Bangerter Interchange and East Bangerter Master plans exist to the west of the property. No known deficiencies are known to exist in infrastructure around the property.

REVIEWS

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



Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment and have no comment.

Building Division Review. The Draper City Building Division has completed their review of the Zoning Map Amendment submission and have no comment.

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Zoning Map Amendment submission without further comment.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Zoning Map Amendment by Ann Miller, application 140107-309E. This recommendation is based on the following findings:

1. The proposed development plans meet goals, objectives and policies of the General Plan such as:
 - i. Create a balanced community where residents can live, work and play, and have their essential needs met.
 - ii. Achieve orderly land development patterns which provide for compatible, functional, cost-effective development.
 - iii. Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment.
 - iv. Protect property values while providing opportunities for development which meets the health, safety and welfare needs of City residents.
 - v. Encourage development and maintenance of quality development projects.
 - vi. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
 - vii. Support the physical integration of residential uses with office and retail uses to provide opportunities for pedestrian oriented development.
2. Because of the nature and scale of the OR zone an office could be well integrated into the surrounding neighborhood.
3. The change in zone is not anticipated to have negative effects on the neighboring properties.
4. There are adequate public facilities in the area to service this property.
5. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Miller Property Zoning Map Amendment Request by Ann Miller, rezoning the property from RA1 to OR, application 140107-309E, based on the findings and subject to the conditions listed in the Staff Report dated January 14, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Miller Property Zoning Map Amendment Request by Ann Miller, rezoning the property from RA1 to OR, application 140107-309E, based on the following findings:”

1. List any findings...



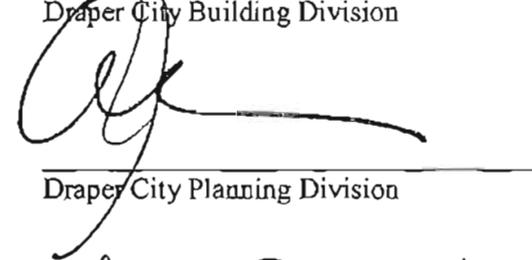
DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

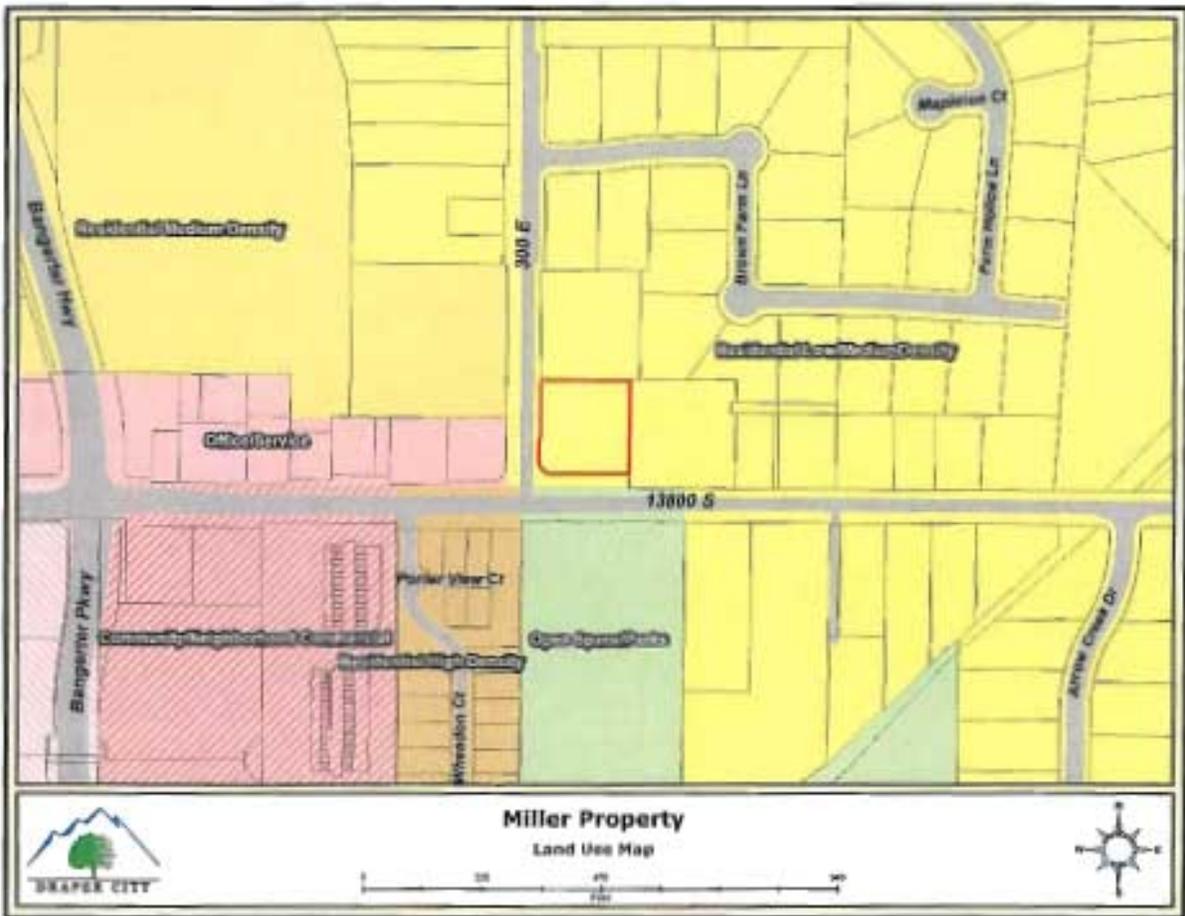

Draper City Building Division


Draper City Operations Division


Draper City Planning Division


Unified Fire Authority


Draper City Legal Counsel



Dan Boles

From: sharlene.miner@gmail.com
Sent: Thursday, January 16, 2014 6:53 AM
To: Dan Boles
Subject: 309 E. 13800 South

Draper City Planning Commission:

We are writing in regards to the property at 309 East 13800 South. We are Gary and Sharlene Miner and live at 328 E. Brown Farm Lane--just one block north of the above property. We have a clear view of the property through our backyard. We understand that there will be a meeting to discuss this parcel on Thursday, January 23rd. We are unable to attend but have some strong feelings regarding the matter.

1. This rezoning does not fit in with the Master Plan for Draper. Some years ago the planning commission looked at the city and decided that properties east of 300 East would remain residential. With that plan, we purchased our home. The planning commission needs to show some integrity and commitment to the plan that they decided upon and not sway to the voice of individual developers.
 - a. We understand that this property was likely purchased in order to sway the city to rezone and thereby make a profit. The city again should remain true to their own master plan and not be pushed around by individuals.
2. The rezone does not "fit in" with the aerial view. As we looked at the map that was distributed, it makes no sense to isolate and rezone just that corner. The whole block is residential. Everything to the north, east and west of the property is residential. Directly south is land for a park. A commercial office space, though it may only be two-story, does not fit in with the area.
3. The traffic pattern of that corner is already complicated. As you drive south along 300 east, turning left or right onto 13800 South is difficult at best given the setback of the said property. In order to feel confident that no cars are coming from the east, we have to stop at the designated line and then pull up another 15-20 feet to make certain that we are not pulling into oncoming traffic. Complicating this with an office building, which, according to Salt Lake County website can be as big as 20,000 sq. feet and a home as large as 8,000 sq. feet (if it is two-family) and an accessory building, would make this corner even more dangerous.
 - a. The city may argue that they will be able to limit the size of the building. Once a property owner has the permit, however, it will be a matter of legalities that the property owner can easily win due to the definition of Office Residential zoning. We caution Draper City to not go down this slippery slope.

We understand that decisions such as these are difficult. It is difficult to disappoint an individual owner/investor. Yet, the property was purchased as residential. Draper decided it would remain residential. Now that it hasn't sold for the asking price the city is being asked to assist an individual. We are asking that you remain true to your plan and word as set forth in the Master Plan developed by your office.

Sincerely,
Gary and Sharlene Miner
328 E. Brown Farm Lane
Draper, UT 84020

801-816-1500

Sent from Windows Mail

Dear Planning Commission Members,

My name is Jenny Orgill and I live at 351 East 13800 South, right next to the property change proposal. I unfortunately cannot attend the meeting on January 23rd so I am writing this letter to voice my concerns regarding the property zone change from Residential to Office/Residential.

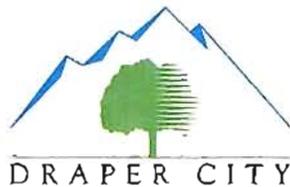
I have two main concerns. First being that I have always been told by the City that 300 East was the cut off line from the commercial planned on the West side of 300 East and the East side of 300 East being residential. Why would we change this now?? I believe changing this property to commercial will only open the door to future commercial property eating up the residential down 300 East and 13800 South.

My second concern is the corner location of this property. I understand there are no current plans so far for the T intersection at the end of 300 East. If you travel this area you know it is often a struggle to turn left from 300 East to 13800 South especially during mornings and evenings. The problem is the speed the cars travel and the numerous cars making a left hand turn from 13800 South down 300 East. Where will these patrons and/or home owners be turning in and out of this property?? This will cause this area to be even more dangerous. When we turn into our home going East on 13800 South we are always in fear of being rear ended. I cannot even imagine cars making the same turn so close to the corner. What happens in the future when a roundabout or a traffic light is put in?? How will this affect the vehicles entering and exiting the property?

I appreciate your time and hope you will take into consideration my concerns when making your decision.

Sincerely,

Jenny Orgill



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

STAFF REPORT

January 14, 2014

To: Draper City Planning Commission
Business Date: January 23, 2014

From: Development Review Committee

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

Re: Bangerter Ridge Business Park (Draper Business Park) – Commercial Site Plan Request

Application No.: 130917-13702S
Applicant: Ty Cragon, representing Tom Stuart Construction
Project Location: 13702 South 200 West
Zoning: M1 Manufacturing Zone
Acreage: Approximately 15.39 Acres (Approximately 670,235 ft²)
Request: Request for approval of a Site Plan in the M1 Manufacturing zone to allow two office/warehouse buildings.

SUMMARY

This application is a request for approval of a Commercial Site Plan for approximately 15.39 acres located on the west side of 200 West and the Bangerter Highway, at 13702 South 200 West. The property is zoned M1 Manufacturing. The applicant is requesting that a Site Plan be approved to allow for the development of the currently vacant site as two office/warehouse buildings.

BACKGROUND

The property has remained vacant through the years and remains in the same state currently. In 2010, an application for a four lot subdivision was submitted and approved. The applicant never recorded the final plat. As a result, time has rendered the approval of the subdivision null and void and the property remains one parcel. The Rocky Mountain Power corridor runs through the north-west corner of the property but approval has been granted to use it for parking. A third parcel owned by the applicant is north and west of the Rocky Mountain Power corridor.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Business & Light Manufacturing land use designation for the subject property. Additionally, the property has been assigned the M1 Manufacturing zoning classification, supporting an office/warehouse use. The purpose of the M1



zone is to “provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.” The M1 Manufacturing zoning designation is identified by the General Plan as a preferred zoning classification for the Business & Light Manufacturing land use designation. Manufacturing and commercial zoning surround the property.

Site Plan Layout. The applicant has submitted a site plan showing the layout of the proposed development including the two buildings, parking, landscaping, along with amenities, etc. The site consists of two large buildings. Building ‘A’, closer to Bangerter Highway is proposed at 54,199 ft² while Building ‘B’ is the larger of the two at 125,317 ft² for a combined total of 179,516 ft² of building footprint. The two buildings face north and south respectively and are oriented to the north and south property lines to give room in between the two buildings for a truck court. As trucks take a considerable amount of space to turn and maneuver, approximately 180 feet of space has been designed between the two buildings. A portion of the site is within the Rocky Mountain Power corridor. As there are power lines in the corridor, the power company limits what type of activity may occur within the corridor. As such, no permanent structures and limited landscaping is proposed on the north-west corner of the site. Parking for larger trucks can be found in that corridor area. Parking and general circulation are placed all around the buildings.

Circulation. The property is accessed at a single point from 200 West. In the center of the site, trucks will access the buildings through a truck courtyard. An area for trucks to park and maneuver will also be provided on the northwest corner of the site. Around the outside of the building will be access and parking for visitors and employees.

Landscaping and Lot Coverage. The combined building’s footprint is designed to cover approximately 179,516 ft² of the 15.39 acre site on which it is proposed. This provides lot coverage of slightly more than 26%. The site contains 143,727 ft² of landscaping throughout the property, providing a site landscaping calculation of approximately 22.35% which exceeds the 20% minimum outlined within the City Code section 9-22-050(d)(1). Additionally, the parking area on the parcel, which contains a total of 179,697 ft² and 19,426 ft² of parking area landscaping, produces a parking area landscaping proportion of approximately 10.8%. This proportion also meets the Code requirement of 5% found in section 9-23-100(a)(3). As a total, the site contains approximately 22.35% landscaping.

The landscaping on the site is a combination of different ground coverage types. Areas of sod and landscape rock will make up the majority of ground cover. The detention area in the south west corner will be reseeded with native grasses and will have intermittent shrubs throughout that area. Many species of trees and shrubs have been integrated throughout the site. Some of those tree varieties include, Maple, Chestnut, Cedar, Ash, Crabapple, and Spruce.

Parking. According to Table 9-25-1 of the City Code, the use of “Office, general” requires 3 parking spaces for every 1,000 ft² of gross floor area. Additionally, Warehouse requires 0.5 parking stalls per 1,000 ft² of gross floor area. As a result, based on 70,000 ft² of office and 109,504 ft² of warehouse, a total of 265 parking spaces are required for the subject property. The site has been designed with 291 parking spaces to be constructed with the site development in addition to the existing parking area on the parcel to the south including the 43 truck stalls on the north-west corner. 291 is within the 10% natural adjustment allowed under section 9-25-090(A).

Architecture. Both buildings are identical in style and materials used however, building ‘A’ is smaller than building ‘B’. The architect has applied a stone wainscot around the front and sides of the buildings. At each entryway, the stone wainscot raises into stone pillars that project out from the façade of the building approximately eight feet giving a presence to each entry into the building. On the truck court

buildings are large overhead, loading doors and truck bays. The height of the buildings at the top of the parapet is 33 feet. Building 'A' is 346 feet in length and building 'B' is 696 feet in length.

The architect has used three different primary materials: Hardiplank, stone, and tilt-up concrete tilt up panels. Though tilt-up concrete is not typically considered a primary material, section 9-22-040(f)(4) states that "exposed tilt-up concrete may be used as a primary material on buildings located in all manufacturing zones and in the CBP zoning classification." As such, the buildings are meeting all aspects of the building design guidelines.

Lighting. The site plan calls for the installation of 22 light poles as a part of this development proposal to be placed throughout the site but primarily in parking areas. In addition, the plans call for 37 light fixtures mounted at various points around the two buildings. The site lighting details show a basic pole light for the site using a box light fixture which conforms to the lighting code. As a point of reference, with the light from a full moon producing an illumination of approximately 0.5 to 1.0 foot-candles, the plans call for photometric readings to not exceed 9.6 foot-candles. The ordinance states that this use must not exceed 8.0 footcandles, therefore, a revised lighting plan will need to be submitted prior to issuance of a building permit.

Fencing. The applicant is not proposing any fencing with the approval of this site plan.

Criteria For Approval. The criteria for review and potential approval of a Commercial Site Plan request is found in Sections 9-5-090(e) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

- (e) Standards for Approval. The following standards shall apply to the approval of a site plan.
 - (1) The entire site shall be developed at one time unless a phased development plan is approved.
 - (2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
 - (i) Considerations relating to traffic safety and traffic congestion:
 - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
 - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
 - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (F) surfacing and lighting of off-street parking facilities; and
 - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.

- (ii) Considerations relating to outdoor advertising:
 - (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
 - (iii) Considerations relating to landscaping:
 - (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
 - (B) planting of ground cover or other surfaces to prevent dust and erosion;
 - (C) unnecessary destruction of existing healthy trees; and
 - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.
 - (iv) Considerations relating to buildings and site layout:
 - (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
 - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.
 - (v) Considerations relating to drainage and irrigation:
 - (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (B) the need for piping of irrigation ditches bordering or within the site.
 - (vi) Other considerations including, but not limited to:
 - (A) buffering;
 - (B) lighting;
 - (C) placement of trash containers and disposal facilities; and
 - (D) location of surface, wall and roof-mounted equipment.
- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit

or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.

- (4) In a planned center, individual uses shall be subject to the following requirements:
- (i) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
 - (ii) The City and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
 - (iii) Development guidelines for a center shall, as a minimum, address the following topics:
 - (A) general site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (B) architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (C) landscaping and open space standards;
 - (D) signage;
 - (E) exterior lighting;
 - (F) parking, pedestrian and vehicular circulation, and access to the site;
 - (G) rights of access within the center (use of cross-easements, etc.);
 - (H) development phasing and improvements/amenities to be completed with each phase;
 - (I) outdoor sales, storage and equipment;
 - (J) fencing and walls; and
 - (K) maintenance standards and responsibilities.
- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

REVIEWS

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

1. That a lighting plan that conforms with the requirements of no greater than 8.0 foot candles is submitted prior to issuance of a building permit.
2. That any fees that were incurred as part of the Geotechnical review are paid prior to issuance of a building permit.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works



Divisions have completed their reviews of the Commercial Site Plan submission and have issued a recommendation for approval for the request with the following proposed conditions:

1. Shop drawings for the manholes on the public storm drain shall be provided to the Engineering inspector for review prior to construction.
2. The traffic impact study suggests modifications to a UDOT right-of-way. The applicant should be aware that the City has no authority over this right-of-way, and that if the modifications are desired, UDOT should be included in the review of the traffic impact study.
3. There are two minor redlines on sheet C0.1 and C1.

Building Division Review. The Draper City Building Division has completed their review of the Commercial Site Plan 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 Commercial Site Plan submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required** there shall be a total of 8 hydrants required spaced at 200ft. 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 7500GPM for full 4 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 being submitted to the Unified Fire Authority.
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 being submitted to the Unified Fire Authority.

8. **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. As well as every occupant space shall have a residential style lock box. (At a height of no more than 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
9. **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.
10. **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.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Commercial Site Plan by Ty Cragon, representing Tom Stuart Construction, application 130917-13702S, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. All plans are to be stamped and signed by a professional engineer, registered in the State of Utah with the exception of the landscape plan which is to be stamped by a landscape architect.
6. That the site and building is constructed as depicted in the plans submitted to the City and presented to the Planning Commission January 23, 2014.
7. That any changes to the approved site plan are submitted to staff and proceed through the system to receive approval of said changes.
8. That all lighting is cut off and fully shielded per requirements of chapter 9-20 of the Draper City Municipal Code.
9. That light poles are limited to twenty feet in height and are black in accordance with chapter 9-20 of the Draper City Municipal Code.
10. That a revised lighting plan that conforms with the requirements of no greater than 8.0 foot candles is submitted prior to issuance of a building permit.
11. That any fees that were incurred as part of the Geotechnical review are paid prior to

issuance of a building permit.

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 by:
 - a. increasing the diversity of business offerings while ensuring the sustainability of the economy and improving general quality of life;
 - b. fostering new and existing economic activities and employment opportunities that are compatible with Draper's lifestyle;
 - c. helping to create a balanced community where residents can live, work and play, and have their essential needs met;
 - d. encouraging development and maintenance of quality development projects;
 - e. supporting the location of regional land uses, such as major employment and mixed-use centers along regional mobility networks;
 - f. supporting regional land use policies, patterns, and planning;
 - g. helping to provide a balance of live, work, and play land uses and development intensities;
 - h. encouraging and supporting a diversity of businesses; and
2. The proposed development plans meet the general requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans meet the adopted Master Area Plan for the site.
4. 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.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Commercial Site Plan

Sample Motion for Approval – “I move we approve the Commercial Site Plan Request by Ty Cragon, representing Tom Stuart Construction to allow office/warehouse buildings on the subject site, application 130917-13702S, based on the findings and subject to the conditions listed in the Staff Report dated January 14, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Commercial Site Plan Request by Ty Cragon, representing Tom Stuart Construction to allow office/warehouse buildings on the subject site, application 130917-13702S, based on the following findings:”

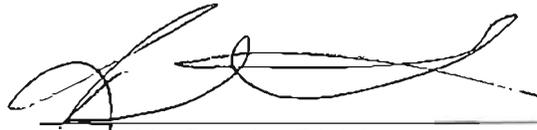
1. List any findings...

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



Draper City Engineering Division



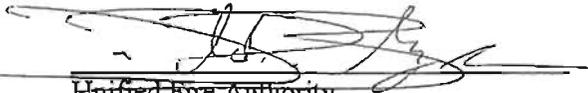
Draper City Building Division



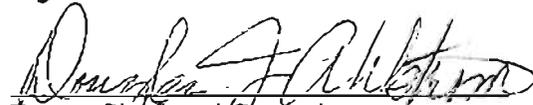
Draper City Public Works Department



Draper City Planning Division



Unified Fire Authority



Draper City Legal Counsel

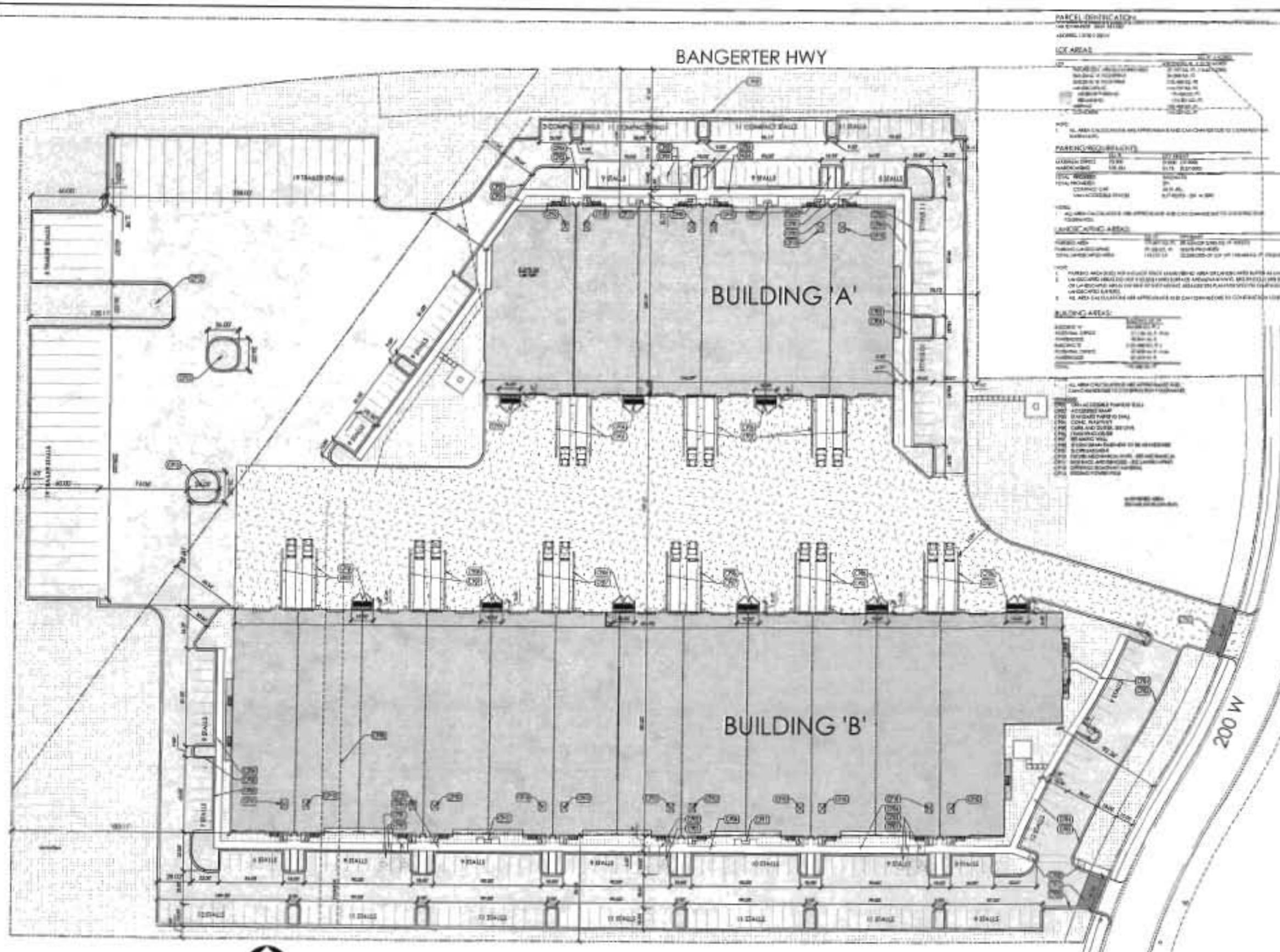


DRAPER CITY

Bangerter Ridge Business Park

13702 South 200 West





BANGERTER HWY

BUILDING 'A'

BUILDING 'B'

200 W

PARCEL IDENTIFICATION
 100 BANGERTER HWY WEST
 400000 1000 0000

ICE AREAS

PARKING REQUIREMENTS

LANDSCAPING AREAS

BUILDING AREAS

NOTES

LEGEND

ACCESSORY AREAS

200 W



BANGERTER RIDGE BUSINESS PARK
 3000 SOUTH 300 WEST
 COOPER CITY, UT 84015

SITE PLAN

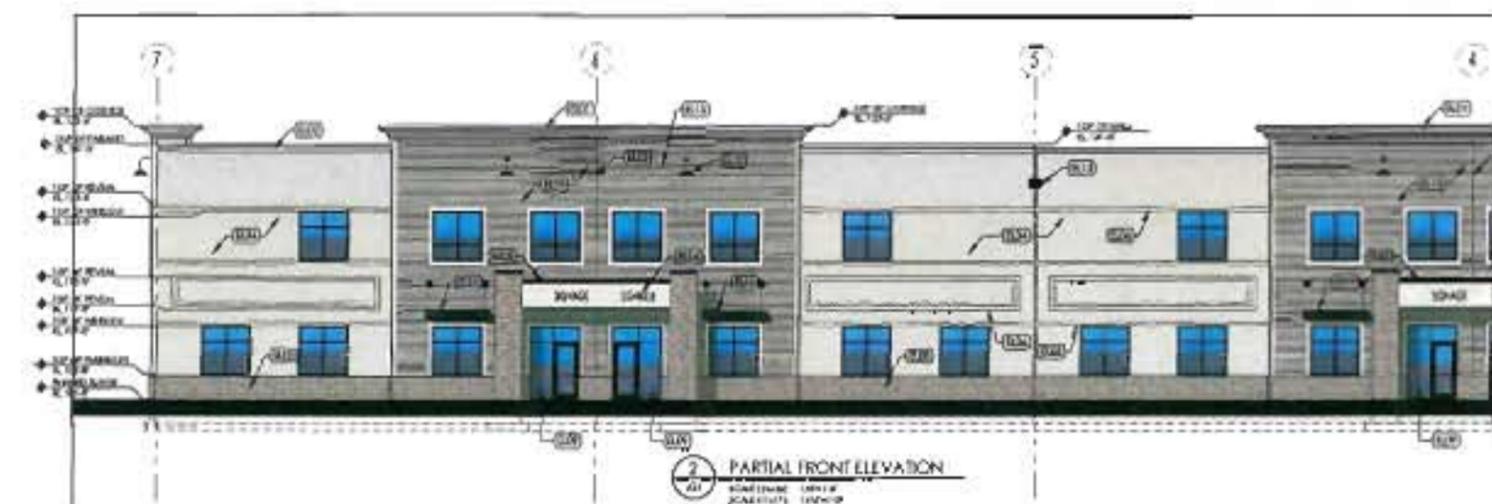
AE2013_045
 A1.1

SITE PLAN
 ALL DIMENSIONS IN FEET
 SCALE: 1" = 40'





1 OVERALL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH BUILDING CODE.
3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR DETAILS.
4. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION AND CONCRETE DETAILS.
5. REFER TO INTERIOR FINISHES SCHEDULE FOR FINISHES.
6. REFER TO EXTERIOR FINISHES SCHEDULE FOR FINISHES.
7. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR LANDSCAPE DETAILS.
8. REFER TO SIGNAGE DRAWINGS FOR SIGNAGE DETAILS.
9. REFER TO LIGHTING DRAWINGS FOR LIGHTING DETAILS.
10. REFER TO SCHEDULES FOR MATERIALS AND FINISHES.

Item	Description	Quantity	Unit
101	CONCRETE	1000	CU YD
102	STEEL	1000	LB
103	WOOD	1000	CU YD
104	GLASS	1000	SQ FT
105	PAINT	1000	GAL



3 PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



10 FULL FRONT ELEVATION
 10/10/13 10/10/13
 10/10/13 10/10/13



11 PARTIAL FRONT ELEVATION
 10/10/13 10/10/13
 10/10/13 10/10/13



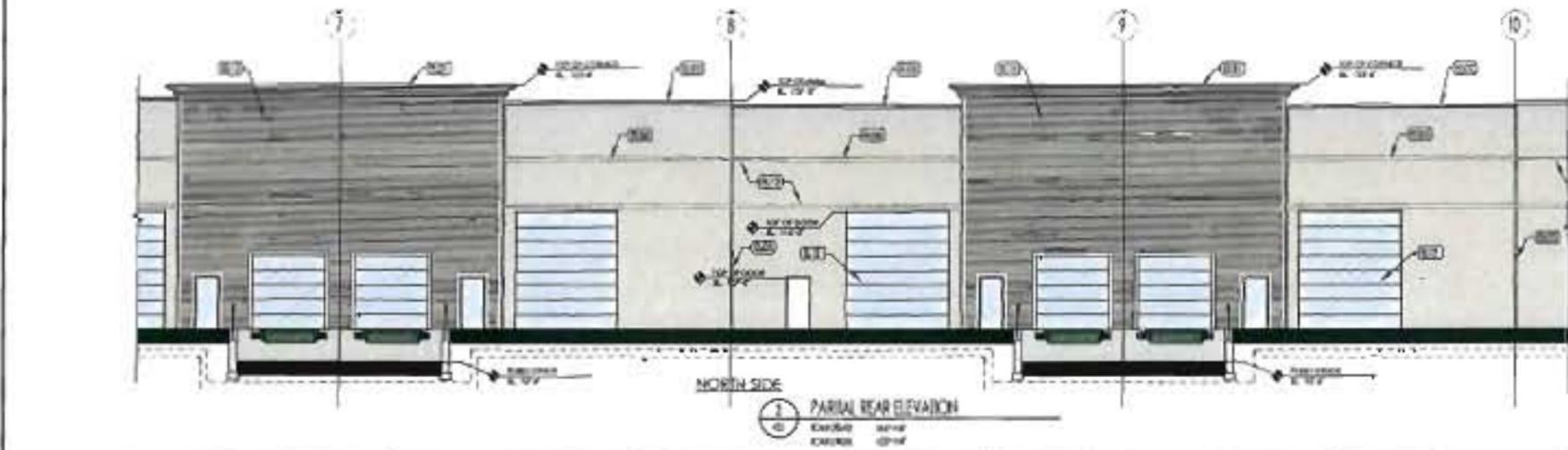
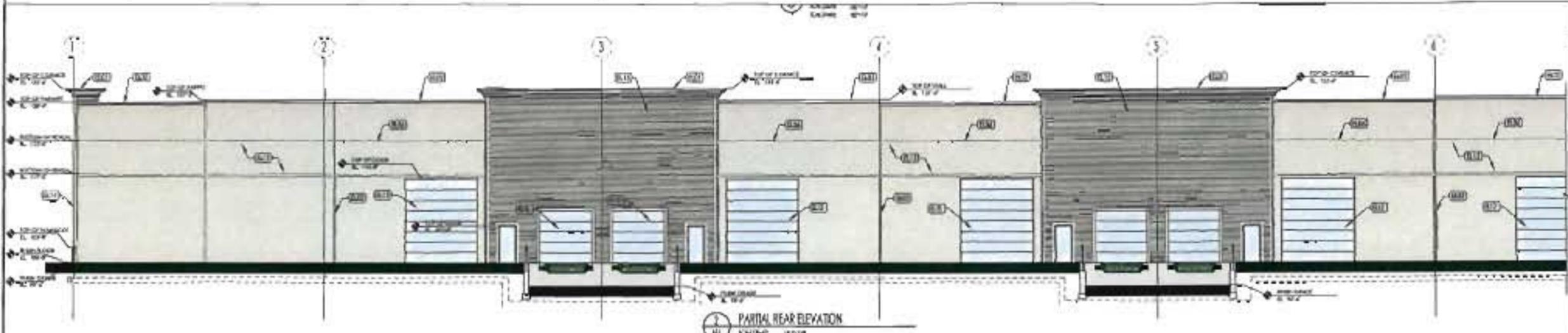
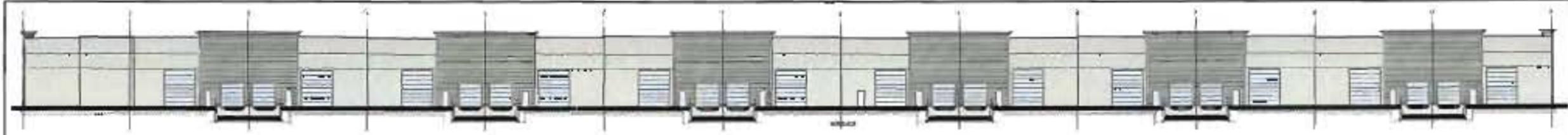
12 PARTIAL FRONT ELEVATION
 SOUTH SIDE
 10/10/13 10/10/13
 10/10/13 10/10/13

- KEY NOTES**
- 001. MATERIALS AND FINISHES AS SHOWN
 - 002. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 003. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 004. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 005. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 006. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 007. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 008. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 009. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 010. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 011. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 012. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 013. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 014. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 015. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC
 - 016. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC

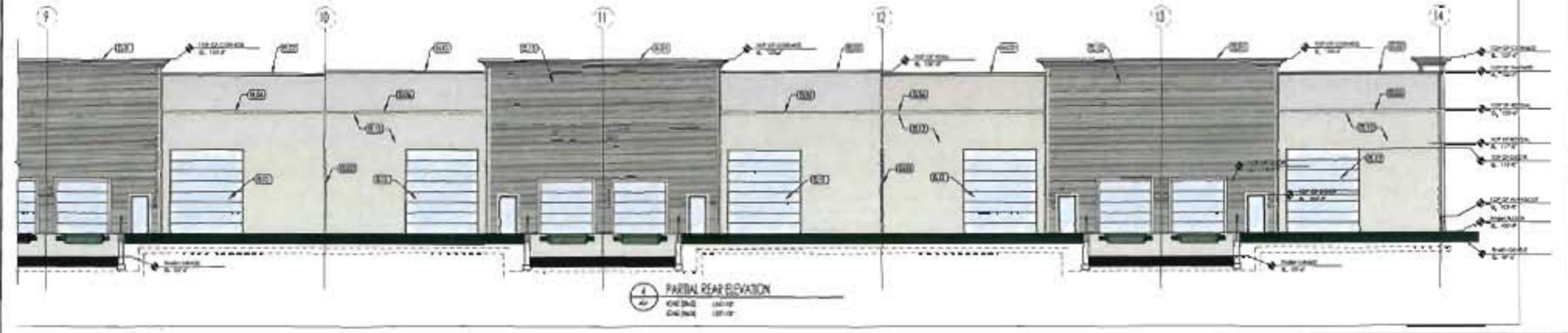
Item	Description	Quantity	Unit
001	Concrete	10,000	cu yd
002	Rebar	100,000	lb
003	Formwork	10,000	sq ft
004	Steel Decking	10,000	sq ft
005	Insulation	10,000	sq ft
006	Roofing	10,000	sq ft
007	Paint	10,000	gal
008	Windows	10,000	sq ft
009	Doors	10,000	sq ft
010	Handrails	10,000	lb
011	Signage	10,000	sq ft
012	Lighting	10,000	sq ft
013	Electrical	10,000	sq ft
014	Plumbing	10,000	sq ft
015	Mechanical	10,000	sq ft
016	Other	10,000	sq ft



13 PARTIAL FRONT ELEVATION
 10/10/13 10/10/13
 10/10/13 10/10/13



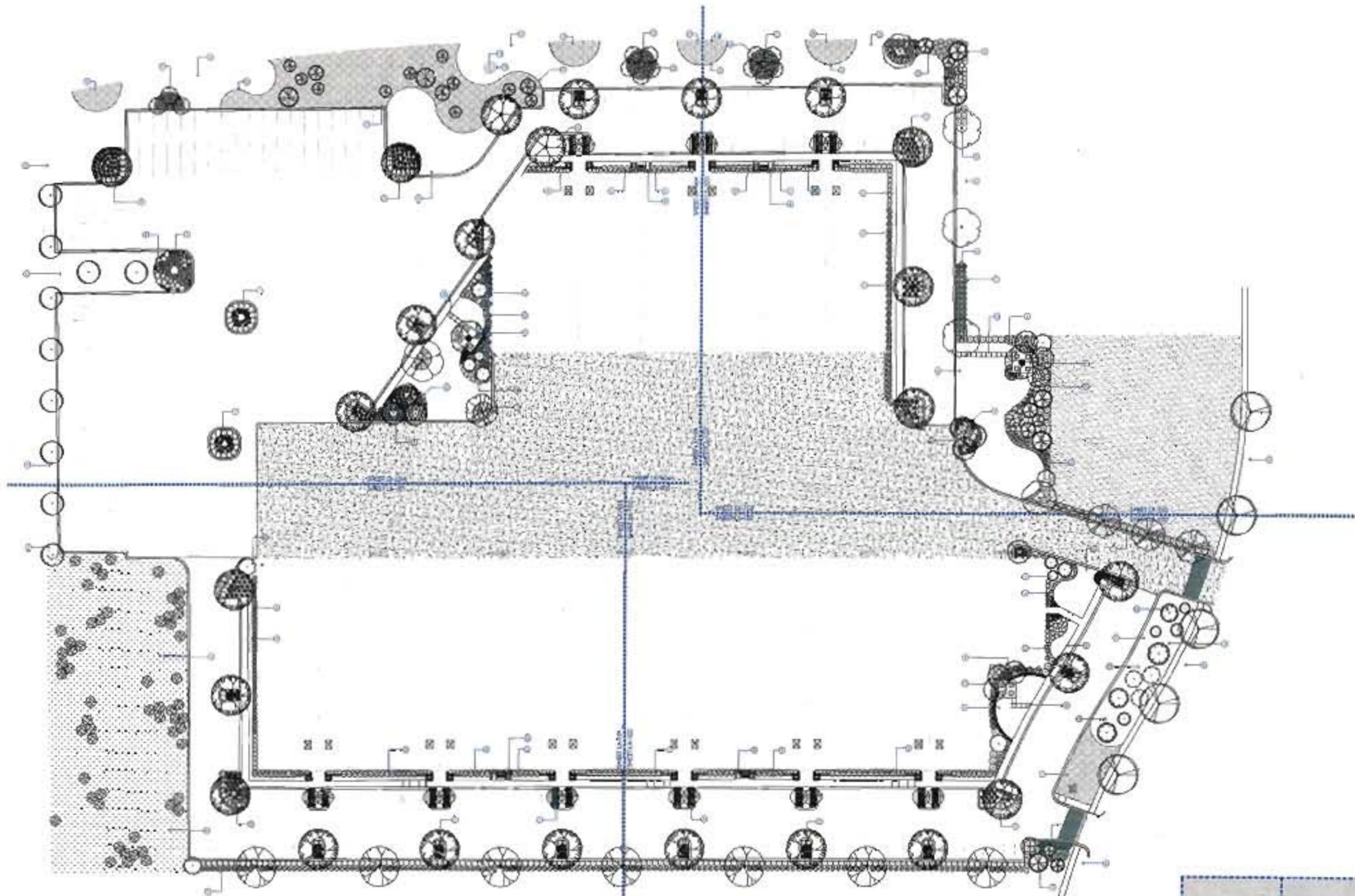
- KEY NOTES**
- 1.01 BRICK (SEE PLAN FOR WALLS)
 - 1.02 WOOD CLAD (SEE PLAN FOR WALLS)
 - 1.03 BRICK (SEE PLAN FOR WALLS)
 - 1.04 BRICK (SEE PLAN FOR WALLS)
 - 1.05 BRICK (SEE PLAN FOR WALLS)
 - 1.06 BRICK (SEE PLAN FOR WALLS)
 - 1.07 BRICK (SEE PLAN FOR WALLS)
 - 1.08 BRICK (SEE PLAN FOR WALLS)
 - 1.09 BRICK (SEE PLAN FOR WALLS)
 - 1.10 BRICK (SEE PLAN FOR WALLS)
 - 1.11 BRICK (SEE PLAN FOR WALLS)
 - 1.12 BRICK (SEE PLAN FOR WALLS)
 - 1.13 BRICK (SEE PLAN FOR WALLS)
 - 1.14 BRICK (SEE PLAN FOR WALLS)
 - 1.15 BRICK (SEE PLAN FOR WALLS)
 - 1.16 BRICK (SEE PLAN FOR WALLS)
 - 1.17 BRICK (SEE PLAN FOR WALLS)
 - 1.18 BRICK (SEE PLAN FOR WALLS)
 - 1.19 BRICK (SEE PLAN FOR WALLS)
 - 1.20 BRICK (SEE PLAN FOR WALLS)



BANGERTE RIDGE BUSINESS PARK
 15702 SOUTH 200 WEST
 DRAVER CITY, UTAH

BUILDING 'B' PARTIAL
 REAR ELEVATIONS

A3.5



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SCALE
①	PAVING AREA (7'W)	1/8" = 1'-0"
②	SEE NOTES WITHIN PL PLANS, ROCK AND TREE HEADS (7'W)	1/8" = 1'-0"
③	CIRCULAR/ROVAL PAVINGS WITHIN PARKING AND DRIVEWAYS	1/8" = 1'-0"
④	SEPARATION WALLS (SEE PLANS)	1/8" = 1'-0"
⑤	LAND AREA (1'W)	1/8" = 1'-0"
⑥	SEE PLANS	
⑦	SEE PLANS	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SCALE
①	ROCK PAVING - (SEE PLANS) - SEE TO GENERAL NOTES FOR MORE INFORMATION	1/8" = 1'-0"
②	PERFORATED DRAINAGE AREA	
③	CONCRETE CURB - (SEE PLANS)	1/8" = 1'-0"
④	SEE PLANS - (SEE GENERAL NOTES)	
⑤	SEE PLANS - (SEE GENERAL NOTES)	

SPECIAL NOTE:

- SEE PLANS FOR PAVING, CURB AND GENERAL NOTES.
- SEE PLANS FOR PAVING AND SEE NOTES.

SCALE: 1" = 40'



KEYMAP NOT TO SCALE

FDC

LANDSCAPE ARCHITECTURE
SITE ARCHITECTURE
CONSTRUCTION MANAGEMENT

311 W. 300 S. SUITE 120
SALT LAKE CITY, UT 84115
OFFICE: 801.321.2570
FAX: 801.324.1174

stamp:

**BANGERTER RIDGE
BUSINESS PARK**

13702 South 200 West, Draper, Utah 84020

date: 8/11/14

project: 13702 SW

sheet: 100

scale: 1/8" = 1'-0"

revisions:

file:

LANDSCAPE AND SITE PLAN

sheet:

LP-100

ANDFORM DESIGN GROUP