

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, February 13, 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. Public Hearing:** On the request of Phillip Piercy, representing Little John Engineering for approval of a Commercial Site Plan on approximately 6.32 acres in the CR (Regional Commercial) zone to allow a new four story medical office building on the hospital site at 96 East Kimballs Lane. This application is otherwise known as the ***Lone Peak Specialty Center Commercial Site Plan Request***, Application #131120-96E. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
- 2. Public Hearing:** On the request of Matt Lepire, representing D.R. Horton, for approval of a Site Plan of a 78-unit townhome development on 9.68 acres in the RM1 (Residential Multi-Family) zone at 12223 S. Galena Park Boulevard. The application is otherwise known as the ***Galena Park Place Townhomes Site Plan Request***, Application #131118-12223S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
- 3. Public Hearing:** On the request of Steve and Donna Bryant for approval of a Home Occupation Conditional Use Permit regarding a pottery business on 0.41 acres in the RA2 (Residential Agricultural) zone at 659 E Pioneer Road. This application is otherwise known as the ***Two Dogs Pottery Conditional Use Permit (CUP) Request***, Application #131218-659E. 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 Rachele Conner, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

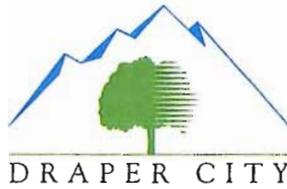
4. **Public Hearing:** On the request of Charlie Openshaw, representing CJO Holdings, LLC, for approval of a Commercial Site Plan on 0.651 acres in the DP-CSD (Draper Peaks –Commercial Special District) zone at 12179 South State Street. The application is otherwise known as the ***Draper Peaks Lot 106 Commercial Site Plan Request***, Application #131223-12179S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
 5. **Public Hearing:** On the request of Draper City for approval of a Text Amendment modifying definitions and the permitted and conditional use charts in several zoning districts in relation to Vehicle and Equipment Rental or Sales.. The application is otherwise known as the ***City Initiated Vehicle and Equipment Rental or Sales Text Amendment Request***, Application #140127-1020E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@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 **Thursday, February 13, 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



Development Review Committee

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

STAFF REPORT

February 4, 2014

To: Draper City Planning Commission
Business Date: February 13, 2014

From: Development Review Committee

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

Re: Lone Peak Specialty Center – Commercial Site Plan Request

Application No.: 131120-96E
Applicant: Phillip Piercy, representing Little John Engineering
Project Location: 96 East Kimballs Lane
Zoning: CR Regional Commercial Zone
Acreage: Approximately 6.32 Acres (Approximately 283,422 ft²)
Request: Request for approval of a Commercial Site Plan in the CR Regional Commercial zone to allow a new four story medical office building on the hospital site.

SUMMARY

This application is a request for approval of a Commercial Site Plan for approximately 6.32 acres located on the south-west corner of 11800 South (Kimballs Lane) and 150 East, at approximately 96 East Kimballs Lane. The property is currently zoned CR Regional Commercial. The applicant is requesting that a Commercial Site Plan be approved to allow for the development of the currently vacant site as an office building.

BACKGROUND

The site is a part of the overall hospital site and was master-planned originally with several buildings, including the subject building. In 2007, the first phase of the site was approved and constructed. The first phase was a medical office building very similar to the proposed building. The second phase which was approved in 2012 was the hospital itself. The hospital was subsequently constructed and opened its doors last year.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. This category “permits the full scope of commercial land uses that are destination-oriented. The areas may include large-scale, master-planned commercial centers, big-box stores and offices.” It also states that “these areas are strategically placed along high-traffic



corridors with convenient points of traffic access to and from residential areas. This category includes the full scope of commercial land uses that require and utilize exposure to the freeway. The areas are intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses.” The property has been assigned the CR Regional Commercial zoning classification. The purpose of the CR zone is to “provide areas where a combination of destination-oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and non-residents of the City. Typical uses in this zone include large-scale, master-planned commercial centers with outlying commercial pads, big-box stores, offices, and various types of high density residential uses.” The CR Regional Commercial zoning designation is identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation. Properties assigned the RM-1 Multi-Family Residential and R3 Residential zoning classifications about the subject property on the north and east across 11800 South and 150 East, respectively, properties assigned the same CR zoning classification about the subject property on the south, and properties assigned the CC Community Commercial zoning classification about the subject property on the west, across State Street, along with the I-15 corridor. Mapping pertinent to the subject request can be found in Exhibit “A” to this report.

Site Plan Layout. The applicant has submitted a site plan showing the layout of the proposed site. While the site is on one parcel along with the other existing buildings and amenities, the site now under review is primarily confined to the north east portion of the property. For the purposes of this staff report, all totals for parking, landscaping and site totals are limited to the subject application.

The 6.32 acre site will contain a single building which will attach to the main hospital and the existing medical office building. The building is proposed to be a total of 71’8” to its highest point, roughly the same height as the existing Medical Office Building. The hospital received a conditional use permit to allow the building greater height than what is allowed in the CR zone. This building is being reviewed as an extension of both the hospital and first medical office building and thus extending that conditional use to this building as well.

The single 80,000 ft² proposed building will be situated close to the existing buildings in order to make that connection as previously discussed. The parking will be situated toward the street in a similar fashion to how the other phases were designed. There is a small island of parking to the south of the building as well. Some of the road system through the site has been constructed to facilitate flow through the existing sites. Much of the proposed development will fill in some of the empty spots of the overall campus.

Landscaping and Lot Coverage. The building’s footprint is designed to cover approximately 29,148 ft² of the 6.32 acre parcel on which it is proposed. This provides a lot coverage of slightly more than 10% which easily complies with the maximum allowable lot coverage of 60% identified in the Draper City Municipal Code table 9-11-3. The site contains 57,047 ft² of landscaping throughout the site, providing a site landscaping calculation of approximately 20.1% which exceeds the 20% minimum outlined within section 9-22-040(b) of the City Code. Additionally, the parking area on the parcel, which contains a total of 68,010 ft² and 12,658 ft² of parking area landscaping, produces a parking area landscaping proportion of approximately 19%. This proportion also meets the Code requirement of 7% as outlined in section 9-23-100(a)(2). As a total, the site contains approximately 20.1% landscaping.

The applicant has opted to use mulch, both river and bark, as ground cover in this phase. In addition to the ground cover materials, the site is planned for numerous trees, shrubs and grasses. Some of the tree species proposed include Locust, Maple, Chokecherry, Pine and Honeylocust. The site landscaping design is in compliance with all landscaping ordinances and the applicant is not asking for any deviations to those codes.

Parking. According to Table 9-25-1 of the City Code, the use of “Office, medical” requires 4 parking spaces for each 1,000 ft² of gross floor area. This regulation yields a total of 320 parking spaces required for the subject property. The site has been designed with 413 parking spaces to be constructed with the site development in addition to the existing parking area on the first two phases. With the new construction, a total of 86 of those existing parking stalls will be removed to make way for the new construction bringing that total on site down to 327 which is well within the boundary of natural adjustment allowed by the code. The site will be sufficiently parked without being over parked.

Architecture. In keeping with the theme of the already constructed hospital and existing office buildings, the building has been designed to be constructed of EIFS, glazing, tile and metal. The building will use the same color pallet as the existing buildings. The architectural features are uniform for all four building sides.

The building has been designed to complement and match the existing building in massing, design, colors and materials. This was done intentionally by the architect to give the hospital site a campus feel instead of a hodgepodge assembly. This will allow all buildings to blend together in a congruent fashion though not all aspects of the building comply with all aspects of the code particularly where materials are concerned. With the approval of the hospital building, a deviation from strict compliance was granted regarding the amount of primary materials listed in the code and allowed EIFS as a primary material. Since the time that approval was granted, the standards for granting deviations has changed making the findings for granting such a deviation more stringent. Section 9-6-070(a)(1) states that as long as a nonconforming building or buildings do not increase their floor area by more than 30% or 50% value of the buildings or premises, the area of nonconforming buildings may be increased. The applicant has verified that the new building will not increase the value by more than 50% particularly where the size will only increase by 45%. As such, the new building, as part of the hospital site, is vested under the previous deviation granted for the hospital building, allowing EIFS to be used as a primary material, and will mimic the same architectural design as the hospital.

Lighting. The site has been designed to utilize 30 new light poles and 10 existing light poles which is still within their allowance for light poles on site. In addition, the plans call for several bollard style lighting fixtures throughout the site to give a lighting distribution closer to the ground. The site lighting details show a basic pole light for the site which will match the existing bronze colored poles in the existing phases. The poles for the site will be a height of 20’ which is the maximum height allowable by section 9-20-040(g) of the DCMC. 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 a maximum photometric reading on the site of 11.9 directly under the canopy which complies with the lighting ordinance. Outside of the canopy, lighting will not reach more than 6.0 foot-candles.

Fencing. No fencing is being proposed as a part of this application.

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 the site is constructed as depicted in the plans submitted to the City and presented to the Planning Commission April 25, 2013.
2. That any changes to the approved site plan are submitted to staff and proceed through the system to receive approval of said changes.
3. That all lighting is cut off and fully shielded per requirements of chapter 9-20 of the Draper City Municipal Code.
4. That light poles are limited to twenty feet in height and match the poles on the Hoopes side of the development.

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. The applicant should be aware of the potential maintenance issues associated with the proposed flat pipe slopes in the drainage system. Typically, the minimum slope on pipes is 0.5% for scour velocity to help keep the pipes free of sediment, reducing the need for frequent cleaning to maintain the pipe flow capacity.
2. The Utility Plan shall depict a minimum fire flow required by the current fire code adopted by the Unified Fire Authority of Greater Salt Lake for the proposed structures. The application shall also include a fire flow test certificate at the nearest fire hydrant and fire flow calculations at all hydrant locations in accordance with Section 9-5-090(d)(1)(iv)(C)(3) of the Draper City Municipal Code.

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 6 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 6000 GPM 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. **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.
 5. **Standpipes Required.** This building will be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
 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. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
 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 a desire for approval of a site plan 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 Phillip Piercy, representing

Little John Engineering, application 131120-96E, 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 the buildings, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of the building on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of the building 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 February 13, 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 bronze to match the existing light poles in the two previous phases in accordance with chapter 9-20 of the Draper City Municipal Code.
10. 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. relating regional transportation corridors to regional land use intensities and patterns;
 - g. supporting regional land use policies, patterns, and planning;
 - h. helping to provide a balance of live, work, and play land uses and development intensities;
 - j. encouraging and supporting a diversity of businesses; and
 - l. encouraging a diverse array of goods and services being provided for consumers.
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.
 7. A conditional use permit was previously issued for the overall height of the primary building to which this is attached.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Commercial Site Plan Request by Phillip Piercy, representing Little John Engineering for the Lone Peak Specialty Center Site Plan, application 131120-96E, based on the findings and subject to the conditions listed in the Staff Report dated February 4, 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 Phillip Piercy, representing Little John Engineering for the Lone Peak Specialty Center Site Plan, application 131120-96E, based on the following findings:”

1. List any findings...

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

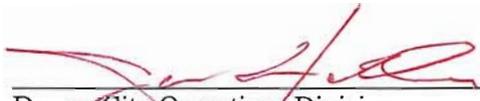
We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission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



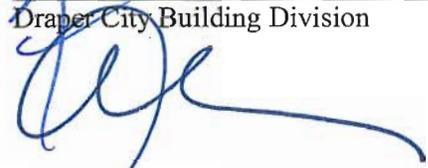
Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



Draper City Planning Division



Unified Fire Authority

Draper City Legal Counsel

Dan Boles

From: Joe Lake [joe@jlakeinc.com]
Sent: Monday, February 03, 2014 12:59 PM
To: Dan Boles
Subject: commercial Site Plan for 96 East Kimball's Lane

Dear Dan,

I will be out of town the night of your Planning Commission meeting to discuss the above project.

As a resident of The Cottages, I have been under the impression that the area just west of our homes would be retained as "green space". We had no problem with the office building nor the hospital further west of the proposed parcel.

Another medical office building, or any other building for that matter, will block the view that a great many of us have from our west facing windows.

We were hoping for a park, or soccer practice fields or some more community friendly green space. I do not speak for the Home Owners Association here at the Cottages, but I speak for my wife and I.

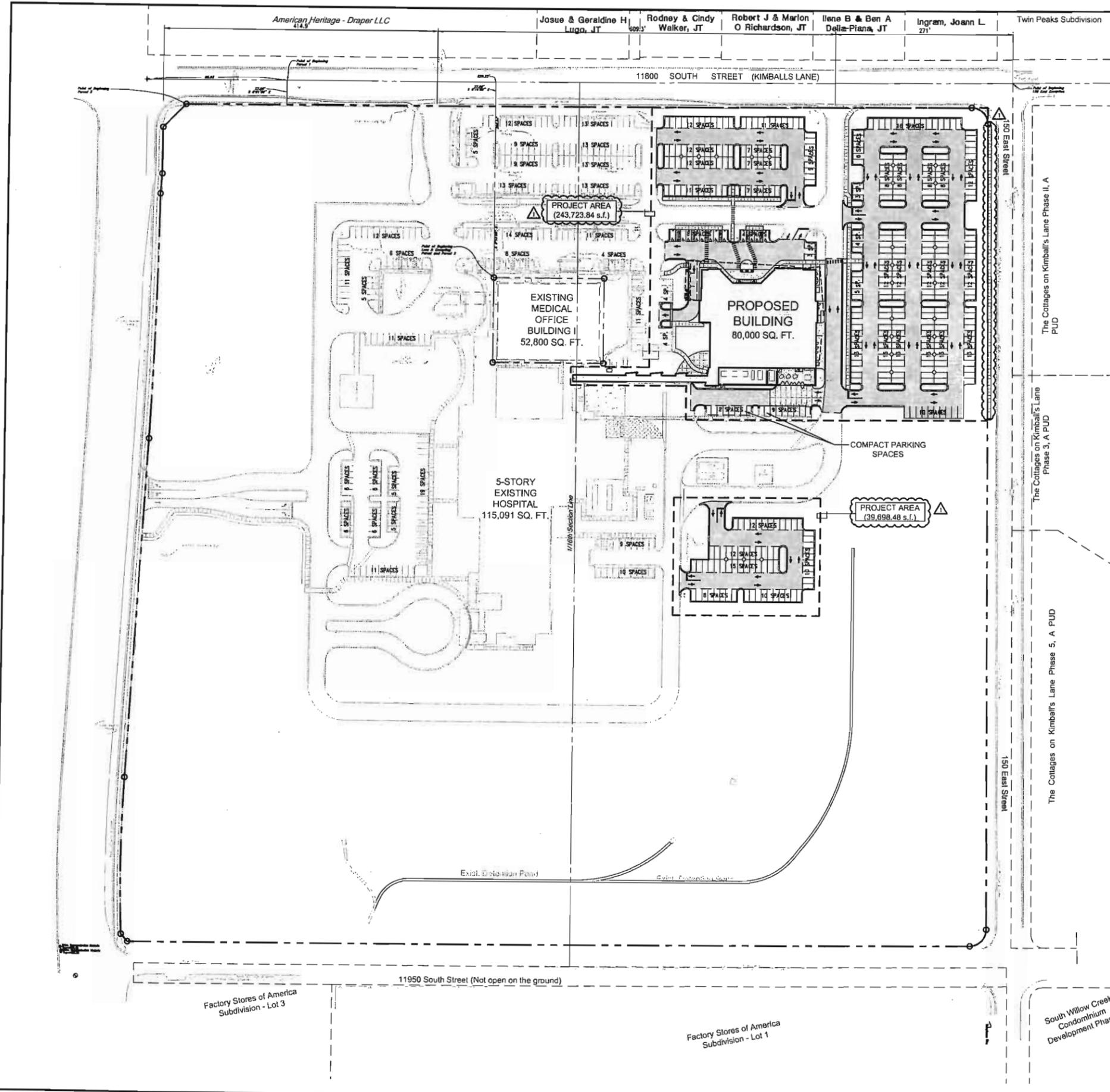
We love living in Draper City. We are thrilled with everything this city offers. We support our local elected officials and feel that this is where we will live for the rest of our lives.

PLEASE reconsider the use of that 9.86 acre site.

Kindest Personal Regards,

Joseph G. Lake
Marta J. Lake
The Cottages
11832 Cottage Side Way
Draper, Utah 84020
801-971-5263

G:\Projects\2013\20130648\deg\Construction\20130648_C5.0_OVERALL SITE PLAN.dwg - CS-1 Feb 05, 2014 - 10:06am - ahil



SITE DATA:
 CITY: DRAPER
 COUNTY: SALT LAKE COUNTY
 ADDRESS OF PROPERTY: 96 EAST KIMBALLS LANE
 ACREAGE OF TOTAL PROPERTY: 37.27 ACRES
 PROPOSED PROJECT AREA: 6.32 AC
 SQUARE FOOTAGE OF PROJECT AREA: 283,422.32 S.F.
 SQUARE FOOTAGE OF LANDSCAPE: 57,047.87 S.F. (20%)
 PROPOSED M.O.B. FOOTPRINT: 29,148 S.F.
 PROPOSED M.O.B. FLOOR AREA: 80,000 S.F.
 PROPOSED BUILDING HEIGHT: 71'-6" FT.
 ZONING: REGIONAL COMMERCIAL (CR)
 SETBACKS: FRONT = NONE
 SIDE = NONE
 REAR = NONE

OWNER: WOMEN'S HOSPITAL INDIANAPOLIS LLP
 (LOCAL CONTACT) C/O LONE PEAK HOSPITAL
 6885 UNION PARK CENTER, STE 500
 COTTONWOOD HEIGHTS, UT 84047
 (801) 568-9930
 CONTACT: MARK MEADOWS
OWNER: WOMEN'S HOSPITAL INDIANAPOLIS LLP
 C/O HCA REAL ESTATE DIVISION
 ONE PARK PLAZA
 NASHVILLE, TN 37203
 (615) 344-8256
 CONTACT: DANA YOUNG
APPLICANT: LITTLEJOHN ENGINEERING
 1935 21ST AVENUE SOUTH
 NASHVILLE, TN, 37212
 (615) 385-4144
 CONTACT: PHILLIP PIERCY

PARKING REQUIRED
 MEDICAL OFFICE I 80,000 S.F. 4 SP. / 1000 S.F. = 320 SPACES

PARKING PROVIDED

NEW REGULAR SPACES	384 SPACES
NEW COMPACT SPACES	17 SPACES
NEW ACCESSIBLE SPACES	12 SPACES
TOTAL NEW SPACES PROVIDED	413 SPACES
REMOVED FOR CONSTRUCTION	86 SPACES
NEW SPACES PROVIDED	327 SPACES
EX. REGULAR SPACES	347 SPACES
EX. ACCESSIBLE SPACES	25 SPACES
TOTAL CAMPUS PARKING PROVIDED	699 SPACES

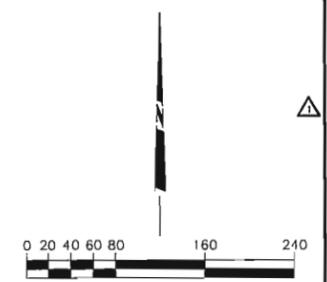
EXISTING FEATURES LEGEND

Centerline	Top of Asphalt	Corrugated Metal Pipe
Buried Telephone line	Edge of Asphalt	Reinforced Concrete Pipe
Overhead Telephone line	Service Pole	Edge of Concrete
Overhead Power line	Light Pole	Retaining Wall
Power line	Power Pole	Sewer Manhole
Sanitary Sewer line	Telephone Pole	Water Valve
Culinary Water line	Fire Hydrant	Catch Basin
Gas line	Flowline of Ditch	Diversion Box
Storm Drain line	Toe of Slope	Top of Curb
Secondary Waterline	Top of Slope	Sidewalk
Land Drain line	Cleanout	Gas line Marker
Irrigation Waterline	Fence	Guy Wire
Fence	Drain Manhole	Building Corner
Power Pole	Flowline	Fire Hydrant
Post	Spot Elevation	Water Valve
Water Meter	Contour	Light Pole
Gas Meter		Power Pole w/guy
Telephone Box		Deciduous Tree
Sewer Manhole		Coniferous Tree
Drain Manhole		
Water Manhole		
Cleanout Box		

PROPOSED FEATURES LEGEND

BUILDING	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
HEAVY DUTY PAVEMENT	[Symbol]
LIGHT DUTY PAVEMENT	[Symbol]
PAINTED STRIPE	[Symbol]
CONCRETE CURB	[Symbol]
CENTERLINE	[Symbol]

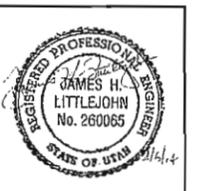
BENCHMARK
 BENCHMARK TIED TO NORTHWEST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH,
 RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. ELEVATION=4454.67'
SITE BENCHMARK
 FINISHED FLOOR OF EXISTING M.O.B. BUILDING INSIDE THE DOORWAY
 LOCATED ON THE SOUTHEAST CORNER OF THE BLDG. ELEVATION=4433.21'



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 LAND SURVEYING
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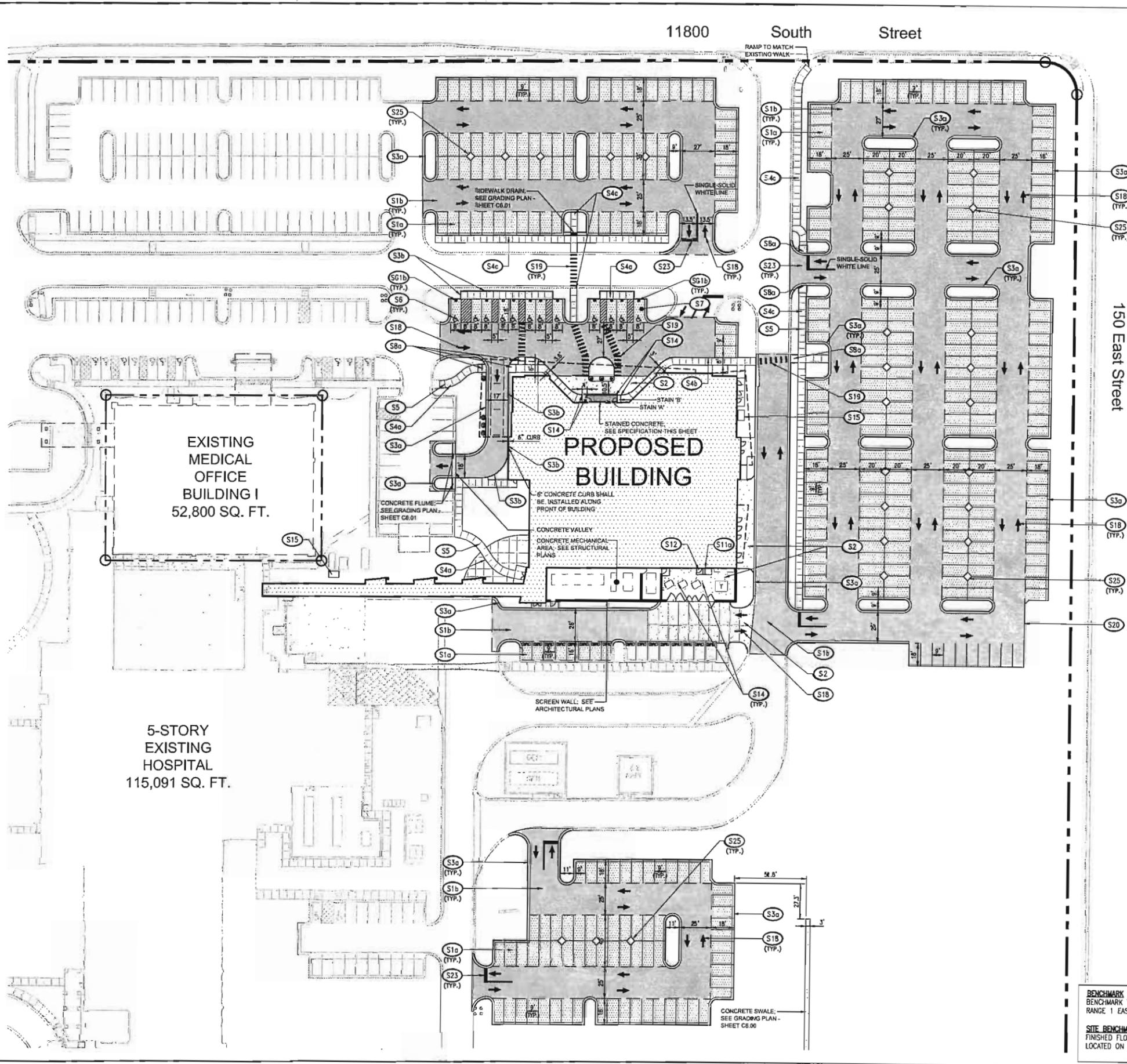
LONE PEAK MEDICAL OFFICE BLDG.
 96 East Kimball's Lane
 Draper, UT
HCA REAL ESTATE DIVISION
 One Park Plaza
 Nashville, TN 37203



02/05/14	REVISED GREEN SPACE
DATE	REVISIONS
01/17/2014	20130648

SHEET TITLE
OVERALL SITE PLAN
 SHEET NUMBER
C5.00

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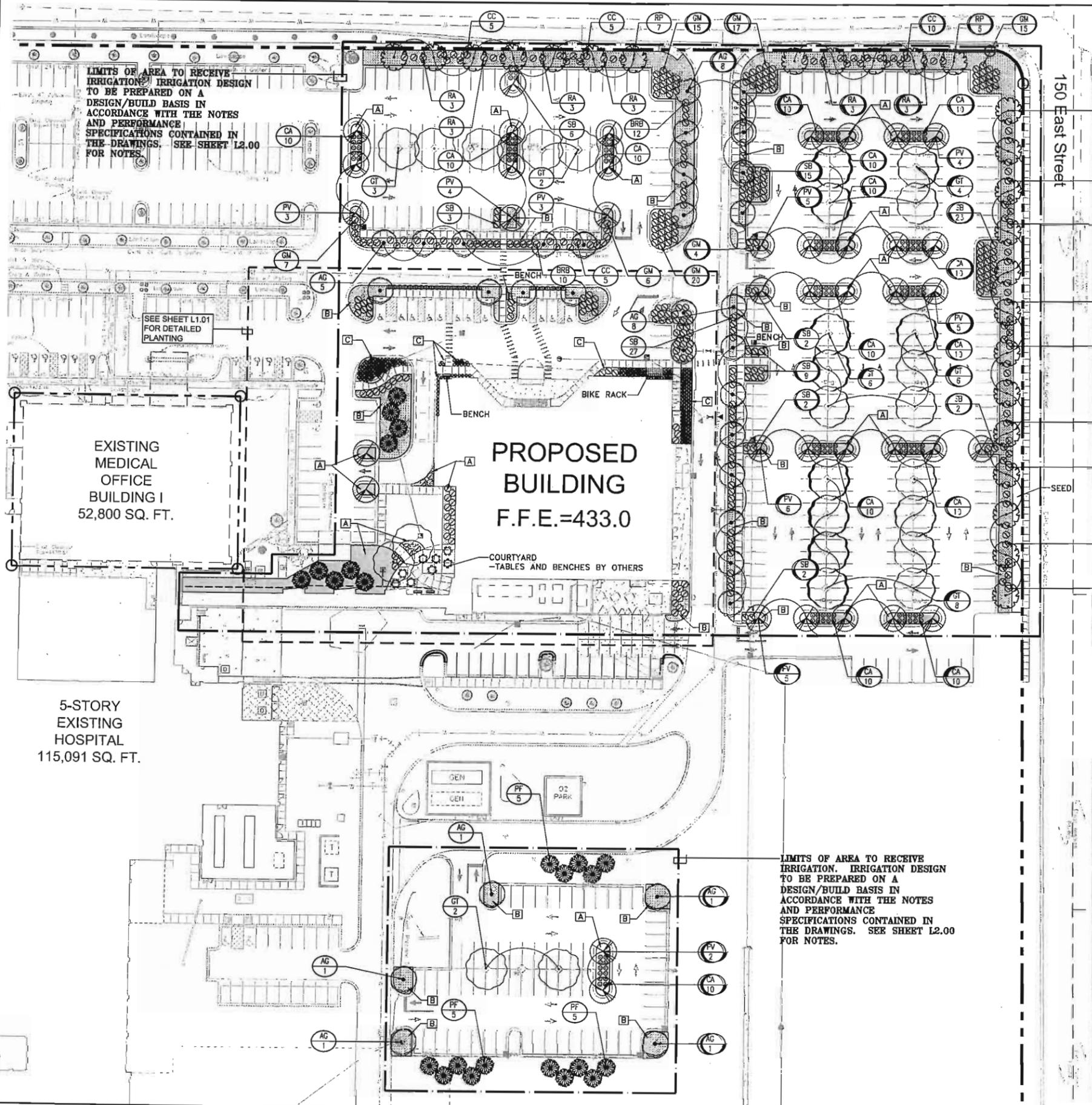
HCA REAL ESTATE DIVISION
One Park Plaza Nashville, TN 37203

DATE	REVISIONS
01/17/2014	20130648

SHEET TITLE
DETAILED SITE PLAN PHASE 3

SHEET NUMBER
C5.01

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LIMITS OF AREA TO RECEIVE IRRIGATION. IRRIGATION DESIGN TO BE PREPARED ON A DESIGN/BUILD BASIS IN ACCORDANCE WITH THE NOTES AND PERFORMANCE SPECIFICATIONS CONTAINED IN THE DRAWINGS. SEE SHEET L2.00 FOR NOTES.

LIMITS OF AREA TO RECEIVE IRRIGATION. IRRIGATION DESIGN TO BE PREPARED ON A DESIGN/BUILD BASIS IN ACCORDANCE WITH THE NOTES AND PERFORMANCE SPECIFICATIONS CONTAINED IN THE DRAWINGS. SEE SHEET L2.00 FOR NOTES.

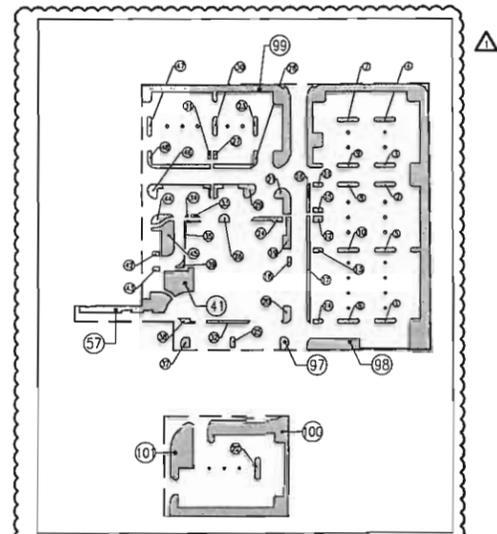
SITE LANDSCAPE DATA

TOTAL SITE AREA:	1,623,266 SF (37.27 AC)
TOTAL PHASE 3 AREA:	283,422 SF (6.32 AC) (17% OF SITE AREA)
TOTAL BLDG FOOTPRINT:	29,148 SF (1.8% OF SITE AREA) (10% OF PHASE AREA)
TOTAL LANDSCAPE AREA:	57,048 SF (3.5% OF SITE AREA) (20% OF PHASE AREA)
TOTAL PARKING AREA:	68,010 SF (24% OF PHASE AREA)
PARKING AREA LANDSCAPE:	12,658 S.F. (19.0% OF PARKING AREA)

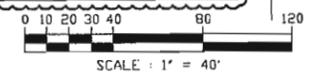
GROUND COVER LEGEND

- A - RIVER MULCH - BY SUNSET ROCK SUPPLY - RED/GRAY - 2-4"
- B - RIVER MULCH - BY SUNSET ROCK SUPPLY - RED/GRAY - 1/2"
- C - BROWN SHREDDED BARK MULCH

NOTE: SAMPLES OF GRANITE MULCH AND RIVER ROCK TO BE SUBMITTED FOR APPROVAL. PROVIDE STEEL BED EDGING BETWEEN COLORS OF GRANITE MULCH AND OTHER GROUND COVER MATERIALS.



Parcel Table	Parcel Table	Parcel Table			
Area #	Area	Area #	Area	Area #	Area
1	298.27	26	233.11	99	6294.67
2	298.27	27	98.53	100	9487.53
3	298.27	28	695.59	101	3182.69
4	298.27	29	852.34	Tree Walls	416.00
5	298.27	30	268.27	TOTAL	57,047.87
6	298.27	31	74.60		
7	298.27	32	382.90		
8	298.27	33	62.26		
9	298.27	34	20.23		
10	298.27	35	208.69		
11	133.13	36	2950.17		
12	198.90	37	261.51		
13	133.13	38	176.91		
14	133.13	39	108.87		
15	142.41	41	2099.15		
16	276.61	42	101.39		
17	1061.77	43	100.80		
18	95.65	44	413.58		
19	608.36	45	1459.83		
20	387.48	46	791.78		
21	822.09	47	266.27		
22	368.54	48	947.30		
23	266.27	57	2688.00		
24	392.25	97	268.39		
25	141.32	98	11842.07		



150 East Street

The Cottages on Kimball's Lane Phase II, A PUD

The Cottages on Kimball's Lane Phase 3, A PUD

ZONED - RESIDENTIAL (MULTI-FAMILY APARTMENTS > 9000 S.F.) LUI = 6



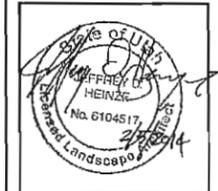
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ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING ENVIRONMENTAL SERVICES
1935 TWENTY-FIRST AVENUE SOUTH NASHVILLE, TENNESSEE 37212
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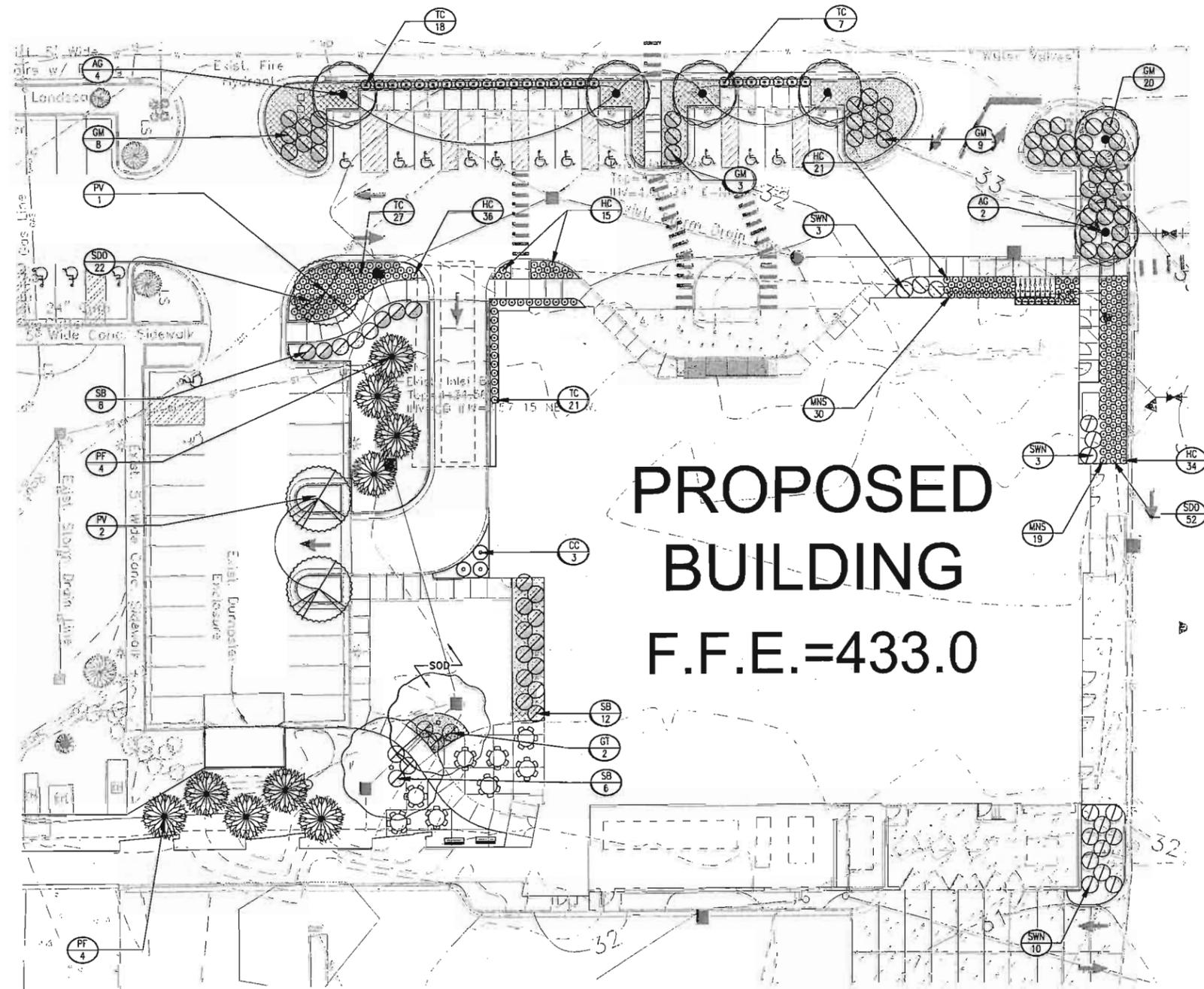
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REAL ESTATE DIVISION
One Park Plaza
Nashville, TN 37203



DATE	REVISIONS
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01/17/2014	20130648

SHEET TITLE
LANDSCAPE PLAN

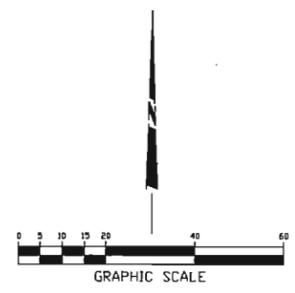
SHEET NUMBER
L1.00



**PROPOSED
BUILDING
F.F.E.=433.0**

PLANT LIST FOR SHEET L1.01

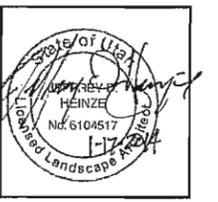
Qty.	Unit	Botanical Name	Common Name	Calliper	Mature Size (HxW)	Spread	Cont. Size/ Ball Diam.	Spacing O.C.	Comments
TREES									
RP	0	ea.	<i>Robinia x pseudoacacia</i> 'Purple Robo'		2"	50' x 32'	32-38"		Strong central leader
AG	5	ea.	<i>Acer grandidentatum</i>		2.5"	30' x 20'			
PV	3	ea.	<i>Prunus virginiana</i> 'Canada Red'		1.5"	20' x 20'			
PF	8	ea.	<i>Pinus baccata</i> 'Vanderwolf's Pyramid'		10' Ht.	30' x 15'			
GT	2	ea.	<i>Gleditsia triancantia</i> var. <i>inermis</i>		2"	50' x 35'			
SHRUBS									
GM	37	ea.	<i>Ribes alpinum</i> 'Green Mound'			4' x 3'	#5		
RA	0	ea.	<i>Rhus aromatica</i> 'Gro-low'			30" x 8"	#5	4'	Full; Compact
CC	3	ea.	<i>Caryopteris x clandonensis</i>			3' x 4'	#2	24"	Full; Compact
SB	26	ea.	<i>Spiraea</i>			3' x 4'	#2		
BRB	0	ea.	<i>Hypoestes aristata</i>			4' x 3'	#5		
SWN	16	ea.	<i>Physocarpus opulus</i> 'Summer Wine'			6' x 6'	#5		
MNS	49	ea.	<i>Salvia superba</i> 'May Night'				1 gal.	18"	Full to edge of container
ORNAMENTAL GRASSES									
CA	0	ea.	<i>Calamagrostis x 'Karl Foerster'</i>				3 gal.	36"	Full
PERENNIALS									
SDO	74	ea.	<i>Hemerocallis x 'Stella d'Oro'</i>			15"	1 gal.	18"	Heavy cans Everbloom / Golden Yellow
GROUND COVER									
MH	0		<i>Mahonia repens</i>			12-36"	#1		
TC	73		<i>Sedum spurius</i>			3-4"	804 flat		
HC	109		<i>Semprevivum tectorum</i>			2-4"	4"		



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Nashville, TN 37203



DATE	REVISIONS
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SHEET TITLE
**DETAILED
LANDSCAPE PLAN**
SHEET NUMBER
L1.01

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Twin Peak

Ingram, Joann L.

Robert J. & Marion

Ilene B. & Ben A.

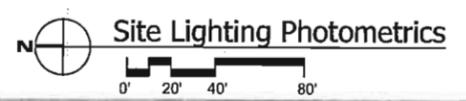
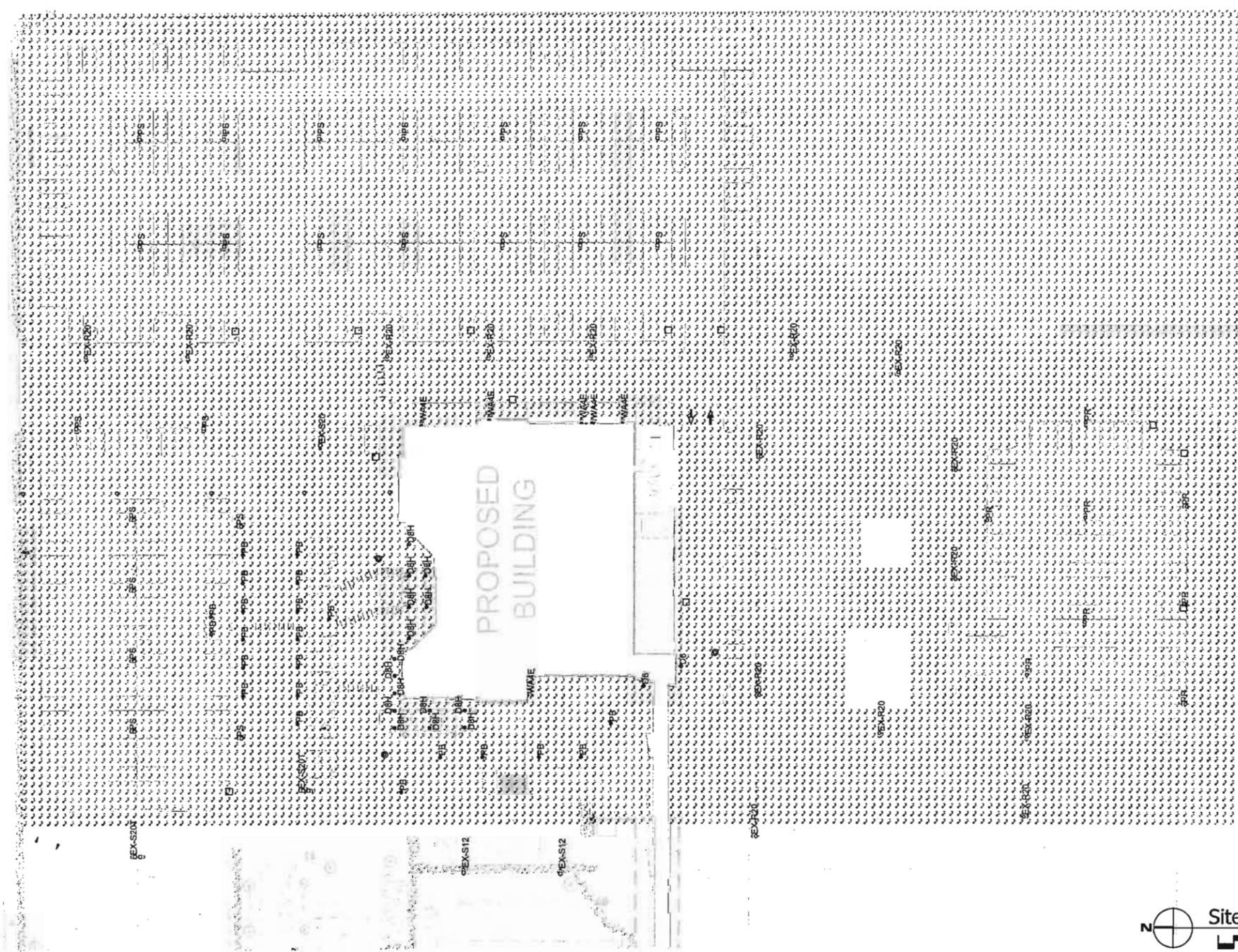
O. Richardsont, JT

Idine

Rodney & Cindy Walker, JT

11800 SOUTHWEST STREET (KIMBALLS LANE) (IMBALLS LANE)

150 East Street



Lone Peak M.O.B

Draper, Utah

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213030.00

The Collages on Kimball's Lane Phase II A

The Collages on Kimball's Lane Phase 3 A PUD

Luminaire Schedule

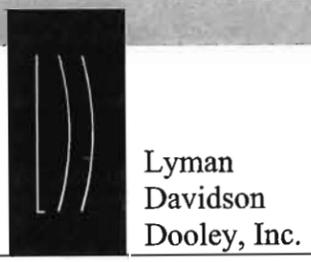
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
		2	COOPER LIGHTING - INVUE	ICS-150-4P-JX-4S	SMALL ARCHITECTURAL AREA LUMINAIRE - TYPE IV DISTRIBUTION	150 WATT PULSE-START CLEAR ED-17 HORIZONTAL BURN	1	ICS-150-4P-JX-4S.lvs	14000	0.8	185
		15	COOPER LIGHTING - INVUE	ICM-250-4P-JX-4S	EXISTING ROUND 250-WATT FIXTURE, 20-FOOT	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	1	ICM-250-4P-JX-4S.lvs	22000	0.8	283
		2	PHILIPS GARDCO	G13-4XL-150PSMH	EXISTING SQUARE 150-WATT FIXTURE, 12-FOOT	CLEAR HORIZONTAL 150PSMH RATED FOR 12500 LUMENS	1	G13-4XL-150P.lvs	12500	0.8	185
		1	PHILIPS GARDCO	G18-4XL-250PSMH	EXISTING SQUARE 250-WATT FIXTURE, 20-FOOT	CLEAR HORIZONTAL 250PSMH RATED FOR 22000 LUMENS	1	G18-4XL-250P.lvs	22000	0.8	291
		4	PHILIPS GARDCO	G18-4XL-250PSMH	EXISTING SQUARE 250-WATT FIXTURE, 20-FOOT, TWIN-MOUNT	CLEAR HORIZONTAL 250PSMH RATED FOR 22000 LUMENS	1	G18-4XL-250P.lvs	22000	0.8	582
		6	Lithero Lighting	WSR LED 2 10A70040K SR4 MVOLT	WSR LED WITH 2 MODULES, 20 LED7s, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	Outdoor Wall Pack Luminaire is IES LM-79-08, LUMINAIRE OUTPUT: 3859 Lms.	1	WSR_LED_2_10A700_40K_SR4_MVOLT.lvs	3859.274	0.8	47
		15	Gotham Architectural Lighting	ICO 35/20 6AR 40 120	ICO 3500K 2000 LUMENS 40 DEGREE BEAM	LED	1	ICO_35_20_6AR_40_120.lvs	1951.937	0.8	28
		2	Gotham Architectural Lighting	EVO 35/14 6AR LD 120	8" LED DOWNLIGHT, 3500K, 1400 LUMENS, STANDARD DISTRIBUTION WITH MATTE DIFFUSE REFLECTOR	LED	1	EVO_35_14_6AR_LD_120.lvs	1335.457	1	24.7
		22	PHILIPS GARDCO	BRM30-CW-360-BRP	LED BOLLARD	[30]1W WHITE LEDS RATED FOR 80 LUMENS	1	BRM30-CW-360-BRP.lvs	717.7	1	41
		8	COOPER LIGHTING - INVUE	ICS-150-4P-JX-4S	SMALL ARCHITECTURAL AREA LUMINAIRE - TYPE IV DISTRIBUTION	150 WATT PULSE-START CLEAR ED-17 HORIZONTAL BURN	1	ICS-150-4P-JX-4S.lvs	14000	0.8	185
		22	PHILIPS GARDCO	G13-4XL-150PSMH	SQUARE 150-WATT FIXTURE, 12-FOOT	CLEAR HORIZONTAL 150PSMH RATED FOR 12500 LUMENS	1	G13-4XL-150P.lvs	12500	0.8	185

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
Connector Lobby South Entrance	X	6.3 fc	6.8 fc	4.5 fc	1.3:1	1.2:1	1.13:1
Connector Lobby West Entrance	X	4.4 fc	5.0 fc	2.6 fc	1.9:1	1.7:1	1.14:1
East Stair Exit & Building Entrance	X	3.6 fc	5.3 fc	1.8 fc	2.9:1	1.9:1	1.51:1
Main Entrance Canopy	X	5.8 fc	11.9 fc	0.5 fc	23.8:1	11.6:1	2.05:1
New East Parking Lot	X	1.5 fc	4.9 fc	0.0 fc	N/A	N/A	2.8:1
New North Parking Lot	X	2.0 fc	4.8 fc	0.3 fc	16.0:1	6.7:1	2.45:1
New South Parking Lot	X	2.1 fc	4.9 fc	0.4 fc	12.3:1	5.3:1	2.33:1
Northeast Service Doors	X	3.3 fc	5.5 fc	1.3 fc	4.2:1	2.5:1	1.67:1
Overall Site	+	1.4 fc	11.9 fc	0.0 fc	N/A	N/A	8.5:1
Site Boundary	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A	8.0:1
Southeast Service Doors	X	3.4 fc	5.8 fc	1.4 fc	4.2:1	2.4:1	1.74:1
West Stair Exit	X	3.2 fc	3.2 fc	3.2 fc	1.0:1	1.0:1	1.00:1

GENERAL NOTES

- POLES WILL BE DARK BRONZE TO MATCH THOSE ALREADY USED ON THE CAMPUS.
- ALL NEW LIGHTING FIXTURES WILL BE AUTOMATICALLY SWITCHED OFF BY LIGHTING CONTROL SYSTEM FOR AFTER-HOURS SETBACK FROM 9PM TO 7AM DAILY.
- TYPE "PB" BOLLARD LIGHTING FIXTURES INCLUDE MOTION SENSORS TO SWITCH FROM 50% LIGHTING OUTPUT TO 100% OUTPUT.
- SOME EXISTING POLE-MOUNTED LIGHTING FIXTURES OUTSIDE THE PROJECT SITE AREA AS DEFINED ON CIVIL ENGINEERING DRAWINGS ARE SHOWN ON PLAN FOR REFERENCE AND USED IN PHOTOMETRIC CALCULATIONS.
- EXISTING POLES IN SITE AREA TO REMAIN = 10. NEW POLES = 30. TOTAL POLES IN SITE AREA = 40. SITE AREA = 429,000 SF.
- NEW PEDESTRIAN SCALE BOLLARD LIGHTING FIXTURES IN SITE AREA = 22.



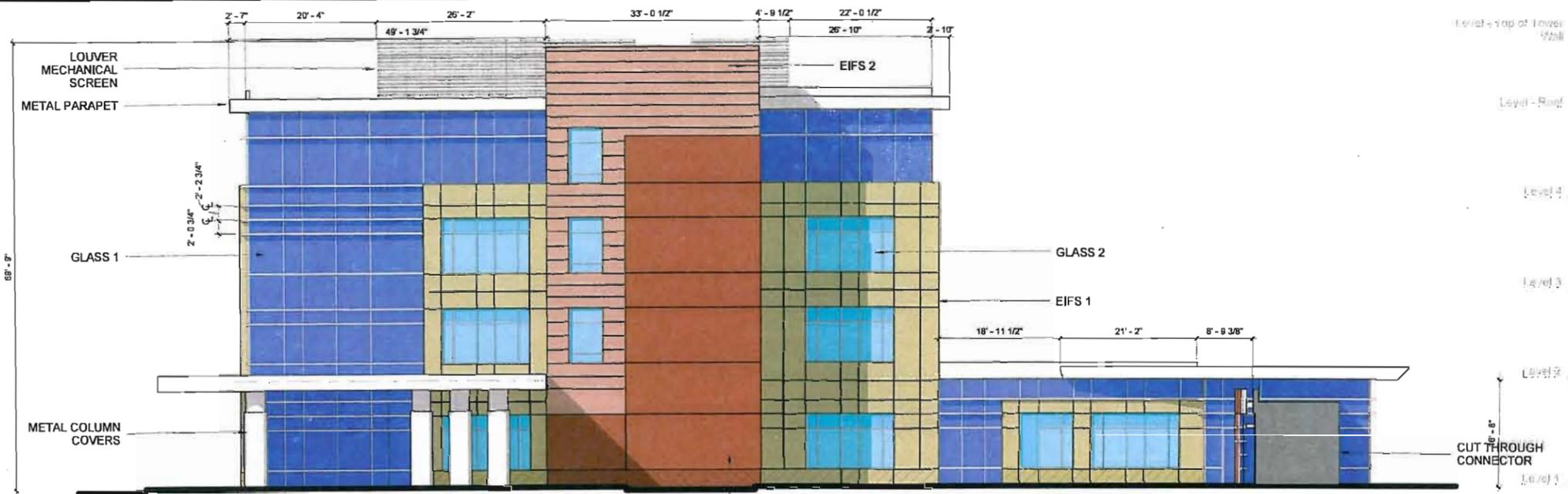
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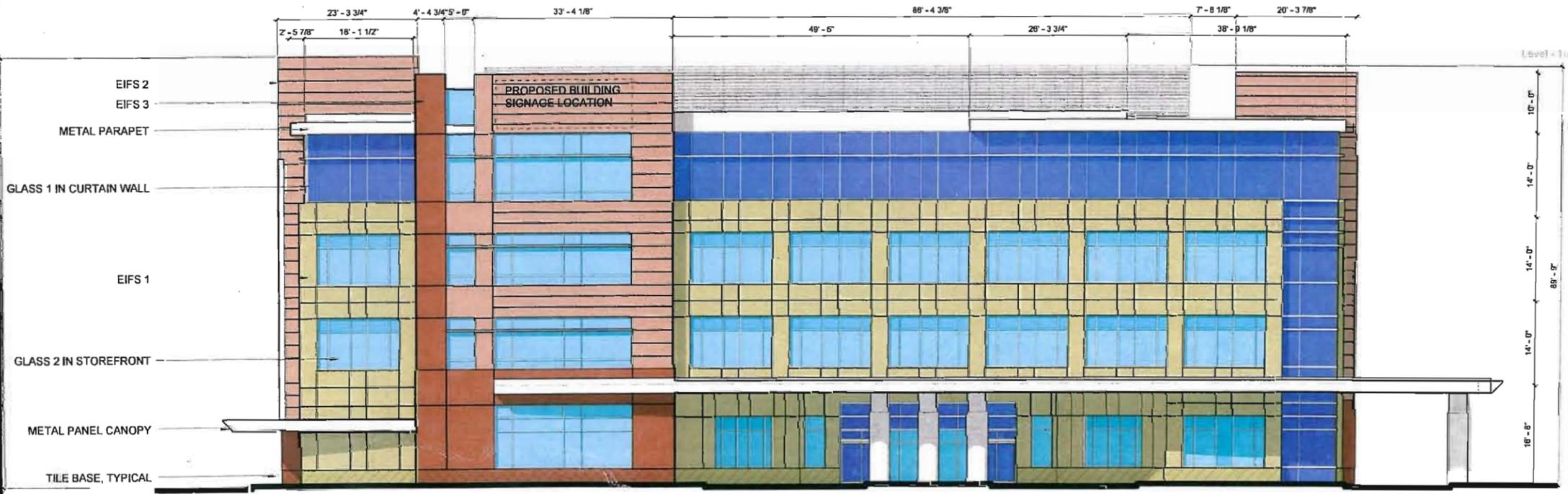
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WEST ELEVATION EIFS 3

LEGEND		
	EIFS - 1 1470 SF	SECONDARY MATERIAL
	EIFS - 2 851 SF	SECONDARY MATERIAL
	EIFS - 3 1203 SF	SECONDARY MATERIAL
	GLAZING - 1 2334 SF	NOT CALCULATED
	GLAZING - 2 1051 SF	NOT CALCULATED
	TILE - 1 189 SF	PRIMARY MATERIAL
	TILE - 2 89 SF	PRIMARY MATERIAL
	METAL 1032 SF	SECONDARY MATERIAL

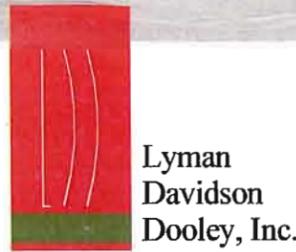
WEST - MATERIAL LEGEND
1/4" = 1'-0"



NORTH ELEVATION - MAIN ENTRY

LEGEND		
	EIFS - 1 2636 SF	SECONDARY MATERIAL
	EIFS - 2 1734 SF	SECONDARY MATERIAL
	EIFS - 3 591 SF	SECONDARY MATERIAL
	GLAZING - 1 2046 SF	NOT CALCULATED
	GLAZING - 2 3226 SF	NOT CALCULATED
	TILE - 1 248 SF	PRIMARY MATERIAL
	TILE - 2 131 SF	PRIMARY MATERIAL
	METAL 2079 SF	SECONDARY MATERIAL

NORTH - MATERIAL LEGEND
1/4" = 1'-0"

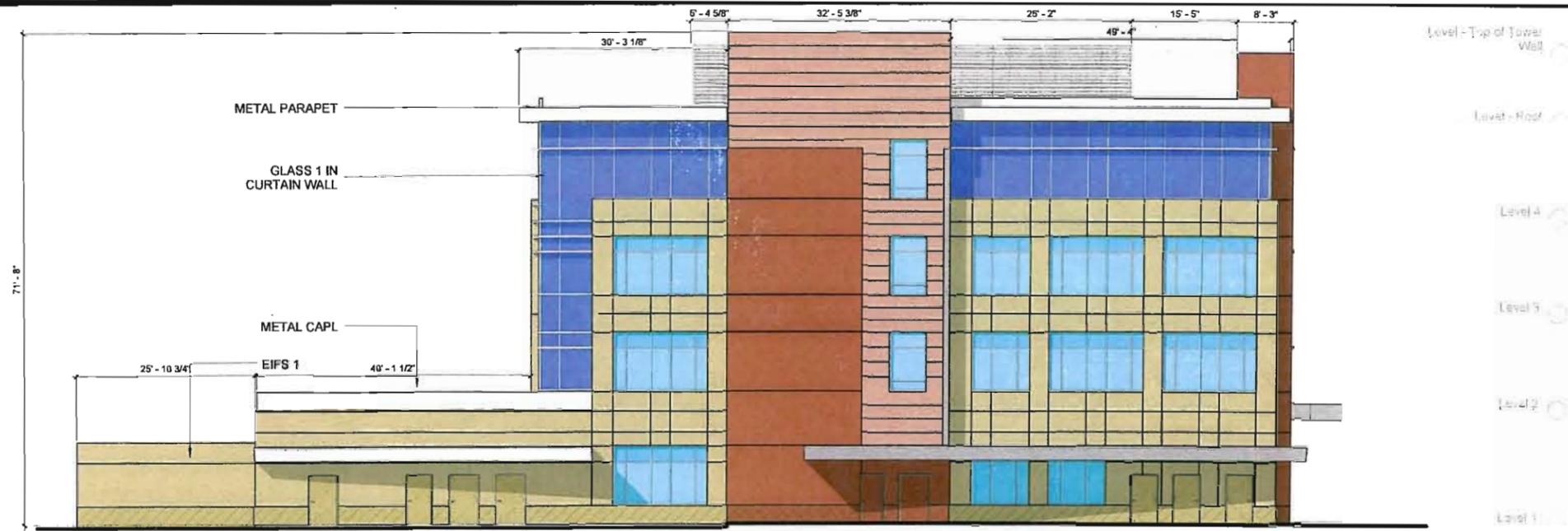


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Draper, Utah

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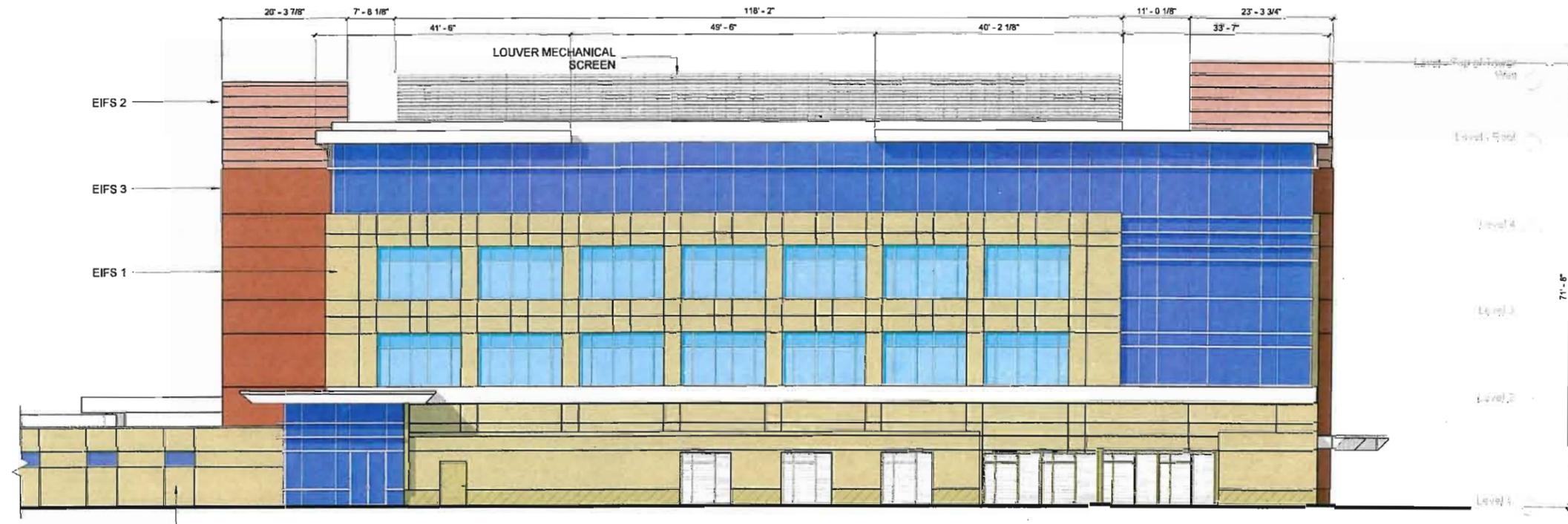
As indicated
01/21/2014
213030.00



EAST ELEVATION

LEGEND		
	EIFS - 1 2540 SF	SECONDARY MATERIAL
	EIFS - 2 967 SF	SECONDARY MATERIAL
	EIFS - 3 1258 SF	SECONDARY MATERIAL
	GLAZING - 1 1057 SF	NOT CALCULATED
	GLAZING - 2 1234 SF	NOT CALCULATED
	TILE - 1 305 SF	PRIMARY MATERIAL
	TILE - 2 76 SF	PRIMARY MATERIAL
	METAL 1165 SF	SECONDARY MATERIAL

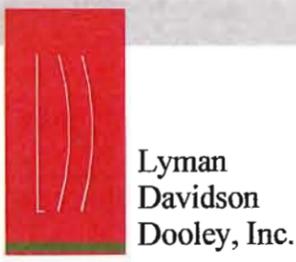
EAST - MATERIAL LEGEND
1/4" = 1'-0"



SOUTH ELEVATION

LEGEND		
	EIFS - 1 3649 SF	SECONDARY MATERIAL
	EIFS - 2 512 SF	SECONDARY MATERIAL
	EIFS - 3 767 SF	SECONDARY MATERIAL
	GLAZING - 1 3029 SF	NOT CALCULATED
	GLAZING - 2 1680 SF	NOT CALCULATED
	TILE - 1 197 SF	PRIMARY MATERIAL
	TILE - 2 6 SF	PRIMARY MATERIAL
	METAL 2616 SF	SECONDARY MATERIAL

SOUTH - MATERIAL LEGEND
1/4" = 1'-0"

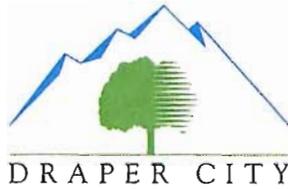


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Draper, Utah

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As indicated
01/21/2014
213030.00



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

STAFF REPORT
January 31, 2014

To: Planning Commission
Business Date: February 13, 2014

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

Re: Galena Park Townhomes Site Plan

Application No.: 131118-12223S
Applicant: Matt Lepire for D.R. Horton
Project Location: 12223 S. Galena Park Blvd.
Zoning: RM1
Acreage: 9.68 acres
Request: Site plan approval for a 78-unit townhome development

BACKGROUND

This application is a request for site plan approval on 9.68 acres located on the north side of 12300 South between Galena Park Blvd. and the UTA rail right-of-way. The property is zoned RM1, which allows a density of up to eight units per acre. The developer seeks site plan approval for a 78-unit townhome development, yielding exactly eight units per acre. Before the developer can sell the units, he will need to do a subdivision plat and have it recorded at Salt Lake County. A preliminary plat for this project is forthcoming.

ANALYSIS

General Plan and Zoning. The General Plan currently identifies the subject property as Medium High-Density Residential, which allows up to eight units per acre. The property is zoned RM1 which is consistent with this land use classification. The stated purpose of the RM1 zone district is to “permit well-designed apartments, townhouses, twin homes and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.”

Site Plan. The proposed development is hemmed in by Galena Park Blvd. on the west, the Sunset at Draper Ridge Phase II subdivision on the north, the UTA railroad corridor on the east, and 12300 South on the south. The proposed site plan shows 78 units on 9.68 acres creating an overall density of eight units per acre, which is the maximum allowed in the RM1 zone. The primary access will be from Galena Park Blvd. on the west, and a secondary access will be from Aiden Ridge Drive on the north. The private right-of-way is proposed to be 30’ wide drivable surface with a four-foot sidewalk on one side of every street. Sub. 9-32-030(d)(4) of the DCMC states that sidewalks shall be installed on both sides of the street, but that the Planning Commission may modify this requirement if it finds: 1) that the second sidewalk...does not facilitate pedestrian connectivity; 2) that ample pedestrian circulation has been provided and is otherwise satisfied; and 3) that the purpose and intent of the development standards set forth in Chapter 9-32 are met. Staff’s opinion is that all three of these findings can be made. In fact, the applicant has laid out the subdivision to maximize pedestrian connectivity to the amenities area, to the



trail corridor, and to Galena Park Drive. The design is meant to allow pedestrian movement to flow from one access point to another. Designated crosswalks that connect to concrete sidewalks also help to justify deviating from the sidewalk standard. (There is a separate model motion at the end of this staff report to approve/deny the requested modification of the sidewalk standard.) A landscaped playground and pavilion area will be located near the primary entrance, which helps satisfy the need for “visual relief from the street through open space” as stated in Sub. 030(e)(3). Staff has verified that the pavilion and playground areas comply with Sub. 030(f) which outlines the standards for amenities in a multi-family project. All units will front directly onto the private streets, and will have a minimum 20 foot long driveway to allow for tandem parking, as required by Sub. 030(c) (2)(ii). The project will include two unit sizes, as required by Sub. 030(a)(1); the footprint of all exterior units will be 1,940 square feet, and the footprint of all interior units will be 1,523 square feet. Exterior units will be one-story, and interior units will be two-story, which satisfies the requirement to vary building height, as required by Sub. 030(a)(2). Visitor parking will be located in seven separate banks of stalls located throughout the project, satisfying the requirement set forth in Sub. 030 (c)(6) that visitor parking stalls be centrally located.

Landscaping and Open Space. The site contains 164,808 square feet of open space along the boundaries of the property and throughout the site, providing an open space calculation of 31%, exceeding the 30% minimum required by Sub. 9-32-030(e). The applicant has not included any roads, sidewalks or private areas in the calculation of the open space. Staff is pleased that there is a substantial amount of open space populated with a large variety of trees and shrubs along Galena Park Blvd. and at the project’s primary entrance, which satisfies the requirement to create “visual relief from the street through open space” as set forth in Sub. 030(e)(3). There will be a total of 189 trees on the site, including such varieties as Western Red Cedar, London Plane, Wireless Zelkova, and Paperbark Maple. Dwelling units throughout the project will have Forest Panzy Redbud and Imperial Honeylocust trees in the landscaped area separating the driveways. Numerous varieties of shrubs and grasses will be planted along the sides of the structures and near the visitor parking stalls. With few exceptions, sod will be planted on all open space areas. The 50 foot wide trail corridor running along the east side of the development will consist of a 15-foot trail (ten feet of hard-surface and five feet of soft) with sod on the east side of the trail and decorative rock on the west side. The Galena Townhomes HOA will have full maintenance responsibility for all open space within the development, including the trail easement.

Parking. According to Table 9-25-1 of the City Code, a multi-family use is required to provide one visitor parking space for every four units. With a total of 78 proposed units, the development requires 20 visitor spaces. The site plan shows 41 visitor spaces. Sub. 9-32-030(c)(6) states that “[r]equired guest parking stalls shall be evenly distributed throughout multiple family projects and easily accessible.” Staff is pleased with the applicant’s efforts to meet this requirement. In addition to the visitor parking, each unit is required to provide two spaces for resident parking. Sub. 9-25-050(G)(6) states: “Multi-family dwellings designed to include enclosed garages may count the number of spaces within the garage towards the parking requirement when the garage is designed in compliance with Section 9-25-070(A)(3) and approved as a part of a site plan or site plan amendment.” Sub. 070(A)(3) states that garages are to have a minimum of ten feet in width and twenty feet in depth and eight feet of garage door opening per car space. Each of the garages within the development meets these design criteria and therefore can count toward the two spaces needed for resident parking. Sub. 060(F) states that “[t]andem parking spaces shall count towards required parking as only a single parking space per pairing. As such, the site meets and even exceeds the parking requirements for a multi-family development.

Housing Types/Architecture. As discussed in the City’s General Plan, design excellence is critical to maintaining the integrity of a multi-family neighborhood. Staff has verified that the buildings proposed for this project meet the multi-family dwelling development standards contained in Chapter 9-32. The site plan shows nine 6-plexes and six 4-plexes, for a total of 78 units. Unit sizes will vary, as required by Sub. 9-32-030(a); 30 units will have a footprint of 1,940 square feet, and 48 units will have a footprint of

1,523 square feet. As such, the development standard listed in Table 9-10-3 requiring minimum lot area for a townhome to be 1000 square feet is met. The interior units of each building will be taller than the end units, which will break up the horizontal plane of the building; end units will be 29 feet tall and interior 34 feet tall, as measured from average finished grade to midpoint of highest roof. No roofline will exceed 50 feet in length without a visual break, as required by Sub. (a)(2)(i). There will be a variety of building colors and materials, as required by Sub. (a)(4); the applicant will display a materials and color board at the Planning Commission hearing. The type of structure being proposed does not lend itself well to the requirement in Sub. (b)(4) that “[s]treet oriented facades shall protrude beyond the garage door by at least five feet.” Staff is pleased with the applicant’s efforts to modify the plans in order to satisfy this requirement.

Architecture/Request for Deviation. Staff has reviewed the submitted architectural renderings against the requirement contained in Section 9-32-030(b) that “multiple family projects shall exhibit exceptional design qualities.” Staff has verified compliance with the standards outlined in this section, one of which is that building materials shall consist of at least 50% brick, stone or synthetic stone on all sides of the structure. The proposed architectural plans fall slightly short of this standard, and as such, the applicant is requesting a deviation from strict compliance. He is requesting permission to use a fiber cement siding such as Hardie Board to meet a portion of this requirement and to be able to place it all on the front and sides leaving the rear of the buildings a mixture of fiber cement siding and stucco. Sub. 030(b)(3) of the Draper City Municipal Code makes provisions for the Planning Commission to authorize deviations from strict compliance with the terms of the code regarding development design standards for architecture where materials are concerned. It states the following:

- (3) Building materials for multiple family structures shall consist of at least fifty percent (50%) brick, stone, or synthetic stone on all sides of the structure.
 - (i) The Planning Commission may grant a special exception from this clause to allow accumulation or clustering of brick, stone, or synthetic stone on the most publicly visible sides of the structure. This exception is dependent on compliance with the following standards:
 - (1) The use of brick, stone, or synthetic stone is equal to a gross calculation of square footage of fifty percent (50%) or more of all structure sides.
 - (2) Structure design meets 9-32-030(b)(2): Side and rear elevations that are visible to the public shall match the architectural detailing of the front façade.
 - (ii) Windows are excluded from the gross calculation of exterior building materials.
 - (iii) The Planning Commission may also grant a special exception from this clause if a pre-dominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood. The project developer may present the proposed building material (and color) to the Planning Commission to substantiate the quality and durability of the proposed dominant material.

Staff has reviewed the applicant’s request to count fiber cement siding toward the 50% requirement, and feels it is justified for the following reasons: If the deviation is granted, the total of the building covered in fiber cement siding and stone would be 59% with the remaining 41% (typically on the rear and a portion of the sides of the buildings) being stucco. In addition, fiber cement siding, such as Hardie Board, has excellent durability, fade resistance, weather resistance, and fire resistance. As a matter of fact, in the design standards for commercial buildings, fiber cement siding is listed as a primary material. Moreover, since the homes in the Sunset at Draper Ridge II subdivision to the north show a considerable amount of fiber cement siding combined with stucco, using the product for the Galena Park Townhomes will uphold the existing character and style of the adjacent neighborhood.

Outdoor Lighting. In lieu of street lights, outdoor illumination for this project will consist of photo cell

lighting. Each of the townhome units will have two photo cell garage lanterns (156 in all), and each lantern will have three 60-watt bulbs. The lanterns will turn on and off automatically as determined by the level of brightness outdoors.

STAFF REVIEWS

Planning Division Review. The planning staff issues a recommendation for approval with the following comments and conditions:

1. That a deviation from strict compliance with the sidewalk standard is justified because pedestrian connectivity is adequate as proposed.
2. That a final plat application is submitted in accordance with section 17-4 of the DCMC.
3. That all buildings are constructed as shown in the exhibits attached to this staff report.
4. 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.
5. That approval of the site plan or plat does not constitute approval of any signage. All signage shall be required to receive separate sign permit approval.
6. That all utility and mechanical equipment will be hidden by landscaping, and that this will be field verified prior to a certificate of occupancy being granted.

Parks and Trails Committee. The plat shows a 50-foot trail corridor along the east property line. The corridor will contain a 15-foot wide meandering path, consisting of ten feet of solid surface and five feet of soft. West of the path will be improved with sod, and east of the path improved with decorative gravel. In the engineering review memo that follows, Brad Jensen and Troy Wolverton provide further details on the design and infrastructure improvements of the public trail.

Engineering Review. In a memo dated February 3, 2014, Troy Wolverton states:

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

General Items

1. Final plans shall include signature with stamp of the professional engineer.
2. Text on plans shall be adjusted to eliminate overlapping text.
3. Plans shall include detail of trail depicting 10' wide asphalt trail with adjacent 5' wide soft surface trail. A copy of this detail is available from our office and shall be included in the plans. Trail alignment shall be adjusted to provide 3' minimum clearance from any obstacles (fences, poles, etc.) . Applicant's engineer shall verify that guy wire for proposed pole does not conflict with new trail alignment.
4. Plans shall indicate the intent to align the proposed north access road with the existing street improvements. Any adjustments or impacts to existing park strip landscaping shall be coordinated with owner of existing improvements.

Plat

5. Plat shall include the existing office condo parcel as a numbered lot.

6. Plat shall designate trail easement as public. Trail easement shall be wider to accommodate shoulders and 5' soft trail. Easement shall have metes and bounds description or be offset from property lines.

Utilities

7. A commitment to serve letter will be provided from the city to provide culinary water service upon final approval of the water utility plan. Commitment to serve letters shall be provided in accordance with the provisions of the Draper City Municipal Code.
8. Plans shall indicate the minimum fire flow required by the current fire codes adopted by the Unified Fire Authority of Greater Salt Lake for the proposed structures, and fire flow test results and calculations at all hydrant locations shall be submitted to satisfy Section 17-5-050(b)&(c) of the DCMC.
9. Plans shall include the current city standard meter detail and shall specify the Sensus Omni F2 (large meter) and the Sensus T2 (small meter). A copy of this detail is available from our office and shall be included in the plans. Applicant's Engineer shall specify the required meter box size.
10. Plans shall indicate proposed street light locations. Developments of this size typically install a street light at the main entrance. Clarify the intent to install any street lights as part of the development. The city does not intend to install any street lights, at city's costs, for this development at a later date. Any street light within the collector street right of way shall conform to Draper City Standard Detail LP-01.
11. The application shall include letter from the sewer provider, addressing the feasibility and their requirements to serve the project in accordance with Section 9-5-090(d)(1)(iv)(C)(5) of the Draper City Municipal Code.
12. Plans shall indicate the required size and the provided size of the existing detention basin. Applicant's Engineer must verify whether the existing orifice size is correct or needs to be replaced.
13. Approval letter from Rocky Mountain Power permitting the construction of a detention basin within the power line easement shall be provided.

Building Division Review. In a memo dated December 9, 2013, Keith Collier states that he has no concerns at this stage of development.

Unified Fire Authority Review. In a memo dated January 7, 2014, Don Buckley with the Unified Fire Authority recommends approval with the following conditions and comments:

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

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

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

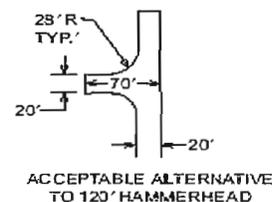
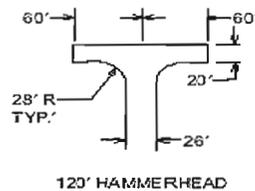
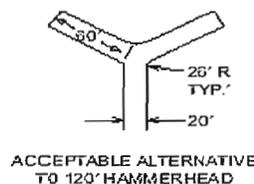
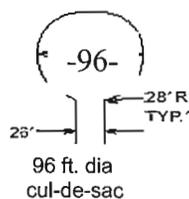


Signs are 12 X 18 inches, metal, and/or made of all weather resistant materials. (D103.6)

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

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

- 2. Fire Department Approved Turn Around Required.** Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds.



- 3. Fire Hydrants are required** there shall be a total of 8 hydrants required spaced at 400ft. increments. The required fire flow for this project is 2000GPM for full 2 hour duration. This will allow up to a 6200sqft home. Anything larger will require additional fire flow test to determine if sprinklers are needed.
- 4. Hydrants and Site Access.** All hydrants and a form of acceptable temporary Fire Department Access to the site **shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits.** If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

5. **No combustible construction** shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. **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.
7. **Street Signs required** and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.
8. **Developments One –or Two Family Residential Development** where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

(D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.)

Tree Commission. In a memo dated December 13, 2013, Laura Bakker with the Tree Commission recommends that the landscape plan be modified to replace Himalayan Birch (*Betula Jacquemontii*) with Zelkova, and to replace Western Red Cedar (*Thuja Plicata*) with Bosnian Pine.

Geotechnical Review. In memo dated December 4, 2013, Alan Taylor states: “It is TG’s opinion that GeoStrata has adequately addressed the geotechnical engineering parameters for the subject lots.”

Noticing. Public noticing for both site plan and preliminary plat have been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends approval of the site plan by Matt Lepire, representing D.R. Horton, application 131118-12223S, subject to the following 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 with regard to landscaping, Betula Jacquemontii is replaced with Zelkova, and Thuja Plicata is replaced with Bosnian Pine.

This recommendation is based on the following findings:

1. That the proposed site plan is for a use that is permitted within the RM1 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, goals and objectives of the General Plan.
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 the proposed site plan provides for ample pedestrian circulation.
6. That the designated crosswalks connecting the non-sidewalk side of the road to the sidewalk side of the road helps to justify the requested deviation from the sidewalk standard.
7. That a deviation from strict compliance with the architectural standards of Sub. 9-32-030(b)(3) is justified because fiber cement siding is a material of exceptional quality, and one that is prevalent in the area, thereby upholding the existing character of the neighborhood.
8. That a landscaping plan was produced and submitted that is in compliance with section 9-23 of the Draper City Municipal Code.
9. That tandem parking is appropriate for this project and is allowed by ordinance.
10. That the proposed parking meets the requirements of the Draper City Municipal Code.
11. That pedestrian connectivity and circulation is adequately provided for with a sidewalk on only one side of the street.
12. That an application for preliminary plat is forthcoming.

MODEL MOTIONS

Deviation from Strict Compliance

Sample Motion to Approve Modification of the Sidewalk Standard. "I move we approve the request by Matt Lepire to modify the sidewalk standard, as explained in this staff report, based on Findings 5 and 6 stated herein."

1. List additional findings if any.

Sample Motion to Deny Modification of the Sidewalk Standard. "I move we deny the request by Matt Lepire to modify the sidewalk standard, based on the following findings:"

1. List findings.

Sample Motion to Approve Special Exception from the Architectural Standard. "I move we approve the request by Matt Lepire to be granted a special exception from the architectural standard as explained in this staff report, based on Finding #7 stated herein."

1. List additional findings if any.

Sample Motion to Deny Special Exception from the Architectural Standard. “I move we deny the request by Matt Lepire to be granted a special exception from the architectural standard, based on the following findings:”

1. List findings.

Site Plan

Sample Motion to Approve Site Plan. “I move we approve the site plan request by Matt Lepire for a 78-unit townhome development, as outlined under application 131118-12223S, based on the findings and subject to the conditions listed in the staff report dated January 31, 2014 and as modified by the following:”

1. List any additional findings and conditions.

Sample Motion to Deny Site Plan. “I move we deny the site plan request by Matt Lepire, as outlined under application 131118-12223S, based on the following findings:”

1. List findings.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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



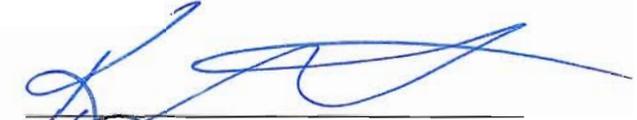
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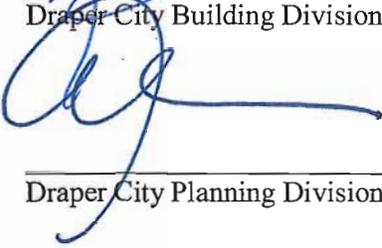
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Unified Fire Authority

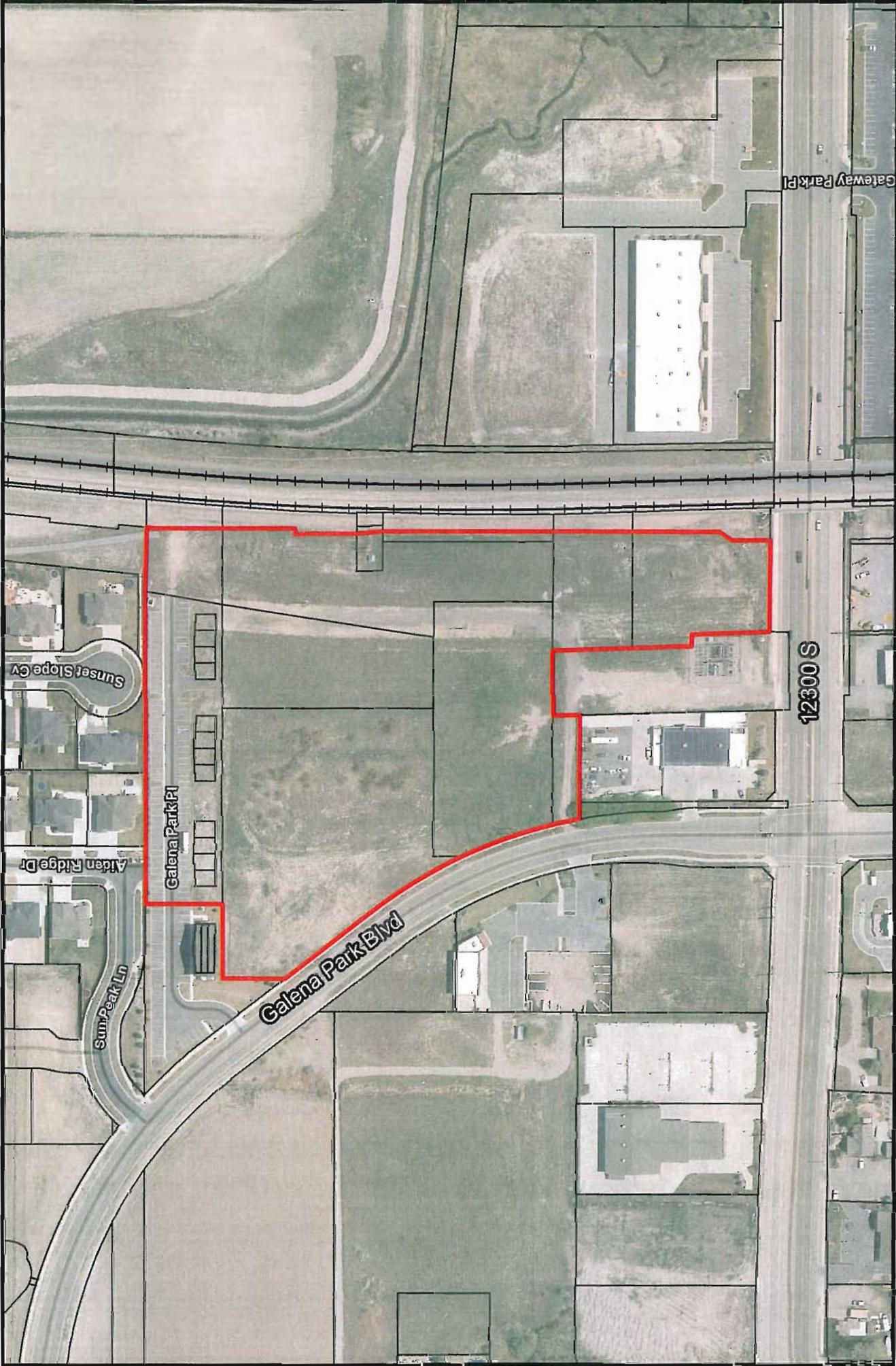


Draper City Building Division



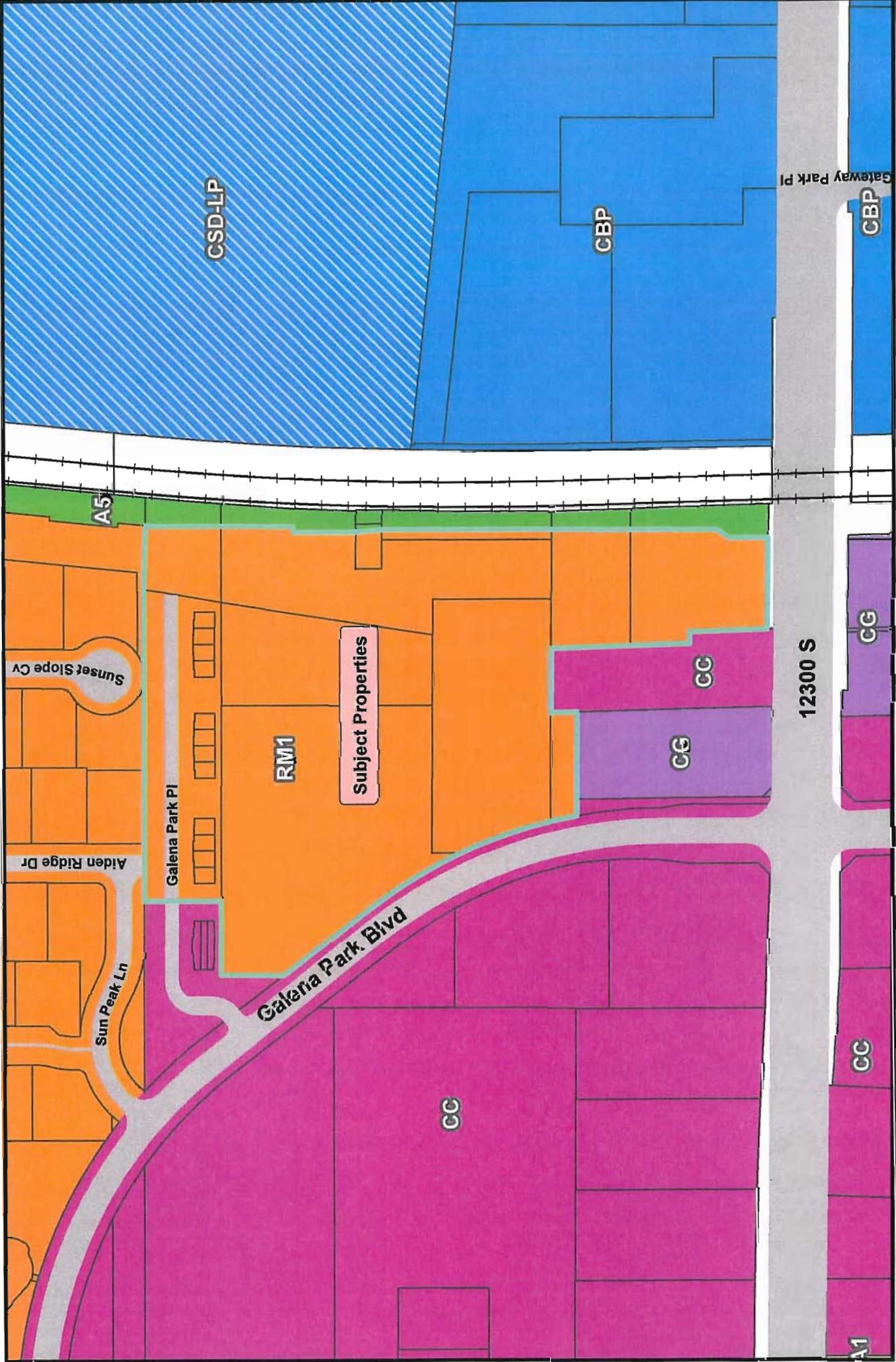
Draper City Planning Division

Draper City Legal Counsel



Galena Park Place Site Plan and Subdivision Plat





Galena Park Place Site Plan and Subdivision Plat

Zoning Map



DRAPER CITY

Date: 11/21/2013

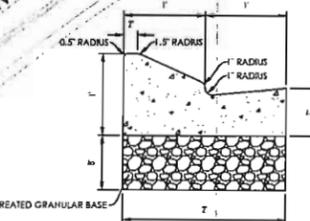
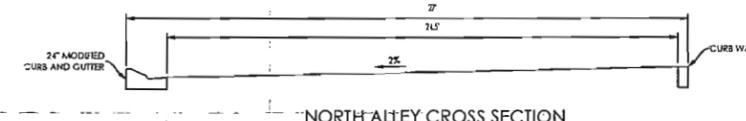
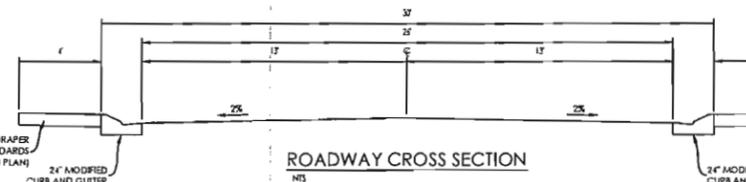
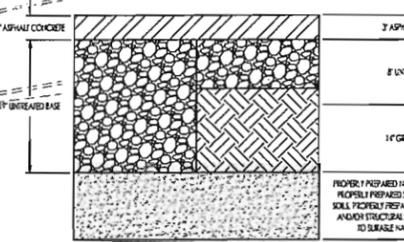
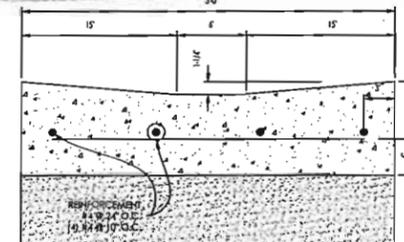
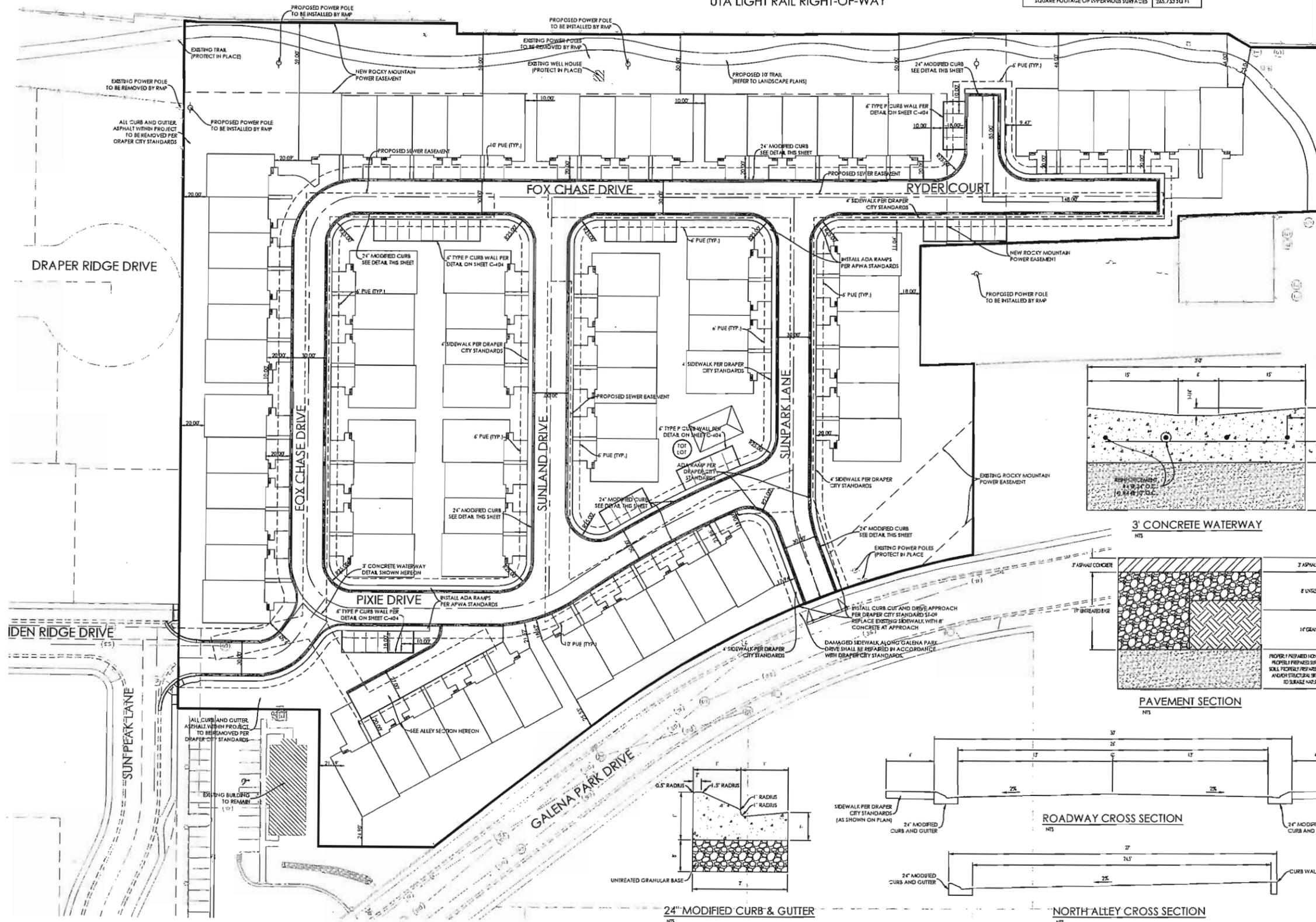


CONCEPT RENDERING - 4 PLEX

SITE TABULATION	
TOTAL PROJECT GROSS ACRES	9.68 ACRES
SQUARE FOOTAGE OF ROAD RIGHT OF WAYS	82,017 SQ FT
SQUARE FOOTAGE OF BUILDING FOOTPRINTS	1,32,304 SQ FT
SQUARE FOOTAGE OF TOTAL BUILDING AREA	334,712 SQ FT
SQUARE FOOTAGE OF LANDSCAPING	164,828 SQ FT
NUMBER OF PARKING SPACES (GARAGE)	154
NUMBER OF PARKING SPACES (DRIVEWAY)	154
NUMBER OF PARKING SPACES (SIDEWALK)	41
NUMBER OF SITE PARKING SPACES	41
TOTAL NUMBER OF PARKING SPACES	353
SQUARE FOOTAGE OF IMPERVIOUS SURFACES	265,733 SQ FT



UTA LIGHT RAIL RIGHT-OF-WAY



Revision	By	Appd.	YY-MM-DD
2	DRAPER CITY SUBMITAL	SDJ	JRU 13.12.20
1	DRAPER CITY SUBMITAL	SDJ	JRU 13.10.18
Issued		By	Appd. YY-MM-DD

File Name: 01149c-101ip.dwg Dwn. Chks. Dgn. YY-MM-DD

Permit-Seal



Client/Project
DR HORTON
12351 S GATEWAY PARK PLACE, STE D100
DRAPER, UTAH 84020
GALENA PARK TOWNHOMES
Draper, Utah

Title
OVERALL SITE PLAN

Project No. 186201149
Drawing No. Sheet Revision

C-101 of 0

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Revision	By	Appd.	TY:MM:DD
2	DRAPER CITY SUBMITAL	SDI	JRJ 12.12.20
1	DRAPER CITY SUBMITAL	SDI	JRJ 12.10.18

Issued By: Appd. TY:MM:DD

File Name: 0114fc-102.dwg Dwn. Chd. Dgn. TY:MM:DD

Permit-Seal



Client/Project

DR HORTON
12351 S GATEWAY PARK PLACE, STE D100
DRAPER, UTAH 84020

GALENA PARK TOWNHOMES
Draper, Utah

Title

OVERALL GRADING AND
DRAINAGE PLAN

Project No.
186201149

Scale
1"=40'

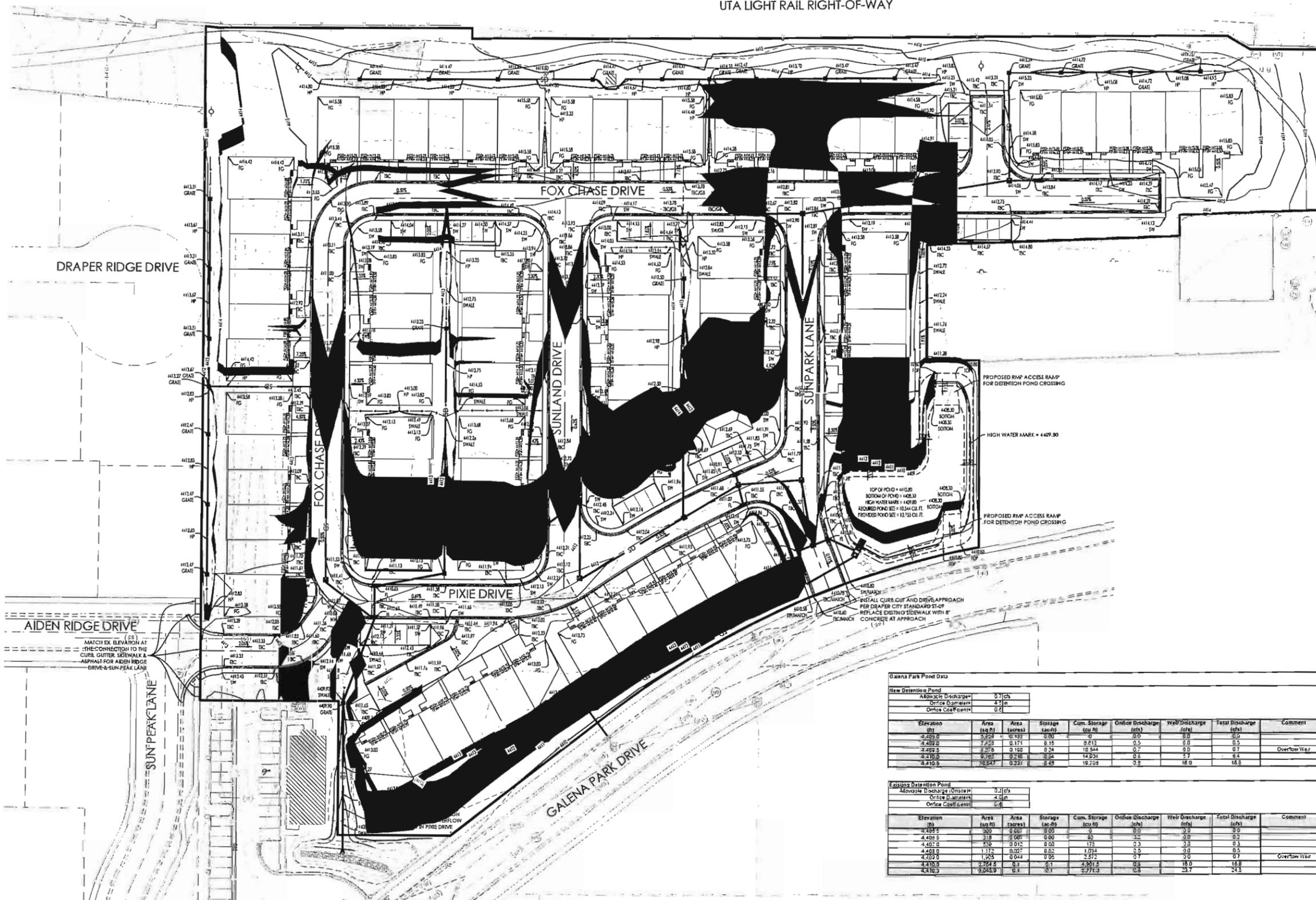
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Sheet of Revision

C-102

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UTA LIGHT RAIL RIGHT-OF-WAY



Elevation (ft)	Area (sq ft)	Area (Acres)	Storage (cu ft)	Cum. Storage (cu ft)	Outlet Discharge (cfs)	Weir Discharge (cfs)	Total Discharge (cfs)	Comment
4299.5	0	0.000	0.00	0	0.0	0.0	0.0	
4400.0	7,253	0.171	0.15	0.15	0.5	0.0	0.5	
4400.5	2,276	0.160	0.24	0.39	0.7	0.0	0.7	Overflow Weir
4410.0	6,165	0.141	0.56	1.00	2.7	0.0	2.7	
4410.5	10,647	0.241	0.48	1.48	5.8	0.0	5.8	

Elevation (ft)	Area (sq ft)	Area (Acres)	Storage (cu ft)	Cum. Storage (cu ft)	Outlet Discharge (cfs)	Weir Discharge (cfs)	Total Discharge (cfs)	Comment
4299.5	0	0.000	0.00	0	0.0	0.0	0.0	
4400.0	318	0.012	0.00	0.00	0.3	0.0	0.3	
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4410.0	1,265	0.044	0.05	0.05	0.7	0.0	0.7	Overflow Weir
4410.5	2,254.5	0.1	0.1	0.1	1.0	0.0	1.0	
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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any error or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Owner/Project

D.R. HORTON
America's Builder

Legend

Notes

Revision	By	Appd.	YY/MM/DD
2	DRAPER CITY SUBMITTAL	SDJ	JRJ 13.12.20
1	DRAPER CITY SUBMITTAL	SDJ	JRJ 13.10.18
Issued		By	Appd. YY/MM/DD

File Name: 0114fc-103a.dwg

Dwn. Chgd. Dgn. YY/MM/DD

Permit-Seal



Client/Project

DR HORTON
12351 S GATEWAY PARK PLACE, STE D100
DRAPER, UTAH 84020

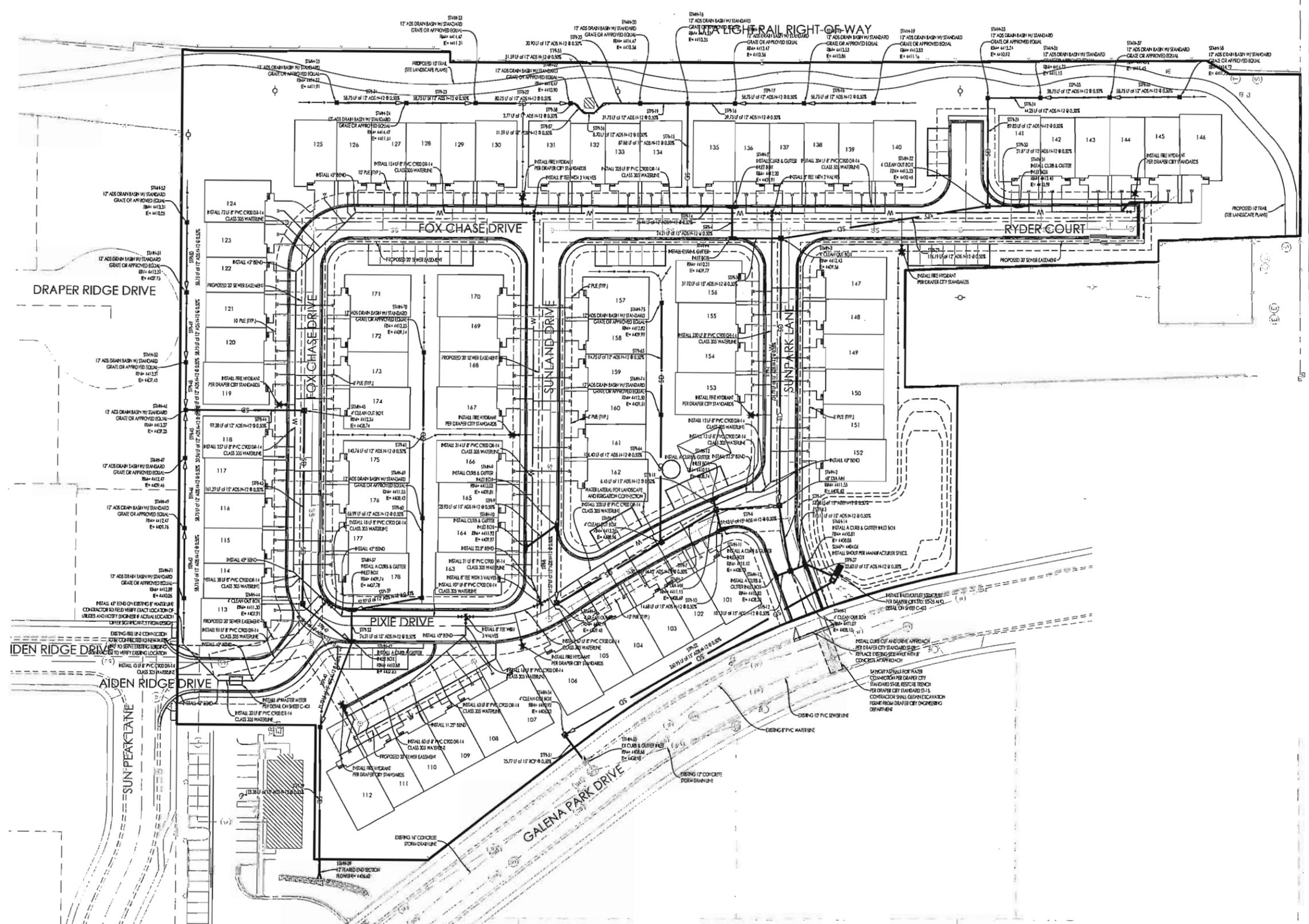
GALENA PARK TOWNHOMES
Draper, Utah

Title

OVERALL STORM DRAIN AND
WATER PLAN

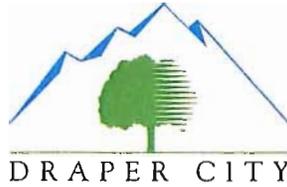
Project No. 186201149 Scale 1"=40'
Drawing No. Sheet 1 of 10 Revision

C-103 of 0



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ORIGINAL SET - ARCHD



Development Review Committee

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

STAFF REPORT

January 28, 2014

To: Draper City Planning Commission
Business Date: February 13, 2014

From: Development Review Committee

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

Re: Two Dogs Pottery – Conditional Use Permit Request

Application No.: 131218-659E
Applicant: Steve and Donna Bryant
Project Location: 659 E Pioneer Rd.
Zoning: RA2 (Residential Agricultural, 20,000 square foot lot minimum) Zone
Acreage: 0.41 Acres (Approximately 17,859.6 ft²)
Request: Request for approval of a Home Occupation Conditional Use permit in the RA2 (Residential Agricultural, 20,000 square foot lot minimum) zone regarding a pottery business.

SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.41 acres located on the north side of Pioneer Road, at approximately 659 East Pioneer Road. The property is currently zoned RA2 (Residential Agricultural, 20,000 square foot lot minimum). The applicant is requesting the permit so they can operate a pottery business from their property.

BACKGROUND

The property was developed in the 1980's, with a detached garage built in 2000. An addition to the garage was done in 2009. The applicant would like to use a portion of the 6-car detached garage as a pottery studio and inventory storage. No customers are planned to patronize the site. All sales will be made at festivals and markets, as well as online.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Medium Density land use designation for the subject property. This category "will typically contain densities which range from two to four single family detached dwellings units per acre." It also states that the



designation is characterized by “variations and mixing of lot sizes, setbacks, and residential development forms.” The property has been assigned the RA2 (Residential Agricultural, 20,000 square foot minimum lot) zoning classification, supporting approximately two dwelling unit per acre. The purpose of the RA2 zone is to “foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City’s semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl.” The RA2 zoning designation is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. The RA2 zoning district abuts the subject property on the west and east, the RA1 (Residential Agricultural, 40,000 square foot minimum lot) zone to the south and CC (Community Commercial) abuts on the north.

Draper City Municipal Code (DCMC). Chapter 9-10 DCMC details, in part, the permitted and conditional uses for the various residential zones within Draper City, including the RA2 zone to which the subject property has been assigned. Table 9-10-1 declares home occupations to be permissible uses based on the terms of Chapter 9-34 which governs home occupations. Section 9-34-060 states that a business which does not meet the home occupation standards may be established with a Conditional Use Permit. The applicant is requesting to locate their business operations within a detached structure. DCMC Section 9-34-040 (l) and (o) does not allow accessory structures to be used as part of a home occupation, thus requiring a Conditional Use Permit.

Site Plan Layout. The property contains one single family home and a detached garage. The applicant has set aside a portion of the detached garage for the business. The space is 24-feet wide by 48-feet deep. The space will include the pottery wheel and tools area, a hand building area, an assembly table, plaster area, kiln, glazing area, and drying area. The kiln is a brand new Paragon SNF24, an electric kiln designed to reach a maximum temperature of 2,300 degrees Fahrenheit. The applicants had the kiln installed by a licensed electrician and it contains vents to remove heat from the building.

Home Occupation Criteria. The City Code outlines development standards applicable to all home occupations. Those standards are found in Section 9-34-040 of the Draper City Municipal Code. Those criteria, along with information specific to the subject request, are as follows:

- (a) *Ownership. The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.*

The business owner is the owner of the home.

- (b) *Business License. A business license for the home occupation shall be obtained from and continually maintained with the City pursuant to Chapter 6-11 of the Draper City Municipal Code.*

The applicant will be required to maintain a valid Draper City Business License throughout the operation of the business.

- (c) *Employees. Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Non-family or non-resident employees shall be limited to one person.*

No employees are planned.

- (d) *Inspection. All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by City officials may occur as necessary to assure compliance with regulations.*

The home occupation will be subject to all required inspections associated with receiving a Business License and operating a business. In addition, the recommended conditions of approval include fire and building inspections to ensure the safety of the kiln.

- (e) *Inventory. No stock in trade, inventory, or other merchandise to exceed 250 square feet shall be kept on the premises. No outside storage is allowed.*

The applicant has set aside a 120 square foot space to store finished product within the garage.

- (f) *Modification of Structures or Yards. There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. Yards surrounding the dwelling and accessory buildings shall not be used for storage of the home occupation use. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation.*

No yard space will be modified or used for the home business. All creation of the pottery will take place within an existing detached garage.

- (g) *Nuisance. Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.*

The pottery studio will not create any noise or odors.

- (h) *Secondary Use. The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty-five percent (25%) of the dwelling unit shall be used for the home occupation.*

The home occupation is clearly incidental and secondary to the residential use of the property and the neighborhood.

- (i) *Signs. All signage in a residential area must comply with the Draper City Sign Ordinance (Chapter 26 of [the Draper City Municipal Code]).*

The home occupation would be permitted the standard signage allowances dictated in Chapter 9-26 of the Draper City Municipal Code, should the applicant desire and apply for such signage. No signage is being applied for at this time.

- (j) *Traffic, Parking, and Access. No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on-site with adequate provision for drop-off traffic.*

No on-site customers are anticipated for the business. Traffic will be limited to the applicants loading and unloading pottery for various markets and festivals, as well as for delivery. Staff does not anticipate any negative effects from the preparation for the markets and festivals. The garage structure has two parts, the 4-car garage to be used as a pottery studio and a separate 2-car garage area that will be maintained as resident parking space.

- (k) *Vehicles. Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.*

The home occupation will have no vehicles associated with the business alone or beyond that used and intended for the homeowner's personal transportation.

- (l) *Yards. Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.*

The home occupation will have no involvement with the property on the outside of the detached garage.

- (m) *Customers. No customers allowed. Children accessing a limited day care or limited preschool facility shall not be considered customers.*

The applicant does not anticipate any customers to the home. All sales are planned for markets, festivals and online. Staff has included a condition within the recommended conditions of approval that if the business has customers coming to the home at a later date, all customers shall park on the property.

- (n) *Utility Demand. The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.*

The home occupation does not detrimentally impact the utility system of the city or the subject area of the community.

- (o) *Main Structure. The home occupations shall be conducted, located, and contained within the primary structure on the property.*

The business will be maintained within the detached structure, as allowed with a Conditional Use Permit.

- (p) *Single-Family Dwellings. A home occupation listed in Section 9-34-050 of this code that does not conform to any of the development standards in Section 9-34-040 of this code may nonetheless be established through the issuance of a Conditional Use Permit specifically for the desired alteration to those development standards.*

The subject property for which the home occupation is to be located contains a single-family dwelling as required.

- (q) *Licensure. Any home occupation involving child care shall comply with all applicable State and local laws and regulations regarding residential child care, including, but not limited to provisions of the Utah Child Care Licensing Act, as set forth in Utah Code Ann. §§ 26-39-101, et seq., as amended, and the Residential Certificate Child Care Standards as set forth in the Utah Admin. Code §§ R430-50-1, et seq., as amended. In addition, Cottage Food Production Operations are regulated and inspected by the Utah Department of Agriculture. Any food-related home occupation under their jurisdiction must comply with these regulations.*

The home occupation does not involve child care or food.

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 without further comment.

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 comments:

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted. The number of trips generated by employee(s) and customers arriving and leaving is considered an insignificant impact to the existing and future traffic condition. The existing property layout appears to provide adequate parking for the off-street parking. We recommend the applicant have potential customers park in the driveway to avoid potential traffic issues. Given the represented client load and hours of operation, the use is not anticipated to generate a significant traffic impact to the anticipated level of service along 12400 South;
2. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity;
3. The proposed use appears to have been presented as desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community; and
4. The proposed use appears to comply with the regulations and conditions as specified in the Draper City Municipal Code and appears to be in harmony with the intent of the Draper City General Plan.

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:

1. **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.
2. **Additional Fire Protection May Be Required.** This would depend upon the use of and type of Kiln used in the process.

Noticing. The applicants have 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 by Steve and Donna Bryant, representing Two Dogs Pottery, application 131218-659E, subject to the following conditions:

1. The business shall meet all requirements of DCMC Section 9-34-040, except as provided by this permit.
2. The detached garage on the property may be used for business purposes.
3. No parking associated with or caused by the home occupation shall be located within any public right-of-way, including any potential customers.
4. All requirements of the Unified Fire Authority and Draper City Building Official shall be satisfied throughout the operation of the home occupation on the property.
5. A building inspection and fire inspection shall be required with the business license application review.
6. Obtain the necessary sign permits prior to installation of any proposed signage.
7. The home occupation shall continually maintain a valid Draper City Business License throughout its operation.
8. The home occupation is required to maintain approval and adequate licensure from any and all State and County agencies prior to receiving a business license.

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.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Conditional Use Permit by Steve and Donna Bryant, representing Two Dogs Pottery, application #131218-659E, based on the findings and subject to the conditions listed in the Staff Report dated January 28, 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 by Steve and Donna Bryant, representing Two Dogs Pottery, application 131218-659E, 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



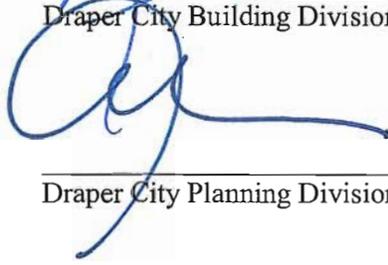
Draper City Operations Division



Unified Fire Authority



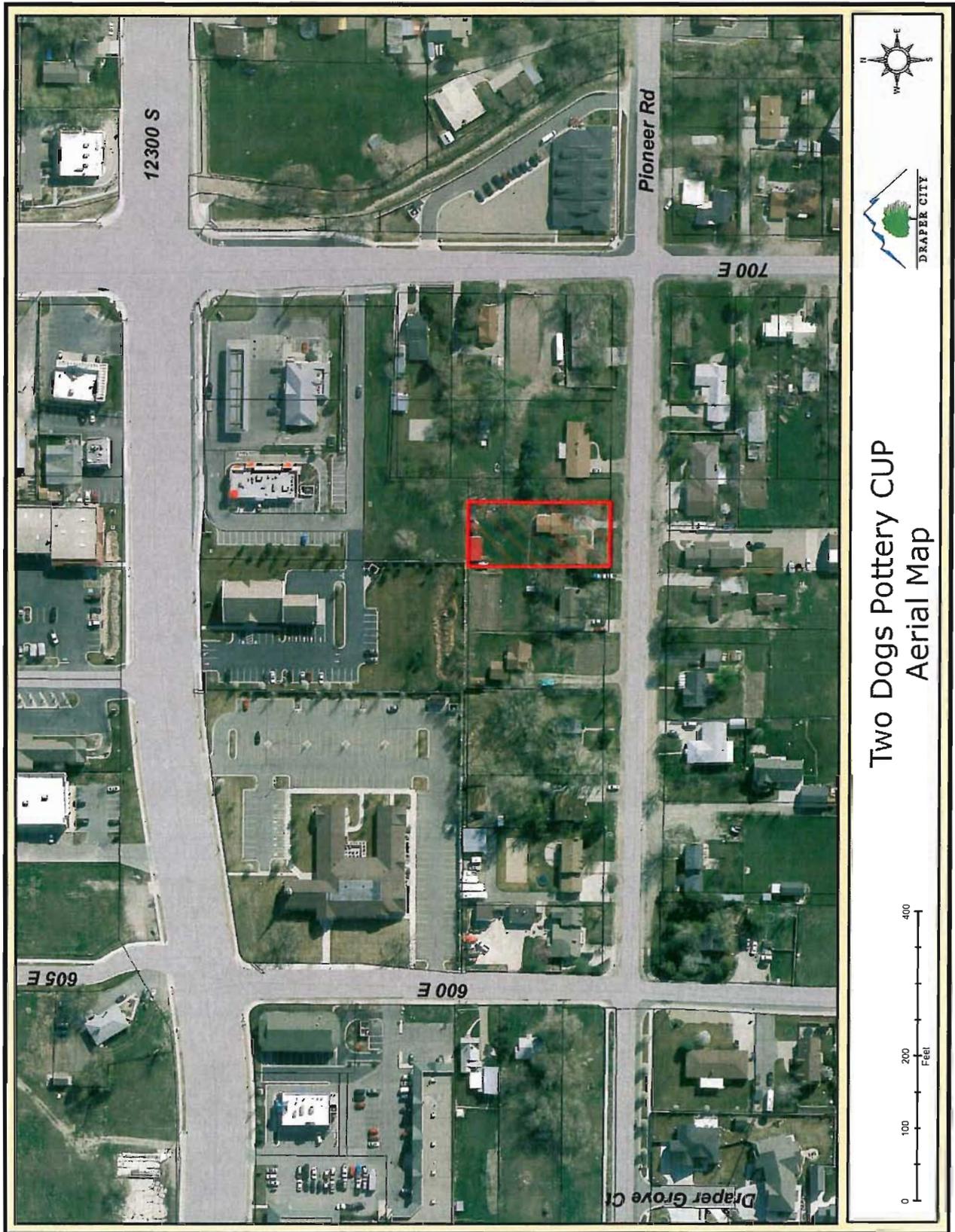
Draper City Building Division



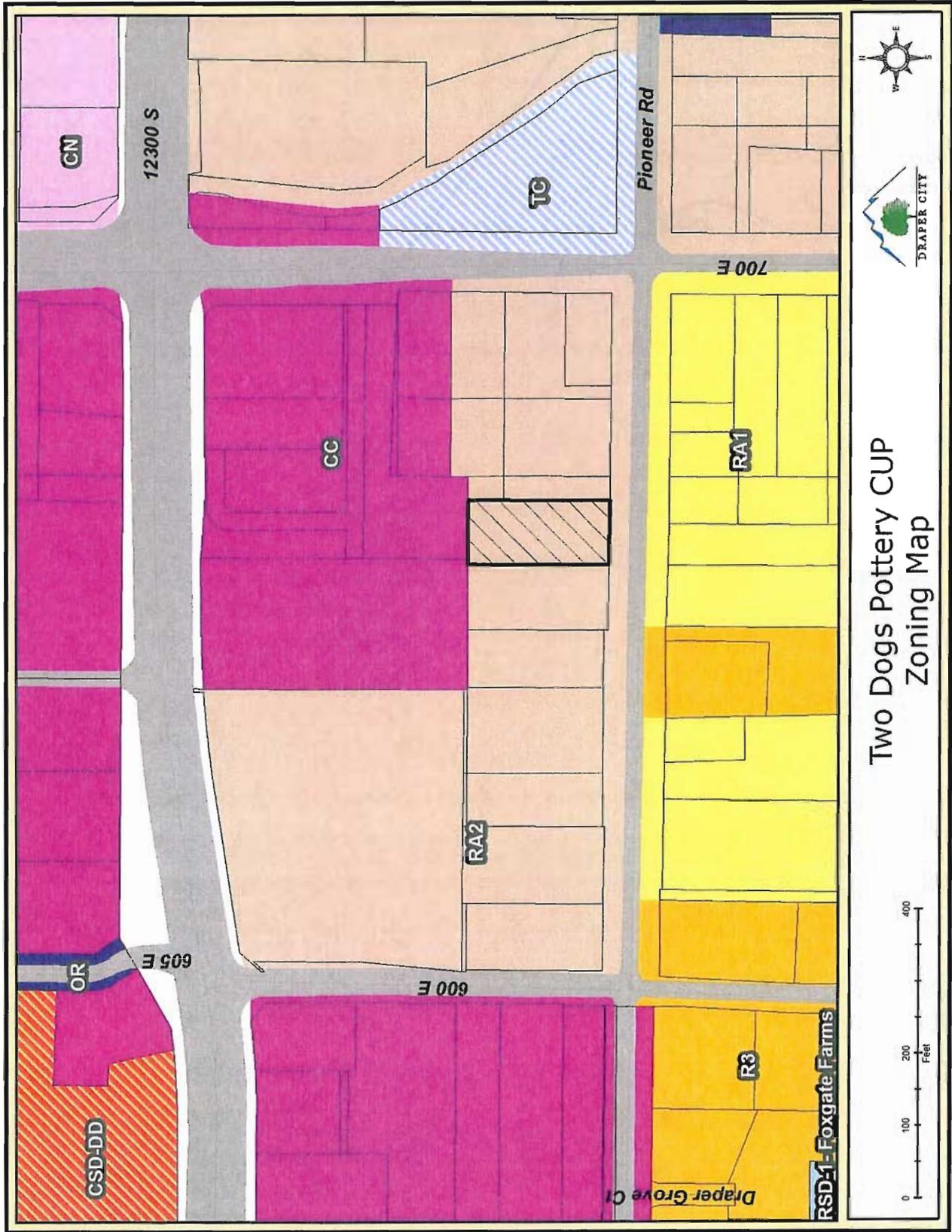
Draper City Planning Division

Draper City Legal Counsel

EXHIBIT A
AERIAL MAP

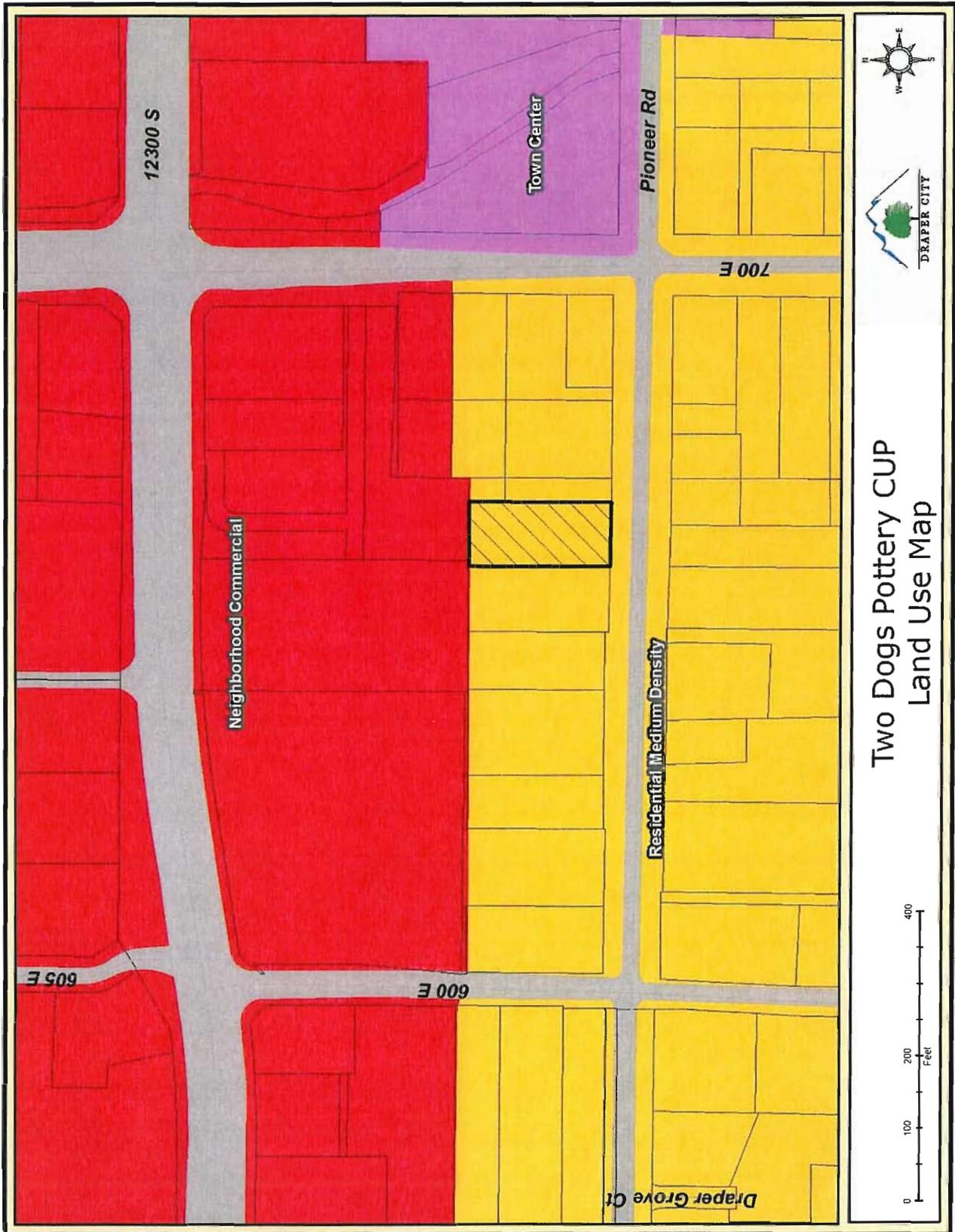


**EXHIBIT B
ZONING MAP**



**Two Dogs Pottery CUP
Zoning Map**

EXHIBIT C
LAND USE MAP



**EXHIBIT D
GARAGE FLOOR PLAN**

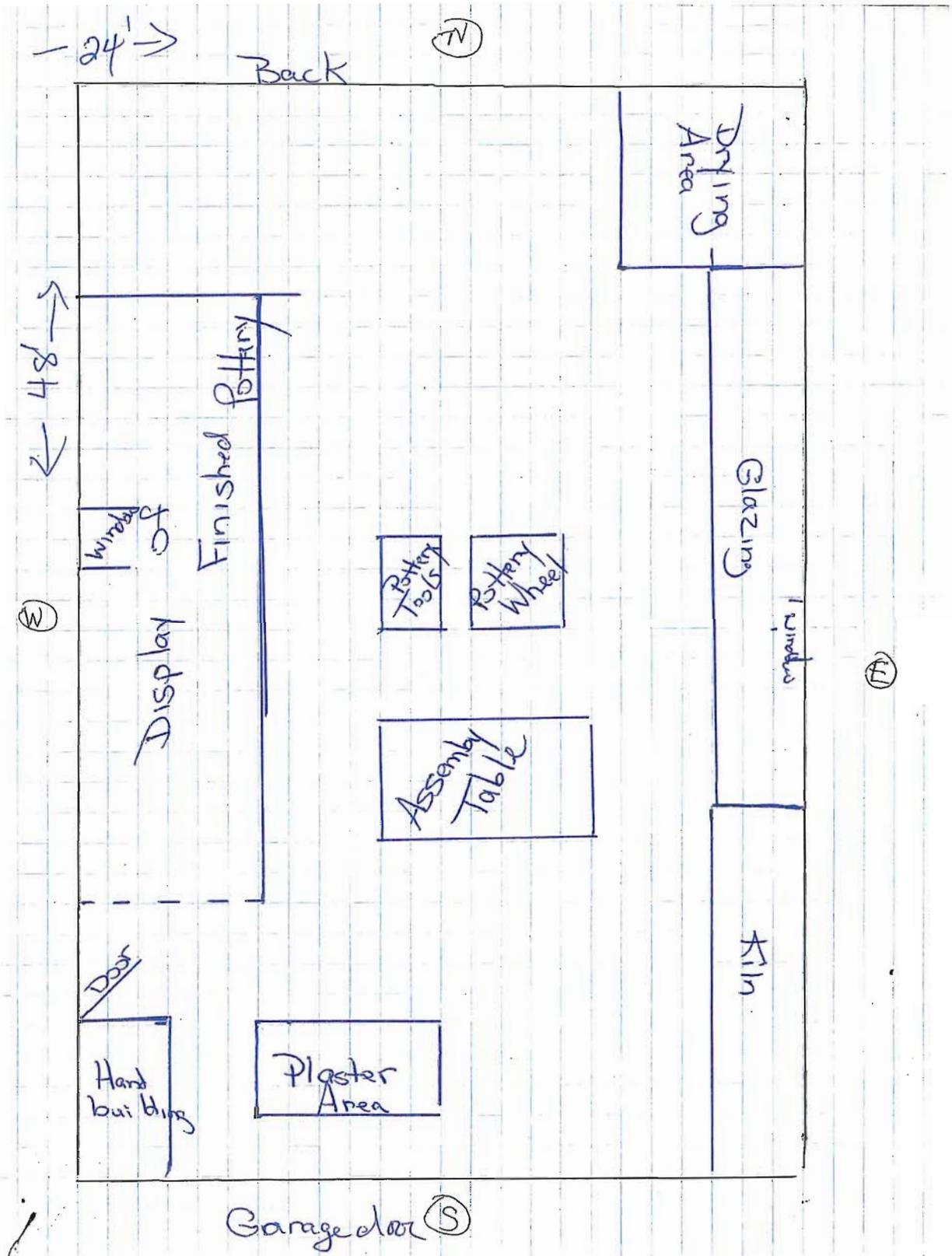


EXHIBIT E
LETTER OF INTENT

Home Occupation Permit Questions:

1. What is the present use of property?

The current use of the property is residential.

2. What is the proposed use?

The proposal is taking just our detached four car garage and adapted into a pottery studio. It will be used by Steve and Donna Bryant during the daytime when we are not working at our other jobs.

3. Please discuss how the proposed use will “fit in” withy the surrounding uses?

The pottery business will fit into the surrounding area because all the necessary equipment is kept inside the building. In essence, there will not be any changes in outward appearance, traffic, foot or vehicle. The garage will just be designated as a business area instead of a residential area.

4. What type of service will it provide to the City of Draper?

Two Dogs Pottery will be a great example of a “Buy Local” business in Draper. It will also be adding to the existing artist community that is growing in Draper. Two Dogs Pottery also participates in Draper’s Event i.e. Spring and Winter Markets. Two Dogs Pottery has developed a customer following inside and outside the city and state.

5. Is the proposed use consistent with the current zoning & land use designation?

The proposed use is consistent with the zoning. Our home is currently zoned agricultural, residential and commercial.

6. Is the proposed use similar or compatible to other uses in the same area?

Our neighborhood consists of residential homes, large and small businesses. Many of our surrounding homes are currently owned by people who do not live in the houses.

EXHIBIT E
LETTER OF INTENT

7. Is the proposed use suitable for the proposed site?

The inside of the 4 car garage has enough space to hold all of the tools and equipment necessary to create the pottery.

8. Will the proposed use emit noise, glare, dust, pollution & odor?

A pottery studio is quiet, odorless, clean, pollution free.

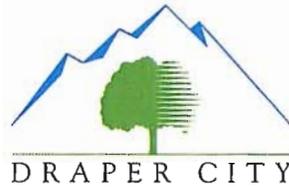
9. What will the hours of operation & how many people will be employed?

There will be no hours of operation just hours of production. Production will be done in Steve & Donna Bryant's, current owners and residents, spare time.

10. How many clients will come to the home daily?

None. Customers will not be coming to our studio. They will be purchasing our pottery at markets or over the internet. Purchases will be mailed and not picked up at the studio.

Two Dogs Pottery LLC
Donna & Steve Bryant
659 East Pioneer Road
Draper, Utah 84020
801-523-6334



Development Review Committee

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

STAFF REPORT

January 31, 2014

To: Draper City Planning Commission
Business Date: February 13, 2014

From: Development Review Committee

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

Re: Draper Peaks Lot 106 – Site Plan Request

Application No.: 131223-12179S
Applicant: Charlie Openshaw, representing CJO Holdings, LLC
Project Location: 12179 South State St.
Zoning: DP-CSD (Draper Peaks –Commercial Special District) Zone
Acreage: 0.651 Acres (Approximately 28,357.56 square feet)
Request: Request for approval of a Site Plan in the DP-CSD (Draper Peaks – Commercial Special District) zone regarding a commercial building.

SUMMARY

This application is a request for approval of a Site Plan for approximately 0.651 acres located within Draper Peaks Shopping Center at 12179 South State Street. The property is currently zoned DP-CSD (Draper Peaks –Commercial Special District). The applicant is requesting that a Site Plan be approved to allow for new commercial building on a vacant pad site.

BACKGROUND

The applicant is seeking Site Plan approval to develop the last remaining pad site within Draper Peaks. The building will be designed for commercial and office uses. The property already contains a pylon sign for the overall shopping center. This sign was developed in 2011.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. This category “permits the full scope of commercial land uses that are destination oriented.” It also states that “the areas may include large-scale, master-planned commercial centers, big box stores and offices.” The property has been assigned the DP-CSD (Draper Peaks –Commercial Special District) zoning classification. The purpose of the DP-CSD zone is to provide



architectural integrity and quality design controls for a master-planned mixed use project located at the City's two gateway entrances of 12300 South and I-15. The CR (Regional Commercial) zoning abuts the subject property on the north, the I-15 corridor is to the west, and the DP-CSD zone is located to the south and east. The CI (Interchange Commercial) zone is also located to the south of the subject property.

Site Plan Layout. The applicant is proposing a single-story 4,500 square foot building. The building will be located on the southwest portion of the property, about 15-feet away from the public right-of-way, with parking located to the north and east of the building. A portion of the property boundary lies within the existing parking lot between In and Out Burger and the Zupas building. This section of the property includes 15 existing parking stalls. Pedestrian circulation is important to the Draper Peaks Shopping Center, and as such the CSD requires pedestrian corridors to be identified by a change in color and/or texture of pavement material. The site plan will match existing walkway configurations within the shopping center, with new pedestrian walkways which cross drive aisles consisting of concrete. The site will also continue the vast pedestrian walkway system within the shopping center by extending the walkways to the public sidewalks along both State Street and 12150 South Street.

The dumpster enclosure will be located north of the building, adjacent to the existing pylon sign. Due to site constraints, the applicant was unable to locate the dumpster at an alternative location on the property while still maintaining proper flow and utilization of the parking lot, building location and service to the dumpster. Because the dumpster enclosure is located at a visible intersection, the application is proposing extensive plantings around the dumpster enclosure to soften its appearance. In addition, the enclosure will be architecturally compatible with the building.

Landscaping and Lot Coverage. There is no maximum lot coverage requirement within the DP-CSD zoning district, but the zone does restrict building size to less than 120,000 square feet. The site contains 8,119 square feet of landscaping along the property boundaries and around the building, providing a site landscaping calculation of approximately 28.6%. There are no minimum landscaping amounts listed within the DP-CSD zoning district. It does, however; require the use of drought tolerant trees, shrubs, grasses and perennials which compliment the earth tone desert architecture with year round color. It also requires street trees every 30-feet. The applicant is proposing 19 total trees on the property, with 6 street trees. Landscaping also includes shrub beds with stone mulch and sod.

Landscaping Modification. Chapter 23 of the Draper City Municipal Code makes provisions for the Planning Commission to authorize a deviation to the strict compliance with the terms of the Code regarding landscaping requirements. Section 9-23-030 states that development constraints can vary greatly among sites and therefore the Planning Commission may approve landscaping plans that deviate from the landscaping requirements of the Draper City Municipal Code based on making certain required findings in whole. Those findings, according to section 9-23-030(b), are that the deviation:

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

Staff is recommending a deviation from strict compliance to the terms of DCMC Section 9-18-010(E), which requires street trees every 30-feet. This requirement would necessitate 10 street trees, 5 along State Street and 5 along 12150 South Street. The Tree Commission is recommending 6 total street trees, 3 on either street in order to preserve line of sight. Due to the high speeds along State Street, greater line of sight is necessitated for safety. Staff supports the recommendation from the Tree Commission and has asked the applicant to comply with the recommendation.

Parking. According to DCMC Section 9-18-010(F), five parking spaces are required for every 1,000 square feet of commercial building space. The site is required to provide 23 parking spaces. The site plan is showing 37 spaces. Twenty-three of those spaces are to be developed with the building, and 15 of the spaces are existing. Internal parking lot landscaping is required. The applicant is providing three landscaping islands within the parking lot, along with three trees.

Architecture. The building has been designed to complement the existing architecture within the shopping center, including the use of stacked ledgerstone and a hipped roof feature. The building will also contain stucco materials and decorative light fixtures.

Lighting. The site plan calls for the installation of two light poles within the parking lot and 12 decorative light fixtures on the building. The security lighting within the parking lot will include 18-foot tall poles, which is below the 35-foot height allowed. Photometric plans show all footcandles will remain on the property.

Criteria For Approval. The criteria for review and potential approval of a 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 Site Plan submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. Any outstanding items from the Planning, Engineering and Building Divisions or the Unified Fire Authority shall be addressed prior to the issuance of final construction drawings.

2. A deviation to street tree requirements has been approved, reducing the minimum required street trees along State Street and 12150 South Street to three each in order to protect line of sight at the intersection. Landscaping shall be provided as shown in the attached Landscape Plan Exhibit E of this report.
3. Site plan approvals expire within one year unless a building permit has been obtained during that time. A written request may be submitted to the Community Development Department prior to expiration of the site plan for an extension of up to six months, subject to approval of the Planning Commission, provided substantial action is shown toward obtaining a building permit and the requirements for extension under Draper City Municipal Code Section 9-5-030 of this Title are met.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan submission and have issued a recommendation for approval for the request without further comment.

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

1. Fire Department Access is required. An unobstructed minimum road width of twenty-four (24) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. Fire Hydrants are required there shall be a total of 2 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 2000GPM for full 2 hour duration.
3. 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.
4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
5. Fire Sprinklers Required. Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
6. Post Indicator Valve with Tamper Required. If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y)

or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.

7. Fire Alarm Required. Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
8. 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.

Tree Commission Review. The Draper City Tree Commission has completed their review of the Site Plan submission and has issued a recommendation for approval for the request with the following proposed comments:

1. The proposed trees will not survive in this particular location. Look at replacing them with Zelcova, Honeylocust or Malus Royal Raindrops.
2. Provide three trees along each street, away from the corner, to preserve line of sight.

Noticing. The applicant has expressed his desire to obtain Site Plan approval for 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

Deviation from Strict Compliance for Landscaping

Staff recommends approval of the request for a Deviation from Strict Compliance for Landscaping by Charlie Openshaw, representing CJO Holdings, LLC, application #131223-12179S, subject to the following conditions:

1. A deviation to street tree requirements has been approved, reducing the minimum required street trees along State Street and 12150 South Street to three each in order to protect line of sight at the intersection. Landscaping shall be provided as shown in the attached Landscape Plan Exhibit E of the staff report dated January 31, 2014.

This recommendation is based on the following findings:

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

Site Plan

Staff recommends approval of the request for a Site Plan Request by Charlie Openshaw, representing CJO Holdings, LLC, application #131223-12179S, subject to the following conditions:

1. Any outstanding items from the Planning, Engineering and Building Divisions shall be addressed prior to the issuance of final construction drawings.
2. Comply with the recommendations by the Tree Commission.
3. Comply with the redline items from the Unified Fire Authority.
4. Site plan approvals expire within one year unless a building permit has been obtained during that time. A written request may be submitted to the Community Development Department prior to expiration of the site plan for an extension of up to six months, subject to approval of the Planning Commission, provided substantial action is shown toward obtaining a building permit and the requirements for extension under Draper City Municipal Code Section 9-5-030 of this Title are met.

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.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Deviation from Strict Compliance for Landscaping

Sample Motion for Approval – “I move we approve the Deviation from Strict Compliance for Landscaping Request by Charlie Openshaw, representing CJO Holdings, LLC, application #131223-12179S, based on the findings and subject to the conditions listed in the Staff Report dated January 31, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Deviation from Strict Compliance for Landscaping Request by Charlie Openshaw, representing CJO Holdings, LLC, application #131223-12179S, based on

the following findings:”

1. List any additional findings...

Site Plan

Sample Motion for Approval – “I move we approve the Site Plan Request by Charlie Openshaw, representing CJO Holdings, LLC, application #131223-12179S, based on the findings and subject to the conditions listed in the Staff Report dated January 31, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Request by Charlie Openshaw, representing CJO Holdings, LLC, application #131223-12179S, 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.



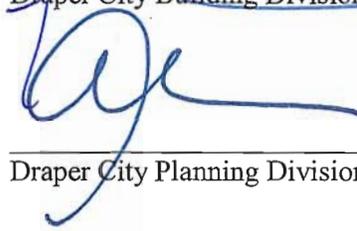
Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



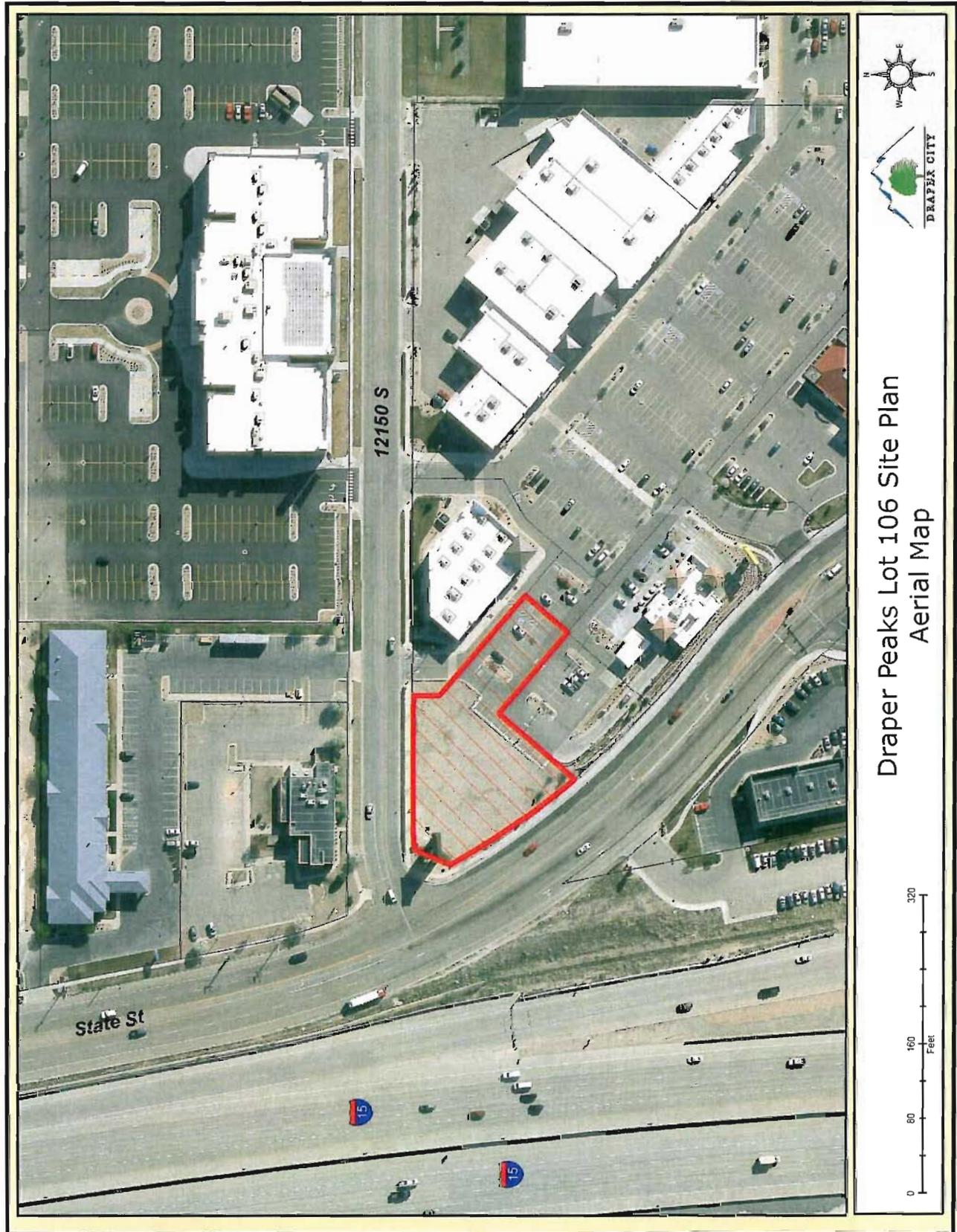
Draper City Planning Division



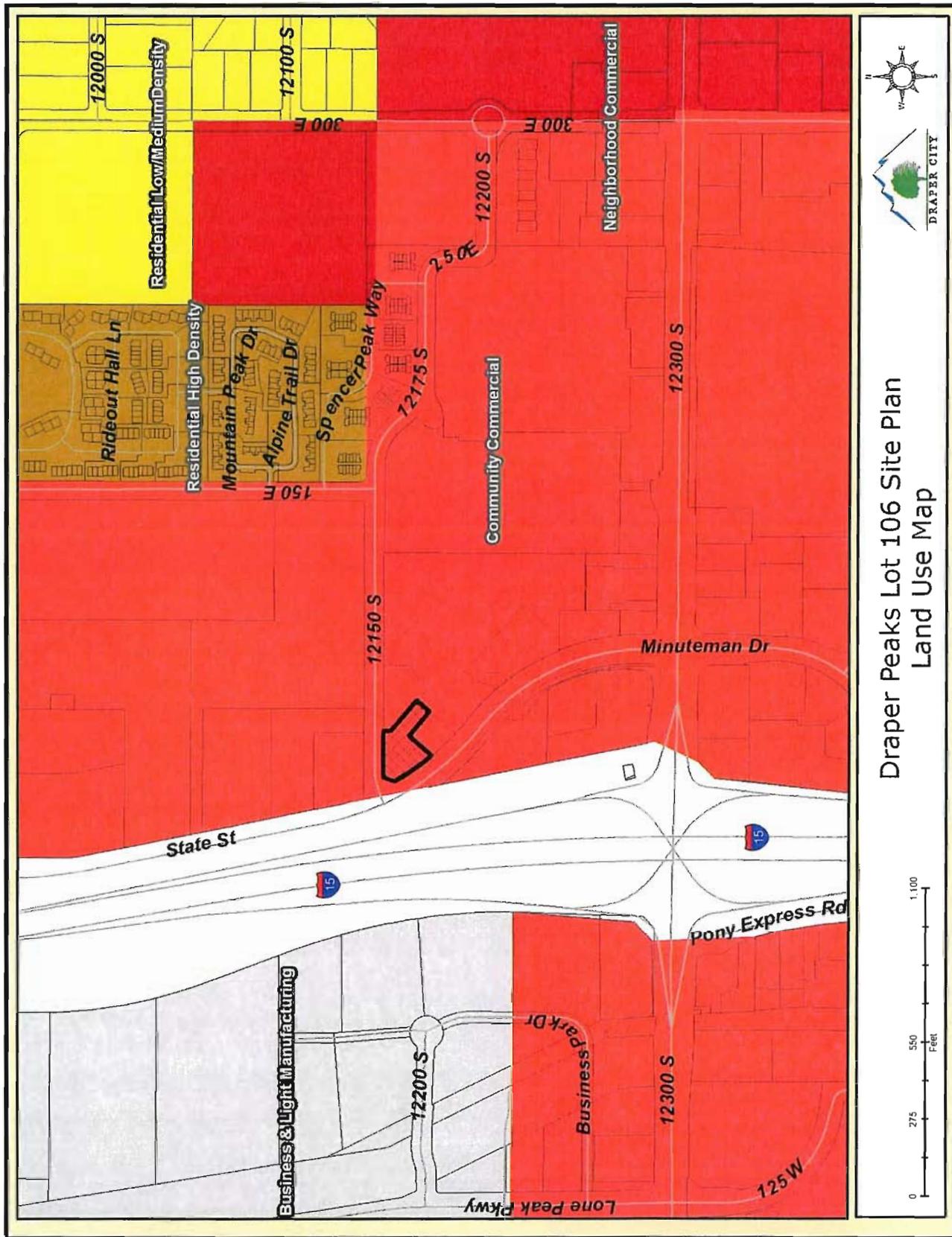
Unified Fire Authority

Draper City Legal Counsel

EXHIBIT A
AERIAL MAP

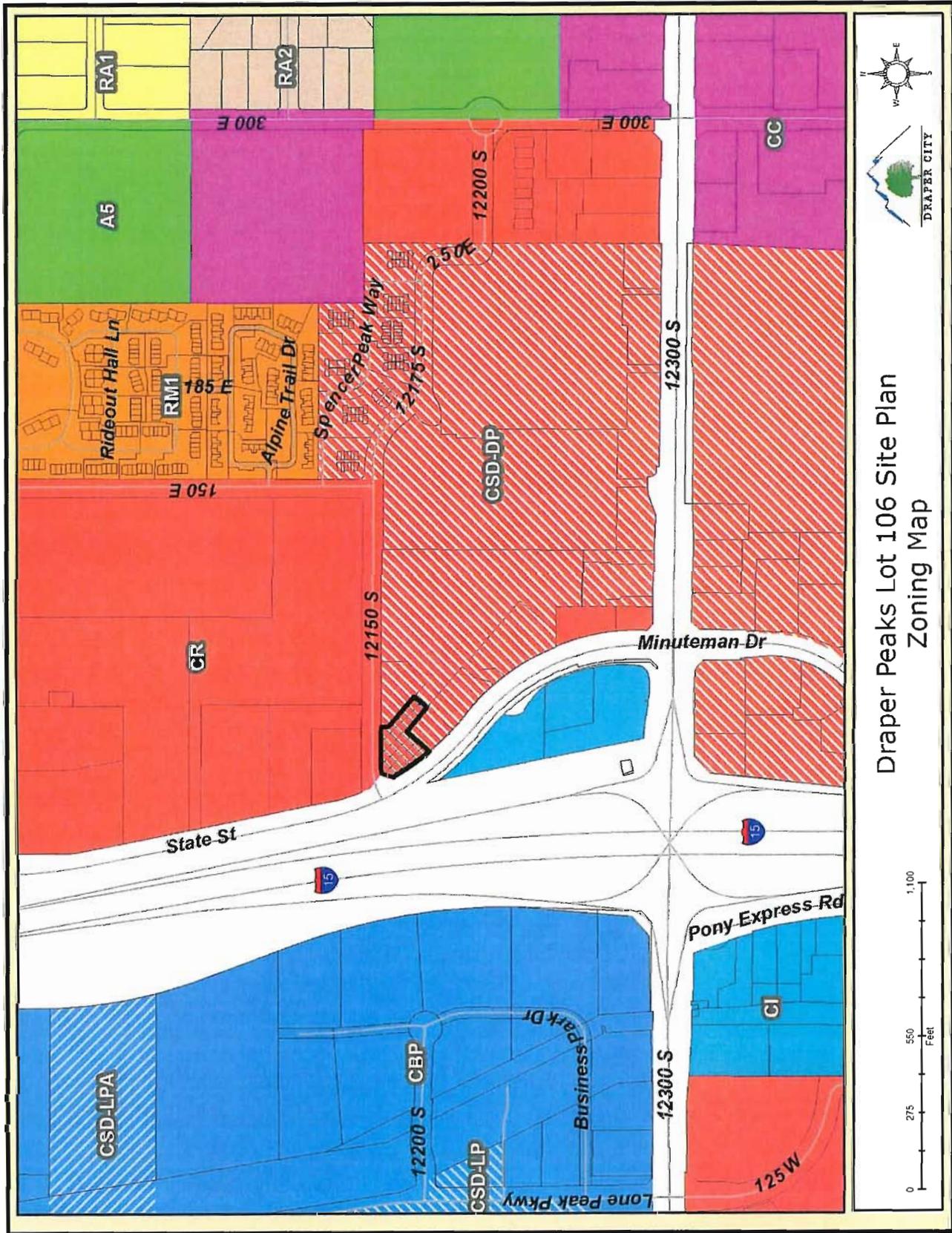


**EXHIBIT B
LAND USE MAP**



Draper Peaks Lot 106 Site Plan
Land Use Map

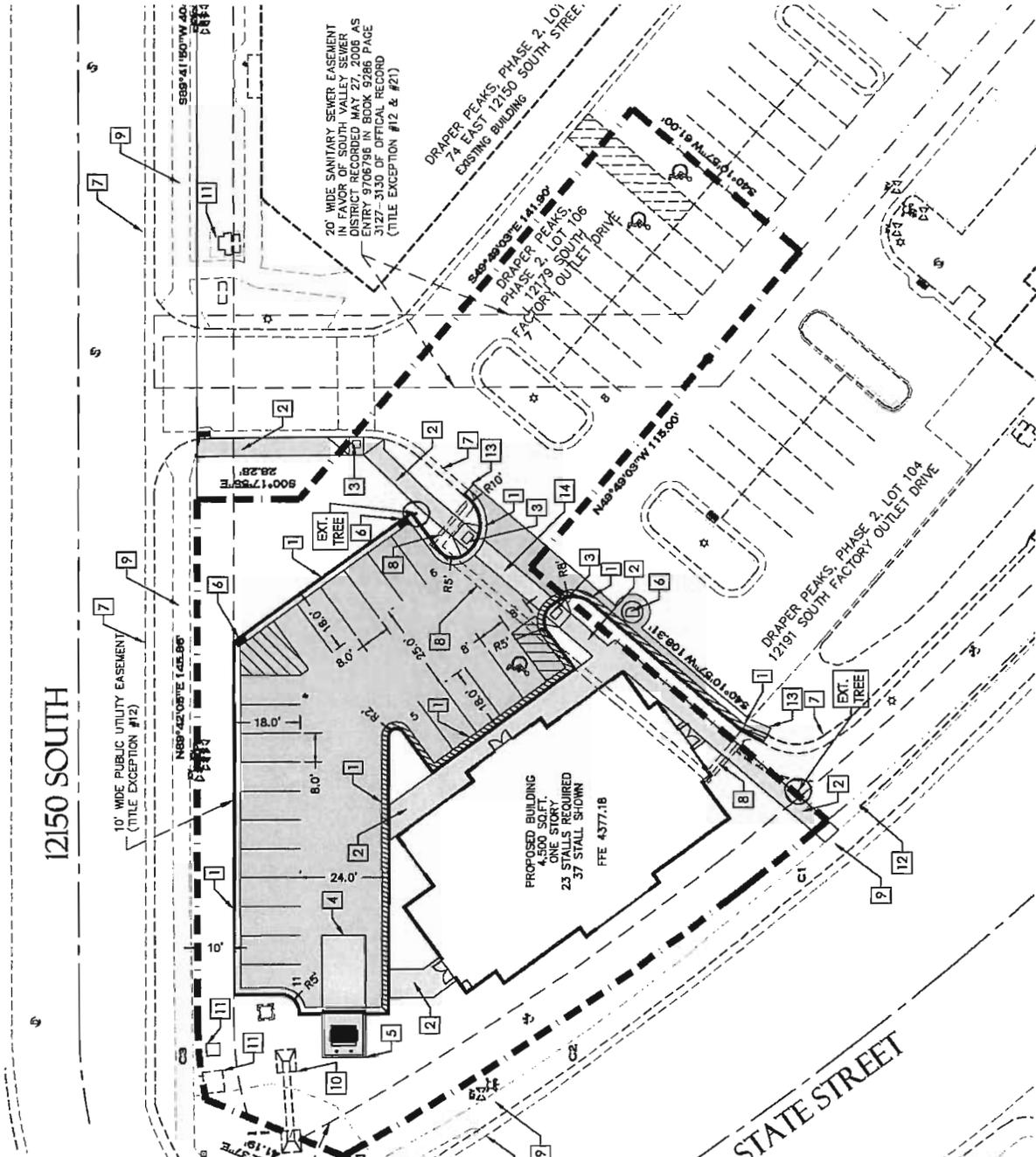
EXHIBIT C ZONING MAP



Draper Peaks Lot 106 Site Plan
Zoning Map



EXHIBIT D SITE PLAN



SITE TABULATION:

Gross Area:	28,381 S.F. (100%)
Building Footprint & Floor:	4,500 S.F. (16%)
Landscaped Area:	8,119 S.F. (30%)
Impervious Area:	15,742 S.F. (54%)
Parking Requirement - 23 stalls with 2 ADA	
(5 Stalls per 1,000 sq.ft.)	
Parking Shown - 37 stalls with 3 ADA	

10' WIDE EASEMENT TO UDOT RECORDED JULY 15, 2004 AS ENTRY 9706796 IN BOOK 9286 PAGE 3127-3130 OF OFFICIAL RECORD (TITLE EXCEPTION #12 & #20)

20' WIDE SANITARY SEWER EASEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT RECORDED MAY 27, 2006 AS ENTRY 9706796 IN BOOK 9286 PAGE 3127-3130 OF OFFICIAL RECORD (TITLE EXCEPTION #12 & #21)

SITE PLAN KEY NOTES

1	INSTALL CURB AND GUTTER
2	INSTALL SIDEWALK
3	INSTALL ADA RAMP
4	INSTALL CONCRETE PAD
5	INSTALL DUMPSTER ENCLOSURE
6	INSTALL STORM DRAIN MANHOLE OR INLET (SDMH OR CI)
7	EXISTING CURB AND GUTTER TO REMAIN
8	EXISTING CURB AND GUTTER TO BE REMOVED
9	EXISTING SIDEWALK
10	EXISTING SIGN
11	EXISTING TRANSFORMER
12	EXISTING RETAINING WALL
13	SAW CUT CONCRETE OR ASPHALT
14	INSTALLS WIDE CONCRETE CROSS WALK

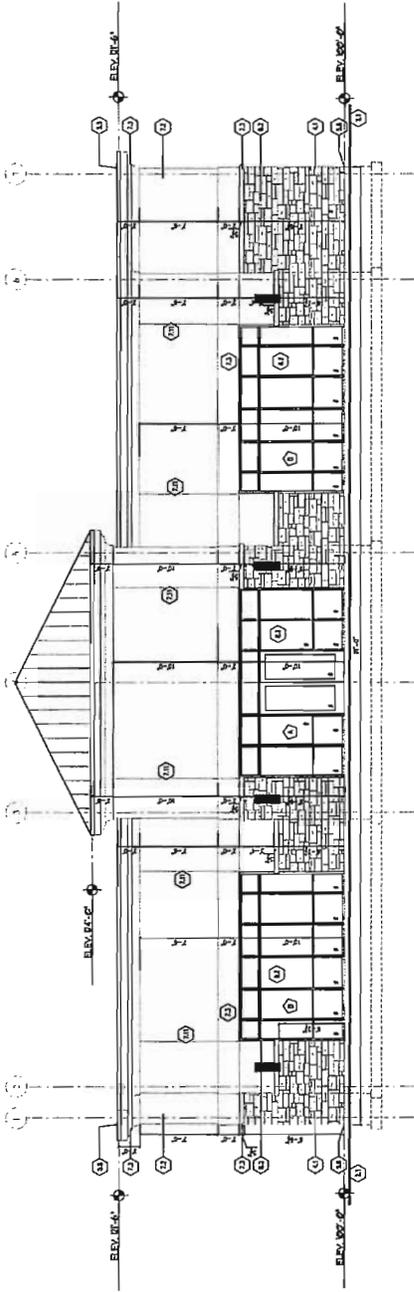


**EXHIBIT F
ELEVATIONS**

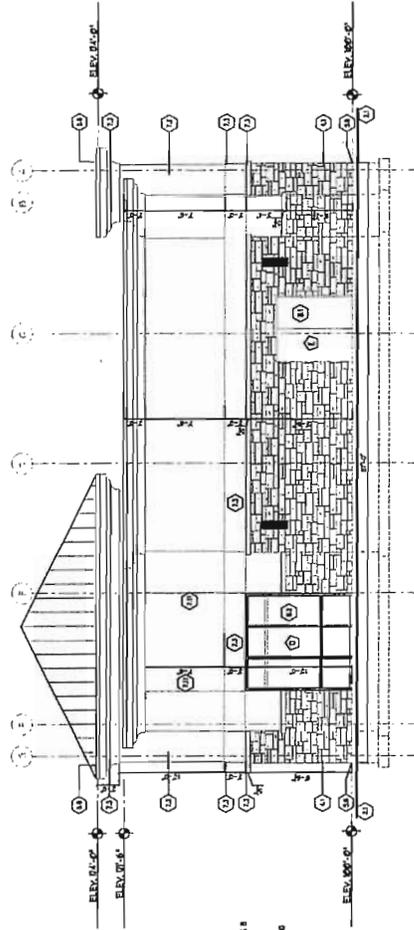


KEN FARRIS
ARCHITECT

EXHIBIT F ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

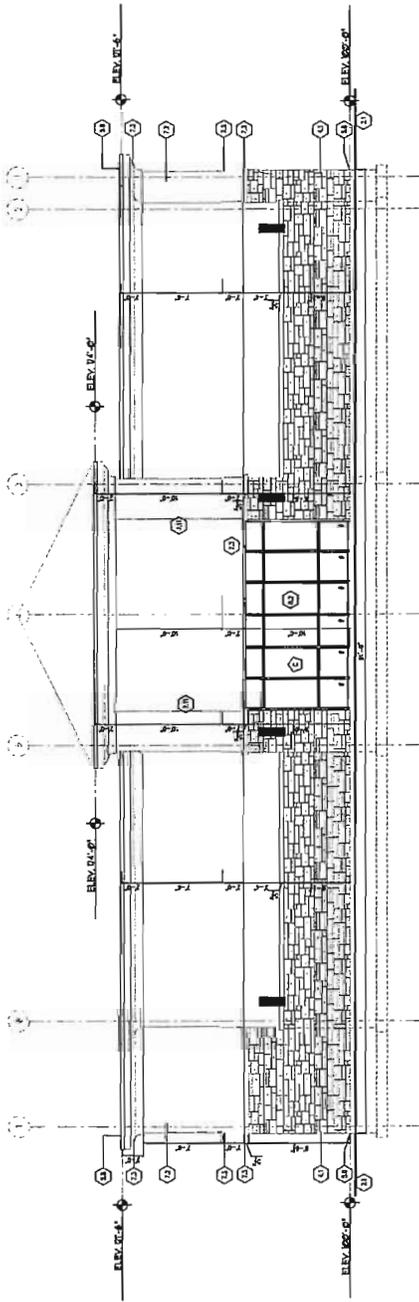


2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

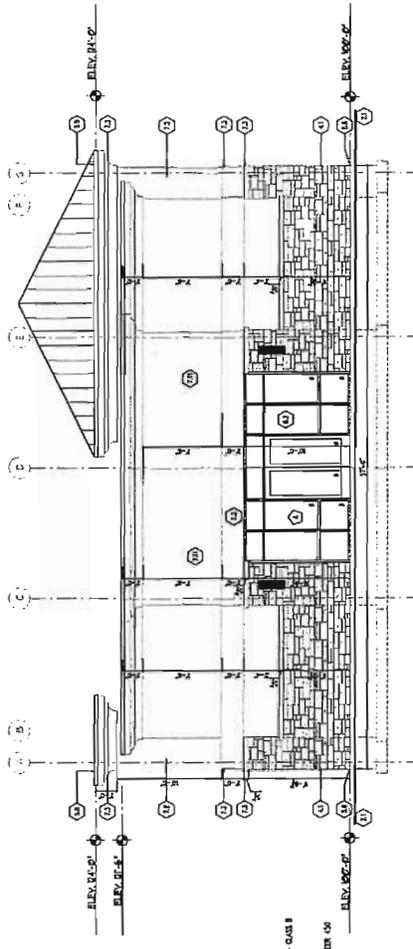
- NOTE CONSTRUCTION**
- 1) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 2) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 3) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 4) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 5) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 6) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 7) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 8) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 9) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 10) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 11) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
 - 12) FLOOR SLAB - SEE STRUCT. FOR ADDITIONAL INFO.
- WALLS**
- 1) 4" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 2) 8" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 3) 12" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 4) 16" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 5) 20" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 6) 24" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 7) 28" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 8) 32" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 9) 36" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 10) 40" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 11) 44" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
 - 12) 48" CONCRETE CMU - SEE STRUCT. FOR ADDITIONAL INFO.
- FLOORS AND CEILING**
- 1) 4" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 2) 2" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 3) 1" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 4) 1/2" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 5) 1/4" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 6) 1/8" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 7) 1/16" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 8) 1/32" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 9) 1/64" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 10) 1/128" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 11) 1/256" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
 - 12) 1/512" FLOOR INSULATION - CALL TO SUPPLIER FOR INFO.
- ROOFING**
- 1) 4" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
 - 2) 2" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
 - 3) 1" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
 - 4) 1/2" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
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 - 11) 1/256" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
 - 12) 1/512" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
- ROOFING AND CEILING**
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- ROOFING AND CEILING**
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 - 11) 1/256" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.
 - 12) 1/512" ROOF INSULATION - CALL TO SUPPLIER FOR INFO.



EXHIBIT F ELEVATIONS



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

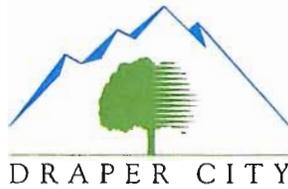


7 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
B1	EPK-EPDM-GLASS PALE YELLOW
B2	EPK-EPDM-GLASS-ROCK TERRAZZO COTTA
B3	MULTI-FACE BLOCK TO MATCH-HAND-MADE-ROCK TERRAZZO COTTA
B4	PAINT-REPLANT-MOORE-1C-4A HATHOR-LINER RED
B5	PAINT-TO MATCH EPK-EPDM-GLASS-ROCK TERRAZZO COTTA
B6	ALUM. STONE-TONE SYSTEM - CLEAR ANODIZED

- 1** 4" X 8" WOODEN VERTICAL BARNET
- 2** 1/2" BRICKS
- 3** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 4** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 5** 4" RIGID INSULATION
- 6** 1" RIGID INSULATION
- 7** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 8** YELLOW METAL ROOF
- 9** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 10** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 11** 4" X 8" WOODEN VERTICAL BARNET
- 12** 1/2" BRICKS
- 13** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 14** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 15** 4" RIGID INSULATION
- 16** 1" RIGID INSULATION
- 17** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 18** YELLOW METAL ROOF
- 19** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 20** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 21** 4" X 8" WOODEN VERTICAL BARNET
- 22** 1/2" BRICKS
- 23** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 24** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 25** 4" RIGID INSULATION
- 26** 1" RIGID INSULATION
- 27** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 28** YELLOW METAL ROOF
- 29** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 30** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 31** 4" X 8" WOODEN VERTICAL BARNET
- 32** 1/2" BRICKS
- 33** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 34** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 35** 4" RIGID INSULATION
- 36** 1" RIGID INSULATION
- 37** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 38** YELLOW METAL ROOF
- 39** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 40** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 41** 4" X 8" WOODEN VERTICAL BARNET
- 42** 1/2" BRICKS
- 43** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 44** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 45** 4" RIGID INSULATION
- 46** 1" RIGID INSULATION
- 47** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 48** YELLOW METAL ROOF
- 49** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 50** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 51** 4" X 8" WOODEN VERTICAL BARNET
- 52** 1/2" BRICKS
- 53** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 54** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 55** 4" RIGID INSULATION
- 56** 1" RIGID INSULATION
- 57** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 58** YELLOW METAL ROOF
- 59** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 60** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 61** 4" X 8" WOODEN VERTICAL BARNET
- 62** 1/2" BRICKS
- 63** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 64** FURFUR INSULATION - EQUAL TO OPTIMA R19
- 65** 4" RIGID INSULATION
- 66** 1" RIGID INSULATION
- 67** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - CLASS B DOORS AND WINDOWS)
- 68** YELLOW METAL ROOF
- 69** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 70** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
- 71** 4" X 8" WOODEN VERTICAL BARNET
- 72** 1/2" BRICKS
- 73** FLAME RESISTANT (FR-) SEMI-RIGID (SR) INSULATION
- 74** FURFUR INSULATION - EQUAL TO OPTIMA R19
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- 76** 1" RIGID INSULATION
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- 78** YELLOW METAL ROOF
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- 80** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
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- 90** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM
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- 96** 1" RIGID INSULATION
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- 98** YELLOW METAL ROOF
- 99** 2" POLY-CELL MEMBRANES (FOR ROOF MEMBRANE - EQUAL TO BARNET 06 FINISHER)
- 100** 2" SET ANODIZED ALUM. OR ALUMINUM SYSTEM





Development Review Committee

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

STAFF REPORT

January 27, 2014

To: Draper City Planning Commission
Business Date: February 13, 2014

From: Development Review Committee

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

Re: City Initiated Vehicle and Equipment Rental or Sales – Text Amendment Request

Application No.: 140127-1020E
Applicant: City of Draper
Project Location: NA
Zoning: Various Zoning Districts
Acreage: NA
Request: Request for approval of a Text Amendment modifying definitions and the permitted and conditional use charts in several zoning districts in relation to vehicle and Equipment rental or sales.

SUMMARY

This application is a request for approval of a Text Amendment to alter the provisions of vehicle and equipment rental or sales. On November 19, 2013 the City Council approved Ordinance #1076 to allow “Vehicle and Equipment Rental or Sales” in the Community Commercial zone with the requirement that staff bring language back to the Council to clean up the definitions. On December 3, 2013 the City Council approved Ordinance #1079 which placed a six month moratorium on the establishment of Equipment Rental or Sales Businesses within the Community Commercial zoning district. The purpose of the moratorium is to allow staff time to alter the definitions and use charts for vehicle and equipment rental and sales type businesses.

BACKGROUND

Based on the feedback provided by the City Council at the November 19, 2013 meeting, staff was able to adjust the definitions concerning vehicle and equipment rental and sales. Staff is proposing to remove the existing use of “Vehicle and Equipment Rental or Sale” from the code and in its place create four new definitions: “Vehicle Rental”, “Vehicle Sale”, “Commercial Vehicle and Equipment Rental or Sale” and “Commercial Vehicle and Equipment Repair”. The definitions also will now include a definition for “Commercial Equipment”. Definitions already exist for “Commercial Trailer”, “Commercial Vehicle”, and “Vehicle”.



Proposed Definitions:

Commercial Equipment: Equipment or machinery used generally within the manufacturing, construction or farming industries. Typical equipment includes cranes, forklifts, asphalt pavers, backhoes, bulldozers, and trackers.

Commercial Vehicle and Equipment Rental or Sale: An establishment engaged in the retail sale, wholesale or rental from the premises of motorized commercial vehicles, trailers and equipment, along with incidental service or maintenance. Typical uses include new or used commercial vehicle and truck sales, moving trailer and truck rental, construction equipment rental yards and farm equipment and machinery sales and rental.

Commercial Vehicle and Equipment Repair: An establishment providing commercial vehicle, trailer and equipment repair or maintenance services within a completely enclosed building which have associated storage, overnight or otherwise, of vehicles, equipment, supplies, parts or inventory in an enclosed area outside the building.

Vehicle Rental: An establishment engaged in the rental from the premises of motorized vehicles, along with incidental service or maintenance. Typical uses include used automobile and truck rentals, boat rentals, recreational vehicle rentals and motorcycle rentals. Vehicle rental businesses may include incidental and infrequent sales of vehicles in order to turn over inventory.

Vehicle Sale: An establishment engaged in the retail sale or wholesale from the premises of motorized vehicles, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, boat sales, recreational vehicle sales and motorcycle sales.

The new uses clarify when a use is referring to a typical automobile or truck versus a commercial trailer or equipment, such as a backhoe or tractor. These changes will allow the City to better regulate what types of uses are allowed in each zoning district. The remainder of the text amendments augments the permitted and conditional use charts in affected zones to adjust for the old and new use categories. The legislative draft showing the changes can be found in Exhibit A of this staff report.

ANALYSIS

General Plan and Zoning. The changes affect several different zoning districts, all of which fall within a commercial or industrial land use designation. The purpose of these “employment” land use designations are to “provide a variety of goods and services to the people who live in, work in, or visit Draper and have been designated throughout the community at an appropriate scale and location.”

The changes do not really alter what is allowed in each zone so much as reorganize what’s allowed. Below is a list of affected zoning districts:

CN (Neighborhood Commercial), CC (Community Commercial), CR (Regional Commercial), CG (General Commercial), CI (Interchange Commercial), CBP (Business/Manufacturing Park), M1 (Light Manufacturing), M2 (Major Manufacturing), TSD-1 (Transit Station District 1), TSD-2 (Transit Station District 2), TSD-3 (Transit Station District 3), DP-CSD (Draper Peaks Commercial Special District), LP-CSD (Lone Peak Commercial Special District)

As part of staff’s presentation at the meeting a map will be shown of the above zoning districts.

Criteria For Approval. The criteria for review and potential approval of a Text 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.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Text Amendment submission and has issued a recommendation for approval without additional comments.

Legal Division Review. The Draper City Legal Division has completed their reviews of the Text Amendment submission and has issued a recommendation for approval without additional comments.

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

STAFF RECOMMENDATION

Staff recommends a positive recommendation to the City Council for the City Initiated Text Amendment, application #140127-1020E.

This recommendation is based on the following findings:

- 1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan.
- 2. The proposed development conforms to the general aesthetic and physical development of commercial and manufacturing zones.
- 3. The proposed amendment is consistent with the standards of any applicable overlay zone.
- 4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the City Initiated Vehicle and Equipment Rental or Sales Text Amendment Request for the purpose of modifying definitions and the permitted and conditional use charts in several zoning districts in relation to vehicle and equipment rental or sales, application #140127-1020E, based on the findings listed in the Staff Report dated January 27, 2014.”

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the City Initiated Vehicle and Equipment Rental or Sales Text Amendment Request for the purpose of modifying definitions and the permitted and conditional use charts in several zoning districts in relation to vehicle and equipment rental or sales, application #140127-1020E, 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.



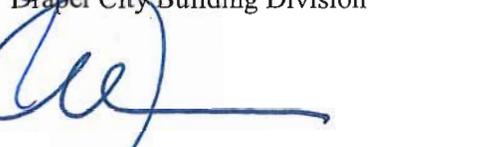
Draper City Engineering Division



Draper City Building Division



Draper City Operations Division



Draper City Planning Division



Unified Fire Authority

Draper City Legal Counsel

EXHIBIT A
LEGISLATIVE LANGUAGE

2013
Vehicle and Equipment Rental or Sales Text Amendments

Section 9-3-040 Definitions.

Auto, Truck, RV and Equipment Storage: Temporary outside storage of both new and used motor vehicles and equipment awaiting distribution. Such storage may include an impound lot, but is not to include nonserviceable or dilapidated vehicles or equipment.

Business Equipment Rental and Supplies: An establishment primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional or business service establishments, or individuals. Excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

Commercial Equipment: Equipment or machinery used generally within the manufacturing, construction or farming industries. Typical equipment includes cranes, forklifts, asphalt pavers, backhoes, bulldozers, and trackers.

Commercial Trailer: A vehicle without motive power used in commerce to transport passengers or property which:

1. is designed to be towed by another vehicle;
2. has a gross weight rating or gross weight of more than 10,000 pounds, whichever is greater; and
3. is not a recreational vehicle or designed to exclusively carry or transport one or more recreational vehicles.

Commercial Vehicle: A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle:

1. has a gross vehicle weight rating or gross vehicle weight of 26,001 pounds or more whichever is greater;
2. is designed to transport 16 or more passengers, including the driver; or
3. is of any size and is used in the transportation of hazardous materials as defined in 49 U.S.C 5103 and is required to be placarded under subpart F of 49 C.F.R part 172 or any quantity of a material listed as a select agent or toxin in 42 C.F.R. part 73.

Commercial Vehicle and Equipment Rental or Sale: An establishment engaged in the retail sale, wholesale or rental from the premises of motorized commercial vehicles, trailers and equipment, along with incidental service or maintenance. Typical uses include new or used commercial vehicle and truck sales, moving trailer and truck rental, construction equipment rental yards and farm equipment and machinery sales and rental.

Commercial Vehicle and Equipment Repair: An establishment providing commercial vehicle, trailer and equipment repair or maintenance services within a completely enclosed building

which have associated storage, overnight or otherwise, of vehicles, equipment, supplies, parts or inventory in an enclosed area outside the building.

Outdoor Storage: The commercial storage or keeping of building materials, equipment, fuels, vehicles, goods, or commodities or raw materials outside of a building or structure. Outdoor storage shall be subject to the regulations set forth in Section 9-27-230 of this Title. The use shall be allowable only as an accessory to the primary use of the establishment.

Recreational Vehicle: A vehicular unit designed as a temporary dwelling for travel, recreation, and vacation use that is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a travel trailer, truck camper, or motor home.

Semitrailer: A vehicle with or without motive power:

1. designed for carrying persons or property and for being drawn by a motor vehicle;
2. constructed so that some part of its weight and that of its load rests on or is carried by another vehicle; and
3. are not fifth-wheel recreational vehicle trailers.

Travel Trailer: A vehicle, other than a motor vehicle, which is designed or used for temporary human habitation and for travel or recreational purposes, which is less than eight feet in width and forty feet in length, and which may be moved upon a public highway without a special permit or chauffeur's license without violating vehicle or traffic codes, including but not limited to camp trailers and folding tent trailers.

Truck Tractor: A commercial vehicle:

1. designed and used primarily for drawing other vehicles; and
2. constructed to carry a part of the weight of the vehicle and load drawn by the truck tractor.

Vehicle: A properly licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one place to another or a bicycle.

~~**Vehicle and Equipment Rental or Sale:** An establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rental, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental and farm equipment and machinery sales and rental.~~

Vehicle Rental: An establishment engaged in the rental from the premises of motorized vehicles, along with incidental service or maintenance. Typical uses include used automobile and truck rentals, boat rentals, recreational vehicle rentals and motorcycle rentals. Vehicle rental businesses may include incidental and infrequent sales of vehicles in order to turn over inventory.

Vehicle and Equipment Repair, General: An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, including paint and body shops or

other general vehicle repair services which have associated storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory in an enclosed area outside of the building.

~~**Vehicle Rental, limited:** An establishment engaged in the rental of vehicles from the premises. No service or cleaning of the vehicles shall be permitted on site. A maximum number of ten vehicles may be stored on the site at any one time. This storage area for vehicles must be fully screened from view.~~

Vehicle Repair, Limited: An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, including paint and body shops or other general vehicle repair services which have no storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory outside of the building.

Vehicle Sale: An establishment engaged in the retail sale or wholesale from the premises of motorized vehicles, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, boat sales, recreational vehicle sales and motorcycle sales.

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

Uses	Zones												
	CN	CC	CR	CG	CI	CB P	CO 1	CO 2	O-R	TC	DC	CS	
Commercial Uses													
<u>Commercial Vehicle and Equipment Rental or Sale</u>	NP	NP	C	P	P	P	NP	NP	NP	NP	NP	NP	
<u>Commercial Vehicle and Equipment Repair</u>	NP	NP	C	P	P	P	NP	NP	NP	NP	NP	NP	
<u>Vehicle and Equipment Rental or Sale</u>	NP	C	P	P	P	P	NP	NP	NP	NP	NP	NP	
Vehicle and Equipment Repair, General	NP	NP	NP	C	NP	NP	NP	NP	NP	NP	NP	NP	
Vehicle Rental, Limited	NP	PC	P	P	NP	NP	NP	NP	NP	NP	NP	NP	
Vehicle Repair, Limited	NP	C	P	P	P	P	NP	NP	NP	NP	NP	NP	
<u>Vehicle Sale</u>	NP	C	P	P	P	P	NP	NP	NP	NP	NP	NP	

**Table 9-11-2
Permitted and Conditional Uses Allowed in CSD Zones**

Uses	Zones		
	DP	DRC	SF
Commercial Uses			
Vehicle Rental, Limited	PC	NP	NP
Vehicle Repair, Limited	C	NP	NP

Table 9-13-1 Permitted and Conditional Uses Allowed in Manufacturing Zones

Use	Zones	
	M1	M2
Commercial Vehicle and Equipment Rental or Sale	P	P
Commercial Vehicle and Equipment Repair	P	P
Vehicle and equipment rental or sale	P	NP
Vehicle equipment repair, general	P	NP
Vehicle repair, limited	P	NP
Vehicle Rental	P	NP
Vehicle Sale	P	NP

Table 9-14-1, Allowed Uses in the TSD Zone

Use	Intensity Areas		
	TSD-1	TSD-2	TSD-3
Vehicle and equipment rental or sale (autos, boats and RV's only)	C¹⁷	C¹⁷	P
Vehicle equipment repair, general	NP	NP	C
Vehicle repair, limited	NP	C	P
Vehicle Rental	C¹⁷	C¹⁷	P
Vehicle Sale	C¹⁷	C¹⁷	P

17 - Vehicle ~~and equipment~~ storage, maintenance and repair must be wholly contained within a structure, and not visible from the public ROW.

Section 9-18-010 Draper Peaks Commercial Special District

B. Permitted Uses

14. Business equipment rental and supplies
- ~~18. Vehicle Rental, limited~~
- ~~189.~~ Dining Club
- ~~2019.~~ Social Club

C. Conditional Uses

3. Vehicle repair, limited
- ~~4. Vehicle Rental~~

Section 9-18-070 Lone Peak Commercial Special District

- C. Permitted Uses within the Lone Peak Commercial Special District Zone.** The following are permitted uses in the LPCSD. The following Preferred Permitted Uses are critical permitted uses to accelerate and preserve the unique business environment in the LPCSD. Additional Permitted Uses are listed below that will further solidify the vitality and diversity of the business interests in the LPCSD.

Preferred Permitted Uses

1. Manufacturing (Controlled)
7. Wholesale and Warehousing, Restricted, provided it is not within 80 feet of any residentially zoned property adjacent to the perimeter of the LPCSD.

Other Permitted Uses

8. Agriculture.
45. Vehicle ~~and Equipment~~ Rental ~~or Sale~~.
46. Vehicle ~~and Equipment~~ Repair, General, in conjunction with a Preferred Permitted Use defined above.
50. Wireless Telecommunications Facility.
- ~~51. Commercial Vehicle and Equipment Rental or Sale.~~
- ~~52. Commercial Vehicle and Equipment Repair, in conjunction with a Preferred Permitted Use defined above.~~
- ~~53. Vehicle Sale.~~

- D. Conditional Uses.** The following uses are allowed in the LPCSD by conditional use permit only:
1. Auto, Truck, RV and Equipment Storage.
 8. Vehicle ~~and Equipment~~ Repair, General, when the use is not in conjunction with a Preferred Permitted Use defined above.
 9. Veterinary Service that includes grooming and boarding services.
 - ~~10. Commercial Vehicle and Equipment Repair, when the use is not in conjunction with a Preferred Permitted Use defined above.~~