PLANNING COMMISSION AGENDA

December 8, 2022 at 6:30 PM
1020 E. Pioneer Rd. Draper, UT 84020
Council Chambers

6:30 PM Business Meeting

1. **Action Item: Approve Planning Commission Meeting Minutes for September 22, 2022 (Administrative Action)**
2. **Action Item: Approve Planning Commission Meeting Minutes for October 13, 2022 (Administrative Action)**
3. **Action Item: Approve Planning Commission Meeting Minutes for October 27, 2022 (Administrative Action)**
4. **Action Item: 2023 Chair and Vice-chair Appointments (Administrative Action)**
5. **Public Hearing: Southfork Lot 2 Zoning Map Amendment (Legislative Action)**

   On the request of Brad and Catherine Findlay, property owners, for a zoning map amendment to change the zoning from RA1 (Residential Agricultural, 40,000 square foot lot minimum) to RA2 (Residential Agricultural, 20,000 square foot lot minimum) for approximately 1.61 acres located at approximately 1094 E. 13800 South. Application: TEXTMAP-134-2021. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.
6. **Public Hearing: Kuwahara's Pumpkin Patch & Thriller Park Conditional Use Permit (Administrative Action)**

   On the request of Alex Kuwahara for a Conditional Use Permit for outdoor storage on 4.19 acres of land located at 12153 South 700 West. Application USE-180-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.
7. **Public Hearing: Draper Frontrunner Apartments Master Area Plan Amendment (Legislative Action)**

   On the request of Jake Hemingway, property owner, for a Master Area Plan Amendment for the purpose of amending the approved Vista Station Master Area Plan. The subject site to be amended is approximately 0.72 acres in size and located at approximately 13003 S. Frontrunner Boulevard in the TSD (Transit Station District) zone. Application: TEXTMAP-183-2022. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.
8. **Public Hearing: Draper Galena Park Office Site Plan (Administrative Action)**

   On the request of Logan Fawcett, representing The Boyer Company, for a Site Plan on 3.93 acres of land located at 681 West 12300

South. Application SPR-135-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov

9. Public Hearing: City Initiated Oak Vista No. 2 at Suncrest Lot 60 2nd Amended Plat (Administrative Action)

This item is being continued to the January 12, 2023 Planning Commission meeting.

On the request of Draper City for a plat amendment to adjust common property lines between Draper City and the Suncrest Homeowners Association. The modifications affects approximately 12,176 square feet of area and is located at approximately 14886 South Traverse Ridge Rd. Application SUBD-214-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

10. Adjournment

SALT LAKE COUNTY AND UTAH COUNTY, STATE OF UTAH

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

Date Posted: 12.5.2022

Laura Oscarson

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

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

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

MEMO

To: Planning Commission
From:
CC:
Date: December 8, 2022
Re:

ATTACHMENTS:

Description	Upload Date	Type
9-22-22 PC Draft Minutes	12/5/2022	Cover Memo

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, SEPTEMBER 22, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Vice Chairman Craig Hawker, Commissioners Gary Ogden, DeLaina Tonks, Lisa Fowler, Susan Nixon and Mary Squire

ABSENT: Chairman Andrew Adams, Commissioners Tab Bingham and Kendra Shirey

STAFF PRESENT: Fred Aegerter, Mike Barker, Jennifer Jastremsky, Todd Draper, Brien Maxfield, Spencer DuShane, and Amie Salazar.

6:30 PM Business Meeting

Vice Chairman Craig Hawker welcomed everyone to the meeting, he began the meeting at 6:30pm

1. **Action Item: Approve Amended Planning Commission Meeting Minutes for August 25, 2022 (Administrative Action)**

Motion: Commissioner Lisa Fowler motioned to approve the Amended Meeting Minutes as written.

Second: Commissioner Mary Squire

Vote: A roll call vote was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Tonks, Squire, Nixon and Ogden voted, "Aye".

2. Public Hearing: Patterson Property Zoning Map Amendment (Legislative Action)
On the request of Carl and Allen Patterson, for a Zoning Map Amendment from RA1 to RA2 on 3.3 acres of property located at 1310 S. Boulter St. Application TEXTMAP-119-2022. Staff report by Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff presentation by Jennifer Jastremsky.

Ms. Jennifer Jastremsky, Planning Manager and Zoning Administrator, presented the application. The applicants, Carl and Allen Patterson, hope to subdivide the property to create more lots. Vice Chairman Hawker asked a question about a future access road. Ms. Jastremsky, responded indicating that there was plenty of room on the site for a private lane that would provide access to the lots.

Applicant, Allen Patterson, stated that he and his brother have owned this property for many years, and they would now like to subdivide.

Vice Chairman Hawker opened the public hearing.
No public comments were made.
Vice Chairman Hawker closed the public hearing.

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Motion: Commissioner Susan Nixon made a motion to send a positive recommendation to the City Council for the Patterson Property Zoning Map Amendment as requested by Carol and Allen Patterson. Application TEXTMAP-119-2022. Based on the findings and subject to the conditions listed in the staff report dated August 25, 2022.

Second: Commissioner Gary Ogden

Vote: A roll call vote was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Tonks, Squire, Nixon and Ogden voted, "Aye".

3. Public Hearing: Avery Townhomes Development Agreement (Legislative Action)
On the request of Troy Dana, representing Draper Office Associates, LLC, for a Development Agreement on 2.44 acres of property located at approximately 638 East 12225 South Application: DA-181-2022. Staff Contact: Jonathan Concidine, 801-576-5622, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky, Planning Manager and Zoning Administrator, presented the project. This project was initially brought before the Planning Commission in July of 2022. Mr. Troy Dana, the applicant took the proposal to the City Council, where they requested he apply for a development agreement and change his plans to show only twenty-one units with driveways. He has come back before the Planning Commission with this development agreement application to set the plan for twenty-one units with twenty-foot driveways for each Townhome. This project if recommended for approval by the Planning Commission will be taken back to the City Council for approval.

Vice Chairman Hawker asked for clarification by staff regarding the intent of the development agreement. Jennifer Jastremsky stated the intent is to lock in the concept plan and total number of dwelling units.

Commissioner Nixon asked if the agreement needed to specify the number of units in section 2 of the agreement. Mike Barker, City Attorney stated that Maximum Dwelling Units is a defined term that includes the number of units in the agreement and that section 2 does not need to be altered.

Applicant, Mr. Troy Dana, stated that the main change in the plans is to the number of dwelling units changing from seventeen to twenty-one. The concept plan provides each townhome with the required twenty-foot driveway. He stated that he felt it was a better plan all around.

Vice Chairman Hawker opened the public hearing.
No public comment was made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Squire motioned to send a positive recommendation to the City Council for the Avery Townhomes Development Agreement requested by Troy Dana representing Draper Office Associates LLC. Application DA-181-2022. Based on the findings and subject to the conditions listed in the staff report dated September 13, 2022.

Second: Commissioner Fowler

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Vote: A roll call vote was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Squire, Tonks, Nixon and Fowler voted, "Aye".

4. Public Hearing: City Initiated Temporary Parking Ordinance (Legislative Action)
On the request of Draper City for a Text Amendment to Title 9 of Draper City Municipal Code in order to amend regulations pertaining to location, design and construction of temporary parking for recreational vehicles and trailers. This application is known as the City Initiated Temporary Parking Ordinance. Application: TEXTMAP-176-2022. Staff contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Todd Draper, Planner III, presented the proposed amendment. He indicated that the proposal changes the language in the City's Parking Ordinance, and that the purpose of the change is to clarify and identify regulations for temporary parking areas and where recreational vehicles and trailers can be parked. Additionally, he stated that the proposal clarifies what type of surface is required for each parking type. He also pointed out that the current code requires that recreational vehicle parking must be on a hard surface such as asphalt or concrete, and that the proposed ordinance would allow for other types of surfacing.

Commissioner Fowler asked if there was a specific reason for proposing the change to the ordinance.

Mr. Draper noted there have been questions that have come up about whether gravel was an acceptable surface, which was one reason for proposing the change. The proposed change would allow the use of rock, which would also include gravel. Mr. Draper further stated that drainage of water from the parking areas and paving will still be required to comply with the city standards.

Vice Chairman Hawker opened the public hearing.
No comments were made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Fowler made a motion to send a positive recommendation to City Council, for the City Initiated Temporary Parking Ordinance as requested by Draper City. Application TEXTMAP-176-2022. Based on the findings and subject to conditions listed in the staff report dated September 1, 2022.

Second: Commissioner DeLaina Tonks

Vote: A roll call vote was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Squire, Tonks and Ogden voted, "Aye".

5. Discussion Item: Moderate Income Housing Report and General Plan Amendment (Administrative Action)
Presentation regarding the annual Moderate Income Housing Report and amendments to the Moderate-Income Housing Plan within the General Plan. Staff contact: Todd A. Draper, todd.draper@draperutah.gov, (801) 576-6335.

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Mr. Draper stated that contrary to the agenda heading, there is no action to be taken on this agenda item. This item was a placeholder to report back to the Planning Commission on what took place at the City Council regarding adoption of the General Plan Amendment updates to the Moderate Income Housing Plan. He reported that the City Council did adopt updated plans in their last meeting on Tuesday. Mr. Todd Draper reported that the City Council did make a change in the included strategies from what the Planning Commission recommended and removed the strategy and implementation plans regarding Accessory Dwelling Units (ADU's) from the plan, and added the strategy and implementation plans regarding reducing or eliminating impact fees for moderate income housing in its place before they adopted it. Now that the Moderate Income Housing Plan has been approved by the City Council, Mr. Draper said that he will submit it to the Department of Workforce Services at the State as the required annual Moderate Income Housing Report. He indicated that the next steps will be to implement the strategies in that plan in the coming years.

Commissioner Fowler asked why the City Council removed ADU's from the list. Mr. Draper stated that he did not know.

6. Training: Origins of American City Planning Part 1

Fred Aegerter, Community Development Director, presented a historical background about planning practice over the years and the concepts that come into play when planning decisions in a city are made.

Mr. Aegerter stated that in earlier days, people would go to garden cemeteries to have picnics and get together. As a result garden parks were created as a city attraction without the cemetery being a part of it. Once such park, Central Park in New York is 842 acres in size. He indicated that input from politics and political leaders has always been important in the development of parks, as it is important to make sure that there is funding.

Mr. Aegerter continued, that after the parks movement took place, the housing movement arose in about 1880. In New York City the concept of apartments came to the idea table. Sanitation and privacy in earlier times was mostly not existent. One early housing requirement was to have a window on every wall. By 1867 apartment construction intensified with twenty-five to one-hundred units per lot, and buildings as tall as forty-six stories high. People were moving from single-family homes to apartments. The window regulations were changed around this time to require the window to be on the outside of the building rather than on every wall in the house. By 1901 the law in New York required buildings to have proper ventilation, bathrooms, and lighting.

Mr. Aegerter stated that planning changed drastically after the World's Columbian Exposition that was held in Chicago in 1893. The World's Fair in Chicago created an example of what cities could be and how they could look. As a result civic improvements changed throughout the nation. He indicated that the changes in planning were not about the buildings, but were about the setting.

7. Adjournment: Commissioner Squire made a motion to adjourn. The meeting was adjourned at 7:17 p.m.

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MEMO

To: Planning Commission
From:
CC:
Date: December 8, 2022
Re:

ATTACHMENTS:

Description	Upload Date	Type
10-13-22 Draft PC Minutes	12/5/2022	Cover Memo

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 13, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Vice Chairman Craig Hawker, Commissioners Gary Ogden, DeLaina Tonks, Lisa Fowler, Tab Bingham and Susan Nixon

ABSENT: Chairman Andrew Adams, Commissioners Mary Squire and Kendra Shirey

STAFF PRESENT: Fred Aegerter, Jennifer Jastremsky, Todd Draper, Brien Maxfield, Maryann Pickering, Spencer DuShane, and Amie Salazar.

6:30 PM Business Meeting

Vice Chairman Craig Hawker welcomed everyone to the meeting, he began the meeting at 6:30pm

1. **Public Hearing: Corner Canyon Quilting, LLC Home Occupation Conditional Use Permit (Administrative Action)**

On the request of Jessica Clayton, representing Corner Canyon Quilting, LLC, for a Home Occupation Conditional Use Permit for a cottage business, Located at 12657 S Bridgewood Ln. The property is 0.33 acres in size and located in the R3 zone. Application USE-171-2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutahgov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky, Planning Manager and Zoning Administrator, presented the project. The applicant Jessica Clayton was requesting a cottage business permit in her home. The hours of operation are 8:00 a.m.-6:00 p.m., where clients can bring quilts to her home, and Ms. Jessica Clayton uses a quilting machine to sew all the layers together.

Ms. Jessica Clayton was present and addressed the Commissioners. A question was asked by Vice Chairman Craig Hawker if Ms. Jessica Clayton would have seminars about quilting. Ms. Jessica Clayton stated she may eventually teach some classes. Ms. Jessica Clayton's business serves people online, friends, family, and anyone else.

Vice Chairman Hawker opened the public hearing.
No public comments were made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Lisa Fowler motioned to approve the Home Occupation Conditional Use Permit for Corner Canyon Quilting LLC. Application USE-171-2022. Based on the findings and subject to the conditions listed in the staff report September 23, 2022.

Second: Commissioner DeLaina Tonks

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Tonks, Bingham, Nixon and Ogden voted, "Aye".

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2. Public Hearing: Beacon Crest Cottages Landscape Deviation (Administrative Action)
On the request of David Meredith, representing Beacon Crest of Draper, LLC and Beacon Crest Heritage, LLC a request for approval of a Landscape Deviation from the requirement to provide a minimum of 10 feet (10') of landscaping around the property perimeter, related to potential future expansion of the Beacon Crest Assisted Living Facility onto an adjacent property. The combined properties are located at 12374, 12382, & 12392 S. 600 E. Known as application VAR-185-2022, Staff contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Todd Draper, Planner III presented the project. This is a request for landscape deviation. Three individual properties make up the site. The discussion opened and the question of clarification was asked by Vice Chairman Hawker if there would be other potential deviations that would come once the site plan is drawn up and submitted. Mr. Todd Draper informed the Commissioners there could potentially be more deviations that come up when the site plan is submitted. The applicant thought it best to request this deviation first. Mr. Todd Draper noted this request was for the applicant to change the ten-foot landscaping around the property and do less. The request included the provision of 21.7% overall landscaping.

A question was asked if the existing site was in compliance with the parking rules of the city. Ms. Jennifer Jastremsky stated the site was in compliance with parking. Mr. Todd Draper shared in other similar projects the site plan will exceed parking to take into consideration, of employees, and patrons visiting.

Mr. David Meredith managing partner of Beacon Crest, purchased property to the north to build a bigger area for senior living and a place where the senior community can be there and utilize the entities but not necessarily need to have nurses visiting. The water table is too high, in that spot and the worry was flooding in basements. They decided to raise the building and parking up to have more safety. Deviation is more for safety. Between properties there would be slight incline.

Vice Chairman Hawker asked if there would be any seniors at any time walking over to Beacon Crest, and if so, would there be a ramp. Mr. David Meredith stated in the final plan he plans to have a ramp between the properties rather than stairs. Ramps are safer for seniors, than stairs.

Vice Chairman Hawker opened the public hearing.
No public comments were made.
Vice Chairman Hawker closed the public hearing.

<u>Motion</u>: Commissioner Susan Nixon made a motion to approve the landscape deviation as requested by David Meredith, representing Beacon Crest of Draper, LLC and Beacon Crest Heritage, LLC. Application VAR-185-2022. Based on the findings and subject to the conditions listed in the staff report dated October 3, 2022.

<u>Second</u>: Commissioner Tab Bingham

<u>Vote</u>: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Tonks, Bingham, Nixon and Ogden voted, "Aye".

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3. Public Hearing: Dean Fence Conditional Use Permit (Administrative Action)
On the request of Barton Dean, for a Conditional Use Permit for an eight-foot fence, located at 12564 S. Bear Park Pl. The property is 0.41 acres in size and located in the RA2 Zone. Application: USE-163-2022. Staff Contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky presented the project. The request was to have an eight-foot fence to keep deer out of the back yard. The type of material used for the fence would be aluminum.
Vice Chairman Hawker noted a public comment was made prior to the meeting.

Applicant Mr. Barton Dean, has a problem with deer coming into his yard and damaging the vegetation he has tried to plant. The deer are also causing some sloughing damage on the property. Mr. Barton Dean requested an eight-foot fence in two locations to deter the deer from coming in and damaging his and neighboring yards. Mr. Barton Dean stated the fence type will be aluminum fencing allowing the natural plants to grow through them.

Vice Chairman Hawker opened the public hearing.
No public comment was made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Gary Ogden motioned that we approve the Dean fencing conditional use permit as requested by Barton Dean. Application USE-163-2022. Based on the findings and subject to the conditions listed in the staff report dated September 16, 2022.

Second: Commissioner Lisa Fowler

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Bingham, Tonks, Nixon and Fowler voted, "Aye".

4. Public Hearing: Angela's Finest Caramels Home Occupation Conditional Use Permit (Administrative Action)
On the request of Dan Bruns, representing Angela's Finest Caramels, for a Home Occupation Conditional Use Permit for a candy making business in an accessory structure. The property is located at 1328 E. Hana Court in the RA2 zoning district and is approximately .44 acres in size. Application: USE-173-2022. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.

Maryann Pickering, Planner III, presented the project. Mr. Dan Bruns, the applicant, has requested a conditional use permit for an at home candy business. The applicant Mr. Dan Bruns has looked at the options and decided the best option would be to put the business in an accessory dwelling in the backyard. Allowing them to build a commercial kitchen which is required by the Department of Agriculture.

Commissioner Lisa Fowler asked if any other home occupations are in accessory structures. Ms. Jennifer Jastremsky stated there are several in the city that are in accessory structures.

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A question was asked if there would be parking issues. Ms. Maryann Pickering noted this business is a wholesale business, there will be no customers. The applicant will make the deliveries to stores or shipping places.

Applicant, Dan Bruns, bought the business from a lady named Angela, she lives in West Jordan. Mr. Dan Bruns has teenagers and thought it would be something good to do as a family. In the requirements for the business the rules said the kitchen cannot be near bedrooms. This made their decision to build an accessory structure for this.

Vice Chairman Hawker opened the public hearing.
No comments were made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner DeLaina Tonks made a motion to approve the home occupation conditional use permit as requested by Dan Bruns representing Angela's finest caramels. Application USE-173-2022. Based on the findings and subject to conditions listed in the staff report dated October 4, 2022.

Second: Commissioner Gary Ogden

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Fowler, Tonks and Ogden voted, "Aye".

5. Public Hearing: Elizabeth Jones Home Occupation Conditional Use Permit (Administrative Action)

On the request of Elizabeth Jones, for a Home Occupation Conditional Use Permit for a home salon, located at 13242 S. Lone Rock Dr. The property is 0.23 acres in size and located in the RSD-5-Bellvue zone. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutahgov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky reported on the project. Ms. Elizabeth Jones, the applicant, would like to have a salon in her basement. There is an exterior staircase that will provide access for salon visitors. There will be about five to six clients per day and parking in the current driveway will only have one client at a time.

Applicant, Ms. Elizabeth Jones owned and operated a salon in Murray for twenty-three years, she closed it in May and would like to open the salon in her home.

Vice Chairman Hawker opened the public hearing.
No comments were made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Lisa Fowler made a motion to approve the Elizabeth Jones Home Occupation Conditional use permit as requested by Elizabeth Jones. Application USE-173-2022. Based on the findings and subject to conditions listed in the staff report dated September 23, 2022.

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Second: Commissioner Susan Nixon

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Bingham, Tonks and Ogden voted, "Aye".

6. Public Hearing: First Steps Foot Zone Home Occupation Conditional Use Permit (Administrative Action)

On the request of Sara Derrick, representing First Steps Foot Zone, for a Home Occupation Conditional Use Permit for a personal care business located at 12646 S. 600 E. The property is 0.34 acres in size and located in the R3 zone. Application: USE-167-2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky presented the project. The applicant is requesting personal care service. Operating Tuesdays to Thursdays 8:00 a.m.-10:00 p.m. Driveway would be available for patrons to park on.

Applicant, Sara Derrick stated First Step Foot Zone is a way to balance the body and bring it back to homeostasis. The business uses acupressure points and addresses all different systems in the body.

Vice Chairman Hawker opened the public hearing.
No comments were made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner DeLaina Tonks made a motion to approve First Steps Foot Zone Home Occupation Conditional use permit as requested by Sara Derrick representing First Steps Foot Zone. Application USE-173-2022. Based on the findings and subject to conditions listed in the staff report dated September 15, 2022.

Second: Commissioner Tab Bingham

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Bingham, Tonks and Ogden voted, "Aye".

7. Training: Origins of American City Planning Part 2

Fred Aegerter, Community Development Director, provided the training for this meeting.

Civic improvement and planning became important during the progressive era. Civic Leagues were found in 1894. The leagues promoted professional management of local government. They wanted to have a hands-on mayor and nonpartisan elections, looking to get away from politics. Some examples of Civic improvements league results include the 1914 Salt Lake City Civic Arts and Planning Commission establishment.

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The next few things we see happening in planning are grand plans and standard enabling acts. The Burnham's plan for Chicago 1909 advocated fora different type of lake front, where there are parks to draw people to visits rather than railways

In 1928 there was the Standard City Planning Enabling Act, which allowed cities to establish zoning laws.

The New York City Zoning ordinance was adopted in 1916 and created height and setback standards for buildings allowing them to have a pyramid roofing and floor system to providing the sunlight to come down in the cities.

Village of Euclid v. Ambler Realty in 1926 established that zoning did not infringe on rights. The last part is the planning process looks at topical, geographic and implementation lists. It involves creating master development plans that are more specific. The implementation of planning had much to do with the annual budget, and from there would turn the words into actions of what each city could do depending on budgets. Which is very much like today.

8. **Commissioner Lisa Fowler made a motion to adjourn. The meeting was adjourned at 7:36 p.m.**

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MEMO

To: Planning Commission
From:
CC:
Date: December 8, 2022
Re:

ATTACHMENTS:

Description	Upload Date	Type
10-27-22 Draft PC Minutes	12/5/2022	Cover Memo

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 27, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Chairman Andrew Adams, Commissioners Craig Hawker, Lisa Fowler, Gary Ogden, Alternate Commissioners Susan Nixon, and Kendra Shirey

ABSENT: Commissioner Mary Squire, Tab Bingham, and Commissioner DeLaina Tonks

STAFF PRESENT: Fred Aegerter, Jennifer Jastremsky, Angela Fixmer, Brien Maxfield, Spencer DuShane, and Mike Barker.

6:30 PM Business Meeting
Chairman Andrew Adams welcomed everyone present to the meeting. Chairman Adams informed the public that a change to the agenda needed to be made Agenda item number four needed to be advertised longer. The item will take place at a different date.

1. Action Item: Approve Planning Commission Meeting Minutes for May 26, 2022 (Administrative Action)
Commissioner Susan Nixon began to make a motion to approve the minutes with some changes. Commissioner Nixon informed the Commissioners and staff that she had emailed them, and would like to go over them at the end of the meeting. It was asked if the changes could be shown. The staff was unable to locate the email. Commissioner Nixon stated she would send the email again.

Motion: Commissioner Gary Ogden motioned to postpone the approval of the meeting minutes from May 26, 2022, until they can be reviewed and revised from the staff and commissioners.

Second: Commissioner Susan Nixon.

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Nixon, Ogden, Fowler, Hawker, and Shirey voted, "Aye".

2. Public Hearing: Kathryn's Catering Home Occupation Conditional Use Permit (Administrative Action)
On the request of Kathryn Myers, for a Home Occupation Conditional Use Permit for a catering business, located at 1119 E. Lone Peak Lane. The property is 0.74 acres in size and located in the RA1 zone. Application USE-165-2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky, presented the project. Applicant Ms. Kathryn Myers is requesting a Home Occupation Conditional Use Permit for a catering business. Ms. Kathryn Myers does have a commercial kitchen in her home, which is required. There will be no customers coming to pick up orders, all orders will be delivered.

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Chairman Andrew Adams invited the applicant to speak. Kathryn Myers asked if they had any questions for her. Commissioner Hawker asked if she was closing her retail business. Ms. Myers stated that she does not have a retail business. Commissioner Ogden asked if any traffic is expected. Ms. Myers stated that there will not be any traffic.

Chairman Andrew Adams opened the Public Hearing.
No Comments were made
The Public Hearing was closed.

Motion: Commissioner Lisa Fowler motioned to approve the Home Occupation Conditional Use Permit for Kathryn's Catering requested by Kathryn Myers. Application USE-165-2022. Based on the findings and subject to the conditions listed in the staff report September 23, 2022.

Second: Commissioner Craig Hawker

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Shirey, Nixon and Ogden voted, "Aye".

3. Public Hearing: Jenson Farms Phase 1A & Phase 6 Plat Amendment (Administrative Action)
On the request of Tim Gough, representing Gough Homes, LLC, for a Plat Amendment for a lot line adjustment, located at approximately 623 W. Rolling Hills Way. The property is 1.72 acres in size and located in the R4 zone. Application SUBD-161-2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky presented the project. The application includes two subdivision plots. Phase 1A and phase 6. The plat amendment is to move the square footage about ten feet. Even with the change, the lots will comply with the development agreement requirement of 13,000 square feet and 20,000 square feet.

Commissioner Lisa Fowler asked why the corner lot would be an irregular shape if this took place.

Applicant Tim Gough informed the commissioners for the reasoning of the change. A home that is being built needs a little more square feet, the property line will be moved to the right, not the left. This clarification answered the question stated before by Commissioner Fowler.

Chairman Adams opened the Public Hearing
No Comments were made.
The Public Hearing was closed

Motion: Commissioner Craig Hawker motioned to approve Jenson Farms Phase 1A & Phase 6 Plat Amendment as requested by Tim Gough representing Gough Homes, LLC.

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Application SUBD-161-2022. Based on the findings and subject to the conditions listed in the staff report dated October 17, 2022.

Second: Commissioner Gary Ogden

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Shirey, Tonks, Squire, Nixon, and Bingham voted, "Aye".

4. Public Hearing: Royale Estate & Cottages Development Agreement, Land Use Map Amendment, and Zoning Map Amendment (Legislative Action)

On the request of Bruce Bastian, representing Royale Estates Senior Holdings, LLC for J. B. Earl Company, for a Development Agreement, a Land Use Map Amendment from Neighborhood Commercial to High Density Residential and a Zoning Map Amendment from OR to RM2, on 2.44 acres of property located at 638 East 12225 South. Application DA-156-2022, TEXTMAP-153-2022 and TEXTMAP-155- 2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky

Chairman Adams reminded the public that this item is continued and will be re-advertised.

Ms. Jastremsky reminded the Commissioners Amie Salazar is gone for the next six weeks, and any questions, or comments need to be sent to Ms. Jastremsky during that time.

Ms. Jastremsky informed the Commissioners to finish the make-up training before the end of the year.

Ms. Jastremsky then went over the November meeting dates and noted them to be November 10, and 17. The December meeting dates will be December 8 and 15.

Fred Aegerter let the Commission know that there will be an open house for the Town Center Station Area Plan on November 14 from 5pm to 7pm.

5. Adjournment

Motion: Commissioner Craig Hawker made the motion to adjourn. Meeting was adjourned at 6:46pm.

DRAFT

MEMO

To: Planning Commission
From: Maryann Pickering, AICP
CC:
Date: December 8, 2022
Re: Southfork Lot 2 Rezone

Comments:

This application is a request for approval of Zoning Map Amendment for approximately 1.61 acres located on the south side of 13800 South. The property is currently zoned RA1. The applicant is requesting a Zoning Map Amendment from RA1 to RA2. The site is currently developed with a single family residence where the applicants live.

The subject property is located in the Southfork subdivision which was recorded in May, 1991. The property is Lot 2 of the subdivision and the legal description can be found attached to the staff report.

The findings are as follows:

For approval:

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

For denial:
1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.

3. The proposed amendment is not consistent with the standards of any applicable overlay zone.
4. The proposed amendment will adversely affect adjacent property.
5. The facilities and services intended to serve the subject property are not adequate, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	11/30/2022	Backup Material

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
November 29, 2022

To: Draper City Planning Commission
Business Date: December 8, 2022

From: Development Review Committee

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

Re: **Southfork Lot 2 Rezone – Zoning Map Amendment**

Application No.:	TEXTMAP-134-2021
Applicant:	Brad and Catherine Findlay
Project Location:	Approximately 1094 E. 13800 South
Current Zoning:	RA1 (Residential Agricultural, 40,000 square foot lot minimum)
Acreage:	1.61 acres (approximately 70,131.6 square feet)
Request:	Amend the zoning map designation from RA1 to RA2 (Residential Agricultural, 20,000 square foot lot minimum).

BACKGROUND AND SUMMARY

This application is a request for approval of Zoning Map Amendment for approximately 1.61 acres located on the south side of 13800 South (Exhibits C and D). The property is currently zoned RA1. The applicant is requesting a Zoning Map Amendment from RA1 to RA2. The site is currently developed with a single family residence where the applicants live.

The subject property is located in the Southfork subdivision which was recorded in May, 1991. The property is Lot 2 of the subdivision and the legal description can be found in Exhibit B.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA1	Exhibit F
Adjacent Zoning		
East	RA1	
West	RA1	
North	RA2	
South	OS	

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

The property has been assigned the RA1 zoning classification, supporting approximately one dwelling unit per acre (Exhibit F). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 zone is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

The proposed RA2 zone for the applicant's property has the same purpose statement as the RA1 zone, which is outline above. Therefore, the existing land use designation of Residential Low/Medium Density is compatible with the proposed zoning.

The applicant has submitted a potential subdivision layout for the property (Exhibit G). Should the rezone be approved, the applicant anticipates submitting a plat amendment application to subdivide and create two lots. The applicant is aware of the standards that will need to be met and has taken that into consideration.

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

1. *Map Amendments:*
    a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
    b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
    c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
    d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
    e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the zoning map amendment submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the zoning map amendment submission. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the zoning map amendment submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the zoning map amendment submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the zoning map amendment submission. Comments, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

The findings for approval as are follows:

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

The findings for denial as are follows:

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

2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable overlay zone.
4. The proposed amendment will adversely affect adjacent property.
5. The facilities and services intended to serve the subject property are not adequate, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the zoning map amendment, as requested by Brad and Catherine Findlay, application TEXTMAP-134-2021, based on the findings and subject to the conditions listed in the staff report dated November 29, 2022.

Sample Motion for Modified Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Brad and Catherine Findlay, application TEXTMAP-134-2021, based on the findings and subject to the conditions listed in the staff report dated November 29, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions . . .

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the as requested by Brad and Catherine Findlay, application TEXTMAP-134-2021, based on the findings and subject to the conditions listed in the staff report dated November 29, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Public Works Division	Draper City Building Division
Draper City Fire Department	Draper City Planning Division
	Draper City Legal Counsel

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.
No additional comments.

Building Division Review.
No additional comments.

Engineering and Public Works Divisions Review.
No additional comments.

Fire Division Review.
No additional comments.

Legal Division Review.
No additional comments provided.

EXHIBIT B
LEGAL DESCRIPTION

LOT 2, SOUTH FORK SUB. 6323-1736 6375-2466 8299-6511 8334-4727 8959-5666,5667,5668,5698 09087-0683

EXHIBIT C
VICINITY MAP



EXHIBIT D
AERIAL MAP



EXHIBIT E
LAND USE MAP

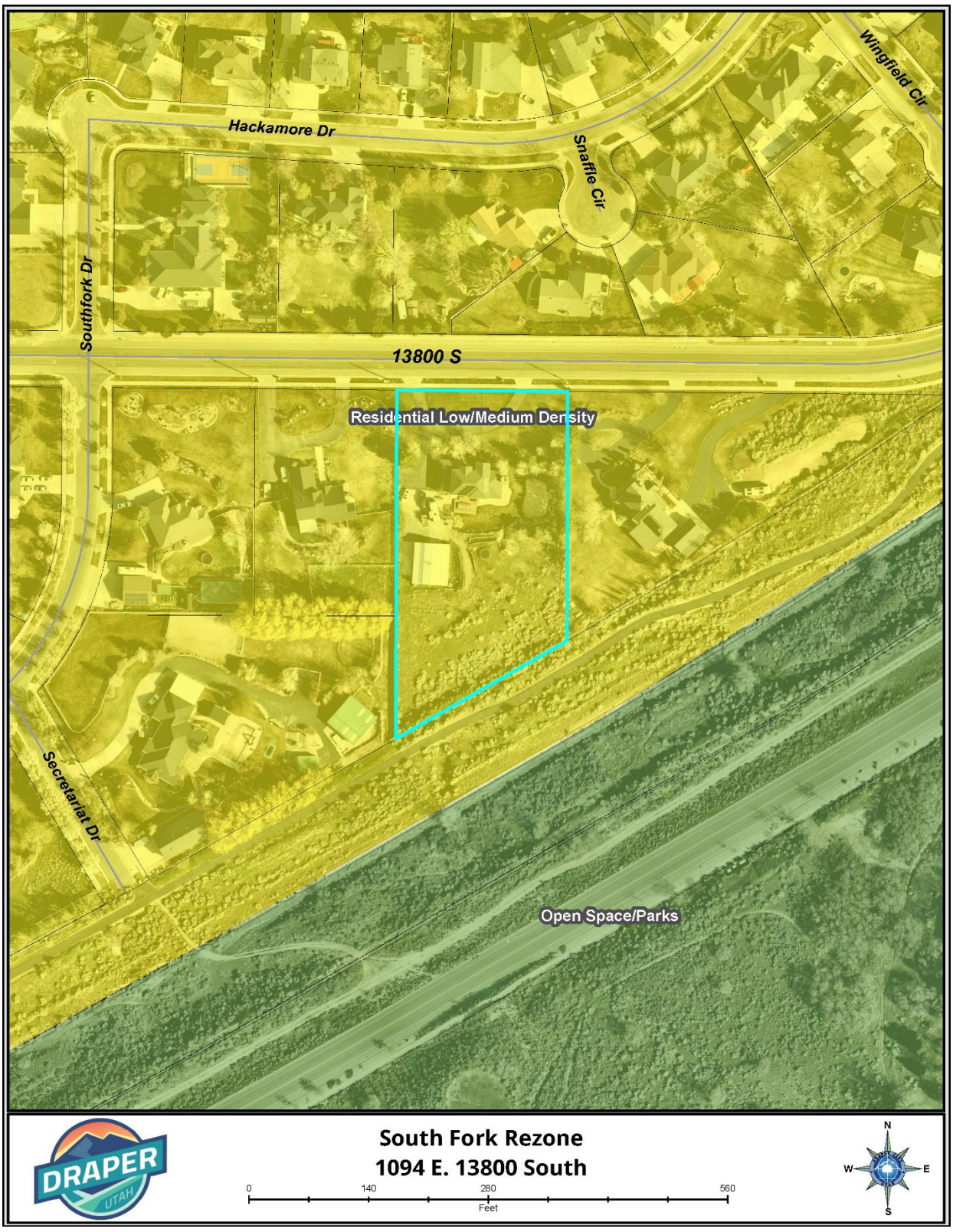


EXHIBIT F
ZONING MAP



EXHIBIT G
APPLICANT'S REQUEST

Zoning Map Amendment Application to change zoning from RA1 to RA2 at 1094 E. 13800 South

1. Present zoning for property is RA1. Requested zoning designation is RA2.
2. The current lot (1094 E. 13800 South) is a large lot currently comprising 1.71 acres. The lot currently consists of a single-family home, a barn and a large yard that is one -half landscaped and maintained and the other half is comprised of weeds and the home for deer and other small animals.
    a. I have lived in Draper for 23 years since coming back from out of state. I have lived in this home for the past 18 years. I grew up in Sandy on 10600 south 1300 east. I attended Alta High School in 1978/79 and 1979/80. I graduated in 1980.
    b. When I grew and for the longest time Draper was a rural farming community. But over the past 20 years Draper has dramatically changed. This is simply a function of growth and changing community needs. I can't say if the changes are good or bad it just is what has happened in the community.
    c. The property that I own is zoned for large animals, i.e. horses. However, over the past 23 years there are fewer and fewer people that own and raise horses. My neighbor is a big horse enthusiast and had horses for many years. But even he got rid of his horses 5-6 years ago.
    d. Our state is also going through an extended drought and water is a huge issue. All of us need to conserve where we can. This past summer I "flipped the strip" on my property. If you were to drive by home on 13800 south you will see that my park strip is now zero-scaped with rocks.
    e. Two summers go I turned off the water to the "pasture" area of my lot. That back .67 acres has now gone to weeds. The trees are dead in the back area and only sage brush grows. It is not very attractive, is a fire hazard, and is a home for deer and other small animals.
    f. The best and highest use of my large lot is to subdivide and build a home. This plan of action is by far a better use of my land.
3. The requested re-zoning is harmonious with the surrounding area and development of the area.
    a. The Southfork subdivision is comprised of some RA1 lots and some RA2 lots. The residential area contiguous to the north of my home and lot is all RA2. My lot touches existing RA2 zoning.
    b. 13800 south continues to increase in traffic. Just 2 years ago Draper City widened another stretch of 13800 south to add sidewalks and bike lanes, etc. There is now only a small section of 13800 south that has not been widened and I am sure this is on the city plans for the next year or two. Draper city is currently in the process of completing the widening of 1300 East and installing a traffic light at the intersection of 13800 south (Wayne's World Drive) and 1300 East. My home is on that stretch of 13800 south where the cars tend to drive much faster than the posted speed limit. Completing the work on 1300 East and eventually completing the widening of 13800 will only increase the amount of traffic and speed of traffic in front of my home.

c. The era of having a large lot with animals in a "more rural" setting has passed. Draper continues to fill in the various 1, 2, 3 acre parcels with additional homes throughout the city.
d. My lot lends itself very well to adding an additional residential home. Adding an additional home on a .67 acre lot (please see the attached survey done by Ensign Engineering in 2019) is completely consistent and in keeping with the overall development of the area.

4. The existing facilities and services, such as roadways and utilities, are sufficient to serve the property under the proposed RA2 zoning.
5. I believe the proposed zoning designation is consistent with the goals, objectives and policies of the city's general plan for all the reasons outlined above:
    a. My lot is contiguous and already touches other RA2 zoning.
    b. 13800 South and 1300 continue to be widened to achieve maximum and safest traffic flow including bicycle traffic.
    c. To maintain my lot in an attractive and landscaped manner is much better served by developing and adding one additional residential lot rather than by trying to water and maintain "wild" land.

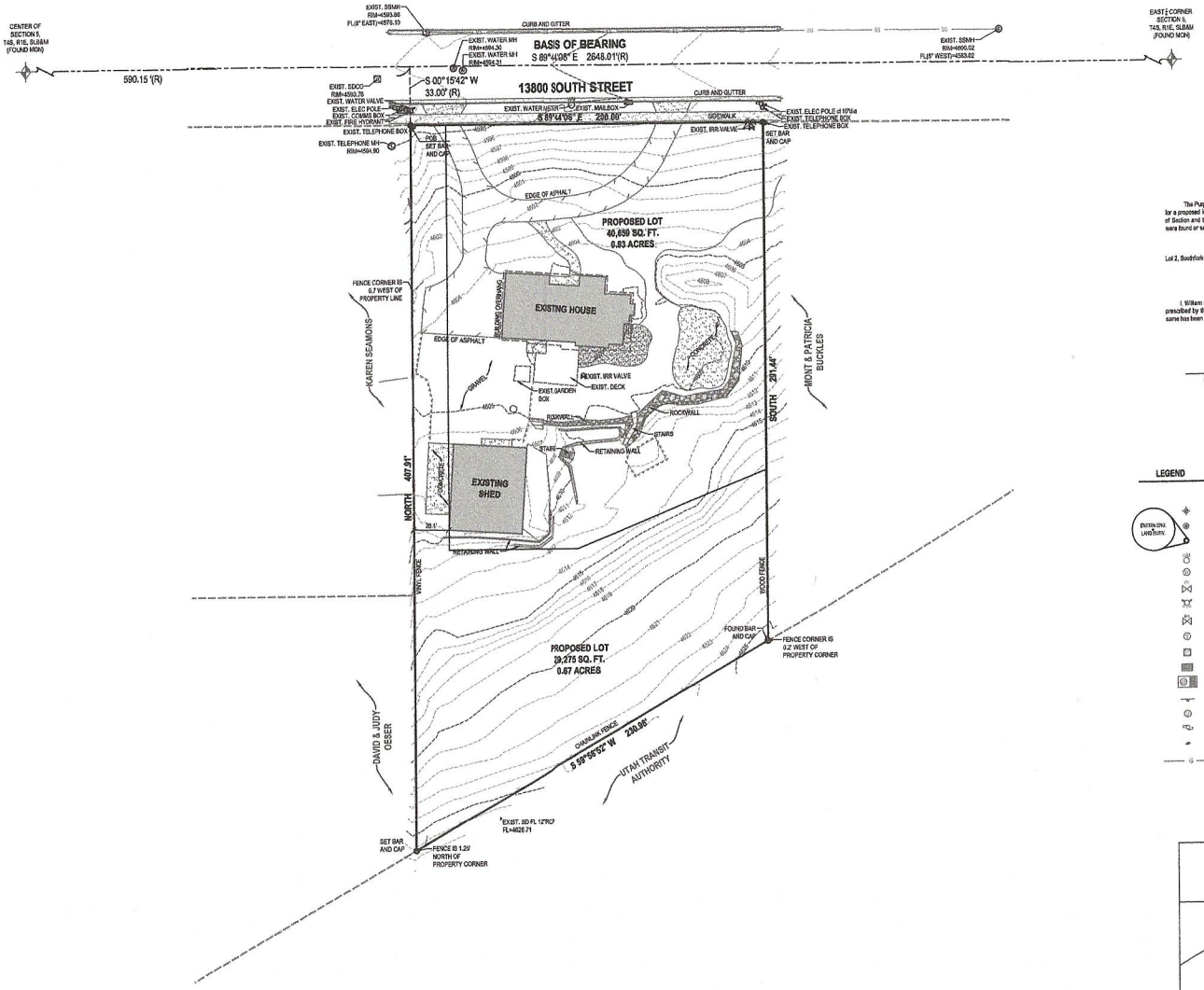
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

CENTER OF SECTION
SECTION 5
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4587.17



SURVEYOR'S NARRATIVE

The Purpose of this survey is to provide a Property Boundary and Topographic Survey of the subject parcel for use by the client for a proposed lot split and dwl design. The Basis of Bearing is the Section Line between the found monuments representing the Center of Section and the East Quarter Corner of Section 5, Township 4 South, Range 1 East, Salt Lake Base and Meridian. Property corners were found or set as shown per record parcel dimensions.

SUBJECT PARCEL BOUNDARY DESCRIPTION

Lot 2, Southfork Subdivision, according to the official plat thereof on file and of record in the office of Salt Lake County Recorder.

SURVEYOR'S CERTIFICATE

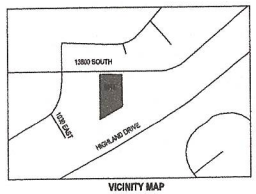
I, William L. Clark, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 5251265 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property, and that the same has been correctly surveyed and depicted on this plat.

Date

William L. Clark
License no. 5251265

LEGEND

- SECTION CORNER
- MONUMENT
- SET NAIL & WASHER
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- GAS METER
- GAS LINE
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- CONCRETE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- TELEPHONE LINE
- OVERHEAD POWER
- PARCEL 1A (HATCHED)



VICINITY MAP
(NOT TO SCALE)

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ. 1 inch = 30 ft.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION SECTION 5 TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN DRAPER, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

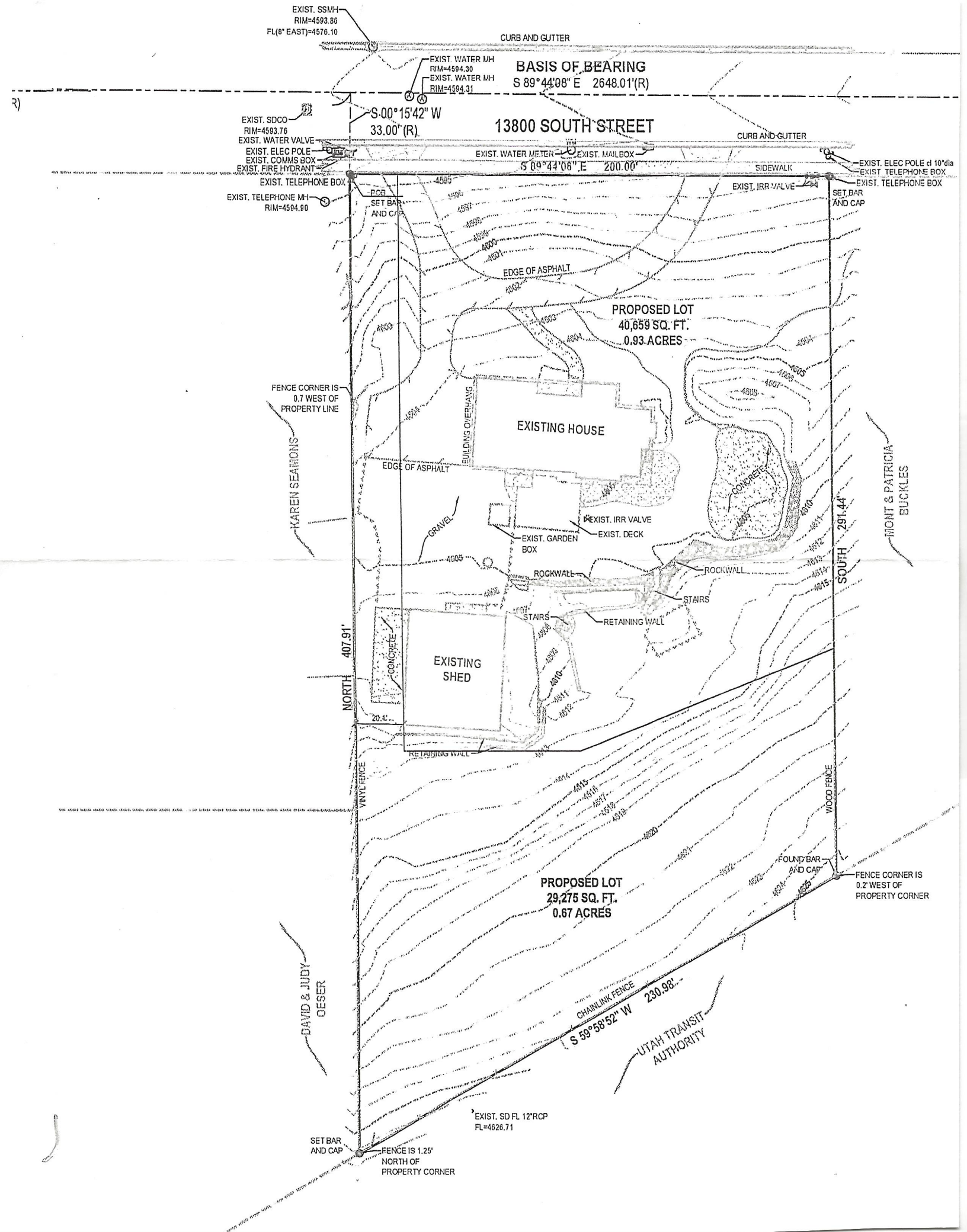
FOR:
BRAD FINDLAY
1094 EAST 13800 SOUTH
DRAPER, UTAH 84020
CONTACT:
BRAD FINDLAY
PHONE: 801-414-8099

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY

1094 EAST 13800 SOUTH
DRAPER, UTAH

BOUNDARY & TOPOGRAPHY SURVEY

PROJECT NUMBER: 6333
PRINT DATE: 7/25/18
DRAWN BY: C.ANDERSON
CHECKED BY: B.CLARK
PROJECT MANAGER: B.CLARK


EXIST. SSMH
RIM=4593.86
FL(8" EAST)=4576.10
CURB AND GUTTER
EXIST. WATER MH
RIM=4594.30
EXIST. WATER MH
RIM=4594.31
BASIS OF BEARING
S 89°44'08" E 2648.01'(R)
S 00°15'42" W
33.00' (R)
13800 SOUTH STREET
EXIST. SDCO
RIM=4593.76
EXIST. WATER VALVE
EXIST. ELEC POLE
EXIST. COMMS BOX
EXIST. FIRE HYDRANT
EXIST. WATER METER
EXIST. MAILBOX
S 89°44'08" E 200.00'
CURB AND GUTTER
SIDEWALK
EXIST. ELEC POLE cl 10"dia
EXIST. TELEPHONE BOX
EXIST. TELEPHONE BOX
EXIST. TELEPHONE MH
RIM=4594.90
POB
SET BAR AND CAP
EXIST. IRR VALVE
SET BAR AND CAP
EDGE OF ASPHALT
PROPOSED LOT
40,659 SQ. FT.
0.93 ACRES
FENCE CORNER IS
0.7 WEST OF
PROPERTY LINE
BUILDING OVERHANG
EXISTING HOUSE
KAREN SEAMONS
EDGE OF ASPHALT
CONCRETE
GRAVEL
EXIST. IRR VALVE
EXIST. GARDEN BOX
EXIST. DECK
ROCKWALL
ROCKWALL
STAIRS
STAIRS
RETAINING WALL
EXISTING SHED
CONCRETE
NORTH 407.91'
SOUTH 291.44'
MONT & PATRICIA BUCKLES
20.1'
RETAINING WALL
VINYL FENCE
WOOD FENCE
FOUND BAR AND CAP
FENCE CORNER IS
0.2' WEST OF
PROPERTY CORNER
PROPOSED LOT
29,275 SQ. FT.
0.67 ACRES
DAVID & JUDY OESER
CHAINLINK FENCE
S 59°58'52" W 230.98'
UTAH TRANSIT AUTHORITY
EXIST. SD FL 12"RCP
FL=4626.71
SET BAR AND CAP
FENCE IS 1.25'
NORTH OF
PROPERTY CORNER

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: December 8, 2022
Re: Kuwahara's Pumpkin Patch & Thriller Park – Conditional Use Permit Request

---

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 4.19 acres located on the east side of 700 West, at approximately 12153 South 700 West. The property is currently zoned CC. The applicant is requesting that a Conditional Use Permit be approved to designate specific areas on the property where storage may occur for the pumpkin patch and thriller park structures and equipment during the off-season.

The findings are as follows:

For approval:

1. Reasonable mitigation measures can be placed on the conditional use to alleviate anticipated detrimental effects.

For denial:

1. Reasonable mitigation measures cannot be placed on the conditional use to alleviate anticipated detrimental effects.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	12/5/2022	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
November 29, 2022

To: Draper City Planning Commission
Business Date: December 8, 2022

From: Development Review Committee

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

Re: **Kuwahara's Pumpkin Patch & Thriller Park – Conditional Use Permit Request**

Application No.:	USE-180-2022
Applicant:	Alex Kuwahara
Project Location:	12153 South 700 West
Current Zoning:	CC (Community Commercial) Zone
Acreage:	4.19 Acres (Approximately 182,516 ft^2)
Request:	Request for approval of a Conditional Use Permit in the CC zone for outdoor storage.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 4.19 acres located on the east side of 700 West, at approximately 12153 South 700 West (Exhibit C & D). The property is currently zoned CC. The applicant is requesting that a Conditional Use Permit be approved to designate specific areas on the property where storage may occur for the pumpkin patch and thriller park structures and equipment during the off-season.

The property has historically been used as agricultural and is considered a legal nonconforming agricultural use. There are five permanent structures on the property, all green houses. The applicant utilizes the property for a pumpkin patch, corn maze, and haunted house during the fall months. The applicant obtains a Special Event Permit every year for these fall activities.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit E
Current Zoning	CC	Exhibit F
Proposed Use	Designated storage areas for existing uses	
Adjacent Zoning		
East	CC and RM1 (Multi-family Residential, up to 8 dwelling units per acre)	
West	RA2 (Residential Agricultural, 20,000 square foot lot minimum)	
North	CC	
South	CC	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CC zone is to "*provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development.*"

Conditional Use Permit. The applicant has provided a site plan showing the layout of the property when it is in use for the special events (Exhibit G). When the event isn't taking place the applicant would like to be able to store the temporary structures and equipment on the property. DCMC Section 9-27-230(A) allows for outdoor storage subject to screening standards, below. The applicant is proposing to have five storage areas on the property where temporary structures and equipment can be relocated to during the off-season (Exhibit H).

Table 1 Outdoor Storage Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Standards			
Adjacent to Street	Masonry wall or solid metal fencing	NA	None of the storage areas will be adjacent to the street.
Other Areas	Chainlink fence with slats or other opaque fence or wall	Chainlink with fabric screening, Faux rock wall, wood fence with plants	Trees are also placed in certain areas around the property to further provide screening.

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 DCMC. This section depicts the standard of review for such requests as:

> *E. Approval Standards: The standards of this subsection 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. *Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
> 3. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
> 4. *The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or*

denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:

a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;

b. The suitability of the specific property for the proposed use;

c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;

d. The economic impact of the proposed facility or use on the surrounding area;

e. The aesthetic impact of the proposed facility or use on the surrounding area;

f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and

h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission approve the request based on the findings listed below and the criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all access to the site for events, storage, and agricultural uses shall be from 700 West. Any access from Galena Park Blvd that utilizes adjacent property will require written permission from the adjacent property owner for use. Such written permission shall be provided to the City prior to usage. If the site is reconfigured to provide access to Galena Park Blvd on the Kuwahara's property, such access shall be reviewed and approved by the Draper City Engineering Division prior to usage.
3. Kuwahara's Pumpkin Patch and Thriller Park and The Scared Haunted attraction shall be required to store their structures, sets and props in such a manner within the designated areas that they can be identified as temporary and not permanent. If these requirements are not met for all areas listed, the fire code official shall consider the property to have permanent structures and no longer temporary. If this happens the fire code official shall enforce all of the requirements of the fire and building codes to ensure fire and life safety compliance.

The findings for approval as are follows:

1. Reasonable mitigation measures can be placed on the conditional use to alleviate anticipated detrimental effects.

The findings for denial as are follows:

1. Reasonable mitigation measures cannot be placed on the conditional use to alleviate anticipated detrimental effects.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Alex Kuwahara for Kuwahara's Pumpkin Patch & Thriller Park, application USE-180-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 29, 2022.

Sample Motion for Modified Approval– I move that we approve the Conditional Use Permit, as requested by Alex Kuwahara for Kuwahara's Pumpkin Patch & Thriller Park, application USE-180-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 29, 2022and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Alex Kuwahara for Kuwahara's Pumpkin Patch & Thriller Park, application USE-180-2022, based on the findings listed in the Staff Report dated November 29, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

_____
Draper City Public Works Department

_____
Draper City Planning Division

_____
Draper City Fire Department

_____
Draper City Legal Counsel

_____
Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions Review.

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted as described. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other potential utilities.
2. The number of trips generated by the site may have a detrimental impact to traffic in the area due the ingress and egress of vehicles from the site without an established drive approach on 700 West and no drive approach on Galena Park Blvd. In order to access Galena Park Blvd, the site is required to provide written permission from the adjacent business (Velocity Auto) to have employees and clients use their public street access, i.e. drive approach. Otherwise, no access is permitted to Galena Park Blvd. Access may continue from 700 West due to the parking area being delineated and asphalt millings being placed and maintained onsite. The applicant is required to keep all sediment onsite by controlling storm runoff and erosion and controlling dust during usage.
    a. Any future special use permits / event permits will have the same access requirements and restrictions.
3. Parking is delineated in the materials provided with the CUP application. The parking will be used for employees and customers. The applicant indicated all clients will park in the delineated area when patronizing the business, including drop off and pick up. Parking may not impact traffic on public streets, 700 West and Galena Park Blvd.
4. 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.

Fire Division Review.

1. 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.
2. Kuwahara's Pumpkin Patch and Thriller Park shall be required to store their structures, sets and props in such a manner within the designated areas that they can be identified as temporary and not permanent. This will need to happen within the areas identified on the submitted map.

3. The Scared Haunted attraction shall be required to store their structures, sets and props in such a manner within the designated areas that they can be identified as temporary and not permanent. This will need to happen within the areas identified on the submitted map.
4. If these requirements are not met for all areas listed within items 2 and 3 of this memo, the fire code official shall consider the property to have permanent structures and no longer temporary. If this happens the fire code official shall enforce ALL of the requirements of the fire and building codes to ensure fire and life safety compliance.
5. ALL parking shall be contained to the site as to not create any issues with fire access to the site at any time.

EXHIBIT B
LEGAL DESCRIPTION

BEG S 0^05'11" E 50 FT FR W 1/4 COR SEC 25, T 3S, R 1W, SLM;S 0^05'11" E 293.53 FT; N 89^45'13" E 742 FT; N 0^05'11" W 24.53 FT; N 37^52'54" W 170.63 FT; NW'LY 193.72 FT ALG A 664FT RADIUS CURVE TO L; S 89^45'13" W 498.22 FT TO BEG. LESS 700 WEST STREET. 4.19 AC

EXHIBIT C
VICINITY MAP

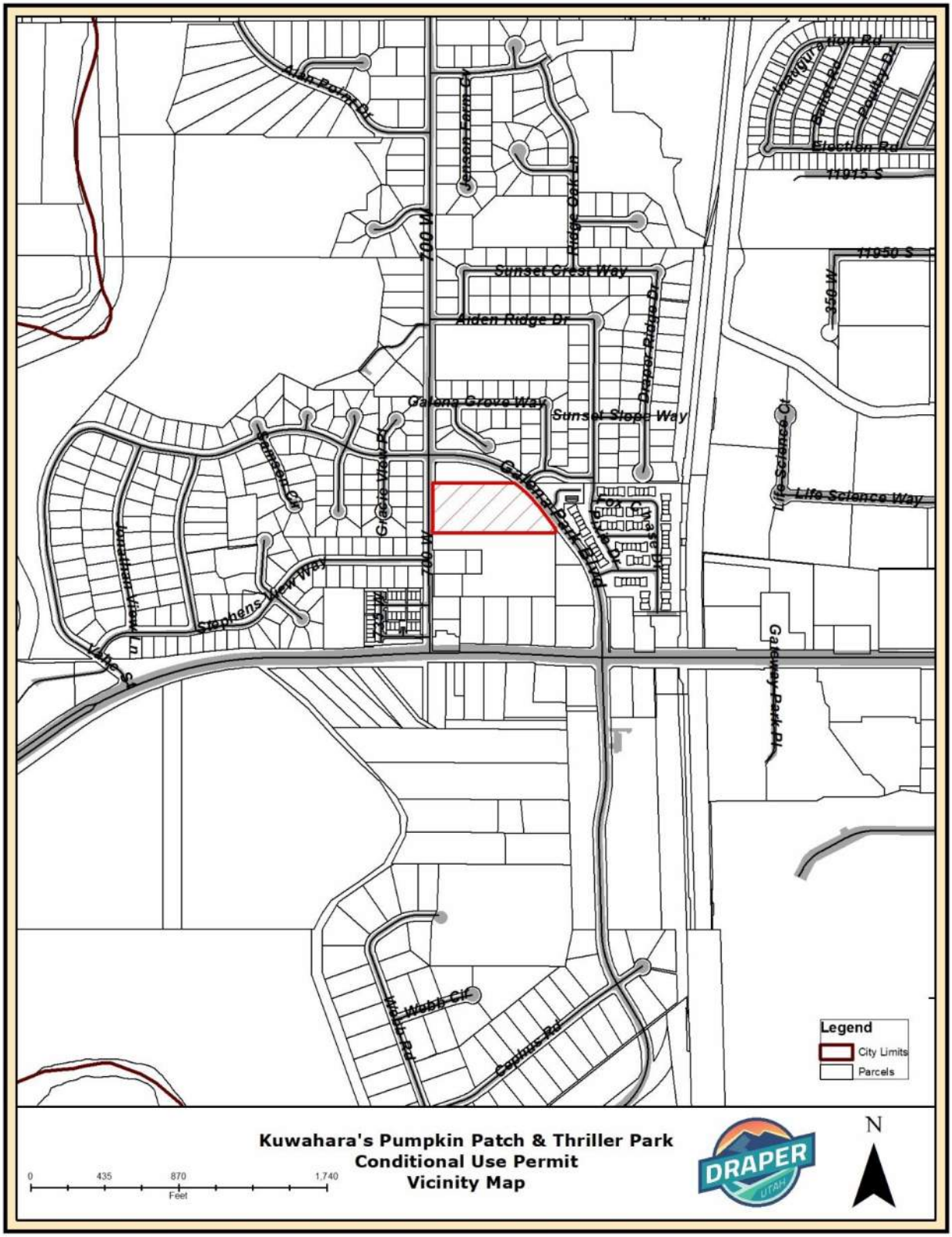


EXHIBIT D
AERIAL MAP



EXHIBIT E
LAND USE MAP

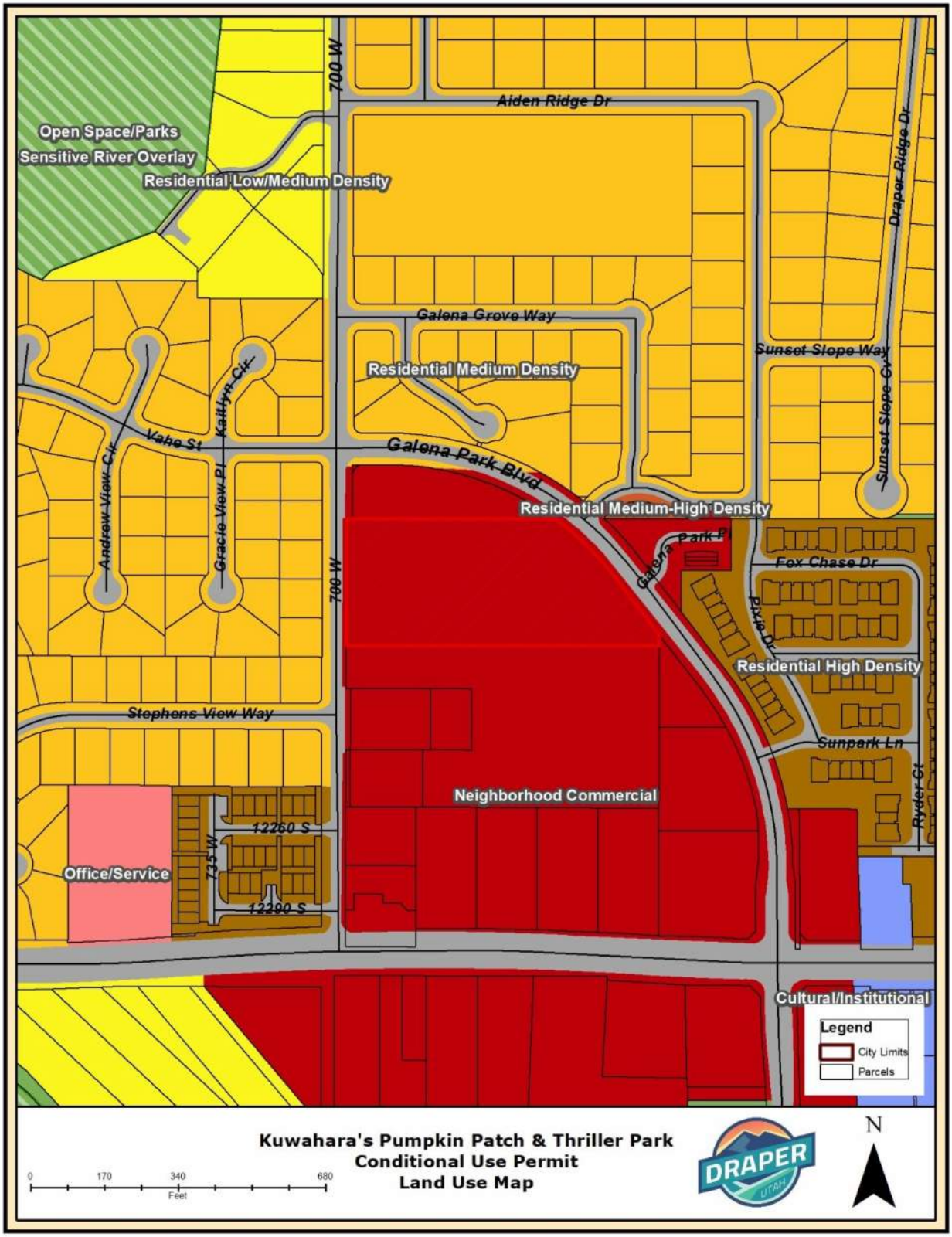


EXHIBIT F
ZONING MAP

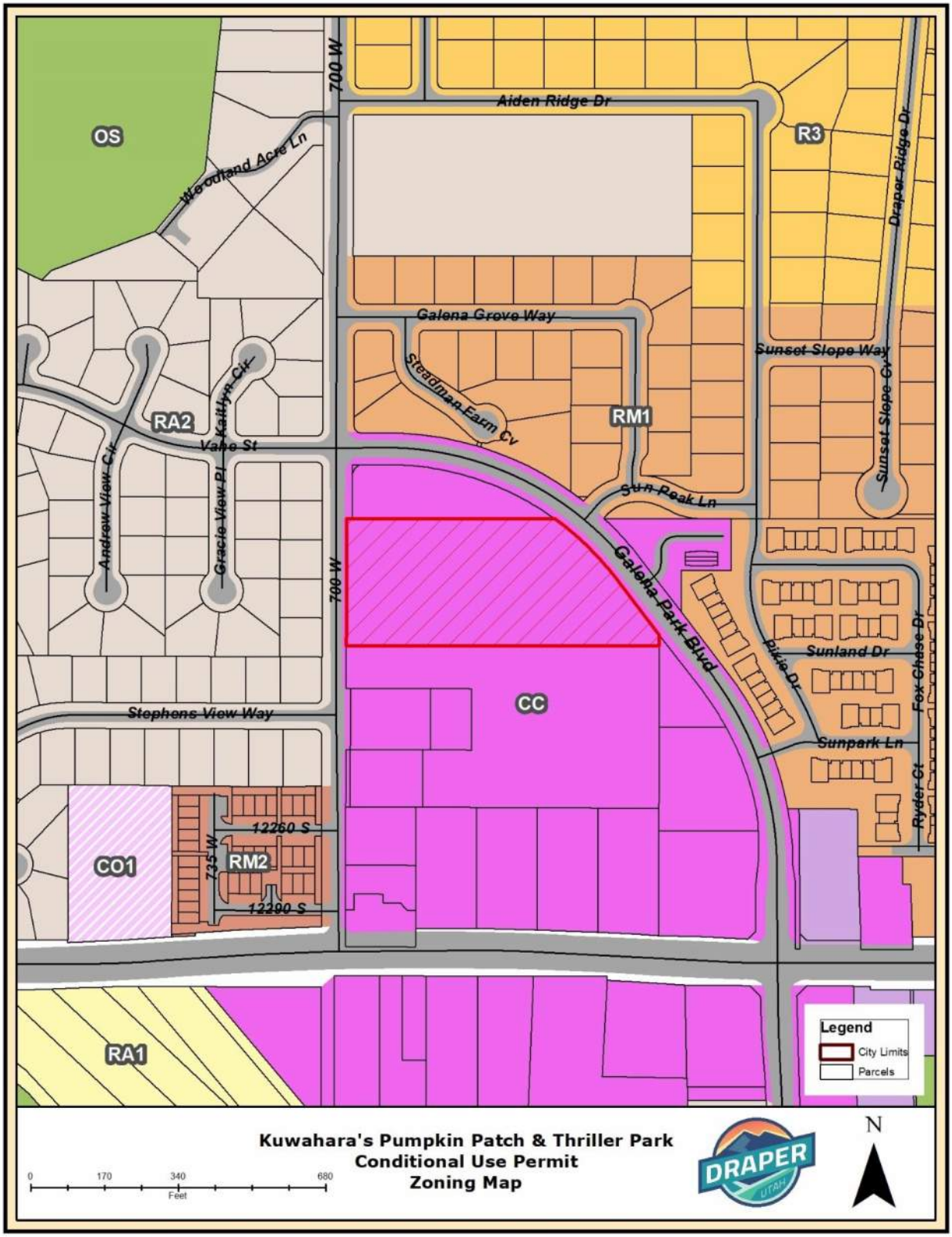
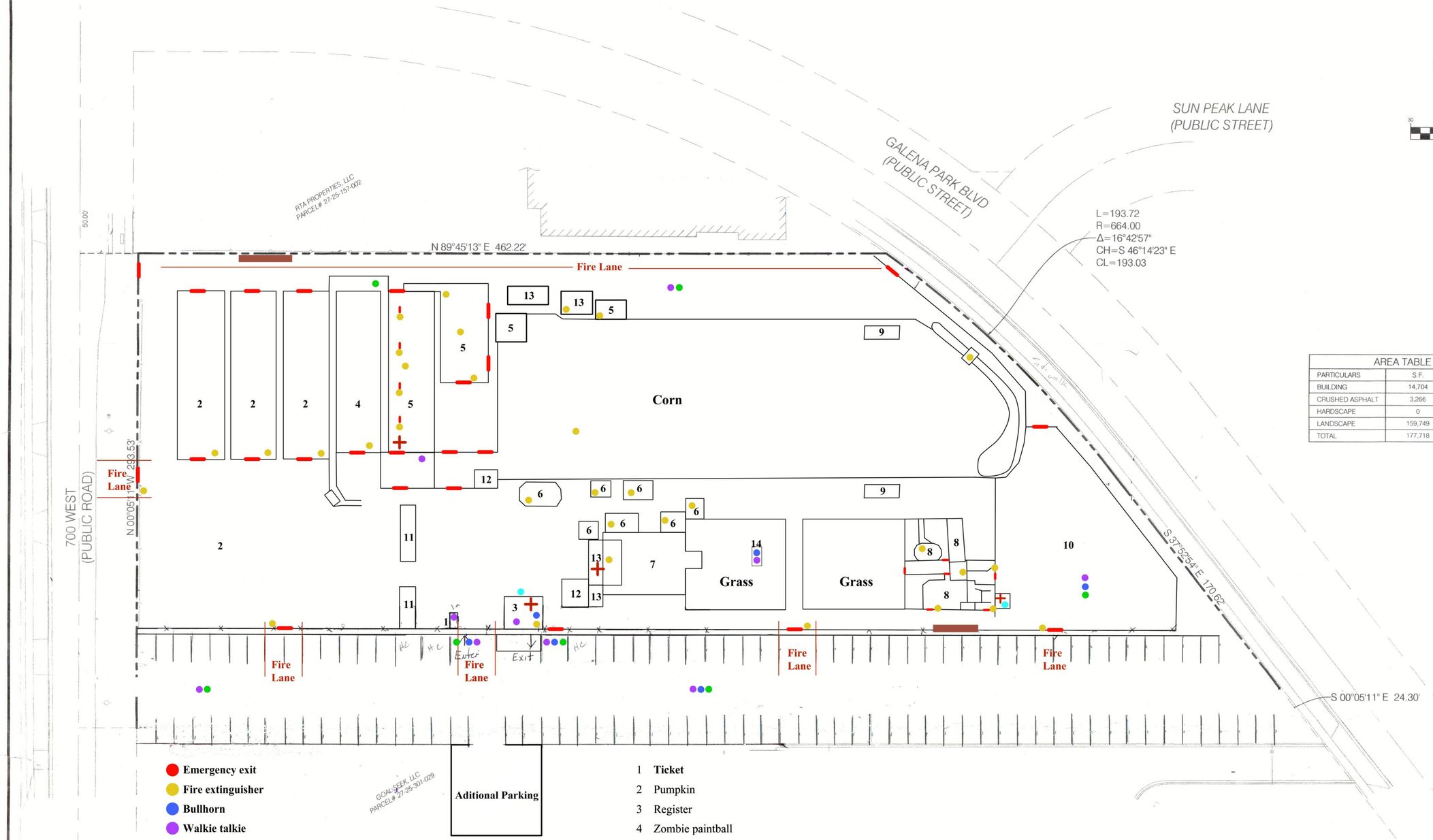


EXHIBIT G
SITE PLAN



AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	14,704	8.3
CRUSHED ASPHALT	3,266	1.8
HARDSCAPE	0	0
LANDSCAPE	159,749	89.9
TOTAL	177,718	100

- Emergency exit
- Fire extinguisher
- Bullhorn
- Walkie talkie
- Security
- First aid
- Water
- Portapotty

1 **Ticket**
2 Pumpkin
3 Register
4 Zombie paintball
5 **Scared haunt**
6 **Village**
7 **Stage**
8 **Castle**
9 **Corn building**
10 Bounce house
11 Straw
12 Store
13 Employ area
14 Fire watch

No.	DESCRIPTION	DATE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY AGA
CHECKED BY MCP
DATE 03/08/2019
FIELD CREW ZS/CL
DWG FILE 1811260_SITE

PROFESSIONAL ENGINEER
3/8/19
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #190
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

KUWAHARA WHOLESALE
12153 SOUTH 700 WEST
DRAPER, UTAH

PROJECT NO. 1811260

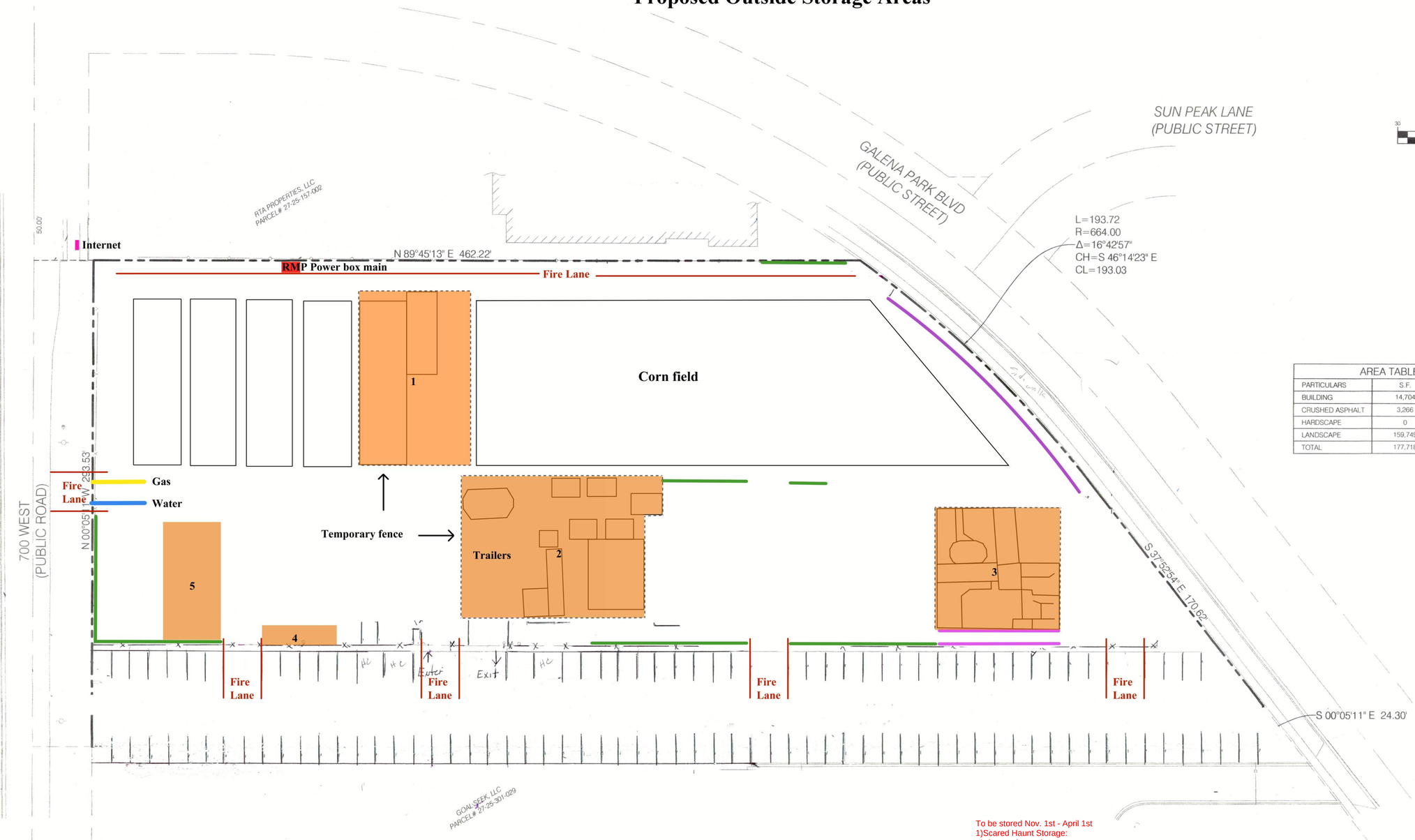
SITE PLAN

CSP.01
3 OF 6

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UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org
811

EXHIBIT H
STORAGE PLAN

Proposed Outside Storage Areas



AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	14,704	8.3
CRUSHED ASPHALT	3,266	1.8
HARDSCAPE	0	0
LANDSCAPE	159,749	89.9
TOTAL	177,718	100

Thuia plicata Evergreen

Wisteria

Grapes

Perposed Storage area

1 - Scared Haunt storage

2 - Thriller Village

3 - Castle/Fair land

4 - Sod

5 - Soil/Pots

Shaded areas are correct for perposed temperary storage.

To be stored Nov. 1st - April 1st
1)Scared Haunt Storage:
-Animatronics and sets
-All sets outside of the storage area will be broken down and stored at the end of season.

2)Thriller Village:
-All towers & Dj booth will be taken down and stored inside village
-Stage: Tv, lights, and fog machines will be stored inside of the makeup trailer.

3)Castle:
-Towers, animatronics, and lights to be stored inside dragon castle.

Agricultural

4)Sod:
-Stored from March thru August sales
-Inventory rotated weekly
To be stored Nov. 1st - April 1st

5)Soil & Pots:
-Stored from January to June
-To be used for planting greenhouses during spring sales
To be stored Jan. 1st - June 1st
Planting from Feb. 1st - May 1st

All items to be stored no later than December 1st.

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www.bluestakes.org
811

No.	DESCRIPTION	DATE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: AGA
CHECKED BY: MCP
FIELD CREW: ZS/CL
DATE: 03/08/2019
DWG FILE: 1811260_SITE

PROFESSIONAL ENGINEER
3/8/19
No. 10360773
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KUWAHARA WHOLESALE
12153 SOUTH 700 WEST
DRAPER, UTAH

PROJECT NO. 1811260

SITE PLAN

CSP.01
3 OF 6

MEMO

To: Planning Commission
From: Maryann Pickering, AICP
CC:
Date: December 8, 2022
Re: Draper Frontrunner Apartments

Comments:

This application is a request for approval of an amendment to an existing Master Area Plan (MAP) for approximately 0.72 acres located on the east side of Frontrunner Boulevard. The property is currently zoned TSD. The applicant is requesting that a MAP Amendment be approved to transfer residential units from the TSD-2 intensity area to the TSD-1 intensity area. The total number of units in the master plan will not be increased with this change.

The original MAP for Vista Station was approved by the City Council on January 8, 2013. This master plan broke the property up into development areas, TSD-1, TSD-2, and TSD-3. Overall the plan approved 1,923 residential units, 1,867,141 square feet of office space, and 216,859 square feet of retail space. Twenty percent of the area, including the Ebay facility and UTA Frontrunner station was anticipated to be residential uses. In addition to the square footage to be built, the plan included a variety of public open spaces throughout the MAP.

The findings are as follows:

For approval:

1. The proposal complies with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan adequately serves the MAP area and areas surrounding the project.
3. The MAP provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses.
4. The development standards and design guidelines are high quality transit oriented design standards, including the use of high quality building materials.

For denial:
1. The proposal does not comply with all of the required elements under DCMC

Section 9-14-060.
2. The master circulation plan is not adequate to serve the MAP area and areas surrounding the project.
3. The MAP does not provide for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses.
4. The development standards and design guidelines are not high quality transit oriented design standards, including the use of high quality building materials.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	11/30/2022	Backup Material

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
November 29, 2022

To: Draper City Planning Commission
Business Date: December 8, 2022

From: Development Review Committee

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

Re: **Draper Frontrunner Apartments – Master Area Plan Amendment Request**

Application No.:	TEXTMAP-183-2022
Applicant:	Jake Hemingway
Project Location:	Approximately 13003 S. Frontrunner Boulevard
Current Zoning:	TSD (Transit Station District) Zone
Acreage:	0.72 acres (approximately 31,363.2 square feet)
Request:	Request for approval of an amendment to a Master Area Plan for the purpose of amending the approved Vista Station Master Area Plan.

BACKGROUND AND SUMMARY

This application is a request for approval of an amendment to an existing Master Area Plan (MAP) for approximately 0.72 acres located on the east side of Frontrunner Boulevard, at approximately 13003 S. Frontrunner Boulevard (Exhibits B and C). The property is currently zoned TSD. The applicant is requesting that a MAP Amendment be approved to transfer residential units from the TSD-2 intensity area to the TSD-1 intensity area. The total number of units in the master plan will not be increased with this change.

The original MAP for Vista Station was approved by the City Council on January 8, 2013. This master plan broke the property up into development areas, TSD-1, TSD-2, and TSD-3. Overall the plan approved 1,923 residential units, 1,867,141 square feet of office space, and 216,859 square feet of retail space. Twenty percent of the area, including the Ebay facility and UTA Frontrunner station was anticipated to be residential uses. In addition to the square footage to be built, the plan included a variety of public open spaces throughout the MAP.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Transit Station District	Exhibit D
Current Zoning	TSD	Exhibit E
Adjacent Zoning		
East	TSD	
West	TSD	
North	TSD	
South	TSD	

This category Transit Station District is characterized as follows:

Transit Station District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Development within this land use category – often referred to as Transit Oriented Development – provides an alternative to standard, segregated zoning strategies • New development and zoning will be required to mix uses to support the ridership of transit and create unique walkable and bicycle friendly successful urban centers • Residential development densities and commercial floor area ratios within this district will be higher than those allowed in other parts of Draper City, and in some cases, significantly higher
LAND USE MIX	• Commercial • Residential • Public Uses • Office
DENSITY	• Density range: minimum 5-35 dwelling units per acre
COMPATIBLE ZONING	• Transit Station District (TSD)
LOCATION	• Adjacent to and near fixed guideway rail systems operated by the Utah Transit Authority
OTHER CRITERIA	• In order to mitigate the concerns of higher density and development intensity, more stringent design guidelines, architectural requirements, landscaping quality, and public space amenities will be required to be incorporated into new zoning categories and specific development proposals

The property has been assigned the TSD zoning classification (Exhibit E). According to Draper City Municipal Code (DCMC) Section 9-14-010 the purpose of the TSD zone is to "*promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit station and to maximize the flexibility of the development approval process so as to permit such development in a manner that is responsive to market demands and consistent with the purposes and objectives of the TSD.*"

MAP Amendment. The proposed amendment of the existing MAP affects TSD Intensity Areas 1 and 2. TSD Intensity Area 1 was not planned for any residential units. TSD Intensity Area 2 was envisioned to have 776 dwelling units and the remaining units (1,147) in the master plan was allocated in TSD-Intensity Area 3.

At this time, TSD Intensity Area 2 has been developed with all commercial office space. None of the 776 dwelling units envisioned were built in Area 2. This request is to reallocate 118 residential units from TSD Intensity Area 2 to Area 1. This would still leave up to potentially 658 units in the TSD Intensity Area 2. The site where the residential units will be built in TSD Intensity Area 1 was to have one story retail/general and retail/restaurant buildings with a total square footage of approximately 9,400 square feet. This amendment,

as proposed, would allow for a retail and residential mixed use building with up to 118 residential units.

The exhibits in the MAP will be replaced with new exhibits showing the updated residential calculations and the mixed use building on the proposed site. The applicable exhibits and proposal for the MAP are included in Exhibit F of this staff report. The originally adopted exhibits are included as Exhibit G.

Criteria For Approval.
The criteria for review of an amendment to an existing Master Area Plan request is found in Section 9-14-060(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Criteria For Review: The planning commission and city council shall have discretion to disapprove a MAP with respect to the required elements of a MAP application only on the basis of:

1) the failure to provide and comply with all of the required elements under this section unless waived pursuant to the provisions of this chapter;

2) the failure of the master circulation plan to adequately serve the MAP area and areas surrounding the project;

3) the failure of any item required by this section to provide for a community character substantially consistent with the purposes of the TSD, including the failure of the land use analysis to provide for at least twenty five percent (25%) commercial, retail, or office uses; or

4) development standards or design guidelines that are inconsistent with high quality transit oriented design standards, including the use of high quality building materials.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Master Area Plan submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Master Area Plan submission. Comments from these divisions, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Master Area Plan submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Master Area Plan submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

The findings for approval as are follows:

1. The proposal complies with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan adequately serves the MAP area and areas surrounding the project.
3. The MAP provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses.
4. The development standards and design guidelines are high quality transit oriented design standards, including the use of high quality building materials.

The findings for denial as are follows:

1. The proposal does not comply with all of the required elements under DCMC Section 9-14-060.
2. The master circulation plan is not adequate to serve the MAP area and areas surrounding the project.
3. The MAP does not provide for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty five percent (25%) commercial, retail, or office uses.
4. The development standards and design guidelines are not high quality transit oriented design standards, including the use of high quality building materials.

MODEL MOTIONS

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the MAP Amendment, as requested by Jake Hemingway, application TEXTMAP-183-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 29, 2022.

Sample Motion for Modified Approval – I move that we forward a positive recommendation to the City Council for the MAP Amendment, as requested by Jake Hemingway, application

TEXTMAP-183-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 29, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the MAP Amendment, as requested by Jake Hemingway, application TEXTMAP-183-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 29, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

_____	_____
Draper City Public Works Department	Draper City Planning Division
_____	_____
Draper City Fire Department	Draper City Legal Counsel
_____	
Draper City Building Division	

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.
No additional comments.

Building Division Review.
No additional comments.

Engineering and Public Works Divisions Review.
No additional comments.

Fire Division Review.
No additional comments.

Legal Division Review.
No additional comments provided.

EXHIBIT B
VICINITY MAP

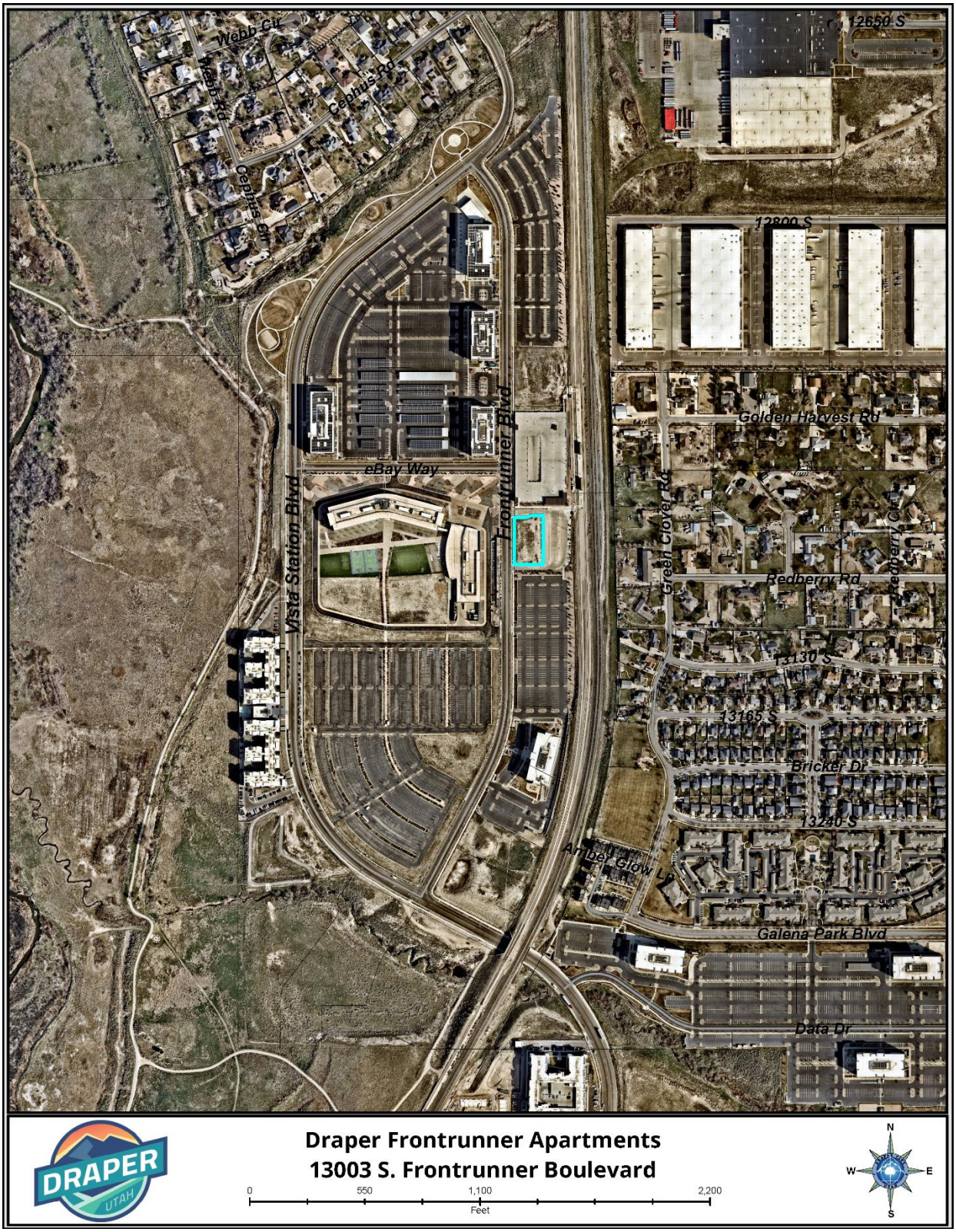


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

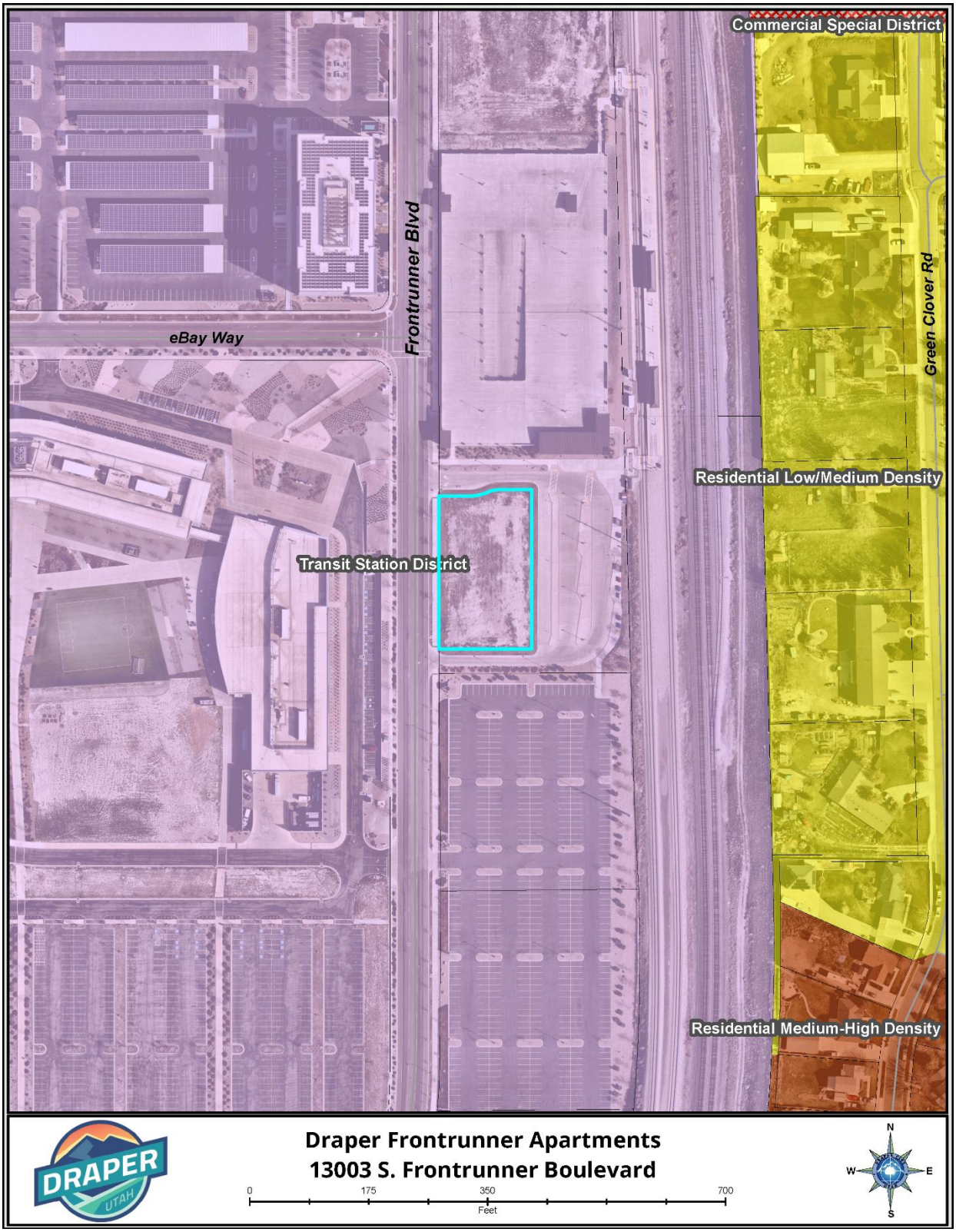


EXHIBIT E
ZONING MAP



EXHIBIT F
PROPOSED MASTER AREA PLAN



DRAPER FRONT RUNNER MAP AMENDMENT

Draper Apartments Master Area Plan Amendment

We plan on amending the density allocations within the Master Area Plan. The property is located in the TSD zoning which allows for multifamily projects with high density. We understand the current Master Area plan is showing 1 story RG and 1 story RR for the proposed property. The TSD-1 zoning for Vista Station Masterplan doesn't allocate for residential.

We are proposing to relocate a portion of the Multifmamily Units from the TSD-2 area to the TSD-1 area.

Our project will comply with the zoning for TSD for mixed use projects. We are proposing a high density apartment project located at 13003 Front Runner Bouelevard. The units a mix of 1 bedroom, Jr. 1 bedroom, as well as 2 bedroom units as well as commercial space on the lower level.

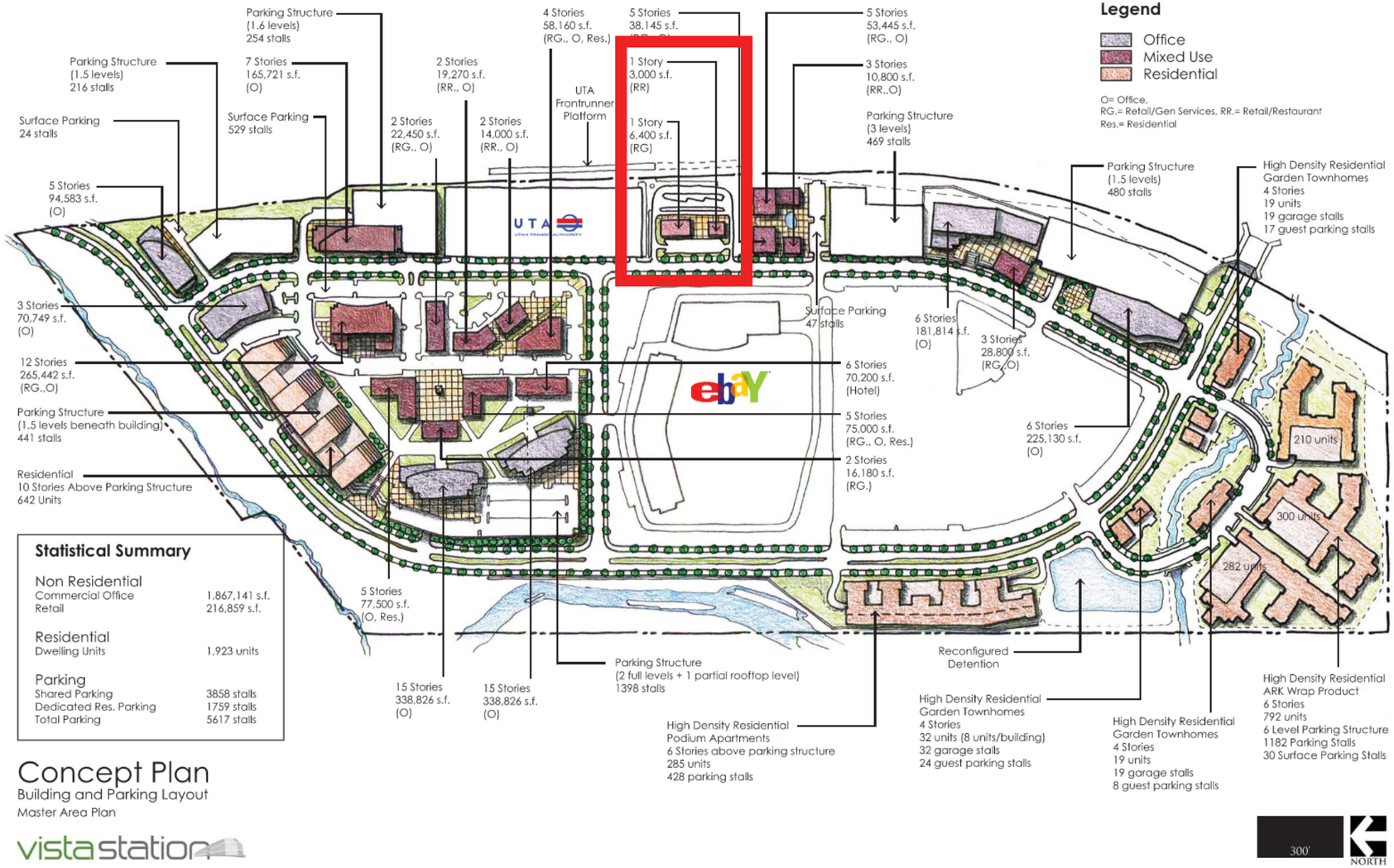
Our project consists of approximately 118 units and a mixed use on Frontrunner boulevard.
The current TSD zoning allows for the Mixed use developoment. We proposed relocating residential units from TSD-2 intensity area to TSD-1 intensity Area. We would propose shifting 118 units from the TSD-2 to to TSD-1. This will not change the total number of residential units for the master plan; it will result in a net neutral change to the master plan.

Draper Apartments Master Area Plan Amendment

Owner Contact information:
Jake Hemingway
(801) 573-9523
hemingwayholding.com

Applicant:
Jeff Douglas
Axis Architects
927 S. State Street
Salt Lake City, Utah
1-355-3003

We understand the current Master Area plan is showing 1 story RG and 1 story RR. We are proposing to relocate a portion of the Multifmamily Units from the TSD-2 area to the TSD-1 area.



Concept Plan

Building and Parking Layout
Master Area Plan

vistastation

STATISTICAL SUMMARY

TSD-INTENSITY AREA 1			
Commercial Uses	SQ. FT.		
Office, general	764,800		
Restaurant, general	6,600		
Retail, general	36,358		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	0	35	0
Parking			
Total Stalls	1,490		

TSD-INTENSITY AREA 2			
Commercial Uses	SQ. FT.		
Office, general	1,102,261		
Restaurant, general	16,635		
Retail, general	157,266		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	776	15	51
Parking			
Total Stalls	2,368		

TSD-INTENSITY AREA 3			
Commercial Uses	SQ. FT.		
Office, general	0		
Restaurant, general	0		
Retail, general	0		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	1147	5	46
Parking			
Total Stalls	1759		

Move the units you need from the TSD 2 area to the TSD 1 area. That will reduce the number of units allowed in the TSD 2 area, but that area is already developed with office buildings. It will also result in a neutral change in regards to number of total units allowed in the TSD MAP. You are not requesting to increase the number of units allowed, but change where they are allocated.

Note:

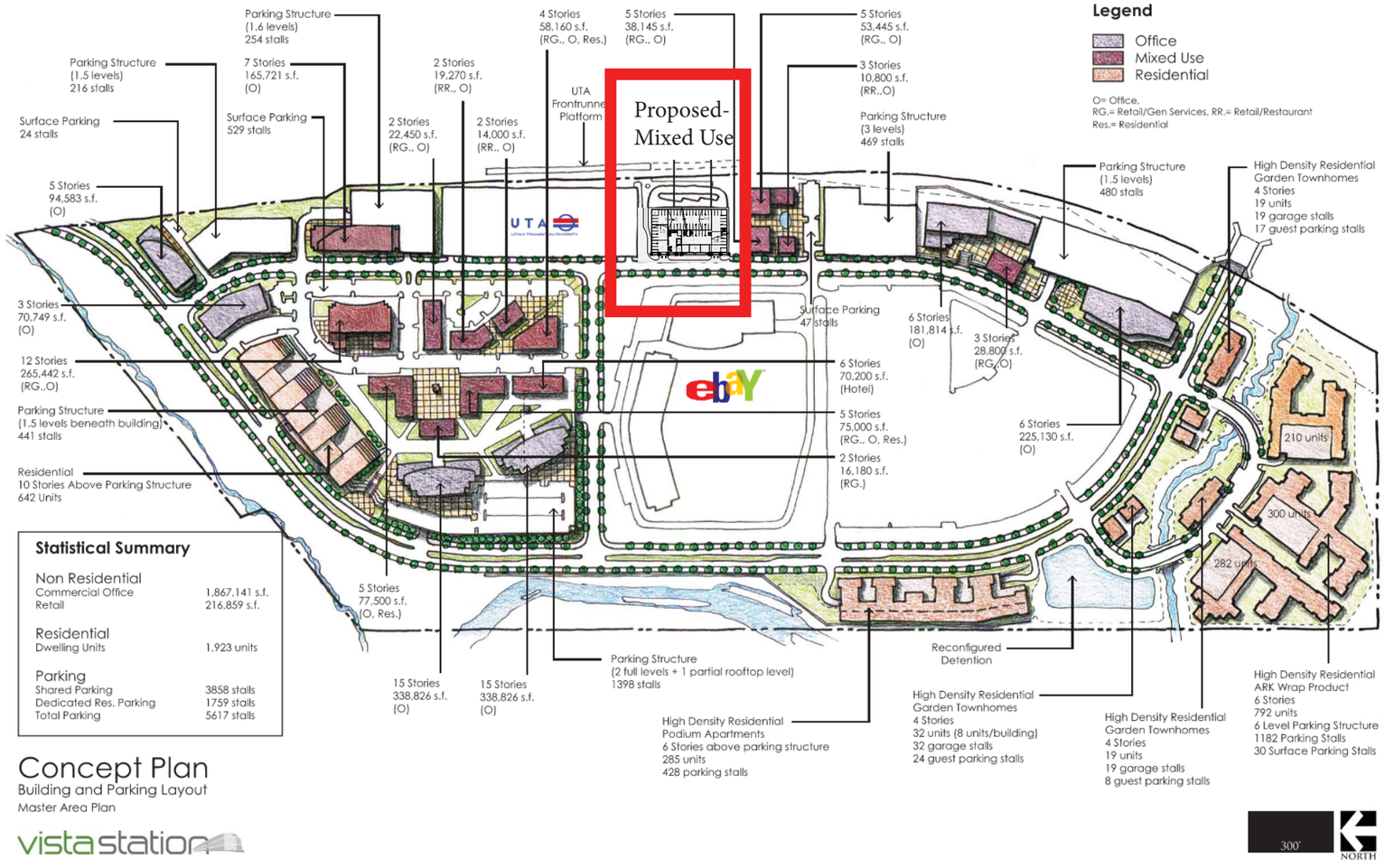
The quantity and intensity of uses, defined by TSD Area in the above tables, is conceptual. The land owner/developer retains the right to adjust location and intensity of use among TSD Intensity Areas.

EXISTING LAND USE

We are proposing a high density apartment project located at 13003 Front Runner Bouelevard. The units a mix of 1 bedroom, Jr. 1 bedroom, as well as 2 bedroom units.

Our project consists of approximately 118 units and a mixed use on Frontrunner boulevard.
The current TSD zoning allows for the Mixed use but our understanding is that we will need to relocate residential units from TSD-1 intensity area to TSD-2 intensity Area.

See the proposed unit relocation statistics below.



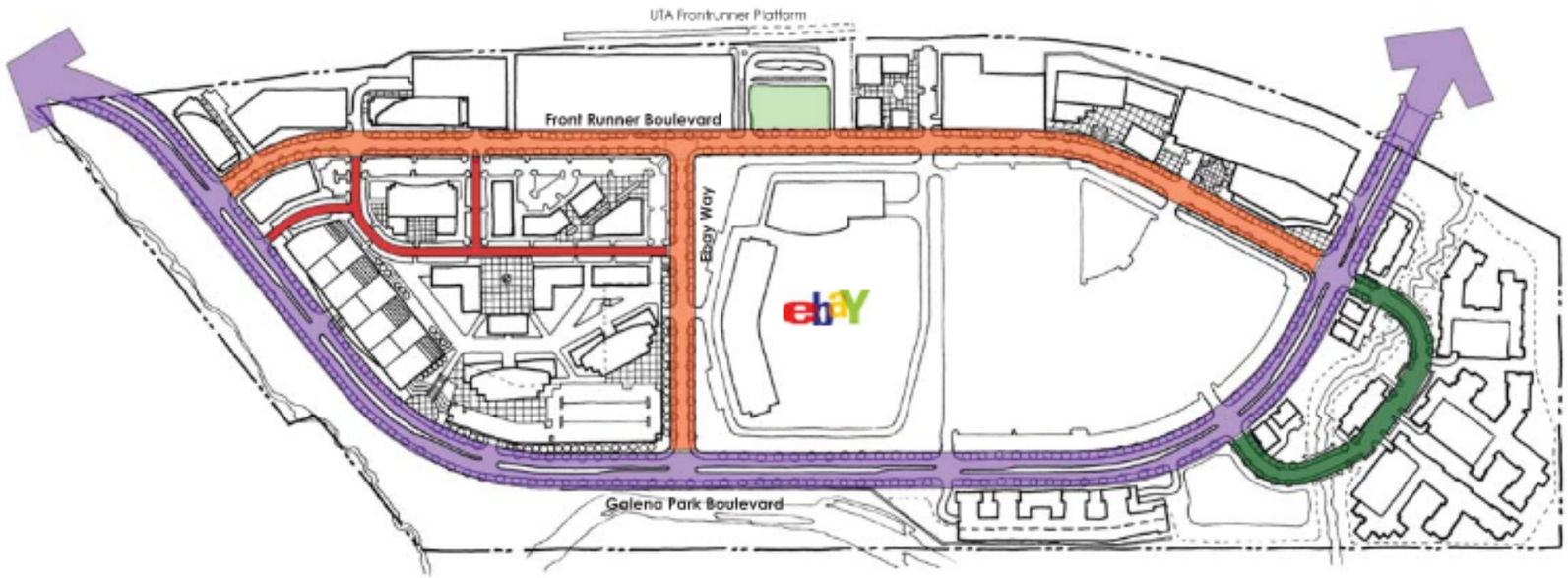
TSD-INTENSITY AREA 1			
Commercial Uses	SQ. FT.		
Office, general	764,800		
Restaurant, general	6,600		
Retail, general	36,358		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	0	35	0
Parking	118		
Total Stalls	1,490		

TSD-INTENSITY AREA 2			
Commercial Uses	SQ. FT.		
Office, general	1,102,261		
Restaurant, general	16,635		
Retail, general	157,266		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	776	15	51
Parking	658		
Total Stalls	2,368		

TSD-INTENSITY AREA 3			
Commercial Uses	SQ. FT.		
Office, general	0		
Restaurant, general	0		
Retail, general	0		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	1147	5	46
Parking			
Total Stalls	1759		

Transportation Systems:

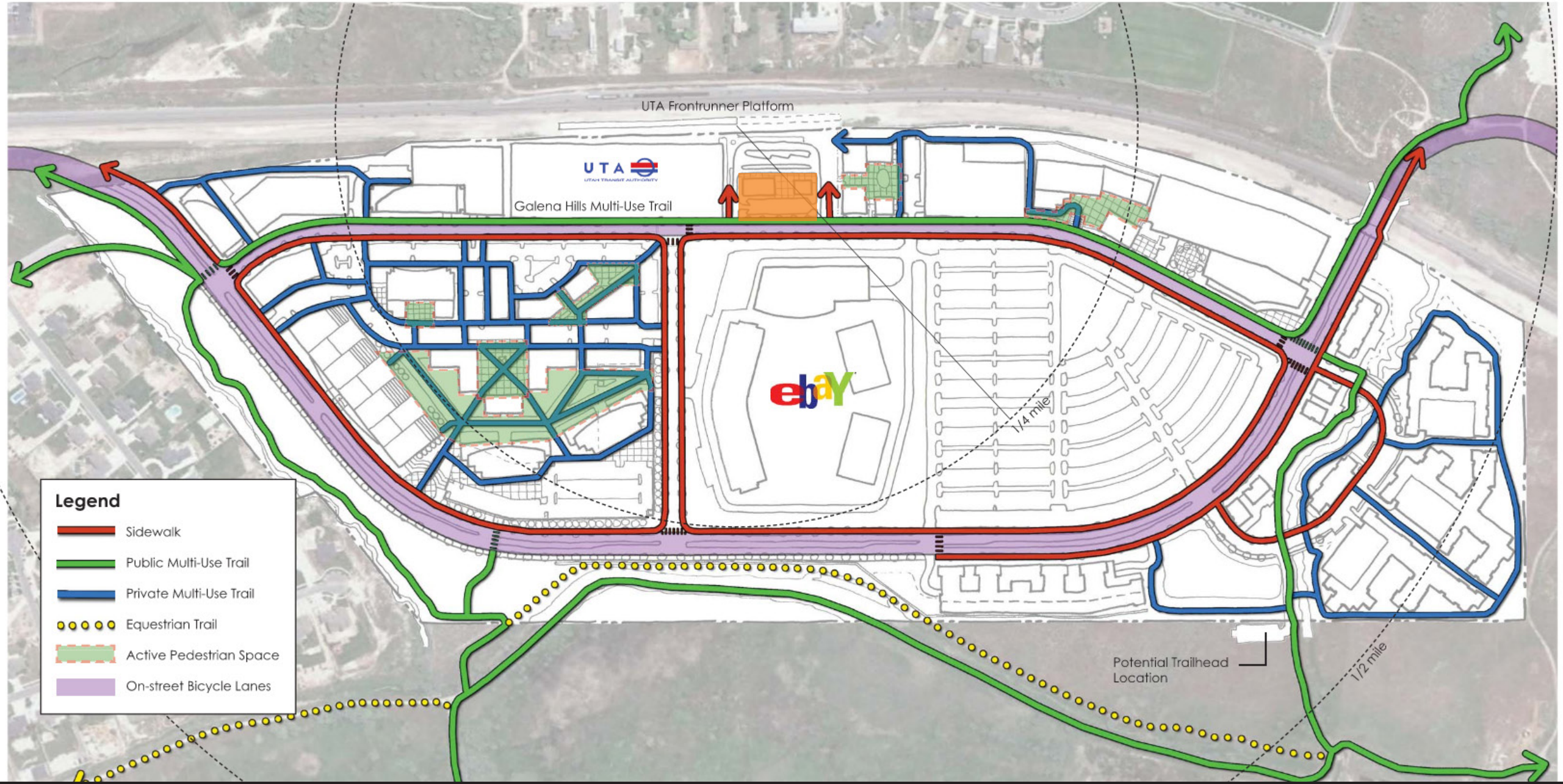
Automobile circulation will not be changed from the master area plan use. Our project site shown in green is mixed use and will have a parking garage entry on Front Runner Boulevard



Legend

- Entry Boulevard (106' ROW)
- Mixed Use Core Street (72' ROW)
- Neighborhood Street (62' ROW)
- Private Alley

Pedestrian circulation will not be changed from the master area plan use. Our project site shown in orange is mixed use and will still allow for pedestrian circulation to the UTA frontrunner platform. The UTA bus route will not be affected by our proposed layout.

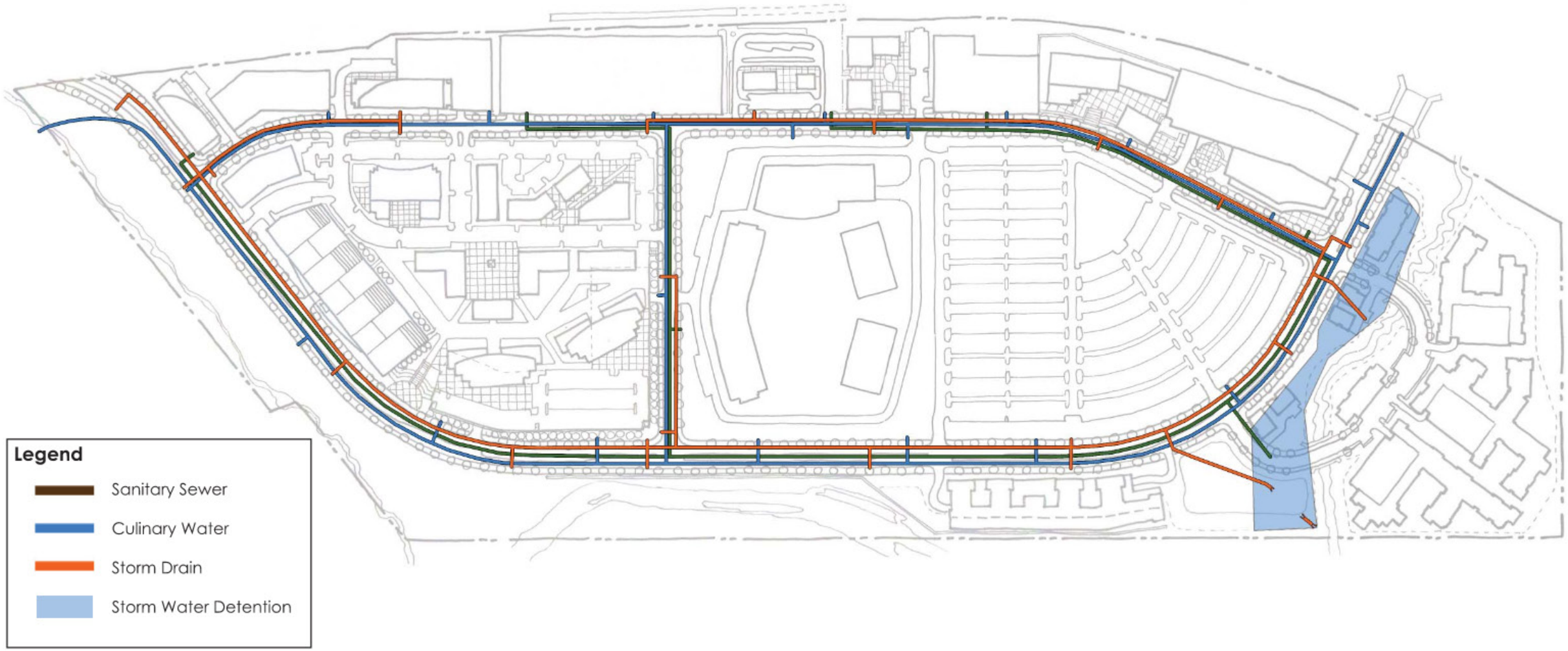


TRANSPORTATION SYSTEMS - PEDESTRIAN CIRCULATION

The MAP shows the culinary and stormwater on frontrunner bouelvard that we can tie into. We may need to verify the size of utilities

Drainage and Utilities

Storm Water is conveyed across the project to Corner Canyon Creek, eventually discharging into the Jordan River (off-site). Storm water drainage lines located in Galena Park Boulevard and FrontRunner Drive connect to a detention facility scaled to accommodate surficial flows project wide. Water will discharge from the detention facility into Corner Canyon Creek.



STORMWATER DRAINAGE

9-14-080: DEVELOPMENT STANDARDS AND URBAN DESIGN REGULATIONS:

A. Density: Consistent with the goals and objectives of the TSD, there shall be no maximum residential density or nonresidential intensity in the TSD. The following minimum residential densities are required in those portions of a TSD intensity area where residential uses are proposed to be built:

TSD-1: Thirty five (35) du/ac.

TSD-2: Fifteen (15) du/ac.

TSD-3: Five (5) du/ac.

B. Required Buffer: An average two hundred foot (200') wide, with a minimum one hundred foot (100') wide, recreational or public use space buffer is required immediately south of and adjacent to the existing Galena Hills Subdivision. There shall be no buffer required east of the west right-of-way boundary of Galena Park Boulevard, as shown in section 9-14-110, exhibit 9-14-1 of this chapter. This buffer shall be extensively landscaped and extend the length of the existing single-family residential development, and is meant to assist in transitioning from the smaller scale of the existing residential development to the taller, denser development of the TSD. Public infrastructure, including roadways and related improvements may be located within the required buffer area only for the purpose of providing connectivity to existing or proposed street rights-of-way. The provision of this connectivity may be for permanent or temporary connections to the existing or realigned Galena Hills Boulevard right-of-way and shall be provided in a manner that the street connection within the buffer area is minimized to the greatest extent possible for the most reasonable alignment. With the exception of the connection to the existing or realigned Galena Hills Boulevard, there shall be no streets or roadways allowed within the buffer area. Those portions of residential or commercial buildings that are located within the area that is within fifty feet (50') of the required buffer shall be limited to a maximum of thirty six feet (36') in height.

C. Building Height: Massing and shadow studies will be required as part of site plan approval, and can be used as justification to modify the maximum or minimum heights allowed. Consistent with the goals and objectives of the TSD, there shall be no maximum building height in the TSD. Unoccupied accessory buildings shall have no minimum height requirement. The following minimum heights are required, unless minimum height standards are modified as part of the MAP, site plan approval process, or in order to comply with the buffer requirements of subsection B of this section:

TSD-1: Forty five feet (45').

TSD-2: Thirty six feet (36').

TSD-3: No minimum.

(Ord. 985, 10-13-2011)

D. Building Orientation And Entrances:

1. The front facade of all principal buildings in the TSD-1 and TSD-2 intensity areas shall face onto the street or an active pedestrian space, and not be oriented toward a parking lot or parking structure.

2. Pedestrian connections shall be provided between the sidewalk and each primary building entry in the TSD-1 and TSD-2 intensity areas. (Ord. 985, 10-13-2011; amd. Ord. 1024, 8-21-2012)

E. Roadway Network And Street Guidelines:

1. The street network shall be compact and connected, promoting efficient pedestrian and vehicular travel. Streets shall be designed to minimize modal conflict between pedestrians, cyclists and automobiles.

2. Where possible considering the applicable land uses, the street network shall create small blocks, in order to promote walking and a positive pedestrian environment.

3. The street network shall use appropriately sized, not overly wide street cross sections. In this regard, existing City standards may be modified to accommodate a smaller street width to facilitate a walkable community. These cross sections shall include a pedestrian area consisting of a sidewalk and amenity area, on street parking, and travel lanes. On street bike lanes shall be included, as appropriate. Typical cross sections for streets and alleys within the TSD are set forth in section 9-14-110 of this chapter. Final street cross sections shall be approved in connection with the applicable MAP.

4. All streets developed and maintained within the TSD shall be constructed in accordance with structural pavement section standards generally applicable to similarly sized streets in the City. Alternate or decorative paving treatments, such as unit pavers or decorative concrete may be proposed by the applicant and approved by the City staff.

5. Alleys shall be privately owned.

6. The adjacent property owner will be required to maintain the 22.5 foot section of right-of-way, and maintenance duties will remain until such time as City expands the roadway to full buildout. At full buildout the maintenance of the park strip will continue to be the responsibility of the adjacent property owner. (Ord. 1263, 6-6-2017)

F. Vehicular Access:

1. Alleys shall be encouraged as the standard, primary access for all nonresidential uses within the TSD-1 and TSD-2 intensity areas, including primary access to garages, service functions, and trash storage and collection.

2. Within the TSD-1 and TSD-2 intensity areas, curb cuts shall be prohibited, except for alleys, unless no other acceptable access is available to the particular site. On a block facing multiple rights of way, curb cuts may be allowed on the less traveled street. In cases where curb cuts are provided, the vehicular pathway shall be of sufficient depth so that a delivery vehicle does not obstruct the pedestrian sidewalk.

G. Sidewalks And Pedestrian Circulation: Convenient pedestrian circulation systems shall be provided to minimize pedestrian-auto conflicts. Pedestrian walkways shall connect building entrances to each other and connect building entrances, sidewalks and public streets to existing or planned transit stops. Sidewalks shall be at least eight feet (8') wide in the TSD-1 intensity area. In the TSD-2 and TSD-3 intensity areas, the sidewalk shall not be less than five feet (5') wide.

H. Streetscape And Landscape Requirements: Streetscape and landscape within and visible from the public rights of way shall be designed to facilitate pedestrian wayfinding and to create an attractive, pedestrian scaled environment. Plant materials shall be selected for their appropriateness to the northern Utah environment and for visual appeal. Tree species which are deemed shade or canopy trees are preferred to smaller ornamental varieties.

I. Parking Requirements:

1. Parking Required: The number of parking stalls required shall be calculated pursuant to the requirements of chapter 25 of this title as modified according to the terms of this chapter unless alternative requirements are established pursuant to an approved MAP. The location and type of parking stalls required shall be provided according to the following:

a. Within the TSD-1 intensity area, parking shall be provided as on street parking, where the road cross section can accommodate such parking and is specifically approved as part of a MAP, or within a parking structure with ADA accessible and delivery parking only being allowed as off street surface parking;

b. Within the TSD-2 intensity area, parking shall be provided as on street parking, where the road cross section can accommodate such parking and is specifically approved as part of a MAP, within a parking structure, or as off street surface parking with a maximum of twenty percent (20%) of the total parking requirement being allowed as off street surface parking; and

c. Within the TSD-3 intensity area, on street and off street, surface parking for nonresidential uses shall be permitted when approved as a part of a MAP.

2. Structured Parking Not Required: Structured parking described in subsections I1a and I1b of this section shall not be required where public financing or funding is not available or offered to construct sufficient structured parking to meet the requirements of this chapter. When structured parking is not required, off street surface parking in the TSD-1 and TSD-2 intensity areas shall be provided and shall include at least the following design features, to be addressed specifically and approved with the MAP including the subject properties:

a. Eight foot (8') wide pedestrian pathways shall be provided, spaced no more than one hundred fifty feet (150') apart, through all parking areas and shall include landscaping and vegetative plantings on each side;

b. Plaza areas at the primary entrance to all buildings from the parking area;

c. Pedestrian walkways connecting all building entrances to street right of way sidewalks;

d. Extensive pedestrian pathway system that connects all buildings to all on site parking areas, all other buildings within the same MAP area, and paths leading directly to the DCCR station;

e. Landscaping and planting beyond that anticipated for site plans approved according to the provisions of chapter 23 of this title; and

f. All on site surface parking area shall be located to the interior of the site and to the rear of all primary buildings.

3. Required Parking; Reductions: To encourage transit oriented development throughout the TSD, minimum parking requirements shall be reduced twenty five percent (25%) from those otherwise required for such land use pursuant to the development code. A further reduction up to an additional twenty five percent (25%) may be requested based on the inclusion of transit supportive features within the site design as part of the site plan approval process and based on a professionally prepared parking study. These features include, but are not limited to, the following:

a. Shared parking as shown by a legally executed agreement between multiple entities;

b. Formation of a parking district, and construction of joint use parking reservoir structures;

c. Shared access points for adjacent parking lots;

d. Provision of shuttle service, outside the one-fourth (1/4) mile radius to the DCCR station, connecting to the DCCR station; and

e. Provision of motorcycle and bicycle specific spaces.

4. Large And Phased Developments:

a. Parking minimums must be met at every phase of development.

b. Temporary parking on parcels slated for later phase development shall be allowed, but must be clearly marked as such on official site plans.

5. Parking Dimensions: Off street parking spaces shall be a minimum of nine feet (9') wide by eighteen feet (18') deep. Tandem parking spaces and other measures to maximize parking efficiency and reduce the overall parking footprint shall also be permitted.

J. Public Use Space Requirements:

1. The TSD shall include at least fifteen percent (15%) of the total development area for public use space purposes, calculated on a per acre basis. For purposes of this requirement, public use space shall include parks, trails, plazas, courtyards, or other outdoor amenities and public spaces, including hard surfaced areas conducive to enjoyment of the outdoors in an urban setting. Street pavement, curb and gutter, park strip, and standard sidewalk, i.e., five feet (5') or less in width, shall not be considered public use space. For purposes of the determining public use spaces, sidewalks or walkways of at least ten feet (10') in width which are designed and constructed as a part of the city's trail system may be counted and included as public use space.

2. Provided the mechanism for allocating or distributing the public use space is set forth in an approved MAP, the fifteen percent (15%) public use space may be calculated on an aggregated basis across multiple phases and/or across multiple parcels within the TSD. In such circumstances, individual site plans or project specific MAPs may be approved without including on site public use space, pursuant to an approved MAP public space strategy.

3. Applicants of individual sites or phases may choose to make a onetime cash in lieu payment to the master developer to be used for the creation of public use space within the TSD.

4. Except as may be otherwise specified in an approved MAP, for large and phased developments, fifty percent (50%) of the required public use space area shall be complete when fifty percent (50%) of the total MAP land area has been developed. One hundred percent (100%) of public use space shall be complete when one hundred percent (100%) of the total MAP land area has been developed. These public use space completion requirements may be waived by the city depending on the distribution and location of individual components within the overall public use space system, as detailed in an approved MAP.

K. Lighting Standards:

1. Lighting shall be provided within the public right of way along all streets and alleys.

2. All lighting fixtures shall be full cutoff, dark skies compliant, and shall meet the requirements of chapter 20 of this title.

3. Lighting design shall meet the minimum standards developed by the Illumination Engineering Society.

4. Materials and equipment chosen for lighting fixtures shall be durable and weather well. A standard list of approved lighting fixture choices may be included by the applicant as part of the MAP design guidelines.

L. Signage Standards:

1. Signage shall serve primarily identification and wayfinding purposes.

2. Signs shall be made of high quality, durable materials to a level of design and finish appropriate to the building/location where they are installed.

3. Signage affixed to the upper floor face of buildings shall be allowed but will require review by the ACC.

4. Specific signage standards for a MAP area shall be approved in connection with the applicable MAP, and it is specifically contemplated that such signage standards shall deviate from existing signage standards in the City. (Ord. 985, 10-13-2011; amd. Ord. 1024, 8-21-2012)

9-14-090: SITE PLAN REVIEW:

A. Site Plans Subject To ACC Review: All site plans and construction of permitted or conditional use structures or additions larger than five hundred (500) square feet to such structures shall be subject to ACC review. No building permits will be issued by the City without evidence of prior ACC architectural review.

B. City Review And Approval: All subdivision and conditional use applications shall be subject to the City's regular review process. A subdivision plat establishing major roadways and infrastructure systems may be advanced, reviewed, and approved prior to completion of the MAP process but such subdivision plat shall be subject to the City's

Our project approach would be to take advantage of the parking reductions allowed in the TSD zoning. 25% reduction plus an additional 25% reduction.

DEVELOPMENT GUIDELINES

Site development will occur in accordance with Chapter 9-14 Transit Station District (TSD) of the Draper City Municipal Code.

In general, it is desired to preserve a visual and physical connection to the natural surroundings.

Building massing and scale should allow space for natural light and air to penetrate the buildings.

Buildings should be oriented as necessary to take advantage of existing topography, solar and wind exposure, and views.

Buildings should be arranged in a way that creates the most powerful urban experience. Building massing should emphasize visual containment for the pedestrian. Streets that lack an architectural edge on one side should implement an introverted design approach to create a positive urban
experience.

The primary entrance should face the street or an active pedestrian space and include clear visual cues to indicate entry and other key functions. Canopies and other architectural articulation may serve this purpose.

Exterior materials shall include high quality materials such as concrete, stone, stucco, metal panel, or glass. The list of potential high quality material may change over time recognizing that building material is contiunually evolving. The amount of glass should be sufficient for allowing natural light into most interior spaces, but also be visually balanced by opaque materials. Very reflective glass should be avoided. The color palette should ideally complement the colors in the surrounding landscape. Contrasting elements and textures that create visual interest are preferred. Sculptural shading elements are encouraged.

Variation in height is encouraged.

Roofs may be flat, with rooftop equipment screened with opaque or semi-opaque walls or screen elements. Rooflines are encouraged to articulate vertically in shorter structures.

Structured parking will incorporate elements as necessary to introduce articulation and texture, in order to screen the view of vehicles and make the structure a compatible neighbor to other buildings and with the surrounding landscape.

where needed. Signage proposal to be submitted and reviewed separately.

Public use space will include a combination of hardscape and landscape, with a variety of opportunities for activity and interaction. The space may include plaza, lawn, game courts, picnic tables, benches, and other elements as appropriate.

The streetscape should include sidewalks with adjacent planting and lighting.

Vehicular drop-off to be provided near main entry, with special paving to indicate the space is shared with pedestrians. Site drives, parking islands and buffer spaces to be landscaped and drives, parking lots and walkways to be lighted.

The landscape design should revegetate and restore disturbed areas through the use of native drought tolerant plant materials in consideration of the Jordan River ecosystem.

Site furniture should be compatible with the building and landscape design.

ARCHITECTURAL STANDARDS

The following architectural guidelines will apply to all properties in the MAP area:

1. Buildings shall incorporate high quality building materials such as natural stone, steel, glass, architectural brick, concrete, artistic metals. The list of potential high quality material may change over time recognizing that building material is contiunually evolving.

2. Building facades shall avoid a uniform building style.

3. Architectural style, colors and materials shall be compatible throughout the MAP area.

4. The style and materials shall complement the surrounding environment.

5. The architectural features, materials and articulation shall be continuous along all sides visible from any street or pedestrian path. The following is a list of encouraged, but non-inclusive, architectural features:

a. Cornices;
b. Pediment entry;
c. Columns or pillar;
d. Overhang;
e. Window molding;
f. Recessed fenestration;
g. Portico;
h. Porte-cochere.

6. Porches, roof overhangs, hooded front doors, and other architectural facade elements shall define the front entrance to all principal structures.

8. For commercial and retail buildings directly adjacent to a landscape buffer on the ground floor, a minimum of fifty percent (50%) of the front facade shall be transparent, consisting of a transparent windows or door openings allowing views into and out of the interior of the building.

9. Planters and window boxes for flowers and climbing vines are encouraged as building facade enhancement features.

10. Rooflines with visible ornamental features are encouraged. Features may include cornices and parapets. They should demonstrate recognition of the climate by utilizing appropriate pitch, drainage and materials in order to provide visual coherence to each project.

11. Buildings should have a visually distinct base with architectural detail, textures, and features that create a welcoming environment for pedestrians.

SETBACKS

BUILDING SETBACKS (Build-to Line)	
FRONT	0 ft. min.
SIDE	0 ft. min.
REAR	10 ft. min.
BUILDING PLACEMENT	
BUILDING SEPARATION (front to front)	40 ft. min.
BUILDING SEPARATION (front to side)	30 ft. min.
BUILDING SEPARATION (side to side or side to rear)	30 ft. min.
BUILDING SEPARATION (rear to rear)	28 ft. min
PERIPHERAL SETBACKS (TSD-3)	
STRUCTURE TO PROPERTY BOUNDARY	25 ft. min.

PHASING

Large high intensity projects require development to occur in strategic increments and successful completion relies upon the ability to take advantage of momentum that is achieved along the way. The current construction on the eBay facility and the eminent ground breaking on the UTA FrontRunner station has established a positive momentum for this project. It is anticipated that build out of Vista Station will consist of 3 phases.

Phase 1 includes a half-width of Galena Park Boulevard, FrontRunner drive, eBay Way, the 200' wide open space buffer north of Galena Park Boulevard, TSD Intensity Area 1, TSD Intensity Area 2, and select portions of TSD Intensity Area 3 that lie between Corner Canyon Creek and Galena Park Boulevard.

Phase 2 includes the other half-width of Galena Park Boulevard and a portion of TSD Intensity Area 3 west of Galena Park Boulevard.

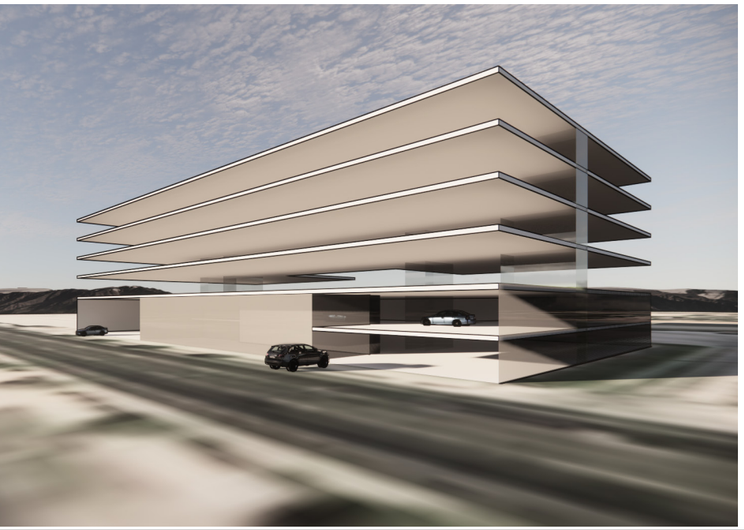
Phase 3 includes the remaining portions of TSD Intensity Area 3 south of Corner Canyon Creek.

Our project approach follows the development guidelines above. Our project will include high quality materials and will compliment the surrounding environment. Our project will embrace the movement of the site and respond to the pedestrian experience.

The parking structure would be constructed first in the indicated area.

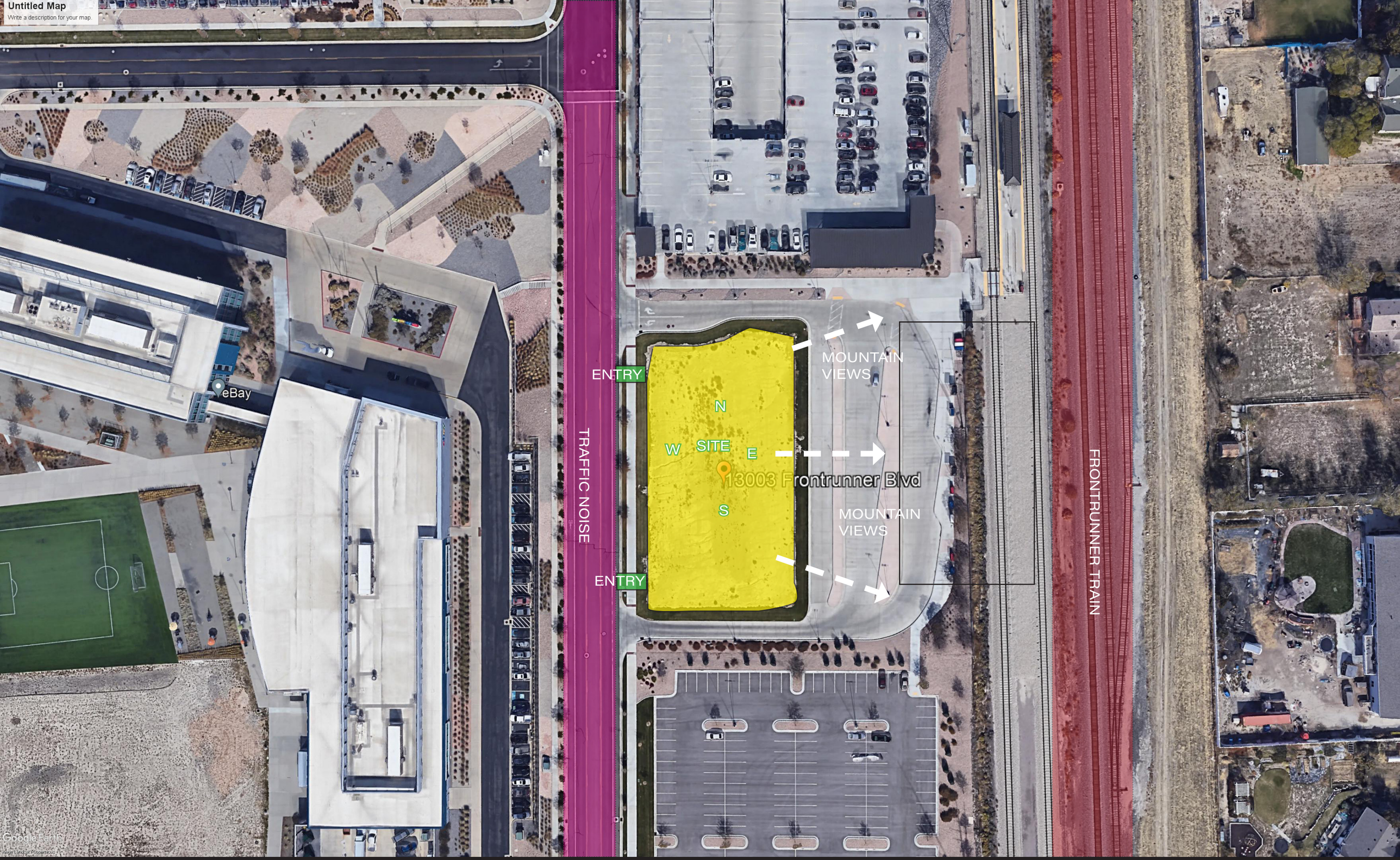
The concrete podium would then be constructed with the wood framed dwelling units on top.

We are proposing a 4 over 2 concept for the mixed use project.



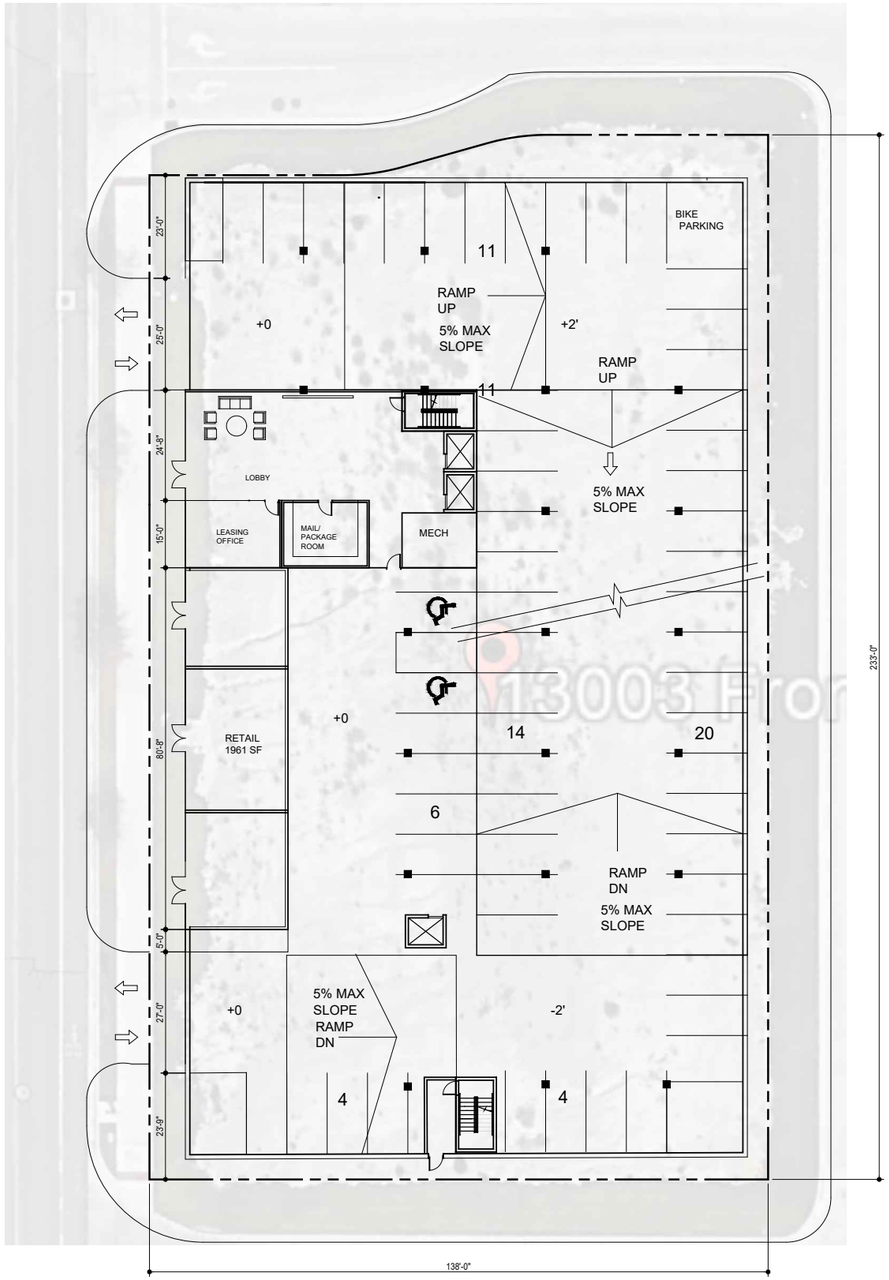


ESTIMATED SEQUENCE OF CONSTRUCTION AND TIME OF DEVELPMENT



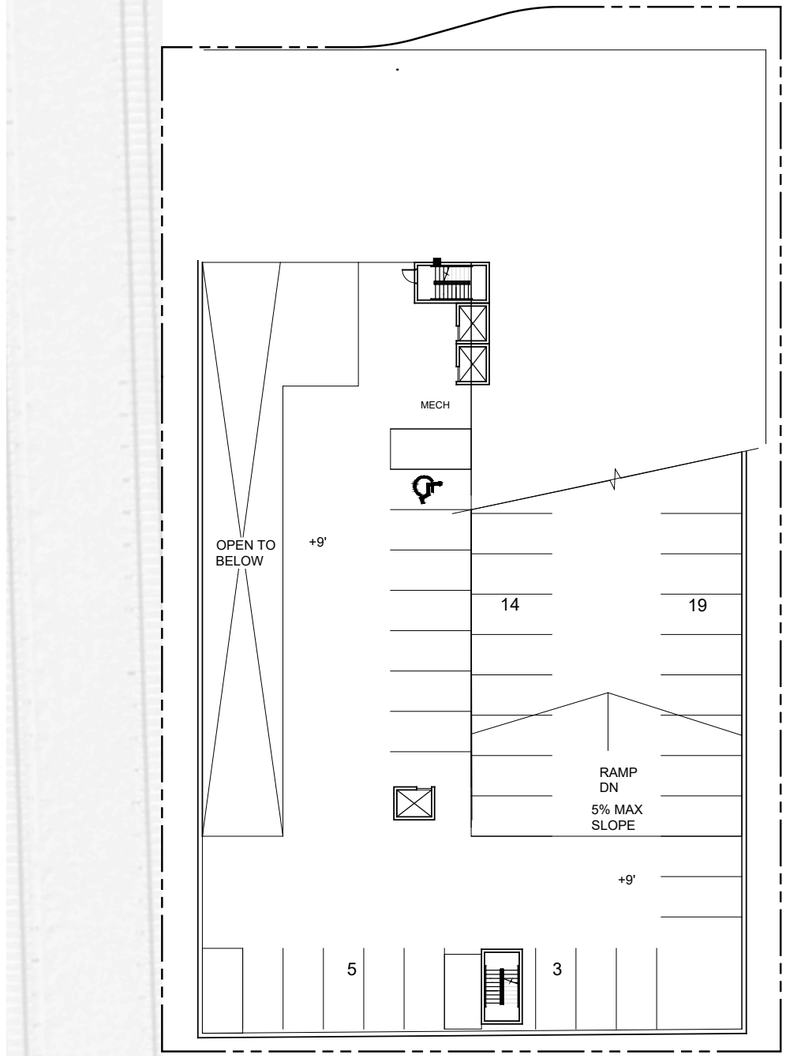
FRONTRUNNER APARTMENTS MIXED USE CONCEPT

Axis Architects



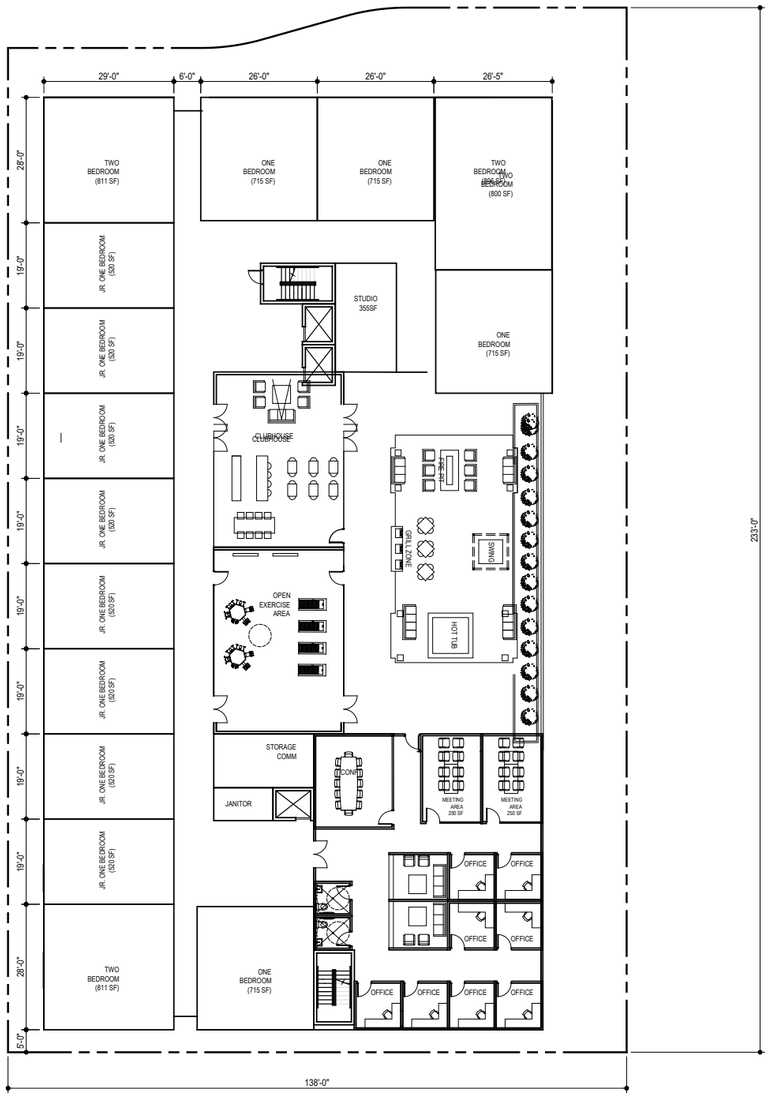
A1 MAIN FLOOR PLAN
BASEMENT PARKING LEVEL

PROJECT NORTH



A1 MAIN FLOOR PLAN
2ND FLOOR PLAN

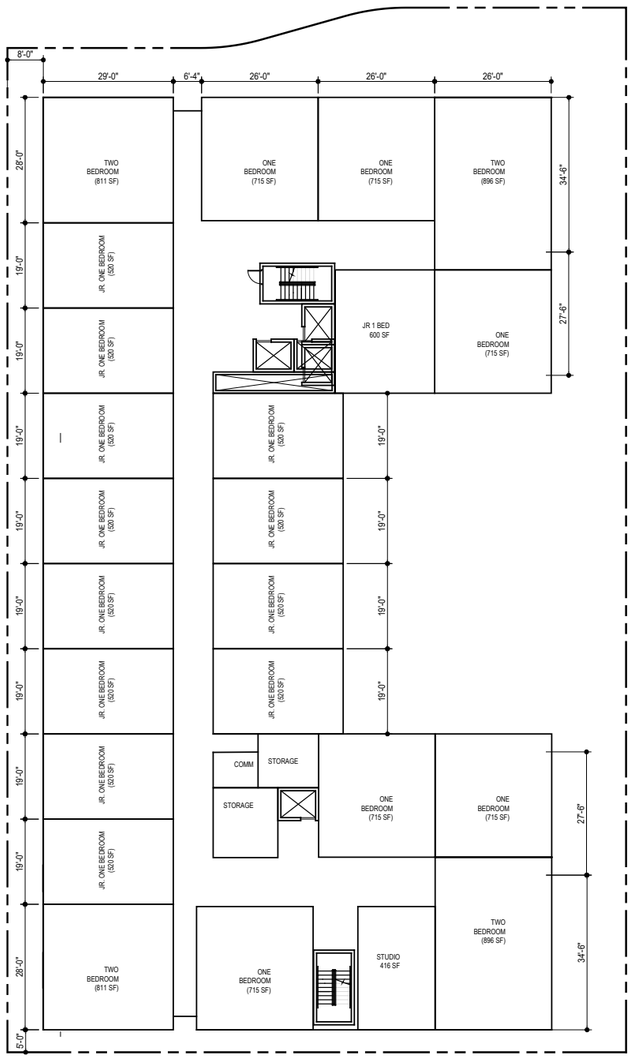
PROJECT NORTH



A1 3RD FLOOR PLAN

BASEMENT PARKING LEVEL

PROJECT NORTH



A1 4TH- 7TH FLOOR PLANS

BASEMENT PARKING LEVEL

PROJECT NORTH

FRONTRUNNER APARTMENTS FLOOR PLANS

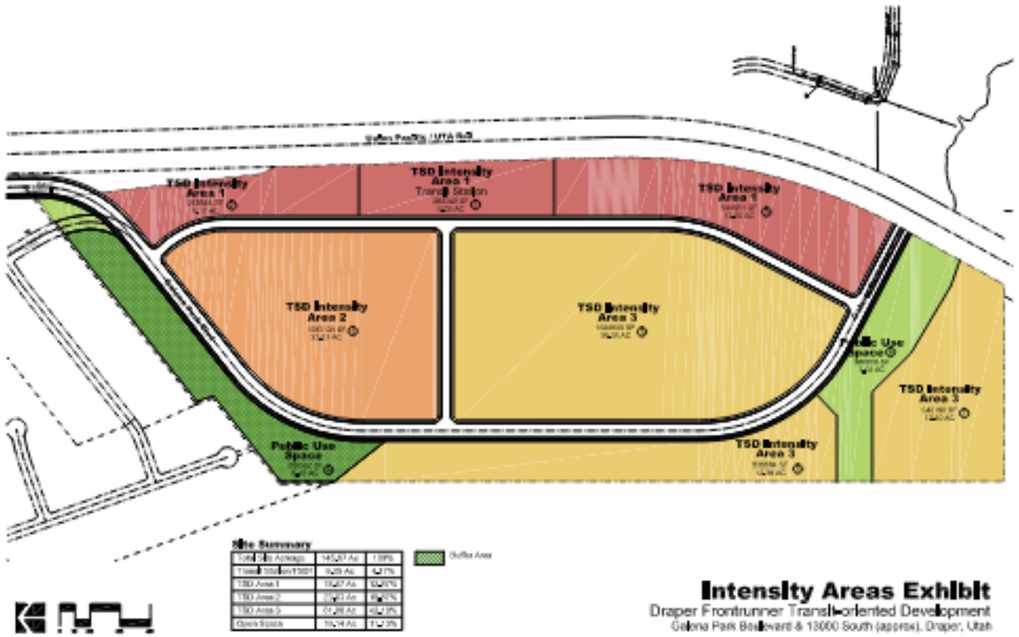


FRONTRUNNER APARTMENTS MIXED USE CONCEPT

Axis Architects

SIGN PROGRAM

LAND USE ANALYSIS



Intensity Areas Exhibit
Draper Frontrunner TransitOriented Development
Galena Park Boulevard & 13000 South (approx), Draper, Utah

Allowed Uses
(Draper City TSD Code Table 9-14-1)

USE	INTENSITY AREAS		
	TSD-1	TSD-2	TSD-3
Residential Uses			
Dwelling, Multiple Family	P	P	P
Commercial Uses			
Day care, general	P	P	P
Hotel	P	P	P
Office, general	P	P	P
Recreation and entertainment, indoor	C	P	P
Restaurant, general	P	P	P
Retail, general	P_6	P_6	P

Notes:
P - permitted
C - conditional
NP - not permitted

6 - Under 20,000 square feet only (per tenant)



Master Arer Plan: Vista Station

LAND USE ANALYSIS FOR RESIDENTIAL IN TSD INTENSITY ZONE

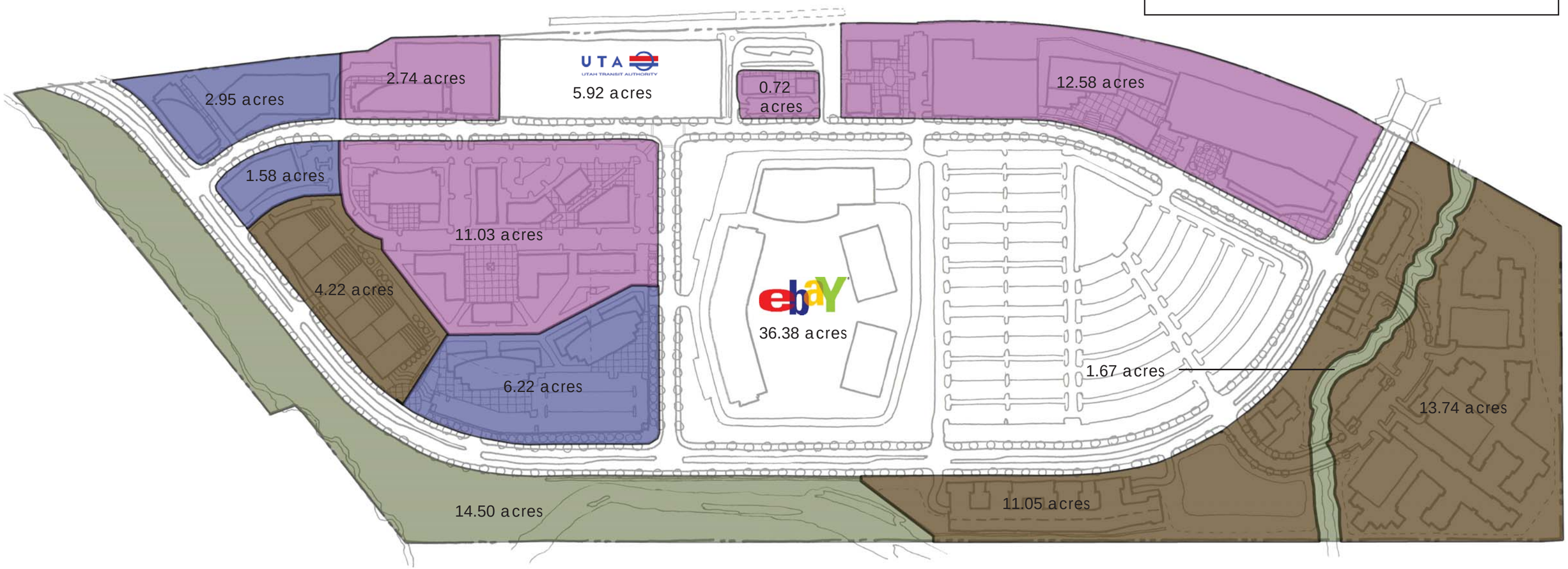
EXHIBIT G
APPROVED MAP EXHIBITS

Land Use Analysis

Master Area Plan

Legend

	Open Space	16.17 acres
	Residential, Multi-Family	29.01 acres
	Commercial Office	10.75 acres
	Mixed Use	27.07 acres
	UTA	5.92 acres
	eBay	36.38 acres
	Roads	19.77 acres
	Total	145.07 acres

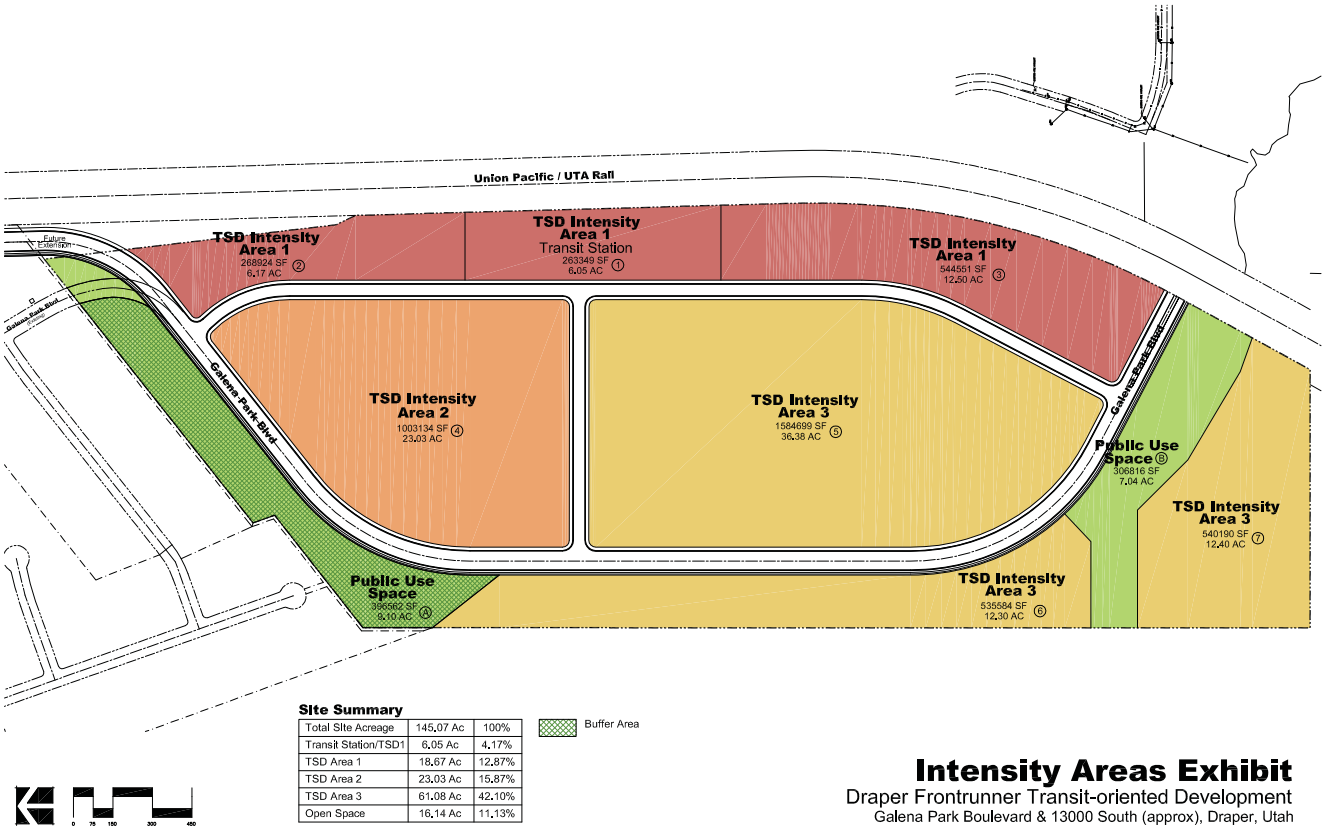


vista station

300'

NORTH

LAND USE ANALYSIS



Allowed Uses

(Draper City TSD Code Table 9-14-1)

USE	INTENSITY AREAS		
	TSD-1	TSD-2	TSD-3
Residential Uses			
Dwelling, Multiple Family	P	P	P
Commercial Uses			
Day care, general	P	P	P
Hotel	P	P	P
Office, general	P	P	P
Recreation and entertainment, indoor	C	P	P
Restaurant, general	P	P	P
Retail, general	P_6	P_6	P

Notes:
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6 - Under 20,000 square feet only (per tenant)

STATISTICAL SUMMARY

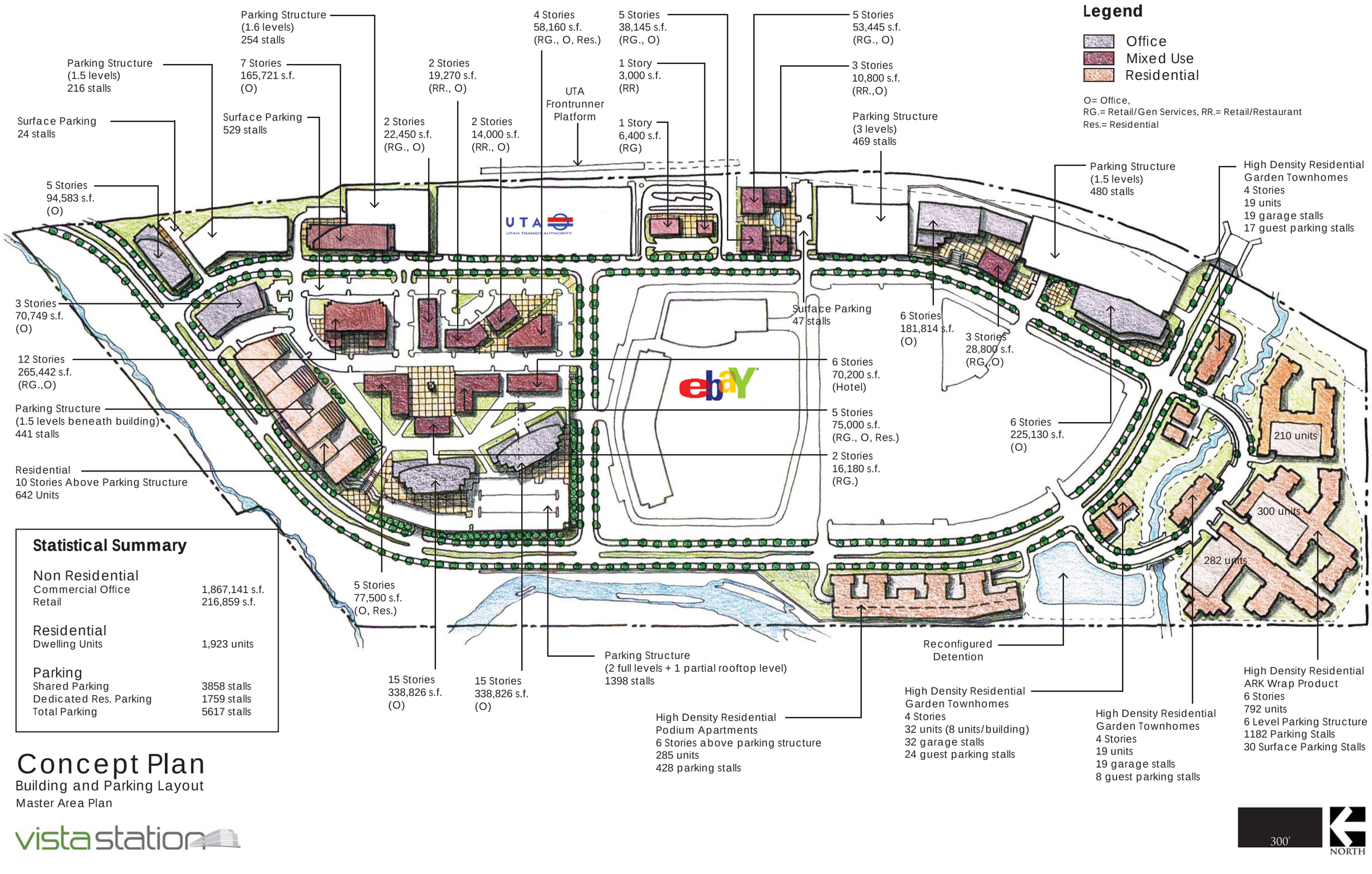
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Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	0	35	0
Parking			
Total Stalls	1,490		

TSD-INTENSITY AREA 2			
Commercial Uses	SQ. FT.		
Office, general	1,102,261		
Restaurant, general	16,635		
Retail, general	157,266		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	776	15	51
Parking			
Total Stalls	2,368		

TSD-INTENSITY AREA 3			
Commercial Uses	SQ. FT.		
Office, general	0		
Restaurant, general	0		
Retail, general	0		
Residential Uses	UNITS	Minimum Density (du/ac)	Proposed Density (du/ac)
Dwelling, Multiple Family	1147	5	46
Parking			
Total Stalls	1759		

Note:

The quantity and intensity of uses, defined by TSD Area in the above tables, is conceptual. The land owner/developer retains the right to adjust location and intensity of use among TSD Intensity Areas.



Statistical Summary

Non Residential	
Commercial Office	1,867,141 s.f.
Retail	216,859 s.f.
Residential	
Dwelling Units	1,923 units
Parking	
Shared Parking	3858 stalls
Dedicated Res. Parking	1759 stalls
Total Parking	5617 stalls

Concept Plan

Building and Parking Layout

Master Area Plan

vista station

300'

NORTH

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: December 8, 2022
Re: Draper Galena Park Office – Site Plan Request

Comments:

This application is a request for approval of a Site Plan for approximately 3.93 acres located on the south side of 12300 South, at approximately 681 West 12300 South. The property is currently zoned CC. The applicant is requesting that a Site Plan be approved to allow for the redevelopment of the property into an office use.

The findings are as follows:

For approval:

1. The entire site is being developed at one time.
2. A site plan conforms to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	12/5/2022	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
November 30, 2022

To: Draper City Planning Commission
Business Date: December 8, 2022

From: Development Review Committee

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

Re: **Draper Galena Park Office – Site Plan Request**

Application No.:	SPR-135-2022
Applicant:	Logan Fawcett, representing The Boyer Company
Project Location:	681 West 12300 South
Current Zoning:	CC (Community Commercial) Zone
Acreage:	3.93 Acres (Approximately 171,190 ft^2)
Request:	Request for approval of a Site Plan in the CC zone regarding the construction of a new office building.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan for approximately 3.93 acres located on the south side of 12300 South, at approximately 681 West 12300 South (Exhibit B & C). The property is currently zoned CC. The applicant is requesting that a Site Plan be approved to allow for the redevelopment of the property into an office use.

The property includes six parcels. There were five homes on the properties dating between 1935 and 1993. These homes are in the process of being demolished by the applicant. Once they are demolished, the properties will be consolidated into once parcel. The applicant worked with the city to vacate an old unimproved right-of-way owned by Draper City. That vacation was approved and recorded in July 2022.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CC	Exhibit E
Proposed Use	Office, general	
Adjacent Zoning		
East	CC	
West	RA1 (Residential Agricultural, 40,000 square foot lot minimums)	
North	CC, RM2 (Multi-family Residential, up to 12 dwelling units per acre)	
South	RA2 (Residential Agricultural, 20,000 square foot lot minimums)	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CC zone is to "*provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development.*"

Site Plan Layout. The Site Plan shows a single office building located on the eastern side of the property (Exhibit F). There are two entrance points to the site, a shared access on the east and an exclusive access on the west. Both access points are from 12300 South.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	NA	3.93 acres	There is no minimum lot size in the CC zone.
Street Frontage	50-feet	598.7-feet	
Setback-			
Front	0-feet	75-feet	
Rear	10-feet	78-feet	
Side- east	10-feet	82-feet	
Side	10-feet	154-feet	

The grading plan shows grading work located on City property to the south of the subject site (Exhibit G). The plan calls for a construction easement from the City to be obtained to allow such off-site grading. The affected land is part of the City's Galena Park and near the location of a future parking lot expansion. The Draper City Parks and Recreation Department is not opposed to some grading on the City's property, but has asked the applicant to modify the proposal. The current proposal will require additional material to be removed from the property when the City constructs the parking lot then would otherwise be required. The applicant is amenable to the request. A condition of approval has been included in this staff report requiring the applicant to revise the grading plan and obtain design approval from the Parks and Recreation Department and the Engineering Division prior to issuance of a Land Disturbance Permit.

Landscaping and Lot Coverage. The landscape plan includes heaving landscaping along the street frontage and the rear of the property (Exhibit H). Employee amenity spaces are provided along the rear of the lot, with views of Galena Park and the Jordan River open space area.

Table 5 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Lot Coverage	50%	12.2%	
Overall Landscaping Coverage	20%	25.5%	
Parking Lot Landscaping	7%	9.1%	
Perimeter	10-feet	10-feet to 23-feet	

Landscaping			
Buffer Landscaping	20-feet plus 6-foot fence	11.9-feet with a 6-foot tall Rhino Rock fence along western property line. The fence will be on top of a 3-4-foot retaining wall	The Zoning Administrator can approve a buffer of 10-feet with an 8-foot fence. The retaining wall and the 6-foot fence will create a buffer wall of 9-10-feet tall.
Water Wise Landscaping	NA	The site utilizes only 935 square feet of sod within an employee break area.	
Street Trees	From approved tree list	Yes, Imperial Honeylocust	
Amenities	At least one amenity required.	3 areas, pickleball court, picnic tables and sod activity area.	

Parking. The Site Plan shows some parking spaces located around the building and the majority of spaces located to the west of the building (Exhibit F).

Table 6 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Office, general	226-276	264	
Pedestrian Connections	Required to public right-of-way	A pedestrian walkway is provided to the public right-of-way, around the building, and to the employee amenity area.	
Cross Walks	Different material from parking lot required	Concrete crosswalks	

Access Point Width	24-feet to 36-feet	Eastern: 24-feet Western: 30-feet	

Architecture. The proposed office building is a three-story modern structure (Exhibit I).

Table 7 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	45-feet	45-feet	
Architectural Features and Mechanical Screening	Up to 14-feet per Zoning Administrator Decision	Architectural features above entry points go up to 4-feet above the parapet wall, Mechanical screening goes 7-feet above the parapet wall.	Total height of the architectural features is 49-feet and of the mechanical screen is 51.6-feet.
Façade Variation			
Vertical and Horizontal	At least one every 30-feet or along 60% of the building.	Variations provided from material banding, accents, and a third story deck.	
Roofline Variation	At least one variation required per building elevation	One variation has been provided per building elevation	
Building Orientation	Building shall be oriented towards the public right-of-way	A door and entry way feature is provided facing the public right-of-way	
Materials			
Primary	Brick, Stone, Ceramic Title, Wood or concrete fiber composite siding, CMU, Metal composite material, and Architectural precast concrete	Concrete fiber composite siding, Metal composite material, and Architectural precast concrete	
Secondary	Stucco, EIFS, Metal, Exposed concrete,	NA	

	Vinyl, Shake shingles, Wood siding		
Percentage of Materials			
Front	75% Primary	100%	
Rear	75% Primary	100%	
Side	75% Primary	100%	
Side	75% Primary	100%	

Lighting. The lighting plan shows a mix of poles and building mounted lights (Exhibit J).

Table 8 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	17	16	
Light Pole Height	20-feet	20-feet	
Foot Candles (during operating hours)			
Maximum Illumination	5.0 fc	1.5 fc	
Maximum Average Illumination	3.0 fc	0.7 fc	
Maximum Illumination Ratio (Max:Ave)	2.5:1	2.14:1	

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 DCMC. 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, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.

5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

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

Building Division Review. The Draper City Building Division has completed their review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical report submitted as a part of the Site Plan. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission approve the request based on the findings listed below and the criteria for approval, as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building,

Planning, and Fire 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 geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. Work with the Draper City Engineering Division and Parks and Recreation Department to modify the grading plan in the south portion of the property adjacent to the City's future proposed parking lot. The City shall approve the grading plan prior to issuance of a Land Disturbance Permit.
4. Provide UDOT approval for connection to storm drain infrastructure in 12300 South prior to issuance of a Land Disturbance Permit.
5. The properties shall be consolidated in to one parcel prior to issuance of a building permit.

The findings for approval as are follows:

1. The entire site is being developed at one time.
2. A site plan conforms to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Logan Fawcett, representing The Boyer Company for Draper Galena Park Office Site Plan, application SPR-135-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 30, 2022.

Sample Motion for Modified Approval– I move that we approve the Site Plan, as requested by Logan Fawcett, representing The Boyer Company for Draper Galena Park Office Site Plan, application SPR-135-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 30, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

_____
Draper City Public Works Department

_____
Draper City Planning Division

_____
Draper City Fire Department

_____
Draper City Legal Counsel

_____
Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions Review.

1. Provide UDOT approval for access onto 12300 South.
2. Provide UDOT approval for connection to storm drain infrastructure in 12300 South.
3. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process.
4. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
5. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

Parks & Trails Committee Review.

1. We have reviewed the proposed grading plan for the new office building north of the Galena Hills Dog Park, which shows grading onto the city park property. As we previously discussed, we anticipate constructing a future parking lot, just south of the property to serve the dog park. I have estimated that it will require a cut of approximately 5'. We have a concern with the grading plan as currently proposed, as it would require the city to remove additional material with any future parking lot construction.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders 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.

   D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are

20 to 26 feet wide (6096to 7925 mm).

- This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

- Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

2. 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. NO PARKING FIRE LANE signs shall be placed every 250 feet.
3. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION

3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.

- Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire

department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.

4. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
5. Fire Hydrants are required. Hydrants are required for this project. They shall be, protected with bollards if susceptible to vehicle damage. Fire Flow for each of the buildings shall be a minimum of 6750 GPM @ 20 p.s.i. residual pressure, and this will require a minimum of four (4) fire hydrants for each building within this project to deliver the calculated fire flow. With a full NFPA 13 fire sprinkler system the fire flow could be reduced by 50 percent which would be 3,375gpm @ 20p.s.i. residual pressure which would allow a reduction of hydrants to require a minimum of two (2) hydrants spaced at 350ft spacing.
6. 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.
7. 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.
8. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a 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 DRAPER FIRE DEPARTMENT.
9. Fire Department Connection (FDC): The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the fire department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100-feet of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal.

10. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
11. Emergency Responder Radio Coverage Required. Emergency responder radio coverage shall be provided in accordance with the IFC 510. Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERRCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.
12. Two-way communication will be Required. As per Section 1009.8 in the 2018 IFC.
13. 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.
14. 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.
15. 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.

EXHIBIT B
VICINITY MAP

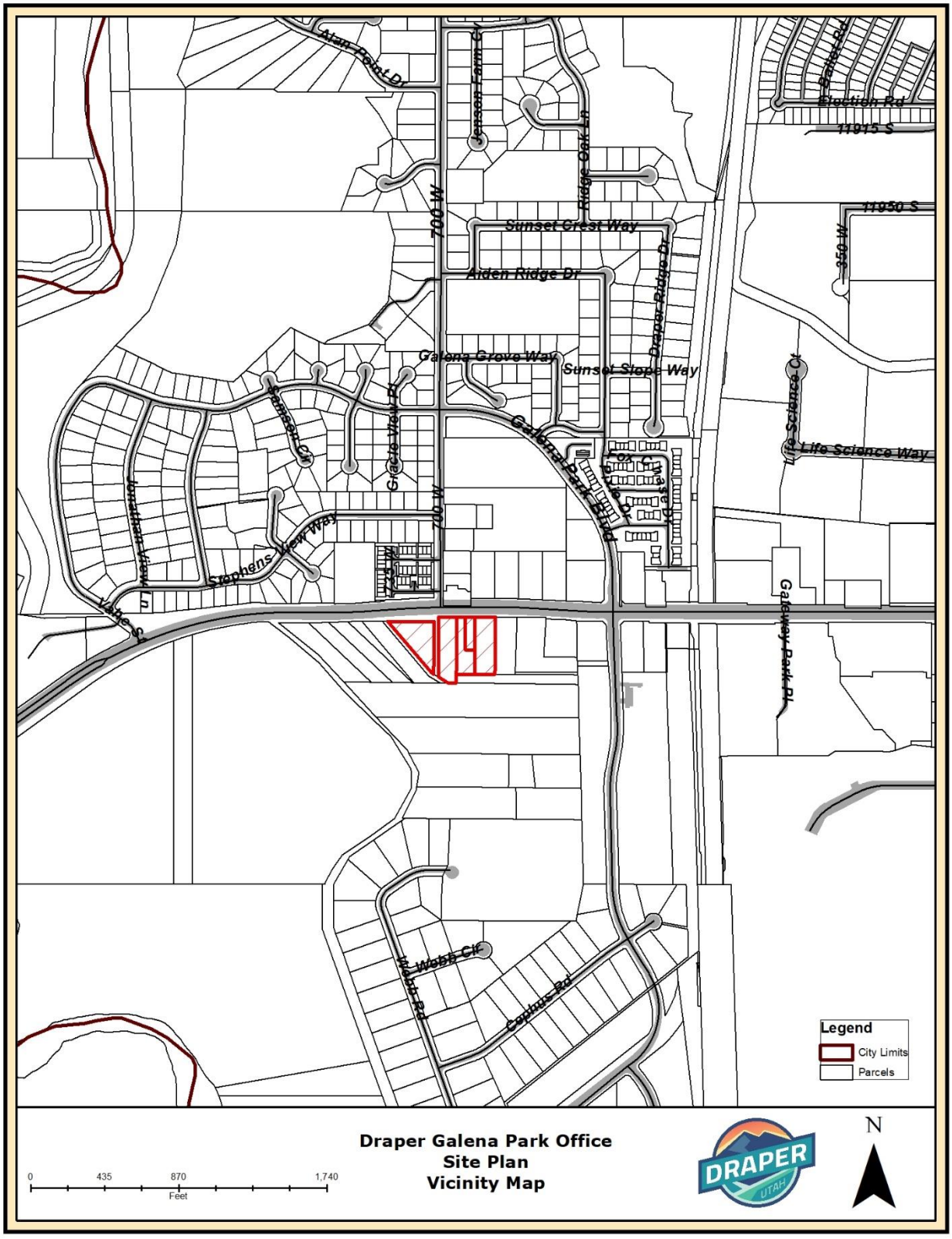


EXHIBIT C
AERIAL MAP

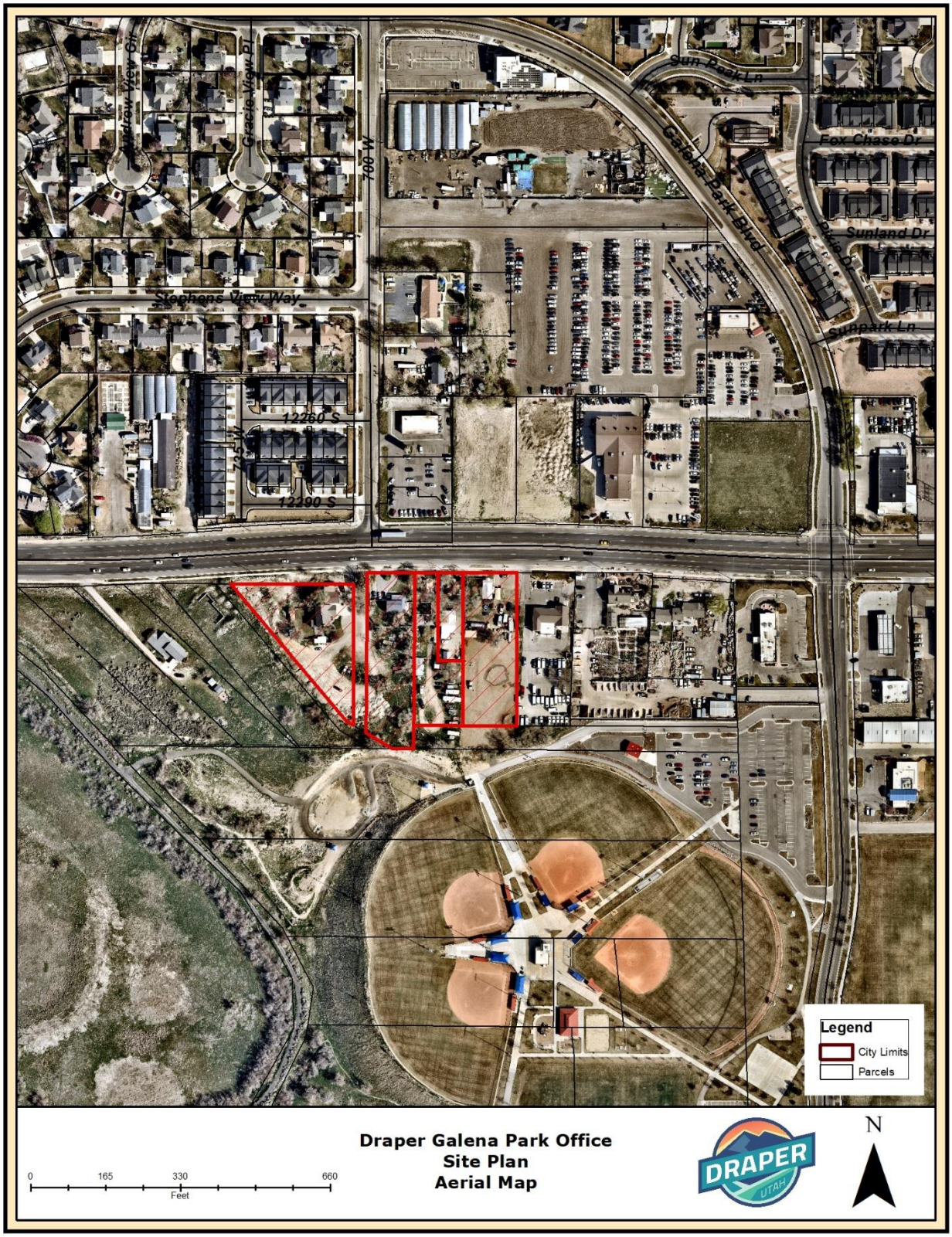


EXHIBIT D
LAND USE MAP

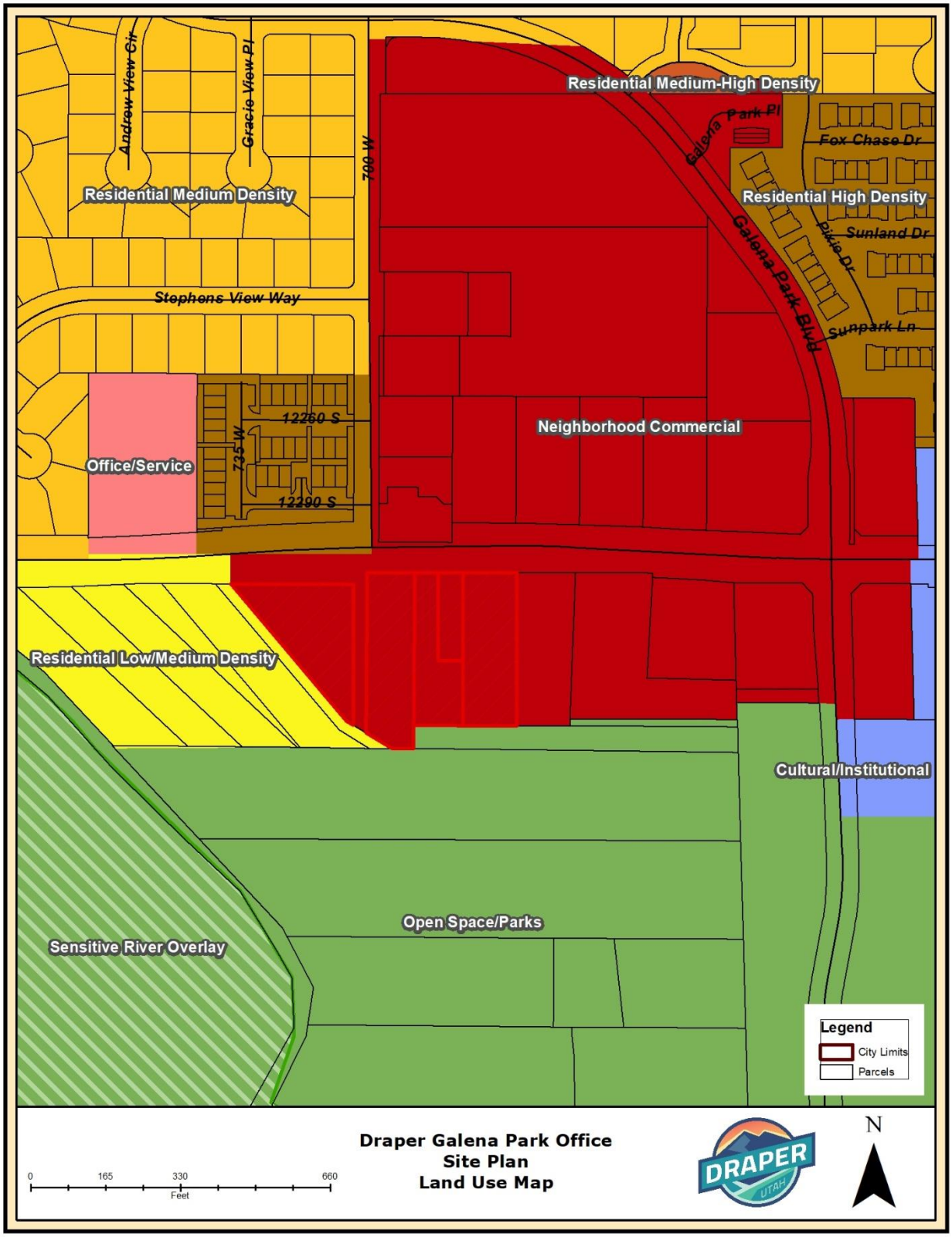


EXHIBIT E
ZONING MAP

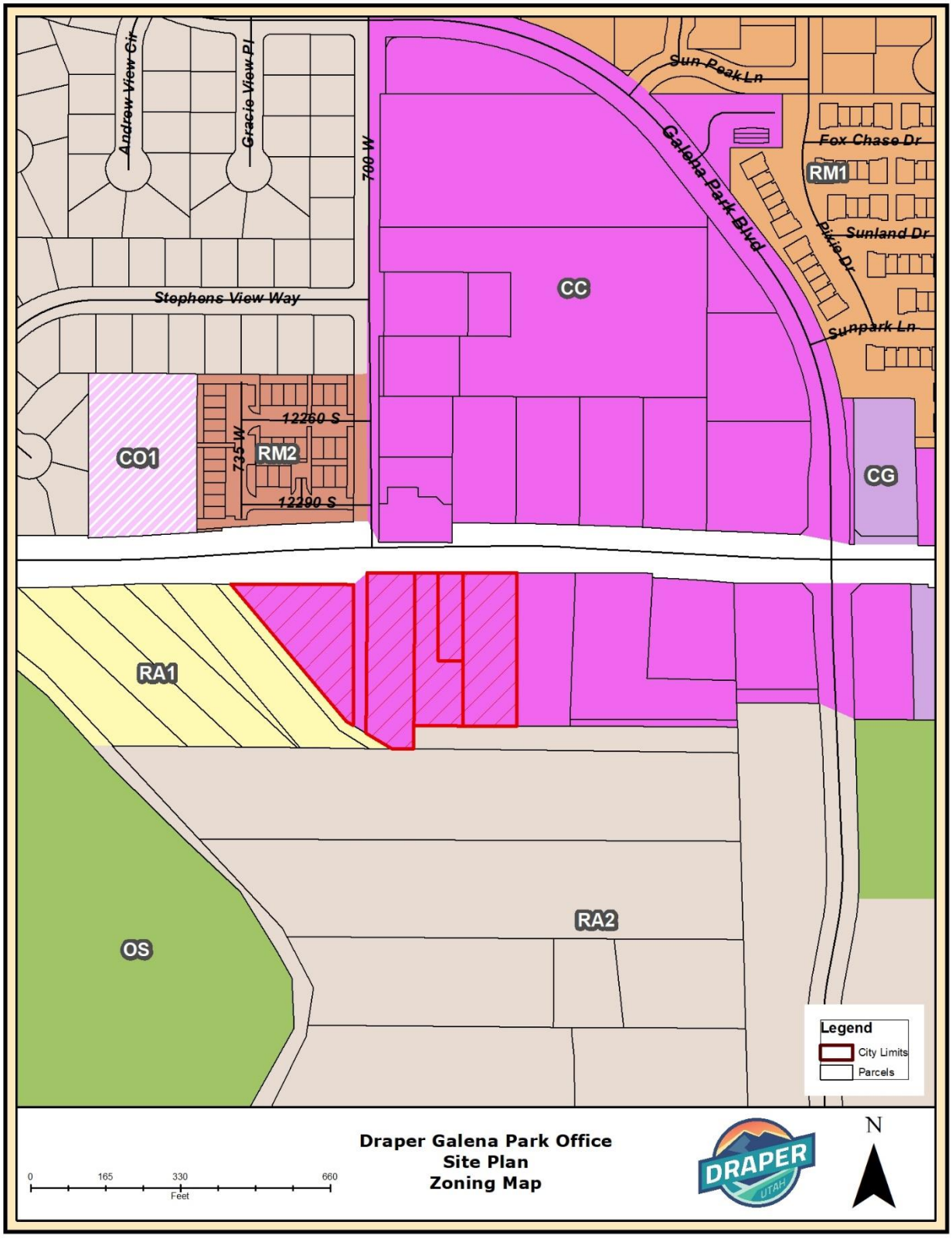
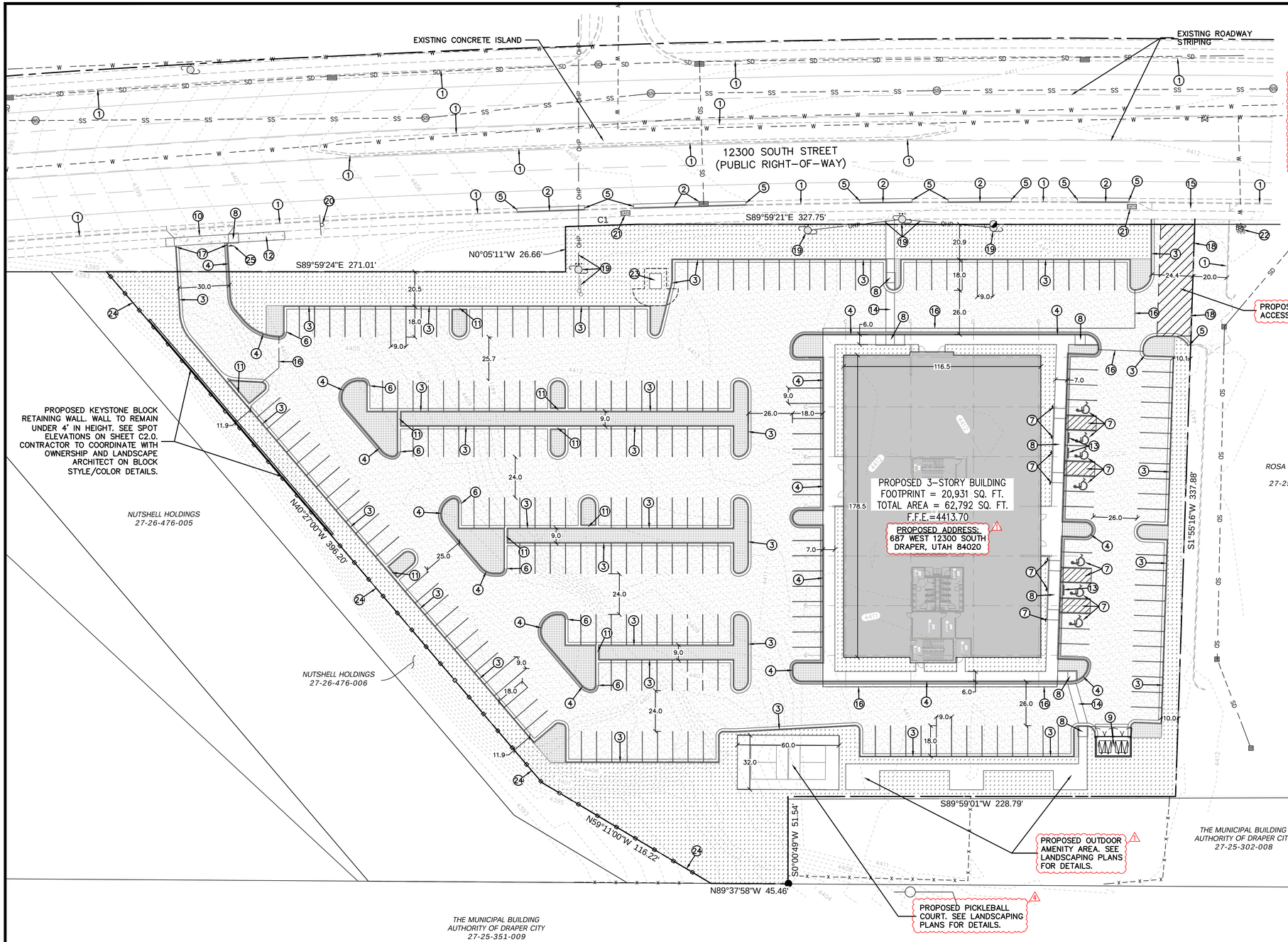


EXHIBIT F
SITE PLAN



UDOT SIGHT TRIANGLES:
PER AASHTO STANDARDS (45 MPH), A RIGHT TURN SIGHT DISTANCE TRIANGLE OF 430' AND A LEFT TURN SIGHT DISTANCE TRIANGLE OF 560' WILL BE USED. THIS IS TAKEN FROM 14.5' BEHIND SIDEWALK AND ENDS AT THE FIRST RECEIVING LANE HEADED SOUTHBOUND. THERE SHALL NOT BE ANY OBJECTS TALLER THAN 3.5' INSIDE THE SIGHT TRIANGLE.

N

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

LOT AREAS:

		SQ. FT. / ACRES
LOT		171,063 SQ. FT. / 3.93 ACRES
	BUILDING FOOTPRINT	20,931 SQ. FT. / 0.48 ACRES
	ASPHALT	88,586 SQ. FT. / 2.03 ACRES
	TOTAL LANDSCAPING	43,643 SQ. FT. / 1.00 ACRES
	PARKING LANDSCAPING	9,199 SQ. FT. / 0.21 ACRES
	REMAINING LANDSCAPING	34,445 SQ. FT. / 0.79 ACRES
	CONCRETE	17,903 SQ. FT. / 0.41 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA:	101,077 SQ. FT.	
PARKING AREA LANDSCAPING	9,199 SQ. FT.	(7% REQ'D: 9.10% PROVIDED)
TOTAL LANDSCAPING	43,643 SQ. FT.	(20% REQ'D:25.51% PROVIDED)

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T
OFFICE	62,792 SQ. FT.	251 (4/1000)
TOTAL REQUIRED:		251
TOTAL PROVIDED:		264
ACCESSIBLE SPACES		7 (7 REQ'D 201 TO 300)
VAN ACCESSIBLE		7

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 30" TYPE B1 CURB & GUTTER PER UDOT STANDARD PLAN GW-2A. CONTRACTOR TO ALSO FOLLOW UDOT STANDARD PLAN CB-1 FOR CURB & GUTTER INSTALLATION AROUND EXISTING INLET. SEE SHEET C5.2 FOR DETAILS.
3. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
4. PROPOSED 24" REV. PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
5. SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH EDGE FOR PROPOSED CURB & GUTTER TO MATCH INTO.
6. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN REV. PAN CURB & GUTTER AND CURB & GUTTER.
7. PROPOSED ADA PARKING STALL AND ADA SIGN. ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 12/C4.0 & 13/C4.0.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0 & 4/C4.0.
9. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
10. PROPOSED DRIVE APPROACH TO BE INSTALLED PER UDOT STANDARD DRAWING GW-3A. PROPOSED SIDEWALK CROSSING DRIVE APPROACH TO BE THICKENED PER DRAPER CITY STANDARD DETAIL ST-0/08. SEE SHEETS C5.0 & C5.2 FOR DETAILS.
11. CONTINUE GUTTER THROUGH PLANTER AREA PROVIDING A CONCRETE WATERWAY TO ALLOW STORM WATER RUNOFF TO FLOW THROUGH. SEE DETAIL 9/C4.0.
12. PROPOSED 5' SIDEWALK TO BE INSTALLED DRAPER CITY STANDARD DETAIL ST-12. SEE SHEET C5.0 FOR DETAILS.
13. PROPOSED CONCRETE WHEEL STOP.
14. PROPOSED CONCRETE PEDESTRIAN CROSSWALK.
15. EXISTING SHARED DRIVE APPROACH.
16. INTERIOR PARKING AREA USED FOR LANDSCAPING CALCULATIONS.
17. CONTRACTOR TO TAPER CURB & GUTTER TO MATCH INTO ADJACENT SIDEWALK IN UDOT ROW.
18. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
19. EXISTING POWER POLES AND OVERHEAD POWER LINES.
20. EXISTING SPEED LIMIT SIGN (45 MPH).
21. EXISTING ELECTRICAL PEDESTAL.
22. EXISTING FIRE HYDRANT.
23. PROPOSED TRANSFORMER PAD.
24. PROPOSED 6' RHINO ROCK SCREENING WALL. CONTRACTOR TO COORDINATE WITH OWNERSHIP ON SCREENING WALL PATTERNS/COLORS.
25. PROPOSED "NO LEFT TURN" SIGN PER MUTCD R3-2.

NO	REVISIONS	BY	DATE
1	CITY & UDOT COMMENTS	NJR	09/02/22
2	CITY & UDOT COMMENTS	NJR	10/07/22
3	ROOF DRAIN UPDATE	NJR	11/10/22
4	PICKLEBALL COURT ADDITION	NJR	11/15/22

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SUNCREST OFFICE BUILDING
687 WEST 12300 SOUTH, DRAPER, UTAH

SITE PLAN

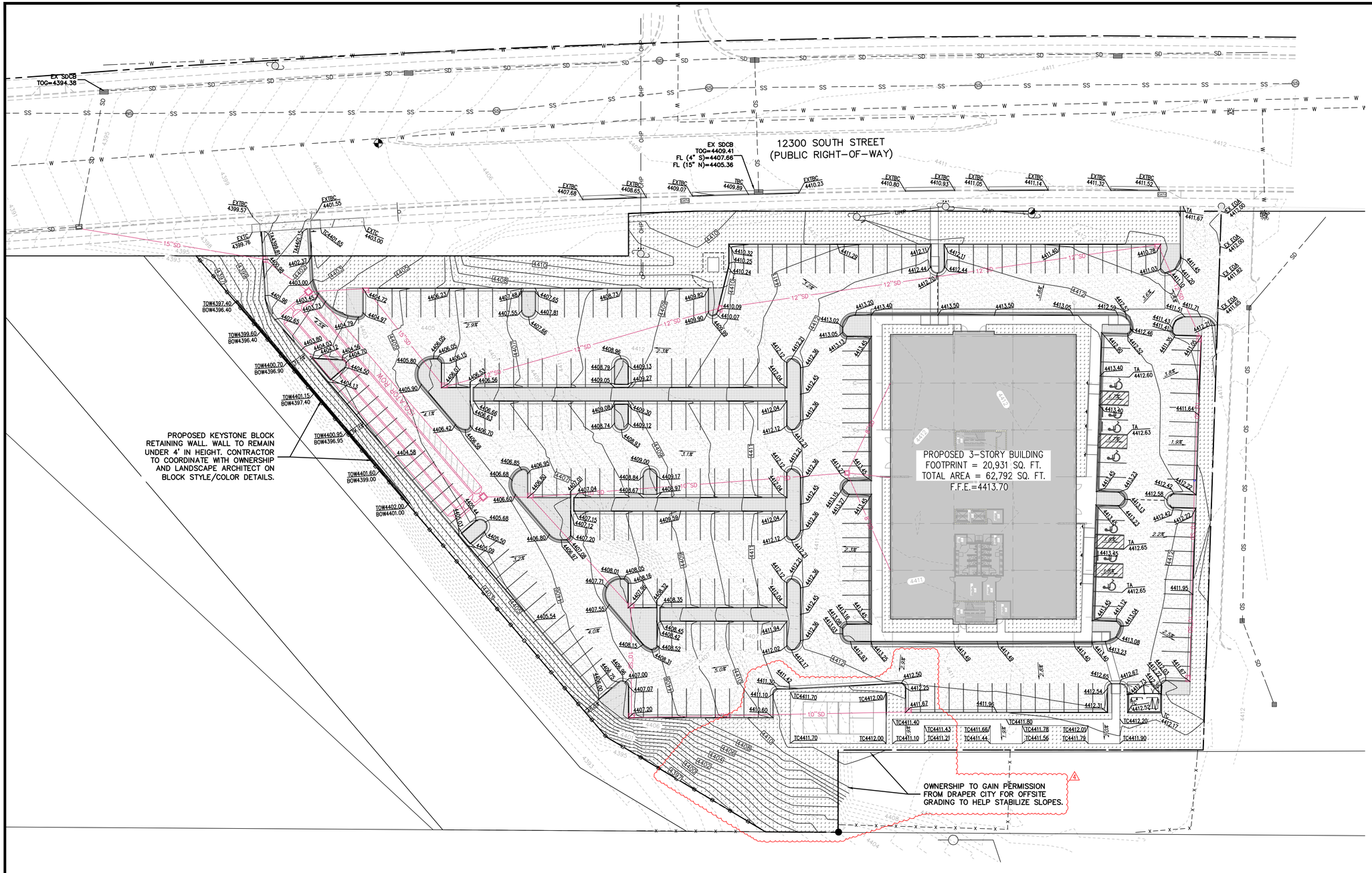
PROFESSIONAL ENGINEER — SCOTT D. THORSEN — No. 354291 — STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW — BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

PROJECT ID	DATE:
E22-008	06/14/22
FILE NAME: PRJ-BDG	SCALE: 1"=30'

EXHIBIT G
GRADING PLAN



0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

NO	REVISIONS	BY	DATE
1	CITY & UDOT COMMENTS	NJR	09/02/22
2	CITY & UDOT COMMENTS	NJR	10/07/22
3	ROOF DRAIN UPDATE	NJR	11/10/22
4	PICKLEBALL COURT ADDITION	NJR	11/15/22

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SUNCREST OFFICE BUILDING

687 WEST 12300 SOUTH, DRAPER, UTAH

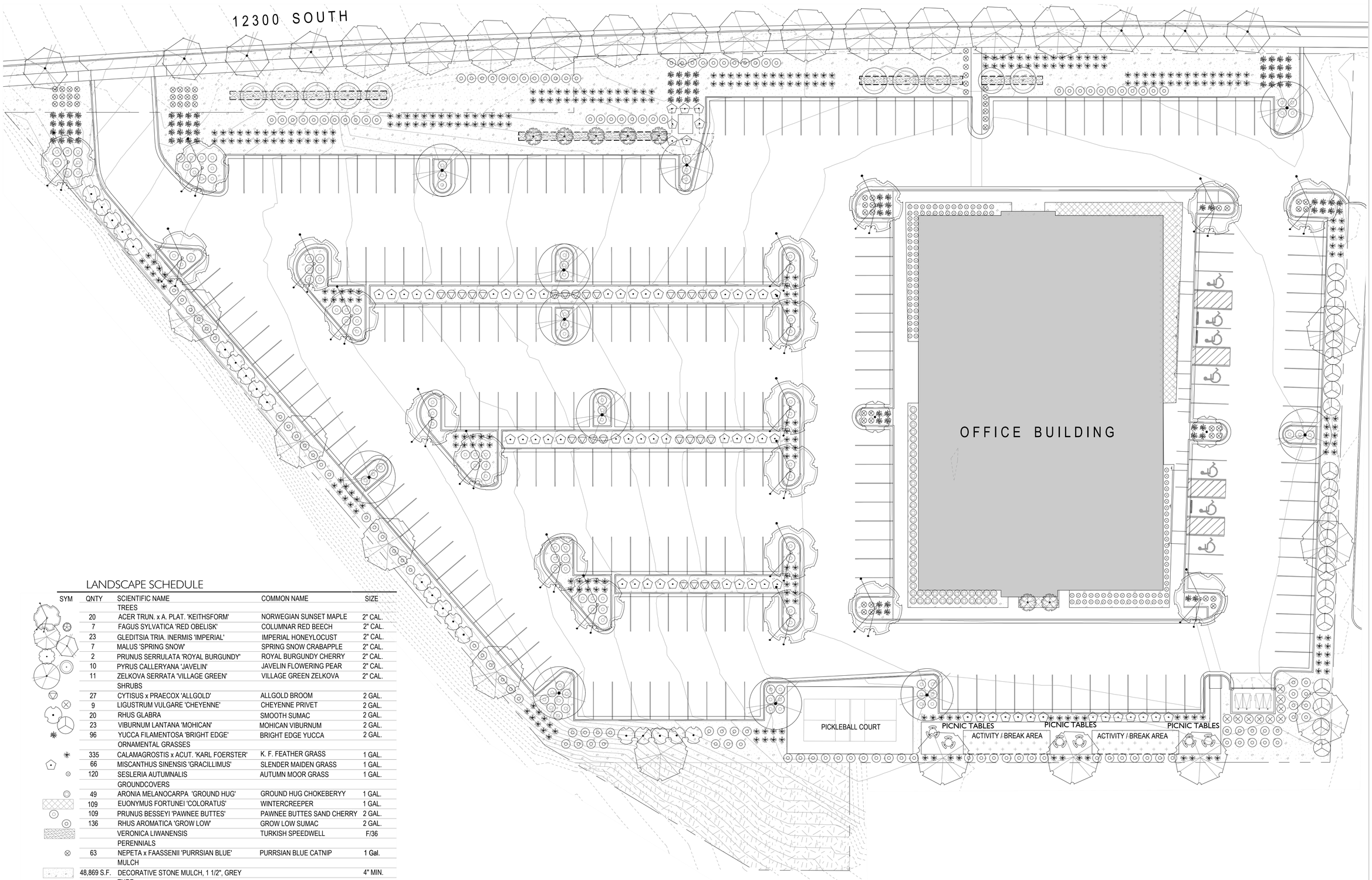
GRADING PLAN

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG! 811 OR 1-800-662-4111 BLUE STAKES

SHEET NO.	
C2.0	
PROJECT ID	DATE:
E22-008	06/14/22
FILE NAME: PRJ-BDG	SCALE: 1"=30'

EXHIBIT H
LANDSCAPE PLAN



LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		TREES		
	20	ACER TRUN. x A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.
	7	FAGUS SYLVATICA 'RED OBELISK'	COLUMNAR RED BEECH	2" CAL.
	23	GLEDITSIA TRIA. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.
	7	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
	2	PRUNUS SERRULATA 'ROYAL BURGUNDY'	ROYAL BURGUNDY CHERRY	2" CAL.
	10	PYRUS CALLERYANA 'JAVELIN'	JAVELIN FLOWERING PEAR	2" CAL.
	11	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL.
		SHRUBS		
	27	CYTISUS x PRAECOX 'ALLGOLD'	ALLGOLD BROOM	2 GAL.
	9	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	2 GAL.
	20	RHUS GLABRA	SMOOTH SUMAC	2 GAL.
	23	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	2 GAL.
	96	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	2 GAL.
		ORNAMENTAL GRASSES		
	335	CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
	66	MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.
	120	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.
		GROUNDCOVERS		
	49	ARONIA MELANOCARPA 'GROUND HUG'	GROUND HUG CHOKEBERYY	1 GAL.
	109	EUONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER	1 GAL.
	109	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	2 GAL.
	136	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.
		VERONICA LIWANENSIS	TURKISH SPEEDWELL	F/36
		PERENNIALS		
	63	NEPETA x FAASSENII 'PURRSIAN BLUE'	PURRSIAN BLUE CATNIP	1 Gal.
		MULCH		
	48,869 S.F.	DECORATIVE STONE MULCH, 1 1/2", GREY		4" MIN.
		TURF		
	935 S.F.	CHANSHARE IMPERIAL BLUE		4" MIN.
		NATIVE GRASS		
	4,535 S.F.	NATIVE GRASS SEED MIX		4" MIN.

A LANDSCAPE PLAN
24"X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT T. BLAKE
No. 10693
REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIPTION	DATE
	11.16.2022

#	REV. DESCRIPTION	DATE

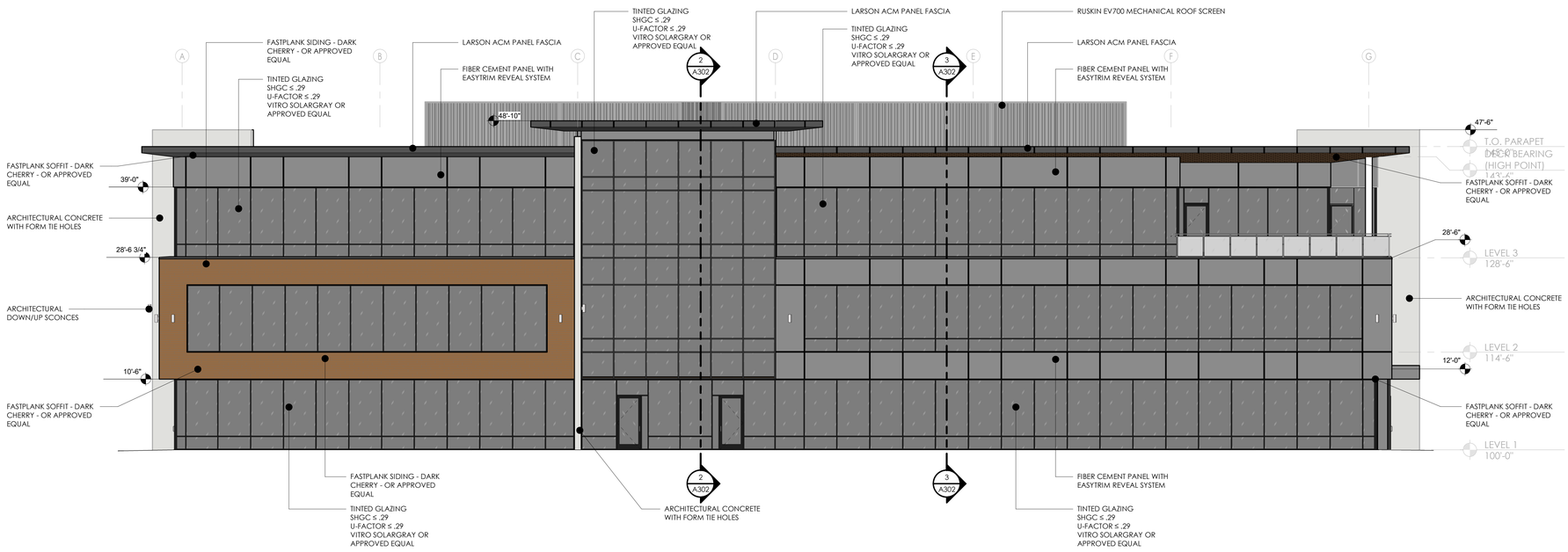
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SUNCREST / BRIGHTON OFFICE BUILDING
12300 SOUTH
DRAPER, UTAH

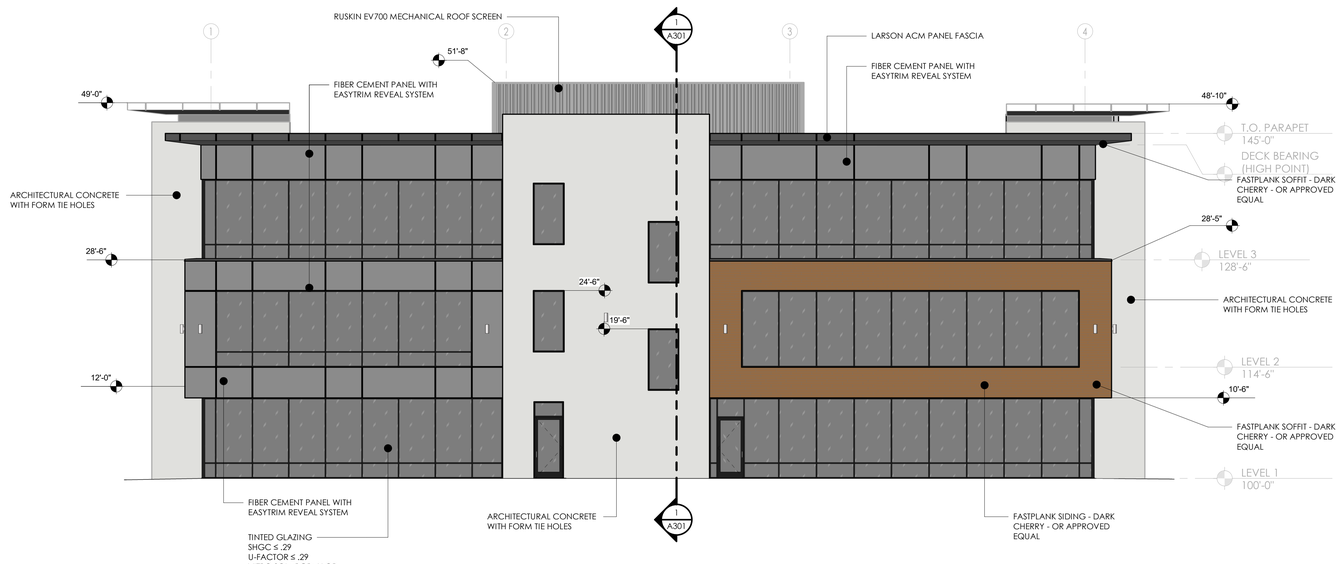
LANDSCAPE PLAN

L101

EXHIBIT I
ELEVATIONS



1 A201 **EAST ELEVATION**
1/8" = 1'-0"



2 A201 **SOUTH ELEVATION**
1/8" = 1'-0"

WEST ELEVATION

PRIMARY MATERIALS:

ACM PANELS	307 SF	13.2%
FASTPLANK SIDING	576 SF	24.5%
FIBER CEMENT PANELS	1,463 SF	62.3%
TOTAL	2,346 SF	

EAST ELEVATION

PRIMARY MATERIALS:

ACM PANELS	307 SF	3.5%
FASTPLANK SIDING	576 SF	24.5%
FIBER CEMENT PANELS	1,463 SF	62.3%
TOTAL	2,346 SF	

SOUTH ELEVATION

PRIMARY MATERIALS:

ACM PANELS	192 SF	8.3%
FASTPLANK SIDING	302 SF	12.7%
FIBER CEMENT SIDING	781 SF	32.9%
CONCRETE	1,093 SF	46.1%
TOTAL	2,368 SF	

NORTH ELEVATION

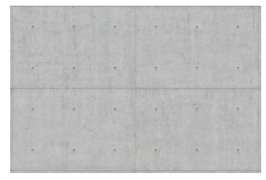
PRIMARY MATERIALS:

ACM PANELS	189 SF	12.5%
FASTPLANK SIDING	418 SF	27.6%
FIBER CEMENT SIDING	908 SF	59.9%
TOTAL	1,515 SF	

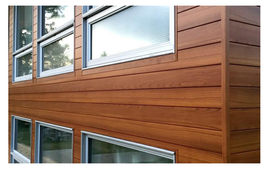
TOTALS

PRIMARY MATERIALS:

ACM PANELS	995 SF	14.8%
FASTPLANK SIDING	1,872 SF	21.8%
FIBER CEMENT PANELS	4,615 SF	50.5%
ARCHITECTURAL CONCRETE	1093 SF	12.9%
TOTAL	8,575 SF	



ARCHITECTURAL CONCRETE



FASTPLANK WOOD-LOOK METAL SIDING



ACM PANEL SYSTEM



FIBER CEMENT PANEL SYSTEM

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

PRELIMINARY NOT FOR CONSTRUCTION

9/8/2022 12:06:15 PM

Suncrest/Brighton Office Building

The Boyer Company

12300 South Draper, Utah

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2021.434

BUILDING ELEVATIONS

DATE: **PROJECT ISSUE DATE**

SHEET #:

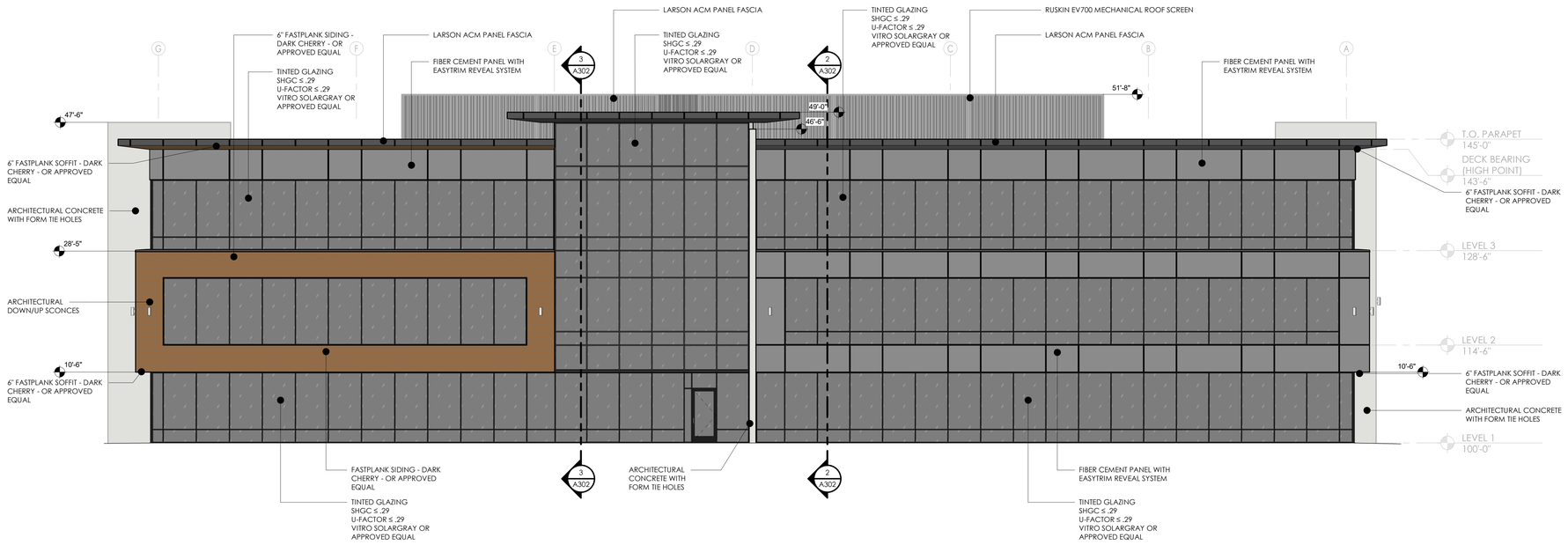
A201

50% BUDGET BID SET

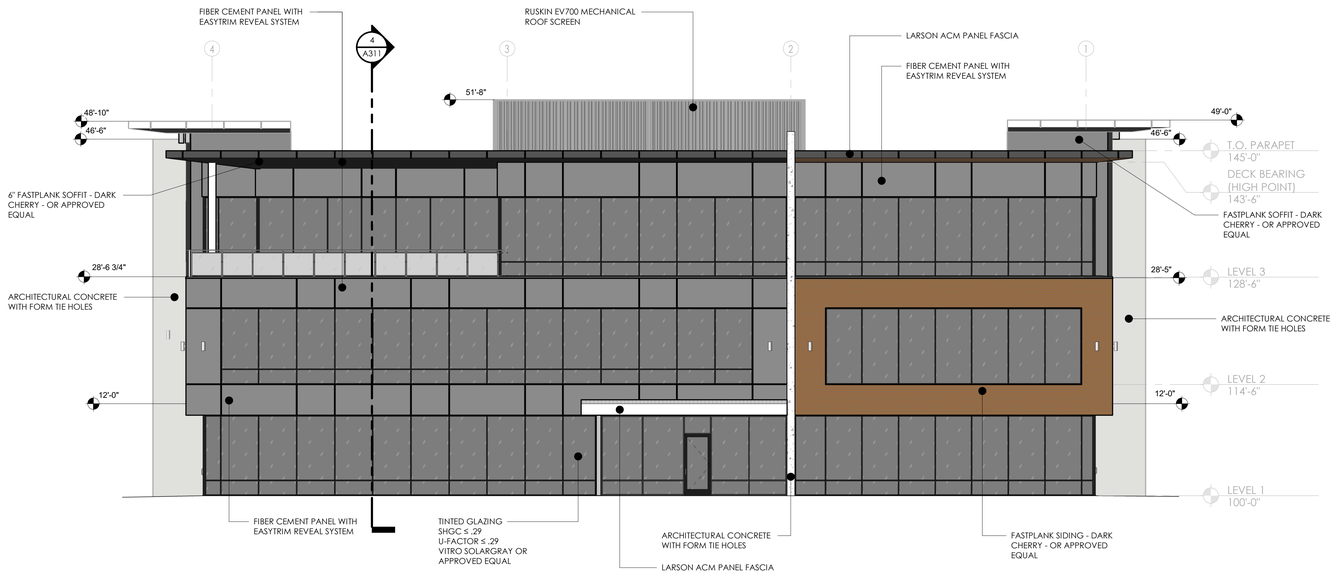
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1 A202 **WEST ELEVATION**
1/8" = 1'-0"



2 A202 **NORTH ELEVATION**
1/8" = 1'-0"

WEST ELEVATION

PRIMARY MATERIALS:

ACM PANELS	307 SF	13.2%
FASTPLANK SIDING	576 SF	24.5%
FIBER CEMENT PANELS	1,463 SF	62.3%
TOTAL	2,346 SF	

EAST ELEVATION

PRIMARY MATERIALS:

ACM PANELS	307 SF	3.5%
FASTPLANK SIDING	576 SF	24.5%
FIBER CEMENT PANELS	1,463 SF	62.3%
TOTAL	2,346 SF	

SOUTH ELEVATION

PRIMARY MATERIALS:

ACM PANELS	192 SF	8.3%
FASTPLANK SIDING	302 SF	12.7%
FIBER CEMENT SIDING	781 SF	32.9%
CONCRETE	1,093 SF	46.1%
TOTAL	2,368 SF	

NORTH ELEVATION

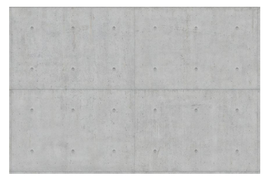
PRIMARY MATERIALS:

ACM PANELS	189 SF	12.5%
FASTPLANK SIDING	418 SF	27.6%
FIBER CEMENT SIDING	908 SF	59.9%
TOTAL	1,515 SF	

TOTALS

PRIMARY MATERIALS:

ACM PANELS	995 SF	14.8%
FASTPLANK SIDING	1,872 SF	21.8%
FIBER CEMENT PANELS	4,615 SF	50.5%
ARCHITECTURAL CONCRETE	1093 SF	12.9%
TOTAL	8,575 SF	


ARCHITECTURAL CONCRETE


FASTPLANK WOOD-LOOK METAL SIDING


ACM PANEL SYSTEM


FIBER CEMENT PANEL SYSTEM

aeurbia architects and engineers
909 West South Jordan Parkway
south jordan, utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

PRELIMINARY NOT FOR CONSTRUCTION

9/8/2022 12:06:22 PM

Suncrest/Brighton Office Building

The Boyer Company

12300 South Draper, Utah

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2021.434

BUILDING ELEVATIONS

DATE: **PROJECT ISSUE DATE**

SHEET #:

A202

50% BUDGET BID SET

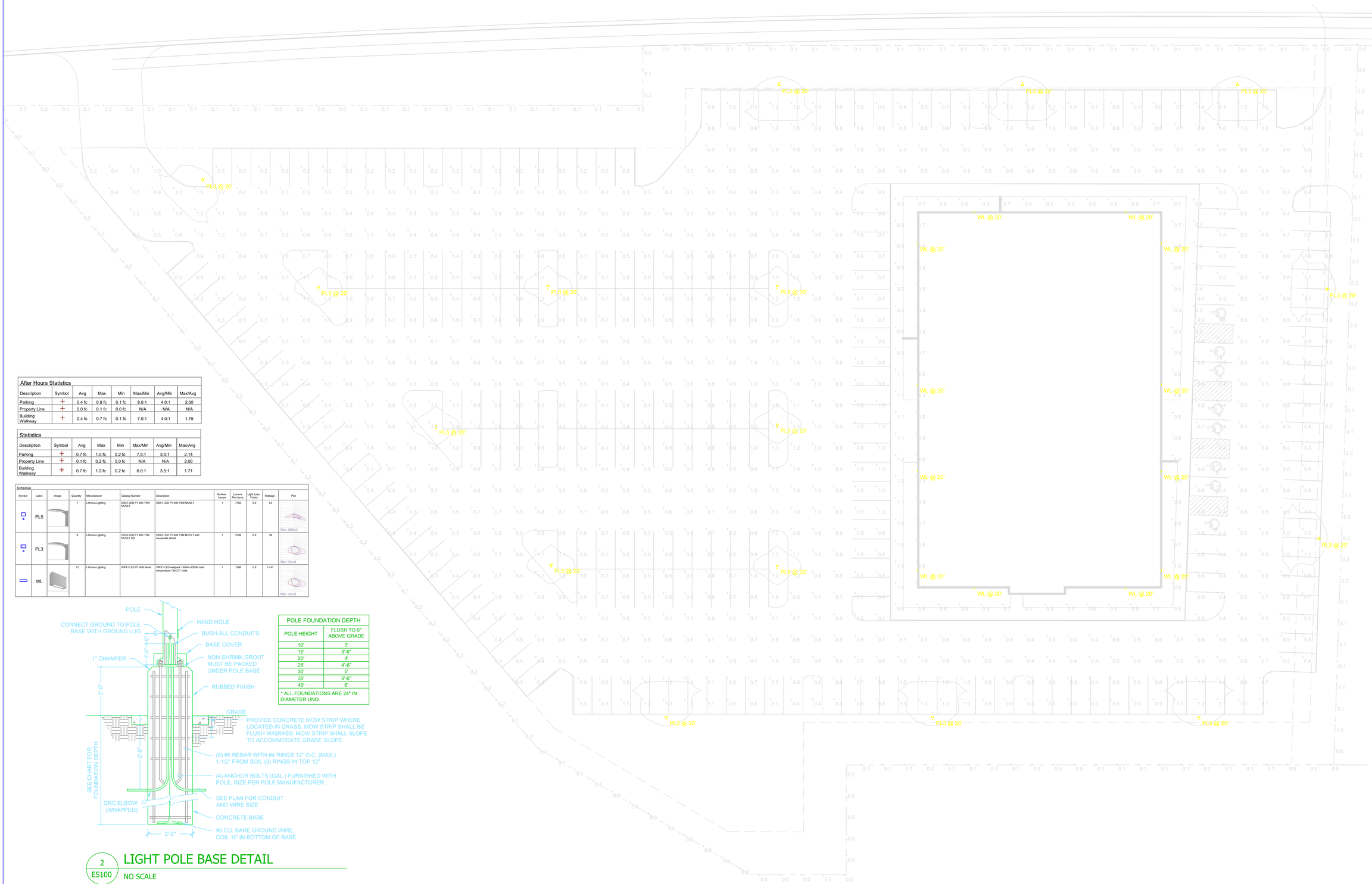
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EXHIBIT J
LIGHTING PLAN



After Hours Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
Parking	+	0.4 fc	0.8 fc	0.1 fc	8.0:1	4.0:1	2.00
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	N/A
Building Walkway	+	0.4 fc	0.7 fc	0.1 fc	7.0:1	4.0:1	1.75

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
Parking	+	0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1	2.14
Property Line	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A	2.00
Building Walkway	+	0.7 fc	1.2 fc	0.2 fc	6.0:1	3.5:1	1.71

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	PL5		7	Lithonia Lighting	DSX1 LED P1 40K 70CRI MVOLT	DSX1 LED P1 40K T5W MVOLT	1	7182	0.9	54	Max: 2656cd
	PL3		9	Lithonia Lighting	DSX0 LED P1 40K T3M MVOLT HS	DSX0 LED P1 40K T3M MVOLT with houseside shield	1	3706	0.9	36	Max: 701cd
	WL		12	Lithonia Lighting	WPX1 LED P1 40K MVolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1	1568	0.9	11.47	Max: 701cd

POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 ES100

LIGHT POLE BASE DETAIL

NO SCALE

1 ES100

PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

Lewis Lighting Design
North Salt Lake, UT 84054 - 801-673-0395

DRAPER GALENA PARK OFFICE

DRAPER, UT

STAMP

REVISIONS

PROJECT #:	22003
DRAWN BY:	SL
CHECKED BY:	-
DATE:	05/18/2022

SHEET TITLE:

PHOTOMETRIC PLAN

ES100



WPX LED
Wall Packs

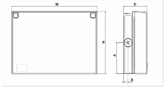
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.2" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W[1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V[1]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)[2]	DWHXD	White
WPX2 LED	6,000 Lumens, 41W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min)[2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell[3]	**Note: For other options, consult factory.**	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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D-Series Size 0
LED Area Luminaire

Buy American

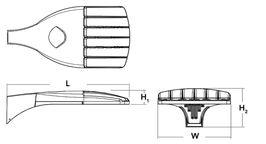
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_L$: 3" (7.62 cm)
Height$_C$: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	TSS Type V short[1]	MVOLT (120V-277V)[1,4]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	T5M Type V medium[1]	XVOLT (277V-480V)[1,5,6]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide[1]	120[1]	RPA Round pole mounting[18]
	P3 P7[1]		T3S Type III short	BLC Backlight control[4]	208[1]	WBA Wall bracket[1]
	P4[1]		T3M Type III medium	LCCO Left corner cutoff[4]	240[1]	SPUMBA Square pole universal mounting adaptor[19]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff[4]	277[1]	RPUMBA Round pole universal mounting adaptor[19]
	P10[7] P12[7]		TFTM Forward throw medium		347[4]	**Shipped separately**
	P11[7] P13[1,7]		T5VS Type V very short[1]		480[1]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options		Finish (required)	
Shipped installed	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[13,14]	**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled[13,14]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[13,14]	HS House-side shield[17]		DBLXD	Black
PIRHN Network, high/low motion/ambient sensor[13]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[13,14]	SF Single fuse (120, 277, 347V)[1]		DNAXD	Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate)[16]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[13,14]	DF Double fuse (208, 240, 480V)[1]		DWHXD	White
PER5 Five-pin receptacle only (control ordered separate)[16,17]	FAO Field adjustable output[15]	L90 Left rotated optics[1]		DDBTXD	Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17]		R90 Right rotated optics[1]		DBLBXD	Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]		DDL Diffused drop lens[18]		DNATXD	Textured natural aluminum
		HA 50°C ambient operations[1]		DWHGXD	Textured white
		BAA Buy America(n) Act Compliant			
		Shipped separately			
		BS Bird spikes[18]			
		EGS External glare shield			

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DRAPER GALENA PARK OFFICE
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DRAPER, UT

STAMP

REVISIONS

PROJECT #: 22003
DRAWN BY: SL
CHECKED BY: -
DATE: 05/18/2022

SHEET TITLE:

PHOTOMETRIC DETAILS

ES101