

PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, February 27, 2014 in the City Council Chambers at 1020 East Pioneer Road.

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

5:30 Dinner

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

Study Business Items

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

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

- 1. Action Item:** Approval of minutes from the January 23, 2014 Planning Commission meeting.
- 2. Public Hearing:** On the request of Bryon Prince, representing Ivory Development for approval of a Zoning Map Amendment changing the zoning designation from A5 to RM1 on 9.02 acres at approximately 12052 South 300 East. The application is otherwise known as the **Smith Property Zone Change II – Zoning Map Amendment Request**, Application #140124-12052S. Staff contact is Dan Boles 801-576-6539 or email Dan.Boles@draper.ut.us.
- 3. Public Hearing:** On the request of Morgan Selph, representing Salt Lake County Parks and Recreation for approval of a Site Plan in the RA1 and A5 Residential and Agricultural zone to allow a “Municipal Use” specifically a park on 63 acres at approximately 310 East 13800 South. This application is otherwise known as the **Wheadon Farm Regional Park - Site Plan Request**, Application #131216-310E. Staff contact is Dan Boles 801-576-6539 or email Dan.Boles@draper.ut.us.

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

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

4. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items

 5. **Adjournment**
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SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held **Thursday, February 27, 2014**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal

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

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JANUARY 23, 2014 IN THE DRAPER CITY COUNCIL CHAMBERS

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

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

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

ALSO PRESENT: Roll on File

Study Meeting:

6:21:34 PM

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

Business Meeting:

Chairperson Gilliland explained the rules of public hearings and called the meeting to order at 6:35:51 PM.

6:37:22 PM

1.0 **Action Item: Approval of minutes from the December 19, 2013 and January 9, 2014 Planning Commission meetings.**

6:37:34 PM

1.1 **Motion.** Commissioner Head made a motion to approve the minutes of the Planning Commission meetings held on December 19, 2013 and January 9, 2014 with submitted changes. Commissioner Player seconded the motion.

6:38:05 PM

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

8:12:17 PM *This item was heard out of order, following item 6*

2.0 **Action Item: Election of the Chairperson and Vice-Chairperson.**

6:38:53 PM

- 3.0 **Public Hearing: On the request of Jim Allred, representing Think Architects, for approval of a Conditional Use Permit in the CR (Regional Commercial) zone regarding the allowance of a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total on approximately 4.975 acres at about 166 E. Highland Drive. The application is otherwise known as the Draper South Point Apartments Conditional Use Permit (CUP) Request, Application #131115-166E.**
- 3.1 Chairperson Gilliland recused himself from the discussion of this application. He left the room and Vice-Chairperson Johnson conducted the meeting.

6:39:01 PM

- 3.2 **Staff Report:** Using the aid of a PowerPoint presentation and her staff report dated January 8, 2014, Planner Jennifer Jastremsky reviewed the details of the proposed application. She explained the subject property is located southwest of the Bangerter Parkway and Highland Drive intersection, at approximately 166 E Highland Drive. She explained the property is currently zoned CR (Regional Commercial); mixed-use development is allowed within this zone with an accompanying conditional use permit (CUP). She explained the applicant is proposing 10 retail units and 120 residential units. She noted the Draper City Municipal Code (DCMC) Zoning Ordinance does not provide a cap on density allowed within the CR Zone, but it does state the first floor of a building cannot contain any residential units, which the concept plans for the development contain. She reviewed the uses allowed on the first floor of a building as well as the building height limits for the zone. She added the property has severe slopes and the sensitive lands overlay zone does not allow any portion of a property with a slope of 30 percent or greater to be developed; when taking that requirement into account, 1.69 acres of the property is undevelopable. She reviewed the concept plans provided by the applicant and noted they have not been reviewed or compared to DCMC; therefore, they are still subject to change. She provided an explanation of how the building height will be measured for the type of building being proposed for the property and noted the applicant was asked to provide a height study to show the views from neighboring townhomes. She reviewed illustrations of those vantage points as well as various images of the property from different locations. She noted the CUP being considered this evening deals specifically with allowances for residential units and the Planning Commission's responsibility this evening is to consider those types of units and determine if they are appropriate for the subject property. She concluded staff does not believe residential units would be detrimental to the neighborhood and, therefore, they are recommending approval of the application based on the findings and subject to the conditions listed in the staff report. She added the conditions of approval focus on mitigating the impacts the residential development would have on the neighborhood and noted the CUP can be denied if it is found that the negative impacts of the development cannot be mitigated.

6:46:25 PM

3.3 Commissioner Adams stated the staff report provides a background for the subject property, which notes similar applications were denied in 2005 and 2011. He inquired as to the reasons for those denials. Ms. Jastremsky explained in 2005 Garbett Homes requested a rezone from CR (Regional Commercial) and OS (Open Space) to RM2 (Multiple Family Residential, up to 12 dwelling units per acre). She explained the intent of the application was to build another phase onto their Chandler Point Townhome development; the application was denied by the City Council on October 4, 2005. She added the current applicant, Jim Allred and Think Architects, requested a rezone from CR (Regional Commercial) and OS (Open Space) to RM2 (Multiple Family Residential, up to 12 dwelling units per acre) in 2011. She explained the intent of the request was to build townhomes on the property; that request was denied by the City Council on January 3, 2012. She concluded on June 19, 2012 the City Council approved a rezone which placed the entire property in the CR (Regional Commercial) zoning district; prior to that date, a portion of the property was located within the OS (Open Space) zoning designation. Commissioner Adams asked if the applicant owns the parcel of ground located directly north of the subject property that is also zoned CR. Ms. Jastremsky stated the applicant can address that question.

6:47:59 PM

3.4 Applicant Presentation: Jim Allred, President and CEO of Think Architecture, reiterated he was the applicant in 2012 that proposed townhomes on the subject property; that action led to an adjustment of the open space designation of the property because the designation had been added without the permission of the property owners. He noted that once that adjustment was made he decided to again seek approval for the project; the project will meet the parameters and guidelines of the City's development code. He stated the buildings will not exceed the 45-foot height requirement and will provide some beautiful views of the valley making it a very desirable place to live. He stated he has put a lot of work into trying to make this a project Draper City and the community can be proud of.

6:49:30 PM

3.5 Commissioner Player stated one concern is that the area is a "crossroads"; it is an area where commercial uses would likely develop that could support the community. He stated it appears some of those things have been worked into the proposed development plan. Mr. Allred stated that is correct and he identified some of the commercial aspects of the potential development; he has tried to be sensitive to the commercial zoning while creating an exciting environment where people could live, work, and play. Commissioner Player noted that if the CUP is approved, there is an extensive amount of engineering, infrastructure study, and more detailed planning that will need to be done before the project can commence. He stated those things will not be discussed tonight. Mr. Allred stated he understands that and noted he has 35 years of development experience.

6:51:14 PM

3.6 Commissioner Adams asked Mr. Allred if he owns the parcel located directly to the north of the subject property, to which Mr. Allred answered no.

6:51:32 PM

3.7 Vice-Chairperson Johnson opened the public hearing.

6:52:21 PM

3.8 Eric Brown stated he is the homeowners association (HOA) president for Traverse Chateau. He stated he has a couple of concerns about the project, namely traffic associated with the fact that there is only one entrance to the property and that entrance is fairly close to a nearby intersection. He added he is also concerned about lighting associated for the project and he would ask that any lighting face downward so that they do not glow into nearby homes. He stated he is also concerned about the lack of buffer between the proposed development and Traverse Chateau. He then referenced the nearby trail system and explained the trailhead is difficult for users to locate and, therefore, they use an empty lot in Traverse Chateau and that creates havoc for the homeowners there. He stated the increased population associated with this proposed development may also increase that havoc until the City completes construction of the access point to the trailhead. He provided a brief history of the construction of the trailhead and a nearby surface water drain and easement.

6:55:05 PM

3.9 Don Tate stated he is speaking on behalf of he and his wife as well as other property owners that would be impacted by the proposed development. He stated that they moved to the area from Dallas, Texas three months ago and they carefully chose a property that would allow them to live comfortably in their retirement years. He stated he has lived in other areas of Draper before he moved to Texas. He noted recently he found himself in an untenable position when he learned the developer is electing to build an apartment complex and retail properties within just a few feet of his property; if he had known of this development prior to moving back to Draper he would not have chosen the property he now lives at. He stated the proposed zoning and development will inhibit or reduce his desired standard of living and he added that clear views of the valley or mountain can actually enhance a property's value. He stated that it is apparent that the building of apartments and retail stores will occur on the property and he stated he has six questions for the Planning Commission: what is the anticipated property value reduction that will occur by taking away the neighboring properties' view of the valley; how are property value reduction calculations determined; how will the development impact the tax and rate structures for neighboring property owners; please provide the commercial impact that will occur as the result of construction that will be taking place daily and may affect residents' rights to enter their properties on a safe basis without impending damage being done to their own personal property; what will be the proposed rates charged for the apartment units; what view of the development will

the neighboring properties have; and, finally, how can neighboring properties be sure the property will be adequately taken care of over the next decade to ensure their property values will continue to meet contemporary residential value evaluations. He then stated an additional item he would like to see if the City's anticipated property values if the developer had chosen to develop the property for uses other than apartments or retail stores. He stated the developer could have chosen to build single family homes on the property.

7:00:02 PM

3.10 Mary O'Donnell stated she is a member of the board of the Chandler Point homeowners association (HOA) and the main concern of the HOA is the number of units in the proposed development; Chandler Point contains 197 units. She stated the proposed development contains 120 units and a nearby development, Liberty Heights, contains approximately 200 units. She stated the accessibility to the various properties is very limited and it is difficult for residents to exit their property due to the heavy traffic volume in the area. She stated that an additional 120 units will further impact traffic problems. She noted an additional problem at Chandler Point is related to the water pressure in Draper City; the residents have experienced a couple of years of very low water pressure and an additional 120 units will further exacerbate that problem. She stated she has also heard of suggestions that the new development will use the private road in Chandler Point as an access point, but the residents of Chandler Point are opposed to that. She stated Ms. Jastremsky has confirmed that the road is a private road and cannot be used as an access point for the proposed development.

7:02:27 PM

3.11 Alice Holmes stated she has the same concerns as the others that have spoken and she reiterated some of the concerns that have been stated regarding access to the development as well as heavy traffic volumes in the area. She asked if the project has been reviewed to ensure that fire trucks and other public safety personnel would be able to access the apartment units.

7:04:23 PM

3.12 John Pain stated he is a resident of the area as well as a landlord. He reiterated that developments of this type for the subject property have been denied in the past. He stated the City has a master plan and it should be followed. He stated the roads in the area cannot handle an additional 120 units and commercial development would be more appropriate for the property which is located at a busy intersection. He stated the development will cheapen the area and lower values for existing properties.

7:05:55 PM

3.13 Ralph Johnson stated he is the owner of the property located to the north of the subject property and he has a relationship with the subject property owner; the entire area was planned a number of years ago and the corner property develops, the

existing road will be extended to access Highland Drive. He added there will be an access into the commercial portion of the development as well. He noted he is very much in favor of the proposed development due to the compatibility with the development he would like to proceed with in the future. He then provided a brief history of the property, highlighting the City Council's suggestion that the zoning be changed to accommodate the type of development the applicant is now recommending. He reiterated he supports the project because it complies with what the City Council asked for.

7:07:30 PM

3.14 There being no additional persons appearing to be heard, Vice-Chairperson Johnson closed the public hearing.

7:07:35 PM

3.15 Vice-Chairperson Johnson asked City Attorney Ahlstrom to provide a brief explanation of the Planning Commissions duties relative to the application as well as what concerns expressed by the public the Planning Commission can consider when making their decision. Mr. Ahlstrom stated the zoning of the property has already been decided; therefore, the question is whether the proposal complies with the DCMC. He stated there will be additional public hearings regarding the site plan for the development. He added the question is whether there are unreasonable negative impacts to the surrounding property owners as a result of the proposed development and whether those impacts can be mitigated by conditions added to approval of the application. He stated during the public hearing there were several questions regarding property values and he noted the City does not have that type of information and no City employee is an expert on property valuation. He noted those types of issues must be addressed by professional property appraisers. He concluded there were many comments about the fact that 120 units will be built on a property that only has a single point of access and according to the Fire Code there can only be 100 units associated with a single point of access. He stated the applicant will be required to comply with the Fire Code in addition to the DCMC; however, that issue will be addressed during the site plan approval step in the development process.

7:09:53 PM

3.16 Vice-Chairperson Johnson added there were concerns expressed regarding heavy traffic in the area and she asked staff to address those concerns. Brien Maxfield of the Engineering Department explained the traffic component of the project would be studied during the site plan application step in the development process; one condition of approval would be that any additional traffic impacts the project would cause on the surrounding roads must be mitigated. He noted a traffic study has not yet been conducted because that is not a requirement until a site plan application is submitted.

7:10:41 PM

3.17 Vice-Chairperson Johnson referenced the history of development application denials for the subject property and noted those denials were issued because the applicants had requested to rezone the property to RM2, which is a high residential zone. She noted the subject property is currently zoned CR – Regional Commercial, which does allow for a mixed-use type of development like the development the applicant is proposing.

7:11:08 PM

3.18 Mr. Allred stated he intends to meet all requirements of the DCMC and the Fire Code and he provided some information about the mechanisms that will be installed in the building to meet the Fire Code. He stated he will be investing between \$18 and \$20 million on the project and typically when someone invests that much money in something they maintain it and take good care of it. He stated he feels the architecture that is being proposed is very attractive and will not be degrading to the adjoining neighborhoods. He stated the rent rate for units at the development will be between \$900 and \$1,200 per month and he feels it is a class A project that will fit in well with the community.

7:12:46 PM

3.19 Commissioner Hawker inquired as to the size of commercial units that will be located on the ground level of the development. Mr. Allred stated he is not sure of the square feet of the commercial spaces, but it would be easy to determine the size by reviewing the floor plans that have been submitted. He stated they will be large enough to accommodate a nice office or several units could be combined to make enough space for a retail establishment.

7:13:24 PM

3.20 Commissioner Adams stated there was a question regarding the buffer between the proposed development and the adjacent properties and he asked how Mr. Allred would address that. Mr. Allred stated he will comply with all setback and landscape requirements of the DCMC and he believes his development will be an attractive neighbor for the neighboring properties. He reviewed an illustration including his project as well as the neighboring property; he is trying to be sensitive to the neighborhood while meeting all requirements of the DCMC. He stated that from the basement level of the closest neighboring residential unit, the owners will be able to see over the top of his project and, therefore, their views of the valley will not be impacted. He added there is nothing included in DCMC regarding a property owners' views, but he is still trying to be sensitive to that and make his development attractive for the entire community.

7:16:09 PM

3.21 Commissioner Adams reiterated the traffic issues associated with the development will be considered during the site plan phase of the project. He stated his two major concerns regarding the development are building height and traffic. Ms. Jastremsky

provided an explanation of the different types of studies that will be conducted during the site plan phase of the project and noted the building height will also be reviewed at that time; the applicant will be required to provide elevation and grading plans in order for staff to ensure the building is no taller than the allowed 45-foot building height. She noted building height is measured from the finished average grade point to the top of the roof of the building.

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3.22 Commissioner Head stated that according to the renderings that have been provided by Mr. Allred it appears that the building height will not negatively impact the neighboring properties. Ms. Jastremsky reviewed an aerial photograph of the property and stated the existing homes located closest to the subject property may have their views impacted, but the upper homes will not be impacted. Mr. Allred stated the cross-section included on his illustration went right through the closest neighboring residential property. The Planning Commission reviewed different renderings of the project to try to determine the reasons for discrepancies between materials provided by the applicant compared to materials provided by staff.

7:19:15 PM

3.23 Vice-Chairperson Johnson stated staff has indicated there is a 45-foot restriction on the building height for the CR – Regional Commercial zone. Ms. Jastremsky stated that is correct and stated that is the existing height standard in the zone; the conditions of approval for this application limit the building height to 45-feet so that the applicant cannot ask for a taller building height at a later date. She noted the applicant will also be limited to the 120 residential units that are proposed in this application. She added there is also a condition requiring the applicant to meet the requirements of the sensitive lands overlay zone relative to development of the slope on the property.

7:20:33 PM

3.24 Commissioner Adams stated that according to staff documentation it appears the applicant owns enough land to provide a landscaping buffer along the property line between the subject property and the neighboring properties. Ms. Jastremsky again reviewed the aerial photograph of the property and identified the proposed location of the building. She stated there is sufficient room to add native plantings.

7:21:13 PM

3.25 Commissioner Head asked to review a map of the property that would identify the proposed orientation of the building. Ms. Jastremsky reviewed the map used for the view study. Mr. Morey stated it is important for the Planning Commission to keep in mind that the renderings that have been provided tonight could change throughout the additional steps of the development approval process.

7:22:01 PM

3.26 Vice-Chairperson Johnson noted that no matter the type of development built on the property, the zoning allows for a building height of 45-feet. She stated that the developer could choose to build a commercial building on the property and he would still be allowed to construct a building that is the same height as the residential unit building being proposed. Ms. Jastremsky agreed.

7:22:28 PM

3.27 Commissioner Player referenced some of the concerns that were raised by the public during the public comment portion of the public hearing and noted all of those concerns will be addressed during the site plan step in the development approval process. He added, however, that views and property values are subjective and will likely not be addressed to the public's satisfaction at any time during the process. He stated there have been changes to his neighborhood that have impacted his view and lifestyle and he has had no choice but to accept it.

7:23:43 PM

3.28 Mr. Morey reiterated Mr. Ahlstrom's statement that the Fire Code only allows 100 units per single access point, but Mr. Allred is proposing 120 units. He asked if there are plans for additional access points. Mr. Allred answered yes and stated Mr. Johnson spoke during the public hearing about a potential connection to Highland Drive. He added there may also be a crash gate between the subject property and the adjacent neighborhood so that in the event of an emergency a fire truck would be able to access the property from two different spots. He stated those issues will be addressed in more detail as the application progresses.

7:24:47 PM

3.29 Vice-Chairperson Johnson summarized the application and identified reasons for which the application could be denied. Commissioner Hawker stated that he has visited the subject property in person. He stated everyone wants nice developments in Draper; the property is already zoned for a commercial use and residents need to consider that the area around them can always change.

7:26:04 PM

3.30 **Motion:** Commissioner Player moved to approve the Conditional Use Permit Request by Jim Allred, representing Think Architects for a mixed-use building with up to 31.68 dwelling units per acre equaling 120 dwelling units total, application #131115-166E, based on the findings and subject to the conditions listed in the Staff Report dated January 8, 2014. Commissioner Head seconded the motion.

Conditions:

1. The density calculation shall meet the standards defined in DCMC Section 9-16-040(a). Property containing slopes of 30% or more may not be developed and of those areas only 30% may be included in the area calculation to determine density

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

Findings are listed on the next page ...

Findings:

1. The proposed permit plans meet the intent, goals, and objectives of the South Pointe Master Plan.
 - a. It would be appropriate to incorporate second floor residential within any of these buildings in this [walkable commercial] sub area, though this condition is not a pre-requisite. Page 8
 - b. Like a downtown, this [walkable commercial] sub-area could have a variety of activities that generate interest throughout the day and evening, from shops serving local needs, like a dry cleaner, to entertainment-oriented retailers, including restaurants, cafes, bookstores, and theaters. Page 8
 - c. And as in a traditional town center, space and structures should be highly articulated. Page 8
2. The proposed permit plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. Well-sited mixed-use districts that integrate residential, retail, office, and other uses in specific areas supported by compatible infrastructure. Pg 173
 - b. Encourage development that can be adequately supported by required services and facilities; which conserves, to the extent possible, the natural and man-made environment. Pg 174
 - c. Encourage development and maintenance of quality development projects. Pg 174
 - d. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services. Pg 174
 - e. Support the physical integration of residential uses with offices and retail uses to provide opportunities for pedestrian oriented development. Pg 175
 - f. Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation. Pg 175
 - g. Allow for a diversity of residential uses and supporting services that provide for the needs of the community. Pg 176
 - h. Support a balance between jobs and housing by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations. Pg 176
 - i. Provide a variety of housing type and innovative development patterns and building methods that will result in greater housing affordability. Pg 176
 - j. Focus intense land uses along major transportation networks (such as the I-15 freeway and major arterial streets) and in urban centers (such as the town center). Less intense land uses should be located within more environmentally sensitive lands. Pg 178

- k. Promote residential uses that support the scale and function of retail, commercial, and employment uses within these [mixed-use] neighborhoods. Pg 178
3. The proposed permit plans will meet the requirements and provisions of the Draper City Municipal Code, specifically those found in the Commercial Zone Development Standards as outlined within DCMC Table 9-11-3 and the Sensitive Lands Overlay Zone Requirements and Standards as outlined within DCMC Sections 9-16-040 and 050.
4. The proposed permit plans will not be detrimental to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The public services in the area are adequate to support the subject development.
6. The proposed use will have a positive impact on future commercial development within the South Point Master Plan's Walkable Commercial Sub-Area.
7. The stepped nature of the building shown in the concept plans allows the building to utilize the slope of the mountain side and conform to the existing topography in the area thus reducing its negative effects on the surrounding natural and building environments.

7:26:39 PM

- 3.31 Commissioner Adams stated he feels the Planning Commission is trusting that as the application progresses, the citizens' concerns will be addressed. He stated the development will impact traffic issues in the area and he is hoping that those issues will be addressed during the site plan step of the development process. He added he also has concerns about the requirements for additional access points for the property.

7:28:07 PM

- 3.32 Vice-Chairperson Johnson thanked the public for participating in the meeting and she added there were a few letters from citizens that were included in the Planning Commission's meeting packet and those letters will also be made part of the public record.

7:28:13 PM

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

7:29:01 PM

- 3.34 Chairperson Gilliland rejoined the meeting.

7:30:24 PM

- 4.0 **Public Hearing: On the request of Ann Miller for approval of a Zoning Map Amendment from RA1 (Residential) to OR (Office-Residential) on 0.75 acres at 309 East 13800 South. This application is otherwise known as the Miller Property Zoning Map Amendment Request, Application #140107-309E.**

7:30:51 PM

- 4.1 Staff Report: Using the aid of a PowerPoint presentation and his staff report dated January 14, 2014, Senior Planner Dan Boles reviewed the details of the proposed application. He explained this application is a request for approval of a Zoning Map Amendment for approximately 0.75 acres located on the north-east corner of 13800 South and 300 East, at 309 East 13800 South. He explained the property is currently zoned RA1 Residential and the applicant is requesting that a Zoning Map Amendment be approved from RA1 to OR Office Residential to allow for the development of the currently vacant site as an office building. He reviewed the zoning map for the area to identify the zoning of other properties in the area. He then provided the Planning Commission with an explanation of the purpose of the OR zone, noting there are not many properties in the City with the zoning designation. He then briefly reviewed the pros and cons of the proposed development as detailed in the staff report. He provided the history of the subject property, explaining the home was built in the late 1800s and has served as a residence for many years, though for the past several years it has been vacant. He then reviewed photographs of the property and concluded after taking all issues and potential concerns into consideration, staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

7:36:36 PM

- 4.2 Commissioner Head stated asked if the building could be used as an office if it were declared a historic landmark. Mr. Boles stated that use would require a Conditional Use Permit (CUP).

7:37:16 PM

- 4.3 Applicant Presentation: Bill Miller stated the maximum square footage of any building to be construction on the property would be 9,000. He stated some neighbors have sent letters to the City expressing their concerns about a 20,000 square foot building being built on the property, but he noted that would not be allowed by DCMC due to parking requirements. He added he has tried to sell the property as a residential property for a significant amount of time; it is clear that no one is interested in living in a home on the property due to the surrounding land uses and traffic. He stated he feels the highest and best use of the property is a use permitted in the OR zone. He stated he is currently working with a buyer that is interested in locating his dental practice on the property. He stated some have expressed concern about traffic in and out of the property, but the use would only generate four to five additional vehicles per hour, which would not be a significant increase to the traffic in the area.

7:39:17 PM

4.4 Chairperson Gilliland opened the public hearing.

7:39:33 PM

4.5 Fernando Pessoa stated he is the person interested in purchasing the property; his dental practice is currently located west of the subject property, but he feels the subject property is a better location for a business such as his. He reiterated the traffic volume generated by his business is very low. He added he has no intention of requesting a zone change for a strict commercial use because he likes the ideas of his office blending in with the surrounding neighborhood. He stated his goal is to maintain the character of the property and he feels it will be a good buffer between the adjacent land uses.

7:41:29 PM

4.6 Tami Tappan stated she is very passionate about this issue; her family moved to the area three years ago and prior to moving she dealt with a very similar situation and a large temple was built 20 feet from her property, which significantly decreased the property value of her entire neighborhood. She stated she lives in the neighborhood directly behind the subject property and while it is not visible from her home she has dealt with a decent amount of theft and burglary issues in her neighborhood and that is concerning to her. She stated the subject property was for sale when she moved to the area and the owner of the property was not willing to negotiate the sale price and she believes that was because he was holding out for a commercial zoning designation in order to make more money on the sale. She added many people in her neighborhood are concerned about the traffic in the area and the addition of a commercial use. She stated it does not seem like the right location for Mr. Pessoa's business when there are so many other commercial properties available on Bangerter Highway closer to Harmon's.

7:43:40 PM

4.7 Kerri Zunkowski stated she and her husband are concerned about the traffic in the area as well as the open space south of the subject property that has not yet been developed. She stated the entire area is already congested and any increased traffic will further impact that congestion. She noted the City already has a master plan and she purchased her home based on the master plan; she does not feel the rezone request should be approved.

7:44:47 PM

4.8 Matthew Collier stated he lives at 366 Brown Farm Lane in the Lone Peak Court development; when he purchased his home he did so as an informed buyer and he was very well aware of the zoning of the properties surrounding his. He stated he was aware the subject property was zoned for residential single family homes. He stated he would propose that the Planning Commission hold true to the master plan for the community and prevent commercial uses from creeping into the area.

7:46:01 PM

4.9 Jeff Thomas stated he also lives on Brown Farm Lane; the area has changed dramatically, but he does not feel the OR zone is a good buffer for the adjacent land uses. He stated he feels it actually creates an island and he is concerned about the other types of land uses that may creep in as a result of the approval of OR zoning for the subject property. He stated the property is zoned for residential use and the owner has said it was very difficult to sell it, but he noted that is due to the high price of the property. He stated he feels the property is still suitable for residential development and he does not want to see the zoning changed.

7:47:48 PM

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

7:47:56 PM

4.11 **Motion:** Commissioner Adams moved to forward a negative recommendation to the City Council for the Miller Property Zoning Map Amendment Request by Ann Miller, rezoning the property from RA1 to OR, application 140107-309E. Commissioner Hawker seconded the motion.

7:48:25 PM

4.12 Commissioner Johnson stated the property is very interesting and she feels there are other zoning options that would provide a good buffer between nearby land uses.

7:49:04 PM

4.13 Commissioner Player stated that he feels the office use that has been described for the subject property with substantial landscaping and fencing could look like a house with the exception of the associated parking spaces. He added the development would facilitate the removal of the old structure located on the property, which looks very antiquated. He concluded he feels the proposed development would enhance the neighborhood.

7:49:44 PM

4.14 Commissioner Head stated he agrees with Commissioner Player and noted a corner residential lot in that area is not attractive to prospective buyers. He stated there are other dental offices on corner lots on very busy streets throughout the City that actually look very nice. He stated he also feels the proposed development would fit very well in the neighborhood. Commissioner Johnson agreed and added she feels the development would provide the feeling that exists in the Town Center Zone.

7:50:26 PM

4.15 Commissioner Adams stated his biggest concern is preventing the creep of commercial uses further into the neighborhood.

7:50:43 PM

- 4.16 **Vote:** A roll call vote was taken with Commissioners Adams and Hawker voting in favor of forwarding a negative recommendation to the City Council. Commissioners Player, Head, and Johnson voted in opposition of the motion; the motion failed on a three to two vote.

7:50:59 PM

- 4.17 **Motion:** Commissioner Head moved to forward a positive recommendation to the City Council for the Miller Property Zoning Map Amendment Request by Ann Miller, rezoning the property from RA1 to OR, application 140107-309E, based on the findings and subject to the conditions listed in the Staff Report dated January 14, 2014. Commissioner Player seconded the motion.

Findings:

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

7:51:30 PM

- 4.18 Commissioner Adams asked if there is anything in DCMC that would require the building built on the property to look like a home. Mr. Boles answered no, but

added there are design guidelines specific to the OR zone, such as a 24-foot maximum building height, which is less than the maximum height allowed for residential dwellings.

7:52:10 PM

4.19 Commissioner Johnson asked if the owner will be required to erect a fence around the property. Mr. Boles DCMC requires an eight foot tall masonry or precast concrete wall between commercial and residential land uses; the OR zone falls within the commercial zoning category and, therefore, the owner would be required to erect an eight foot wall. Commissioner Johnson stated she understands these issues will be dealt with at the site plan phase of the development. There was a brief discussion regarding the manner in which the property can be developed according to the zoning designation being requested. Chairperson Gilliland stated that the Planning Commission is simply a recommending body and the City Council will make the final decision regarding the zoning designation for the property. He stated it may be good for the City Council to be presented with information regarding why the property did not sell with the residential zoning designation.

7:55:51 PM

4.20 **Vote:** A roll call vote was taken with Commissioners Head, Player, and Johnson voting in favor of forwarding a positive recommendation to the City Council. Commissioners Adams and Hawker voted in opposition; the motion carried on a three to two vote.

7:56:19 PM

5.0 **Public Hearing: On the request of Ty Cragon, representing Tom Stuart Construction, for approval of a Site Plan in the M1 (Manufacturing) zone to allow two office/warehouse building on approximately 15.39 acres at 13702 South 200 West. This application is otherwise known as the Bangerter Ridge Business Park Commercial Site Plan Request, Application #130917-13702S.**

7:56:58 PM

5.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated January 14, 2014, Senior Planner Dan Boles reviewed the details of the proposed application. He explained this application is a request for approval of a Commercial Site Plan for approximately 15.39 acres located on the west side of 200 West and the Bangerter Highway, at 13702 South 200 West. He noted the property is zoned M1 Manufacturing and the applicant is requesting that a Site Plan be approved to allow for the development of the currently vacant site as two office/warehouse buildings. He reviewed the zoning map for the area and identified other businesses and land uses near the subject property. He also identified the proposed layout of the property, identifying proposed access points, parking areas, and the orientation of the buildings on the property. He explained the Rocky Mountain Power corridor runs through the north-west corner of the property but

approval has been granted to use it for additional truck parking. He reviewed the landscaping plan and noted the proposed landscaping meets the requirements of the DCMC; he also reviewed the elevations plan for the buildings and stated concrete tilt/up material is a primary building material. He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

8:01:36 PM

- 5.2 Applicant Presentation: Ty Cragon stated the owner of the project is very enthusiastic about it and he hopes to receive approval from the Planning Commission.

8:02:14 PM

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

8:02:25 PM

- 5.4 Motion: Commissioner Player moved to approve the Commercial Site Plan Request by Ty Cragon, representing Tom Stuart Construction to allow office/warehouse buildings on the subject site, application 130917-13702S, based on the findings and subject to the conditions listed in the Staff Report dated January 14, 2014. Commissioner Adams seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. All plans are to be stamped and signed by a professional engineer, registered in the State of Utah with the exception of the landscape plan which is to be stamped by a landscape architect.
6. That the site and building is constructed as depicted in the plans submitted to the City and presented to the Planning Commission January 23, 2014.
7. That any changes to the approved site plan are submitted to staff and proceed through the system to receive approval of said changes.
8. That all lighting is cut off and fully shielded per requirements of chapter 9-20 of the Draper City Municipal Code.
9. That light poles are limited to twenty feet in height and are black in accordance with chapter 9-20 of the Draper City Municipal Code.

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

Findings:

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

8:03:00 PM

- 5.5 Commissioner Hawker stated he appreciates the fact that the applicant has not requested any deviations to the DCMC requirements for the development. Commissioner Player agreed and stated the plan looks very 'clean'.

8:03:26 PM

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

8:03:40 PM

- 6.0 **Staff Reports:** Staff provided the Planning Commission with a report regarding the recent actions of the City Council. The Planning Commission had a brief discussion regarding the policy to email a copy of the City Council action taken report to all members of the Commission.

8:05:45 PM

- 6.1 Chairperson Gilliland led the Planning Commission in a discussion regarding upcoming calendar items for the body.

8:11:28 PM

- 6.2 Commissioner Adams asked if it would be possible for the person preparing the staff reports included in the Planning Commission packet to include their direct phone number in the event that any Commission member has a question regarding the application that is subject to the staff report. Ms. Olsen stated that information is included on the agenda.

8:12:28 PM *This item was heard out of order*

- 2.0 **Action Item: Election of the Chairperson and Vice-Chairperson.**

8:12:28 PM

- 2.1 Commissioner Johnson expressed her interest in serving as the Chair of the Body. She stated she has been a member of the Planning Commission for 11 years.

8:15:08 PM

- 2.2 Chairperson Gilliland stated that he does not feel it matters too much who is the Chair of the body, but noted he is willing to step down as the Chair if other Planning Commissioners are interested in filling that position.

8:16:58 PM

- 2.3 **Motion:** Commissioner Player nominated Drew Gilliland to continue serving as the Planning Commission Chair.

8:19:11 PM

- 2.4 Discussion regarding the appropriate person to serve as the Planning Commission Chair continued.

8:25:48 PM

- 2.5 Mr. Ahlstrom stated the Planning Commission bylaws indicate that if more than one member is nominated for either leadership position, a simple majority of the Commissions present, during a silent vote, will determine the appointee. He stated Commissioner Johnson has expressed interest in serving as the Chair and he feels it is time for the Commission to vote; he noted it is appropriate for the alternate Planning Commissioner's present to vote. Commissioner Johnson stated she

prefers not to nominate herself and if no other member of the Commission wishes to nominate her she will support Commissioner Player's motion to allow Chairperson Gilliland to continue serving in the capacity of Chair.

8:27:12 PM

2.6 **Motion:** Commissioner Head nominated Leslie Johnson to serve as the Planning Commission Chair.

8:29:19 PM

2.7 The Planning Commission then took a silent vote to elect a Chair. Ms. Olsen declared that Leslie Johnson was elected.

8:29:58 PM

2.8 **Motion:** Commissioner Gilliland nominated Jeff Head to serve as Vice Chair.

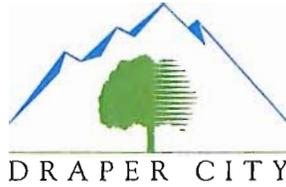
8:32:14 PM

2.9 Commissioner Head was elected as the Planning Commission Vice-Chair on a unanimous vote.

8:32:21 PM

7.0 **Adjournment:** Commissioner Player moved to adjourn the meeting.

7.1 **A voice vote was taken with all in favor. The meeting adjourned at 8:32:21 PM.**



Development Review Committee

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

STAFF REPORT

February 18, 2014

To: Draper City Planning Commission
Business Date: February 27, 2014

From: Development Review Committee

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

Re: Smith Property Zone Change II – Zoning Map Amendment Request

Application No.: 140124-12052S
Applicant: Bryon Prince, representing Ivory Development
Project Location: Approximately 12052 South 300 East
Zoning: A5 Agricultural Zone
Acreage: 9.02 Acres (Approximately 392,911 ft²)
Request: Request for approval of a Zoning Map Amendment changing the zoning designation from A5 to RM1.

SUMMARY AND BACKGROUND

The request is to modify the zoning for the property located at 12052 South 300 East. Specifically, the applicant would like to change the zoning from A5 (Agricultural) to RM1 (Multi-Family Residential) which allows up to 8 housing units per acre. If approved, the applicant anticipates building a mix of townhomes and single family homes on the property.

In the mid-1990's, the property to the west began to develop into condos and townhomes and were built out by 2002. During that same time period, Juan Diego High School was constructed to the north and the property to the south was rezoned CC (Community Commercial) though that property has, along with the subject property, continued to be farmed. Additionally during that same time frame, the property to the west on 12000 South was subdivided into roughly one acre lots and had nearly completed build out by 2000. Additionally, several properties were subdivided into roughly half-acres along 300 East and 12100 South.

The subject property has been zoned A5 and has been anticipated to be agricultural or low density residential land as far back as staff was able to determine. The property has been actively farmed to the current day.

In 2013, the property was the subject of much discussion as an application was taken through the process to change the land use designation to high density and rezone the property to RM2 which would allow up



to 12 homes to the acre. After consideration, the Planning Commission recommended that the City Council deny the application. The City Council also considered the application and followed that recommendation citing that the RM2 zone didn't provide an adequate buffer between the existing high density to the west and the low density to the east. Traffic and parking with the school was also cited as a concern.

ANALYSIS

Current General Plan and Zoning. The Land Use Map of the General Plan calls for the Residential Low/Medium Density land use designation for the subject property. This category “includes areas of very large lot single-family neighborhoods and ranchettes.” The property has been assigned the A5 Agriculture zoning classification. The purpose of the A5 zone is to “maintain the status of large tracts of agricultural land by allowing most commercial agricultural uses. Typical uses include farming, dairy, and cattle production.” The A5 Agriculture zoning designation is identified by the General Plan as a preferred zoning classification for the Residential Low/Medium Density land use designation. The property is surrounded by RM1 zoning to the west, Community Commercial to the south, RA1 to the west and RA2 to the north.

Land Use Map

The Draper City General Plan states “A general plan is an expression of long-term community intentions regarding the future development and physical form of the community. It is a living fluid document that is not static but is reviewed and updated periodically by the City. It contains maps, goals, objectives and policies that are used to coordinate and implement land use decisions with other decisions about infrastructure, parks, recreation and open space, city services, housing supply and affordability and public resources such as air and water.” In the Land Use Element of the General Plan, it states, “The purpose of the Land Use Element is to encourage the orderly and efficient distribution of land uses in the city. A full range and mix of land uses, including rural, suburban, and urban neighborhoods; employment, commercial recreational; cultural, and preservation areas are provided in this Element.”

The applicant has opted to not ask for a change in Land Use Designation on the subject property. Neither Utah State nor Draper City Municipal Code require the zoning and land use designations to match as the General Plan is a guiding document. In such cases, an applicant will sometimes amend the Land Use map to keep the two consistent, but not always. In this case, the General Plan suggests Residential Low/Medium density which would be consistent with a RA1 or RA2 zone. RM1, which the applicant is seeking comes under the Residential High Density land use category.

Zoning Map

The Lot is currently zoned A5 (Agricultural), which is consistent with the current land use category but not with the proposed land use of high density. It is also an island of agricultural in a sea of residential uses ranging from a school and commercial to low and high density residential.

Concerning the addition of traffic and the greater burden it will put on the system, the Draper City Engineering Department has stated the following:

The proximity of 150 East and 12200 South as minor collectors and 12300 South and State Street as arterials to the Smith Family parcel provide for outlets from the two adjacent local streets 11950 South and 300 East. There may be increased wait times at the intersections of the collectors, but not outside the capacity of those collectors. Local streets are intended for slow traffic, driveway connections, and minimal cut-through traffic. By changing the land use and zoning to high density residential it greatly increases the potential daily trips from the parcel, but does not greatly impact the area due to its proximity to larger capacity roadways.

Specific information regarding the impact of the land use amendment and zone change to the traffic of the adjacent school or from it will require an analysis by the applicant.

There are a number of reasons why the Planning Commission may want to recommend approval of this request but there are also a number of reasons why a negative recommendation may be warranted. The following is an outline of those reasons, both positive and negative.

Arguments for the change

- The property is within close, easy walking proximity to existing commercial facilities. Walking distance is typically within a quarter mile radius and may extend to a half mile. Many facilities are within this quarter to half mile radius making this facility highly walkable.
- There are high density developments within the immediate vicinity. Multi-family developments ranging from 6.69 to 21.2 units per acre are all within a half mile radius of the property. 8 units to the acre would not be a departure from what is there already.
- A multi-family development would be subject to the development standards for multi-family developments found in section 9-32 of the Draper City Municipal Code. These guidelines regulate such aspects of a site plan as building materials, integration with street systems, amenities, height of structures, etc. This would provide another level of protection to the neighbors on all sides of the development that would be affected by this potential change. A site plan for a multi-family project would be required to be approved by Planning Commission.
- Single-family residential will be required to be platted and each lot would be required to have 10,000 ft² minimum area. This would result in a roughly 40 unit subdivision or roughly 4.3 units per acre.
- A traffic study was performed with the original submittal in 2013. The conclusion of the study performed by Hales Engineering was that the roads could handle the increase in traffic.

Arguments against the change

- The RM1 zoning Category does not conform to the General Plan land use map which suggests Residential, Low/Medium density to be the most appropriate use of the property. This would translate to RA1 or RA2 zoning classifications.
- The RM1 zone, though a better buffer between the high and low density in the area, still does not provide an adequate buffer between the high density on the west of the property and the low density single-family residential on the east.
- Though the roads may be classified and thought to be able to handle the additional traffic in the area, in reality it would add more traffic to the area.
- Parking on the street is already an issue with the school in the area. Adding more traffic and parking on the streets will exacerbate the parking situation.
- A Multi-family development is out of character with the low density residential to the east of 300 East.

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

Zoning Map Amendment, Code §9-5-060:

- (e) Approval Standards. A decision to amend the text of this Title or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making an amendment, the City Council should consider the following factors:

- (1) Whether the proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
- (2) Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
- (3) Whether the proposed amendment is consistent with the standards of any applicable overlay zone.
- (4) The extent to which the proposed amendment may adversely affect adjacent property; and
- (5) The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Zoning Map Amendment submission and have following comments:

We have reviewed the subject zone map amendment application and recommend approval. In accordance with the provisions of Section 9-5-060(e) of the Draper City Municipal Code (DCMC), we speak primarily to the adequacy of facilities and services intended to serve the subject property. In making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:

1. *The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection;*

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

- a. Connectivity with this parcel is not an issue. It has fronting access to both 11950 South and 300 East. The added traffic daily trips from the proposed zoning and land use of the subject parcel are in the opposite direction as the peak traffic in the area associated with the adjacent school. In the morning peak period trips from the proposed parcel are in the opposite direction as the school traffic. And in the afternoon peak period, the anticipated peak trip generation returning to the subject parcel would be at a different time as the afternoon peak of the school. Aside from the occasional special event, the application to amend the land use and change the parcel zoning on the subject property do not greatly impact the level of service of 11950 South and 300 East.
- b. There are no storm drainage facilities fronting the property in 300 East. At the south end of the parcel there is a storm drainage line that eventually ties into the system that is owned and maintained by Utah Department of Transportation (UDOT) in 12300 South. Similarly, at the western edge of the parcel on 11950 South there is a storm drainage line that eventually ties into an UDOT system at Interstate 15 (I-15). Connecting the onsite runoff into either of these

systems will be difficult due to shallowness. The city cannot authorize a connection to the existing irrigation facilities located onsite, including field drains or ditches. Any discharge must still comply with onsite detention required in accordance with the provisions of the site plan requirements within the Draper City Municipal Code.

- c. Sanitary sewer facilities will be provided by South Valley Sewer District. Any site plan application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
- d. Culinary water service is provided by WaterPro. Any site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Zoning Map Amendment by Bryon Prince, representing Ivory Development, application 140124-12052S. This recommendation is based on the following findings:

- 1. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.
- 2. That the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan, such as:
 - a. Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.
 - b. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.
 - c. Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that reenergize an area.
- 3. That all five findings for a zone change, as contained in 9-5-060(e) and outlined in this staff report, are satisfied.
- 4. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
- 5. That the proposed zone change is harmonious with the overall character of existing development in the vicinity of the subject property.
- 6. That due to the fact that 198 multi-family units exist on the adjacent parcels to the west, approval of the zoning request will not introduce a new standard in the neighborhood.
- 7. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Smith Property Zone Change II Zoning Map Amendment Request by Bryon Prince, representing Ivory Development rezoning the subject property from A5 to RM1, application 140124-

12052S, based on the findings listed in the Staff Report dated February 18, 2014.”

1. List any additional findings...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Smith Property Zone Change II Zoning Map Amendment Request by Bryon Prince, representing Ivory Development rezoning the subject property from A5 to RM1, application 140124-12052S, based on the following findings:”

1. List any findings...

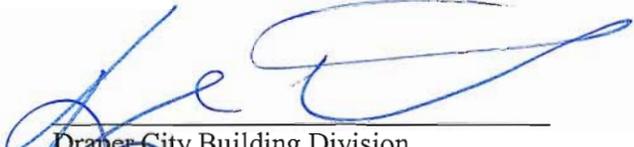
DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

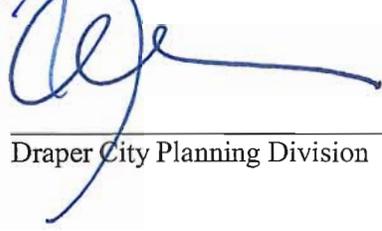


Draper City Engineering Division

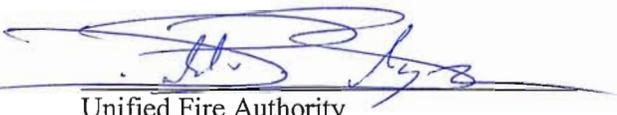
Draper City Operations Division



Draper City Building Division

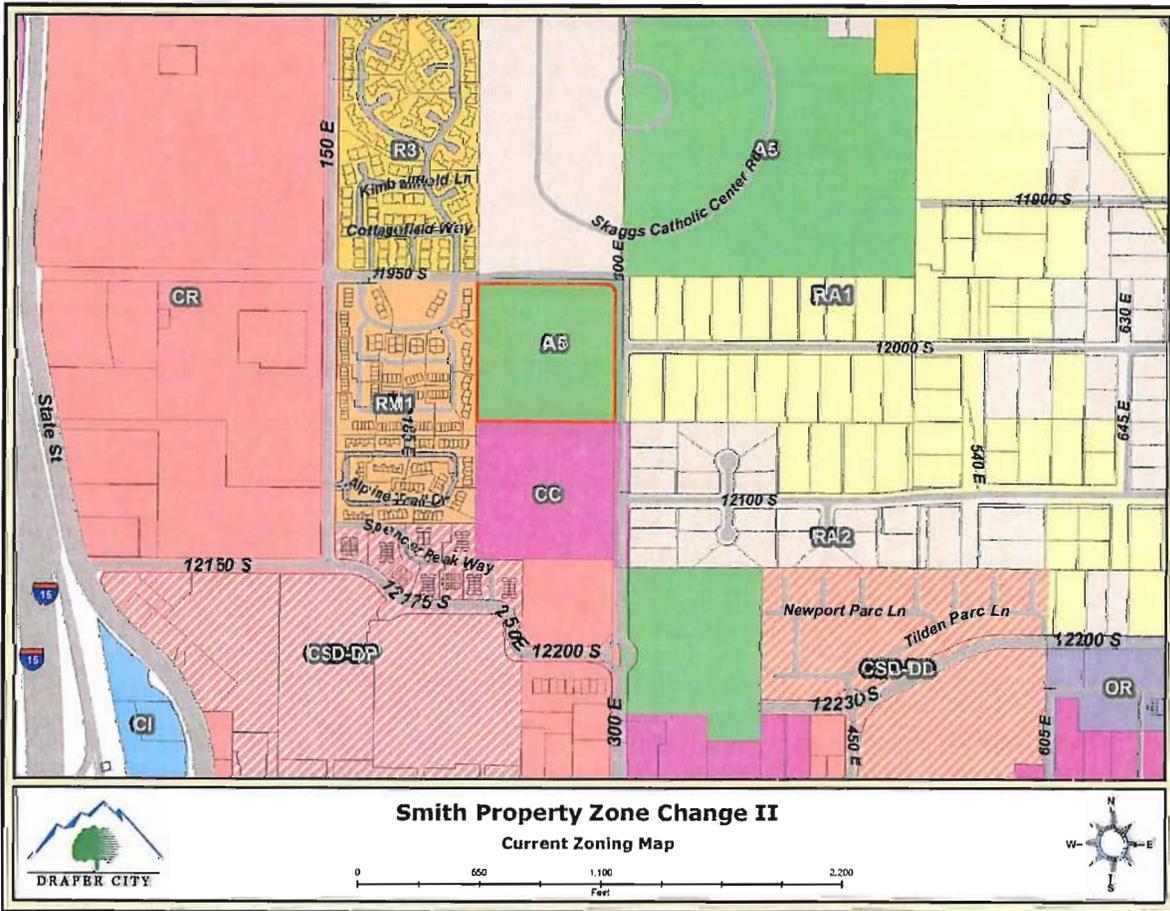
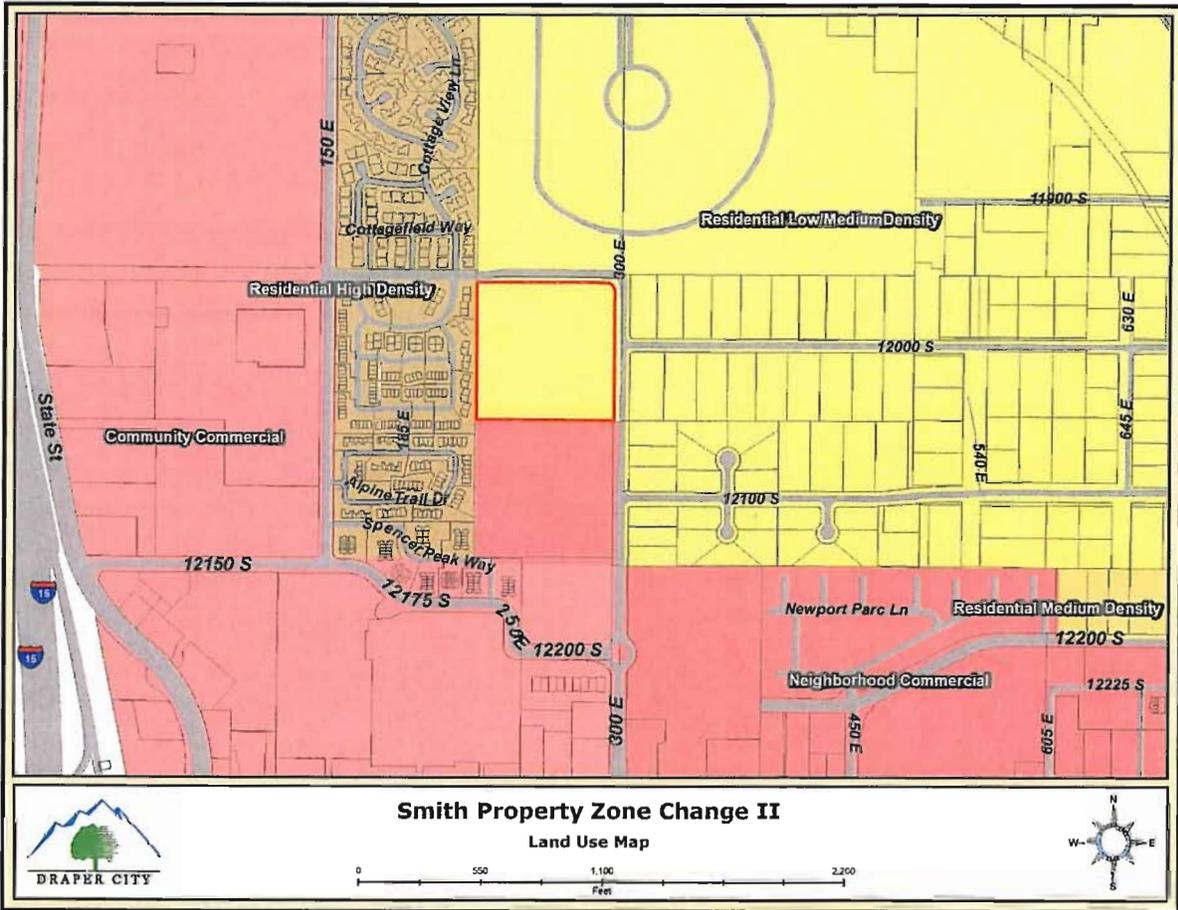


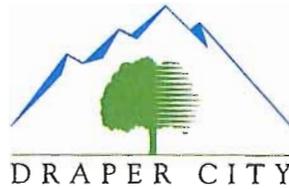
Draper City Planning Division



Unified Fire Authority

Draper City Legal Counsel





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

STAFF REPORT
February 18, 2014

To: Draper City Planning Commission
Business Date: February 27, 2014

From: Development Review Committee

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

Re: Wheadon Farm Regional Park – Site Plan Request

Application No.: 131216-310E
Applicant: Morgan Selph, representing Salt Lake County Parks and Recreation
Project Location: Approximately 310 east 13800 South
Zoning: RA1 and A5 Residential and Agricultural Zone
Acreage: 63 Acres (Approximately 2,744,280 ft²)
Request: Request for approval of a Site Plan in the RA1 and A5 Residential and Agricultural zone to allow a “Municipal Use” specifically a park.

SUMMARY

This application is a request for approval of a Site Plan for approximately 63 acres located approximately between 300 East and 500 East and 13800 South and 14200 South. Of course not all of that area is the proposed park. The Property has two “fingers” which stretch out to Bangerter Parkway and 13800 South providing access to the property. The property is currently zoned RA1 Residential and A5 Agricultural. A municipal use is listed as a permitted use in both the RA1 and A5 zones and specifically lists a park as an example of such a use.

BACKGROUND

This property has a long history. This approximately 68 acre site was previously owned by Gene Wheadon and he desired it to remain as either agricultural or open space. For this reason the property was placed in a conservation easement with Utah Open Lands on February 14, 1997 which restricted the use of the property. The roughly four acres on 13800 South that has become the Wheadon subdivision was also part of this conservation easement but was able to dispute the easement on their property. The remaining 63 acres however has remained subject to the easement. As a result, even an improved park on the property is limited in scope. The site has therefore been designed as a much more passive park with a few trails, two small buildings and limited sports fields.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Open Space/Parks land use designation for the subject property. This category “...encompasses the City’s established parks and public/private golf courses, greenbelts/linear parks that serve to link these areas together and large retention areas that have recreational potential and natural area open space. This category applies to natural areas that have the potential to be permanent open space. Much of this classification is the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation. A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits.”

The property has been assigned the RA1 - Residential and A5 - Agricultural zoning classifications. While the A5 zone is a preferred zone under the Open Space category, the RA1 zone is not. That said, the RA1 zone is in place and the property is vested with that zoning category. The property, as previously mentioned is further restricted by the conservation easement which was placed on it in 1997. The property is surrounded by a variety of zoning categories ranging from residential to commercial, including RA1, RA2, RM1, CC, IC, R3, and RSD – South Fork.

Site Plan Layout. The applicant has submitted a site plan showing the basic layout of the proposed park. Two canals run diagonally through the property, one on the south-east corner and one through the north-west section. Approximately two-thirds of the 63 acre property are to be left alone and will remain in the state that it’s in now. The remaining third or 19 acres will be improved as a formal park with fields, pavilions, a restroom and parking.

The site will gain access through a City owned property to the west from Bangerter Parkway. An agreement with the City must be approved by the City Council before any work commences on the property. They are also proposing an entrance to be shared with the recently approved Black Sage Office building to the north of their property on Bangerter Parkway. They are proposing this to keep entrance points on Bangerter Parkway to a minimum and to meet City standards for spacing of ingress/egress points on a major street. The third entrance point is proposed on 13800 South at approximately 350 East.

The site has been designed with three parking areas. One is proposed adjacent to 13800 South, one in the center of the park and one on the west adjacent to Bangerter Parkway. A trail system will allow access throughout the site with the exception of the far south-east section across the Draper City Canal. A single pavilion and restroom will service the park and will be placed in the center of the park area among some of the improved and landscaped areas.

Landscaping. Because of the size of the site, it may be easier to discuss landscaping in terms of acreage as opposed to square footage. The site contains approximately 7.9 acres of hardscape between parking areas, trails and sidewalks and pavilion/restroom areas. Of the remaining 55.1 acres, approximately 11.4 acres or 18% is designed as formal improved turf and tree areas while the remaining 43.7 acres or 69% is passive existing, native vegetation to remain. Of the area to be disturbed, approximately 59% will be formal landscaping improved by the county. Of the full 63 acres owned by the County, 55.1 acres or 87% will be either passive, open space landscaping or formal, improved landscaping. This requirement meets and exceeds the requirement of 20% landscaping outlined in the City code.

The formal landscaping is limited in area to the center of the site and the “finger” that extends to Bangerter Parkway. The finger will be largely sod with trees outlining that area. It will be the only area to have formal fields for sports. The landscaping in the center of the site will also have turf but will not be used for formal sports activities sponsored by the County. There will also be a play area for the kids in

the area located around the restroom and pavilion. Areas of turf will surround this general area for picnics, games or other gatherings.

Many Trees and grasses are proposed to be used throughout the site. Trees such as Maple, Hackberry, Ash, Locust, Crabapple, Pear, Linden, Elm and Pine are proposed throughout the site. A couple of less common varieties such as Horsechestnut, Catalpa, and May Day trees are also proposed. The existing trees that line the property next to Wheadon Preserve subdivision to the west of the north parcel will remain and will be phased out as they become unhealthy. But for now, the trees will remain.

Parking. According to Table 9-25-1 of the City Code, the use of “Park” requires 12 parking spaces per acre. In an effort to not over park the site, the parking need has been calculated off of the 19.3 acres of improved area as that will likely draw the biggest parking need. As such, 232 parking stalls are required for the site. With a natural adjustment range of 10% above or below 232, the facility may have as many as 255 stalls. The site has been designed with 251 stalls between the parking areas on the west and in the center. The parking area on the north will be an unimproved area to be used by people wanting to visit the working farm that will remain on the northern parcel and will only be used seasonally.

Architecture. Because of the conservation easement, buildings are very limited in scope on the site. A pavilion is proposed in the center of the site. The pavilion will be 64’X40’ or 2,560 square feet. It is designed to look like a barn and a rendering can be seen in exhibits attached to this staff report. The restroom is in the same general area and will be approximately 800 square feet. It will also be designed with the same style as the pavilion. Because this has been classified as a Municipal Use, the design standards do not apply to the proposed structures on the site.

Fencing. Throughout the site, fencing will be used to separate various areas. Again, because of the conservation easement, the fencing is restricted in materials and size, etc. The applicant is proposing a three rail fence. An access gate will be provided on Beechwood Drive and another gate into the area labeled “Existing Agricultural Use”. This will be only as access for those farming that parcel. They currently access that property using this same access point, this will just formalize that access point.

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

- (e) Standards for Approval. The following standards shall apply to the approval of a site plan.
 - (1) The entire site shall be developed at one time unless a phased development plan is approved.
 - (2) A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:
 - (i) Considerations relating to traffic safety and traffic congestion:
 - (A) effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (B) layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;

- (C) arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;
 - (D) location, arrangement, and dimensions of truck loading and unloading facilities;
 - (E) vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (F) surfacing and lighting of off-street parking facilities; and
 - (G) provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
- (ii) Considerations relating to outdoor advertising:
- (A) compliance with the provisions of Chapter 9-26 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
- (iii) Considerations relating to landscaping:
- (A) location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
 - (B) planting of ground cover or other surfaces to prevent dust and erosion;
 - (C) unnecessary destruction of existing healthy trees; and
 - (D) compliance with the Draper City General Plan guidelines to promote consistent forms of development within the districts of the City as identified in the General Plan.
- (iv) Considerations relating to buildings and site layout:
- (A) the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and
 - (B) exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.
- (v) Considerations relating to drainage and irrigation:
- (A) the effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (B) the need for piping of irrigation ditches bordering or within the site.

- (vi) Other considerations including, but not limited to:
 - (A) buffering;
 - (B) lighting;
 - (C) placement of trash containers and disposal facilities; and
 - (D) location of surface, wall and roof-mounted equipment.

- (3) In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.

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

- (5) Building permits for individual uses with an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

REVIEWS

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

1. An agreement for access through the Draper City property shall be approved by the City prior to any construction. Applicant shall submit a draft agreement, easement form, and easement description for city review and approval.
2. That the site is developed according to the plans submitted, reviewed and approved by the Planning Commission on February 27, 2014.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan submission and have issued a recommendation for approval for the request with the following proposed conditions:

General Items

3. An agreement for access through the Draper City property shall be approved prior to any construction. Applicant shall submit a draft agreement, easement form, and easement description for city review and approval.
4. Access on Bangerter Parkway is not consistent with the Access Management Guidelines of the Draper City Master Transportation Plan. Access shall be shared with adjacent property. A copy of the recorded Shared Access Management Easement shall be provided.
5. The application shall include letters from sewer and water providers, addressing the feasibility and requirements to serve the project.

Grading & Drainage

6. A Drainage Report shall be submitted in accordance with the provisions of the Drainage Design Criteria as required in Section 11-2-04 of the DCMC.
7. Hydraulic and hydrologic storm drainage calculation using the ten year storm event for detention facilities and one hundred year storm event for retention facilities shall be provided in accordance with Section 9-5-090(d)(1)(iv)(B)(7) of the DCMC.
8. Plans indicate on-site storm water retention with no discharge to the public system. Justification must be presented for not connecting into public storm drain system. Otherwise, plans shall indicate on-site detention and specifically indicate compliance with the provisions of Section 9-5-090(d)(1)(iv)(B)(6) of the DCMC which indicates Grading & Drainage Plans shall show detention basins, orifice plates, outlets to off-site facilities, and off site drainage facilities. A maximum storm water release rate of 0.1 cubic foot per second per acre shall be the maximum permitted discharge.
9. Plans shall indicate provisions for emergency drainage overflow from the low point in the road to the canal.
10. Applicant's Engineer shall verify elevations of outlet pipe and high water elevation of canal to ensure proper drainage of outlet pipe.
11. Detention basin control structure detail shall indicate additional information. The City may have less expensive options for consideration. Applicant's Engineer may contact City's Storm Drain Engineer, Robert Markle (801-576-6360) to review options.
12. Plans shall indicate the adjustment of detention basin cut slope to 2' behind 6' sidewalk and adjust drainage structures accordingly as indicated on the red-line check print.
13. Plans shall indicate additional information for retention basins, including required volume, provided volume, and high water elevation.

14. Plans or other submitting documents shall include the consent of adjacent land owners for any land disturbance activity that requires entry onto adjacent property in accordance with Section 18-3-050 of the DCMC. Applicant shall obtain the written consent of the adjacent property owner or their authorized representative and shall file a copy of such consent with the City prior to the preconstruction meeting.
15. Approval letter from the East Jordan Canal permitting a drainage connection or modifications to the East Jordan Canal shall be provided.
16. A Flood Control Permit from the Salt Lake County Flood Control is required for any drainage connection or modifications to any canal, stream, or stream banks. A copy of the permit must be submitted to the City prior to the preconstruction meeting.
17. Owner should be aware of the shorter design life of corrugated metal pipe and may want to consider other materials for the underground storage system.

Street Improvements

18. Plans shall indicate a 6' wide sidewalk along the park access road through the Draper City parcel. Sidewalk shall be adjusted to back of curb near entrance to eliminate park strip.
19. Applicant shall clarify purpose of installing a dip drive approach and gate on Beachwood Drive, which will restrict pedestrian access. Plans shall include standard detail of dip drive approach.
20. A Deed of Dedication, including survey description, shall be provided for 13800 South Street dedication along project frontage.

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

Unified Fire Authority Review. The Unified Fire Authority has completed their review of the Site Plan submission and has issued a recommendation for approval for the request with the following proposed conditions:

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-four (24) feet and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required** there shall be a total of 1 hydrants required spaced at 300ft. increments, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 2000GPM for full 2 hour duration.
3. **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.

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

STAFF RECOMMENDATION

Staff recommends approval of the request for a Site Plan by Morgan Selph, representing the Salt Lake County Parks and Recreation, application 131216-310E, subject to the following conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting and the conditions outlined in this.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. An agreement for access through the Draper City property shall be approved by the City prior to any construction. Applicant shall submit a draft agreement, easement form, and easement description for city review and approval.
5. That the site is developed according to the plans submitted, reviewed and approved by the Planning Commission on February 27, 2014.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan by:
 - a. helping to create a balanced community where residents can live, work and play, and have their essential needs met;
 - b. encouraging development and maintenance of quality development projects;
 - c. supporting regional land use policies, patterns, and planning;
 - d. helping to provide a balance of live, work, and play land uses and development intensities;
 - e. Protecting an adequate portion of land as permanent open space.
 - f. Providing resources and encourage development of a city-wide trail system.
2. The proposed development plans meet the general requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans meet the adopted Master Area Plan for the site.
4. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
5. The proposed development conforms to the general aesthetic and physical development of the area.
6. The public services in the area are adequate to support the subject development.

MODEL MOTIONS

Sample Motion for Approval – “I move we approve the Site Plan Request by Morgan Selph, representing Salt Lake County Parks and Recreation for a site plan for a regional park, application 131216-310E, based on the findings and subject to the conditions listed in the Staff Report dated February 18, 2014 and as modified by the conditions below:”

1. List any additional findings and conditions...

Sample Motion for Denial – “I move we deny the Site Plan Request by Morgan Selph, representing Salt Lake County Parks and Recreation for a site plan for a regional park, application 131216-310E, based on the following findings:”

1. List any additional findings...



DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

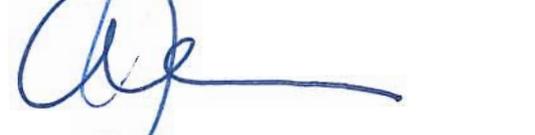


Draper City Engineering Division

Draper City Operations Division



Draper City Building Division



Draper City Planning Division

Draper City Legal Counsel



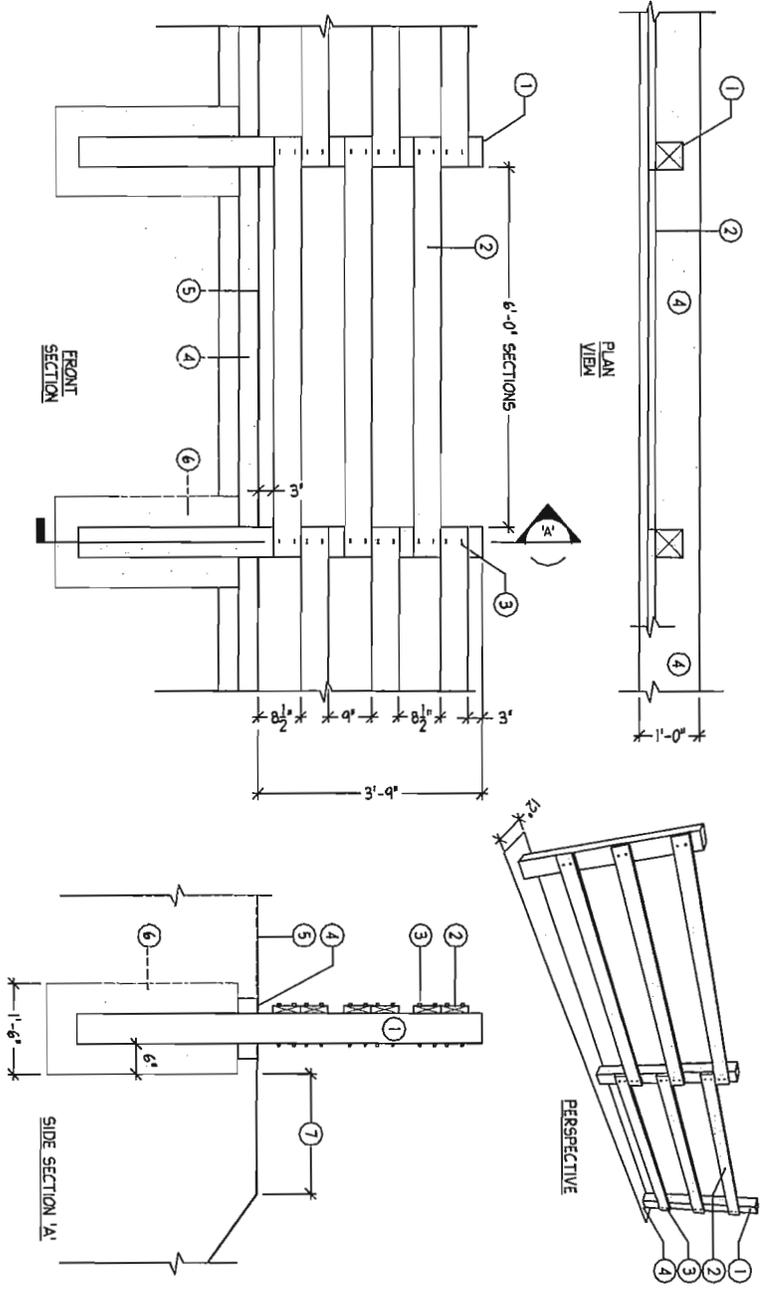
Unified Fire Authority

E

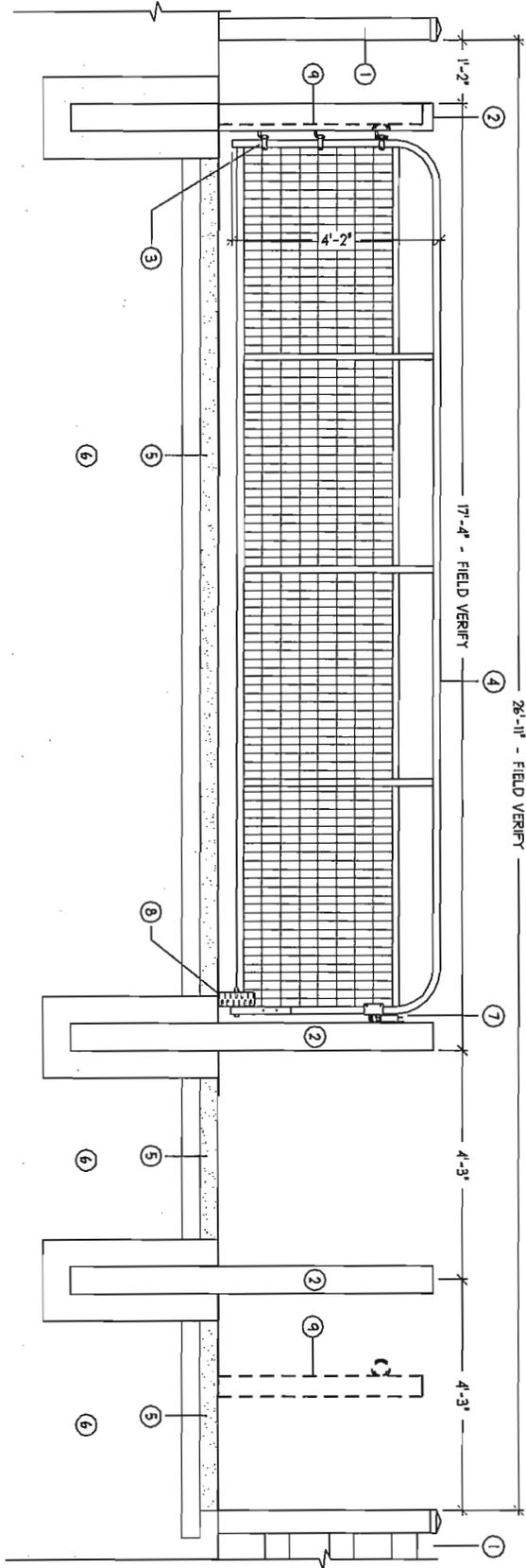
TIMBER FENCE

SCALE: NTS

SECTION



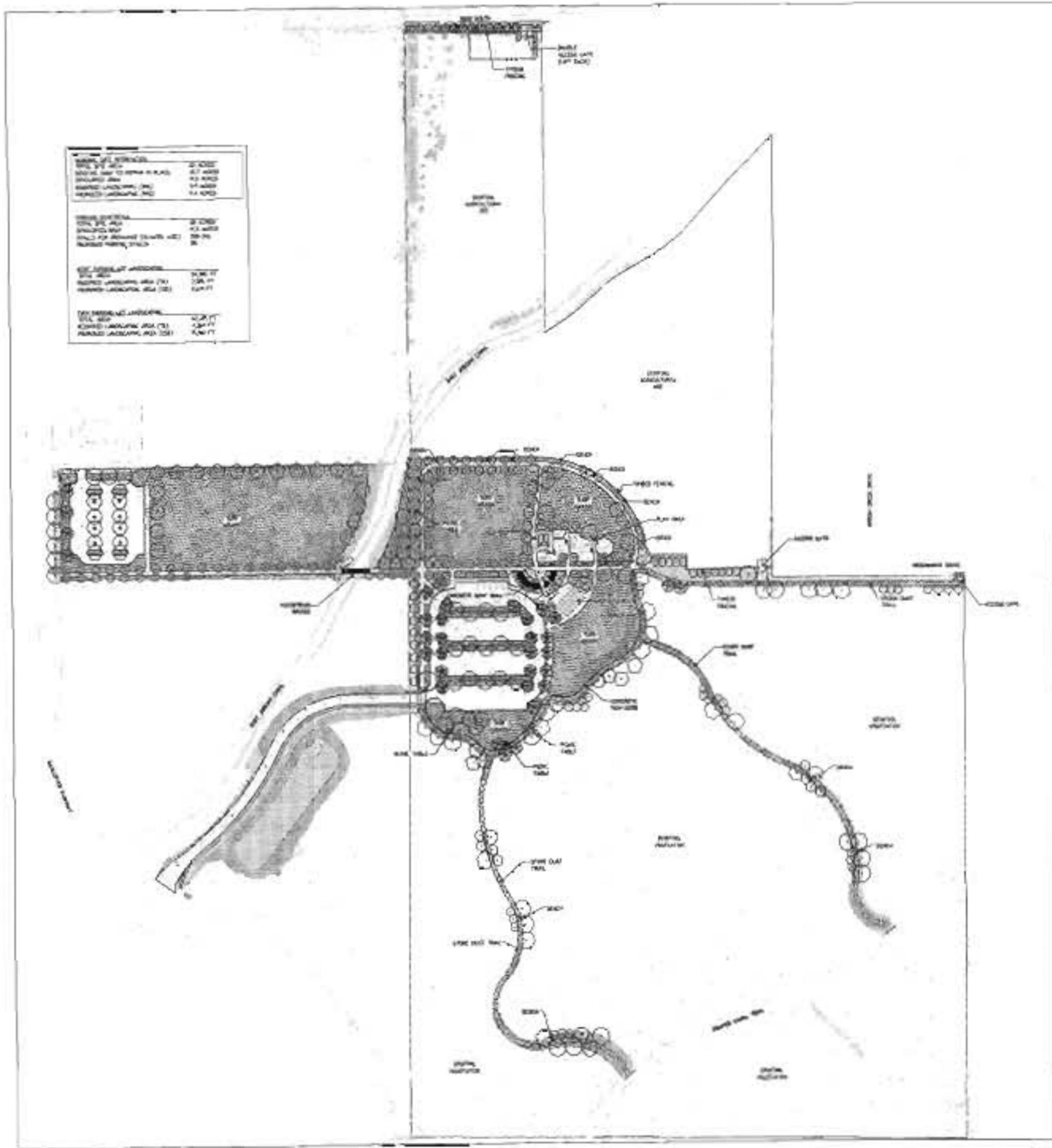
- ① 6"x6" PRESSURE TREATED TIMBER POST
- ② 2"x6" PRESSURE TREATED TIMBER RAIL
- ③ GALVANIZED HARDWARE
- ④ 12" CONCRETE MON CURB
- ⑤ FINISH GRADE
- ⑥ CONCRETE FENCE POST FOOTING
- ⑦ LOCATE POSTS 24" BACK FROM TOP OF SLOPE, TYP.



- ① EXISTING VINYL FENCING - PROTECT IN PLACE
- ② 6"x6" PRESSURE-TREATED FENCE POST
- ③ HEAVY-DUTY GATE HINGE
- ④ HEAVY-DUTY WIRE-FILLED ACCESS GATE
- ⑤ STONE DUST PAVING
- ⑥ COMPACTED SUB-GRADE
- ⑦ 2-WAY LOCKING LATCH
- ⑧ HEAVY-DUTY, SPRING-LOADED GATE WHEEL
- ⑨ EXISTING BOLLARD AND FOOTING TO BE REMOVED

D ACCESS GATE - BEECHWOOD
SCALE: NTS

ELEVATION



EXISTING SITE AREAS	
TOTAL SITE AREA	21,000
EXISTING IMP. TO REMAIN IN PLACE	8,177
IMPROVED DRIVE	1,100
IMPROVED LANDSCAPE (S)	17,400
IMPROVED LANDSCAPE (N)	1,400

IMPROVED AREAS	
TOTAL IMP. AREA	21,000
IMPROVED LANDSCAPE (S)	17,400
IMPROVED LANDSCAPE (N)	1,400
IMPROVED DRIVE	1,100
IMPROVED WALKWAY	1,100

NEW LANDSCAPE AREAS	
TOTAL NEW	14,200
IMPROVED LANDSCAPE (S)	12,800
IMPROVED LANDSCAPE (N)	1,400
IMPROVED WALKWAY	1,400

NEW IMPROVED LANDSCAPE	
TOTAL NEW	14,200
IMPROVED LANDSCAPE (S)	12,800
IMPROVED LANDSCAPE (N)	1,400
IMPROVED WALKWAY	1,400

PLANT	SYMBOL	QUANTITY	SIZE	NOTES
ARBOREAL
SHRUBS
GRASS
GROUND COVER

- LANDSCAPE NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL AND ALL DIMENSIONS (HEIGHTS, SPANS, AND SPACINGS). CONTRACTOR SHALL VERIFY THE QUALITY OF ALL PLANT MATERIAL AND ALL DIMENSIONS (HEIGHTS, SPANS, AND SPACINGS).
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL AND ALL DIMENSIONS (HEIGHTS, SPANS, AND SPACINGS). CONTRACTOR SHALL VERIFY THE QUALITY OF ALL PLANT MATERIAL AND ALL DIMENSIONS (HEIGHTS, SPANS, AND SPACINGS).
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 10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL AND ALL DIMENSIONS (HEIGHTS, SPANS, AND SPACINGS). CONTRACTOR SHALL VERIFY THE QUALITY OF ALL PLANT MATERIAL AND ALL DIMENSIONS (HEIGHTS, SPANS, AND SPACINGS).

Arc Sitio Design, Inc
 Landscape Architecture & Architectural Site Design
 1055 East 2100 Street
 Salt Lake City, Utah 84116
 (801) 487-4800
 www.arcsitiodesign.com

PROJECT
WHEADON FARM PARK
 Salt Lake County Parks and Rec.
 Draper, Utah

CONSULTANT

DATE
 February 16, 2011

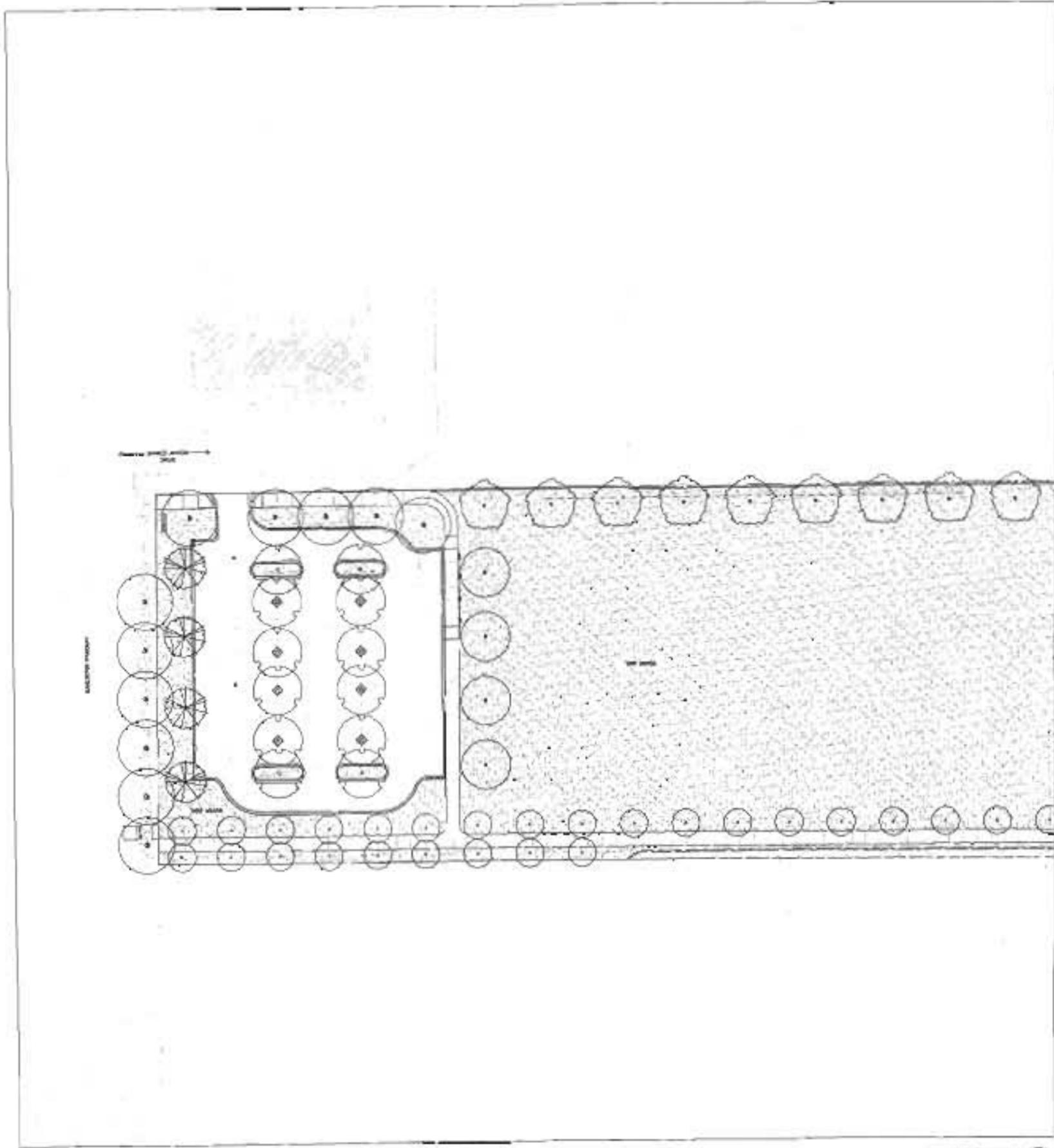
REVISIONS

SCALE
 1/8" = 1' - 0"

OVERALL LANDSCAPE PLAN

L-L100

NOT FOR CONSTRUCTION



Planting Code	Quantity	Species	Notes
101	100	101	101
102	100	102	102
103	100	103	103
104	100	104	104
105	100	105	105
106	100	106	106
107	100	107	107
108	100	108	108
109	100	109	109
110	100	110	110
111	100	111	111
112	100	112	112
113	100	113	113
114	100	114	114
115	100	115	115
116	100	116	116
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118	100	118	118
119	100	119	119
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122	100	122	122
123	100	123	123
124	100	124	124
125	100	125	125
126	100	126	126
127	100	127	127
128	100	128	128
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135	100	135	135
136	100	136	136
137	100	137	137
138	100	138	138
139	100	139	139
140	100	140	140
141	100	141	141
142	100	142	142
143	100	143	143
144	100	144	144
145	100	145	145
146	100	146	146
147	100	147	147
148	100	148	148
149	100	149	149
150	100	150	150

- LANDSCAPE NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
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 4. ALL PLANT MATERIALS SHALL BE APPROVED BY THE DESIGN PROFESSIONAL PRIOR TO DELIVERY TO THE SITE. ALL PLANT MATERIALS SHALL BE APPROVED BY THE DESIGN PROFESSIONAL PRIOR TO DELIVERY TO THE SITE.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR PERMITS & APPROVALS.

Arc Site Design, Inc
Landscape Architecture & Architectural Site Design

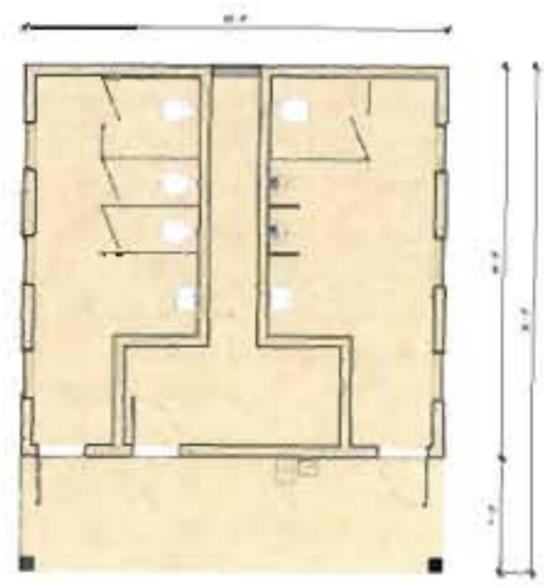
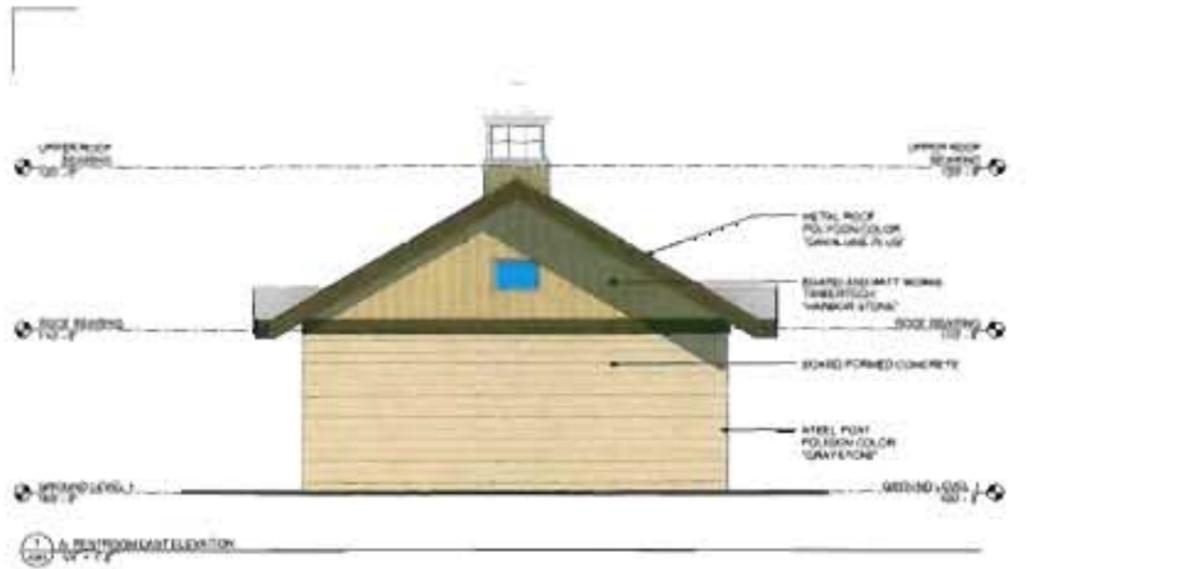
12345 Main St. | Suite 100
Salt Lake City, UT 84115
Phone: (801) 555-1234
Fax: (801) 555-5678
www.arcsitedesign.com



WHEADON FARM PARK
Salt Lake County Parks and Rec.
Draper, Utah

DATE: February 15, 2014
REVISIONS:
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET: L-L101

NOT FOR CONSTRUCTION



Are Sitio Design, Inc
Landscape Architecture & Architectural Site Design
12334 Street 2 900 West 4th
Salt Lake City, Utah 84108
office 801 487 4000
fax 801 487 4040
www.aresitiodesign.com

consultant
BLACKBOX
DESIGN STUDIO
1000 E. 1000 S.
Salt Lake City, Utah 84103
www.blackboxdesign.com

DESIGNED BY
SALT LAKE COUNTY
Design & Planning

WHEADON FARM PARK
Salt Lake County Parks and Rec,
Draper, Utah
DRAPER CITY SITE PLAN APPLICATION SET

DATE: February 14, 2014
REVISIONS:
DATE: not used
BY: not used
BY: not used
BY: not used
BY: not used

A303

NOT FOR CONSTRUCTION

consultant



project



WHEADON FARM PARK
Salt Lake County Parks and Rec.
Draper, Utah

DRAPER CITY SITE PLAN APPLICATION SET

date

February 14, 2014

revisions

date

and project no.

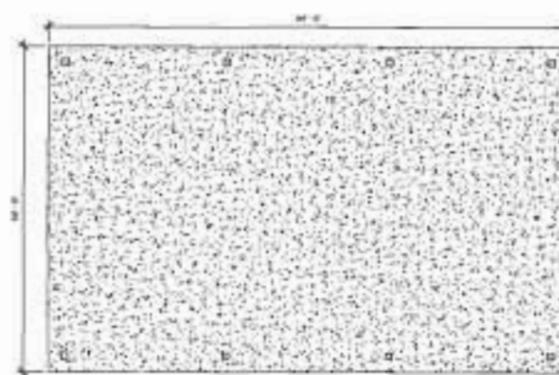
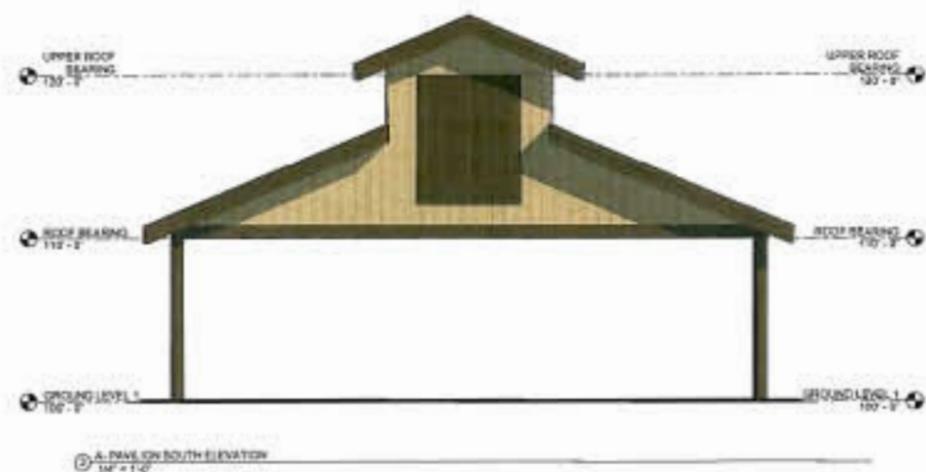
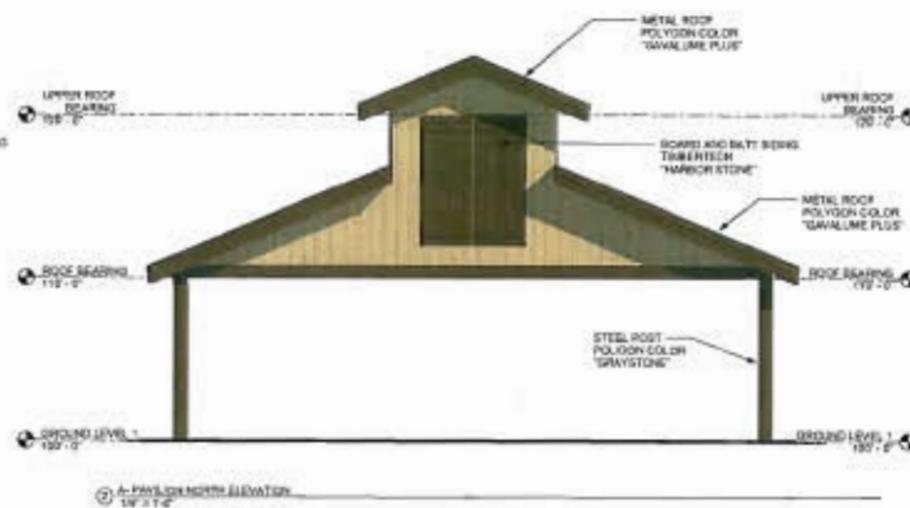
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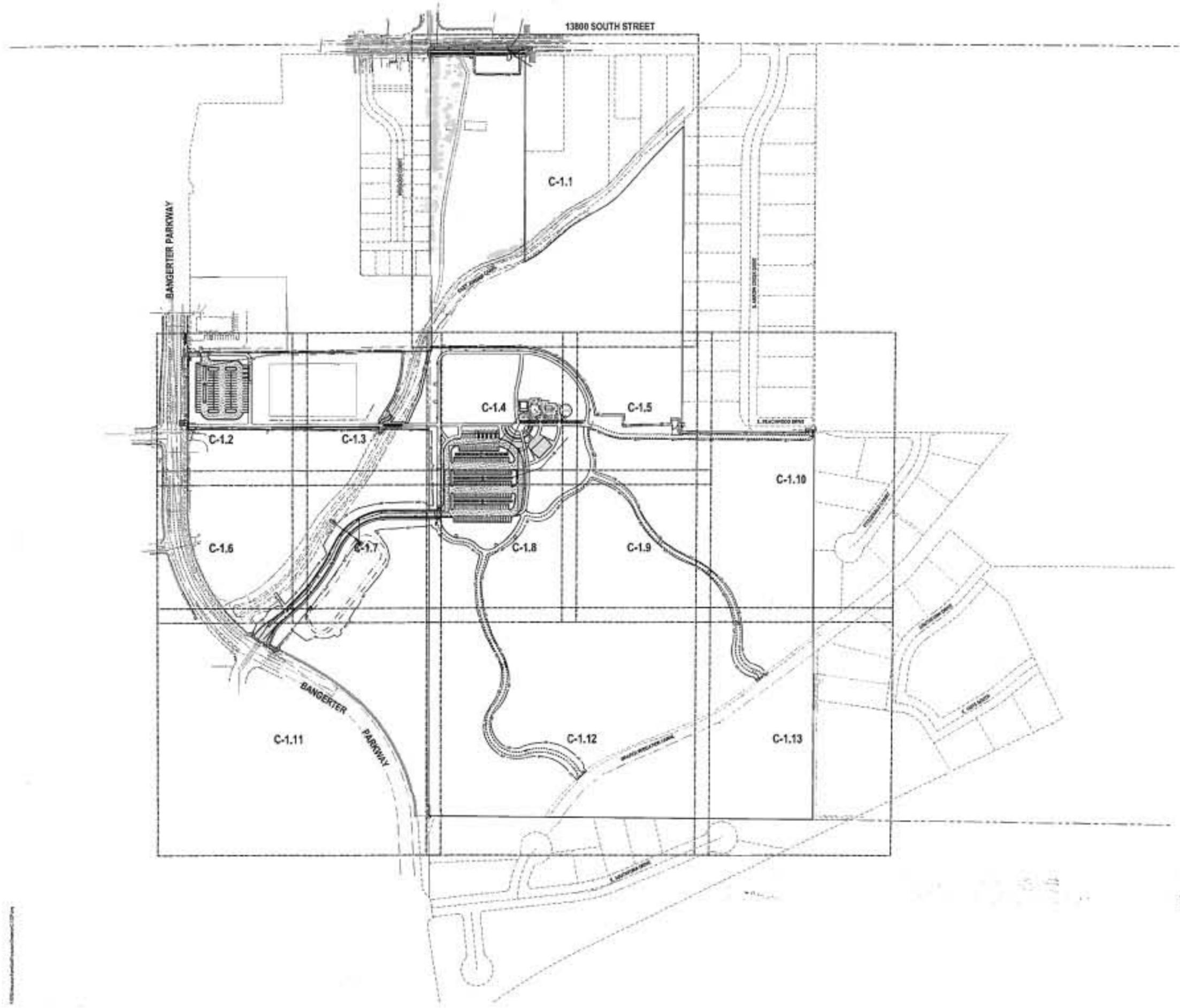
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A304

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Copy of PAVILION LEVEL 1
14'-7 1/2"



Arc Sitio Design, Inc
 Landscape Architecture & Architectural Site Design
 1050 East 2100 South
 Salt Lake City, Utah 84109
 Office 801-467-4023
 Fax 801-488-3045
 www.arcsitiodesign.com

consultant

ENSIGN
 SALT LAKE CITY
 45 W. 1000 S. Suite 100
 Sandy, UT 84070
 Phone 801.226.9528
 Fax 801.226.9449
 www.ensigninc.com

PROJECT

SALT LAKE COUNTY
 PARKS & RECREATION

WHEADON FARM PARK
 Salt Lake County Parks and Rec.
 Draper, Utah
 DRAPER CITY SITE PLAN APPLICATION SET

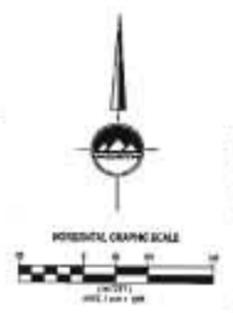
DATE
 February 9, 2014
 REVISIONS

DATE AND PROJECT NO.
 10/10 (D15 8275)

SCOPE
OVERALL SITE AND UTILITY PLAN

SCALE

C-1.0



10/10 (D15 8275)

MET FOR COUNTY PUBLIC WORKS