PLANNING COMMISSION AGENDA

April 27, 2023 at 6:30 PM
1020 E. Pioneer Rd. Draper, UT 84020
Council Chambers

6:30 PM Business Meeting

1. **Action Item: Summerhays Landscaping Office Plat Amendment Approval Extension (Administrative Action)**

   On the request of Ryan Summerhays, representing Summerhays Landscaping, for an extension to the April 28, 2022 approval for the Summerhays Landscaping Office Plat Amendment, located at approximately 134 East 12300 South and 12361 S Minuteman Dr. Application SUBD-12-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

2. **Public Hearing: Jared Ellsworth Home Occupation Conditional Use Permit (Administrative Action)**

   On the request of Jared Ellsworth for a Home Occupation Conditional Use Permit for a cottage business to create arts and craft to sell locally. The property is located at 1048 E 13590 S. in the RA1 zone (Single Family Residential 40,000 ft2 minimum area) zoning district. Application USE-005-2023. Staff contact is Tevai Haunga 801-576-6522 or tevai.haunga@draperutah.gov

3. **Public Hearing: Lone Peak Court Lot 9 Plat Amendment (Administrative Action)**

   On the request of Brandon Thomas for a Plat Amendment to Lot 9 of the Lone Peak Court Subdivision, covering 0.55 acres of land located at 366 East Brown Farm Ln. Application SUBD-212-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

4. **Public Hearing: Porter Rockwell Lot 1 Plat Amendment (Administrative Action)**

   On the request of Zach Gordon, representing Vibe Homes, for a Plat Amendment to 0.36 acres of property located at 1308 E. Outlaw Place. The application will reconfigure the storm drain easement on the property. Application SUBD-009-2023. Staff contact is Tevai Haunga, 801-576-6522, tevai.haunga@draperutah.gov.

5. **Public Hearing: Towne Storage Draper Land Use and Zoning Map Amendments (Legislative Item)**

   On the request of Gary Free, representing Via Digital Solutions, a request to amend the land use designation from Neighborhood Commercial to Community Commercial and rezone from CN (Neighborhood Commercial) to CG (General Commercial) on approximately 2.38 acres for the properties located at approximately

11761 and 11757 S. 700 East. Application numbers: TEXTMAP-008-2023 and TEXTMAP-001-2023. Staff contact is Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.

6. Public Hearing: Ikea Text Amendment (Legislative Action)

On the request of Adam Bortz, representing IKEA Property Inc. for a Text Amendment to Draper City Municipal Code Section 9-18B concerning parking, signage, and the concept site plan for property located at approximately 67 West Ikea Way. Application TEXTMAP-002-2023. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

7. Training: Land Use Liability & Legislative Update

8. Adjournment

SALT LAKE COUNTY AND UTAH COUNTY, STATE OF UTAH

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

Date Posted: April 21, 2023

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

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

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

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: April 27, 2023
Re: Summerhays Landscaping Office – Plat Amendment Request

Comments:

On April 28, 2022, the Planning Commission granted approval of a plat amendment for Summerhays Landscaping Office, located at approximately 134 East 12300 South. The application number is SUBD-12-2022. Draper City Municipal Code (DCMC) Section 17-9-070 states:

> *If the plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.*

To date, the property owner has not been able to record the plat due to a delay in getting an easement from the shopping center owner and South Valley Sewer Districts signature on the mylar. As such, the applicant is seeking a six-month extension to finalize the process and get the plat recorded. Attached to this memo is the applicant's written request for approval extension, the original approval letter, and Planning Commission staff report. Staff received the request for extension on March 22, 2023, prior to the expiration of the plat amendment.

If approved, the site plan approval will be valid through October 28, 2023.

The findings are as follows:

Sample Motion for Approval – I move that we approve the plat amendment extension, as requested by Ryan Summerhays representing Summerhays Landscaping, for the Summerhays Landscaping Office Plat Amendment Request, application SUBD-12-2022, based on the findings listed in the memo dated April 27, 2023.

1. That the applicant has shown good cause to obtain an extension and that substantial action has occurred towards acquiring the signatures to record the mylar.

Sample Motion for Denial – I move that we deny the plat amendment extension, as requested by Ryan Summerhays representing Summerhays Landscaping, for the Summerhays Landscaping Office Plat Amendment Request, application SUBD-12-2022, based on the findings listed in the memo dated April 27, 2023.

1. That the applicant has not shown good cause to obtain an extension and that substantial action has not occurred towards acquiring the signatures to record the mylar.

ATTACHMENTS:

Description	Upload Date	Type
Extension Request Letter	4/20/2023	Cover Memo
Approval Letter	4/20/2023	Cover Memo
PC Staff Report	4/20/2023	Cover Memo

Jennifer Jastremsky

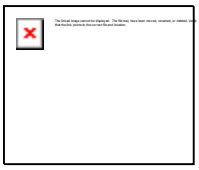
From: Ryan Summerhays <ryan@summerhayslandscape.com>
Sent: Wednesday, March 22, 2023 2:31 PM
To: Jennifer Jastremsky
Subject: Mylar and extension

Jennifer

I am just waiting for South Valley sewer to get my mylar signed, I had some delays getting an easement from Kite, the shopping mall property owner. I just have to the the Sewer District to get me the connection agreement to get it all finished up. I would like to ask for an extension in case I find further delays, I am told I am 95% finished.

Thank you,

Ryan Summerhays
801-556-8713 c.
801-571-8713 o.



DRAPER CITY HALL

Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

May 6, 2022

Summerhays Landscaping & Maintenance LLC
Attn: Ryan Summerhays
PO Box 383
Draper, UT 84020

RE: Notice of Approval for the Summerhays Landscaping Office Plat Amendment Request

Dear Mr. Summerhays,

On April 28, 2022, the Draper City Planning Commission approved your request for a Plat Amendment on the property at approximately 134 E 12300 S, application SUBD-12-2022, with the following conditions:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. If the final plat is not recorded within one (1) year from the date of Planning Commission approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.

Please be aware that the approval of a Plat Amendment by Draper City in no way exempts the property from complying with other requirements that may be in effect on the property such as CC&R's, zoning, subdivision, site plan, land disturbance, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

Section 17-9-070 of the Draper City Municipal Code specifies that the approval of a Plat Amendment expires one year from the date of approval if the plat has not been recorded or construction of the required landscaping and infrastructure has not commenced. As

such, the approval granted for the subject request will be rendered null and void on April 28, 2023 if recordation or commencement of construction has not yet taken place. The expiration of the approval can also be avoided through an extension of the approval. A maximum of one extension for a period of up to six months can be requested in writing to the Community Development Department prior to the date of expiration.

As the applicant, this letter is intended as a courtesy to document the status of your request. If you have further questions, please contact me at jennifer.jastremsky@draperutah.gov or 801-576-6328.

Respectfully,

Jennifer Jastremsky, AICP
Planning Manager / Zoning Administrator
Community Development Department

Cc Karen Burnett, GIS Manager
Tevai Haunga, Planning Coordinator
Kim Graham, Building Inspection Coordinator
Danna Hyer, Administrative Executive Assistant, Engineering Department
File

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
April 19, 2022

To: Draper City Planning Commission
Business Date: April 28, 2022

From: Development Review Committee

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

Re: **Summerhays Landscaping Office – Plat Amendment Request**

Application No.:	SUBD-12-2022
Applicant:	Ryan Summerhays, representing Summerhays Landscaping
Project Location:	134 East 12300 South
Current Zoning:	CSD-DP (Draper Peaks Commercial Special District) Zone
Acreage:	2.41 Acres (Approximately 105,210 ft^2)
Request:	Request for approval of a Plat Amendment in the CSD-DP zone regarding the division of land into two lots.

BACKGROUND AND SUMMARY

This application is a request for approval of a Plat Amendment for approximately 2.41 acres located on the south side of 12300 South, at approximately 143 East 12300 South (Exhibit B). The property is currently zoned CSD-DP. The applicant is requesting that a Plat Amendment be approved to allow for division of the lot into two.

The subject property is within the Draper Crossing development, which was approved with a development agreement in June 1997. The development agreement established the development requirements for the area including elements such as site uses, setbacks, parking requirements, lighting, and architectural design standards. The property was later incorporated into the CSD-DP zone in 2004.

The property has seen some changes over the years. It was originally part of a larger 4.13 acre property, Lot 2 of the Draper Crossing Subdivision, recorded in 1997. Lot 2 was later divided into three lots in 2007, Lots 2-A, 2-B, and 2-C. Lot 2-A was developed with the old

Fazoli's fast food restaurant, and more recently the Terra Mia restaurant. Lot 2-B was developed as the Discount Tire shop. Lot 2-C was developed with a small office and storage building for Summerhays Landscaping, with the majority of the property left vacant. In 2020 the property owner obtained a site plan approval to redevelop the Fazoli's lot and the vacant land on Lot 2-C into a hotel. With that application, the applicant amended the subdivision plat to consolidate Lots 2-A and 2-C into one. The current applicant would like to amend the lot in order to create a separate properties for the Summerhays Landscaping business and the hotel.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	• Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	• Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-DP zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CSD zone is to "*permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses*." The property abuts the CSD-DP zone on the north, west, and east sides and the CC (Community Commercial) zone to the south.

Subdivision Layout. The existing property is currently one lot with frontage on both Minuteman Dr. and Pioneer Rd (Exhibit E). The proposed plat will divide the property into two lots (Exhibit F). The new Lot 207 will be 2.31 acres in size. That lot will house the

approved but unbuilt hotel. The second lot will be Lot 208 and be 0.10 acres in size. That lot will house the existing Summerhays Landscaping office. The plat will allow for the two buildings, and the separate businesses they house, to be located on different lots. This will allow for the properties to be sold separately from each other.

The original Draper Crossing Subdivision provided for cross access between this property and the other lots within the development. These cross access points were not modified with any of the plat amendments and are not proposed to be modified now. Cross access will be provided to serve both the proposed lots and the existing lots within the overall Draper Crossing development.

Criteria For Approval. The grounds for review and potential approval of a subdivision plat amendment request is found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:

> *The Planning Commission may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Land Use Authority finds that there is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.*

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission review the request, receive public comment, and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. If the final plat is not recorded within one (1) year from the date of Planning Commission approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.

The findings for approval as are follows:

1. There is good cause for the amendment; and no public street, right-of-way, or easement has been vacated or amended.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Plat Amendment, as requested by Ryan Summerhays, representing Summerhays Landscaping for Summerhays Landscaping Office Plat Amendment, application SUBD-12-2022, based on the findings and subject to the conditions listed in the Staff Report dated April 19, 2022.

Sample Motion for Modified Approval– I move that we approve the Plat Amendment, as requested by Ryan Summerhays, representing Summerhays Landscaping for Summerhays Landscaping Office Plat Amendment, application SUBD-12-2022, based on the findings and subject to the conditions listed in the Staff Report dated April 19, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

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

EXHIBIT A
DEPARTMENT REVIEWS

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

Fire Division Review.

1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.

EXHIBIT B
AERIAL MAP



EXHIBIT C
LAND USE MAP

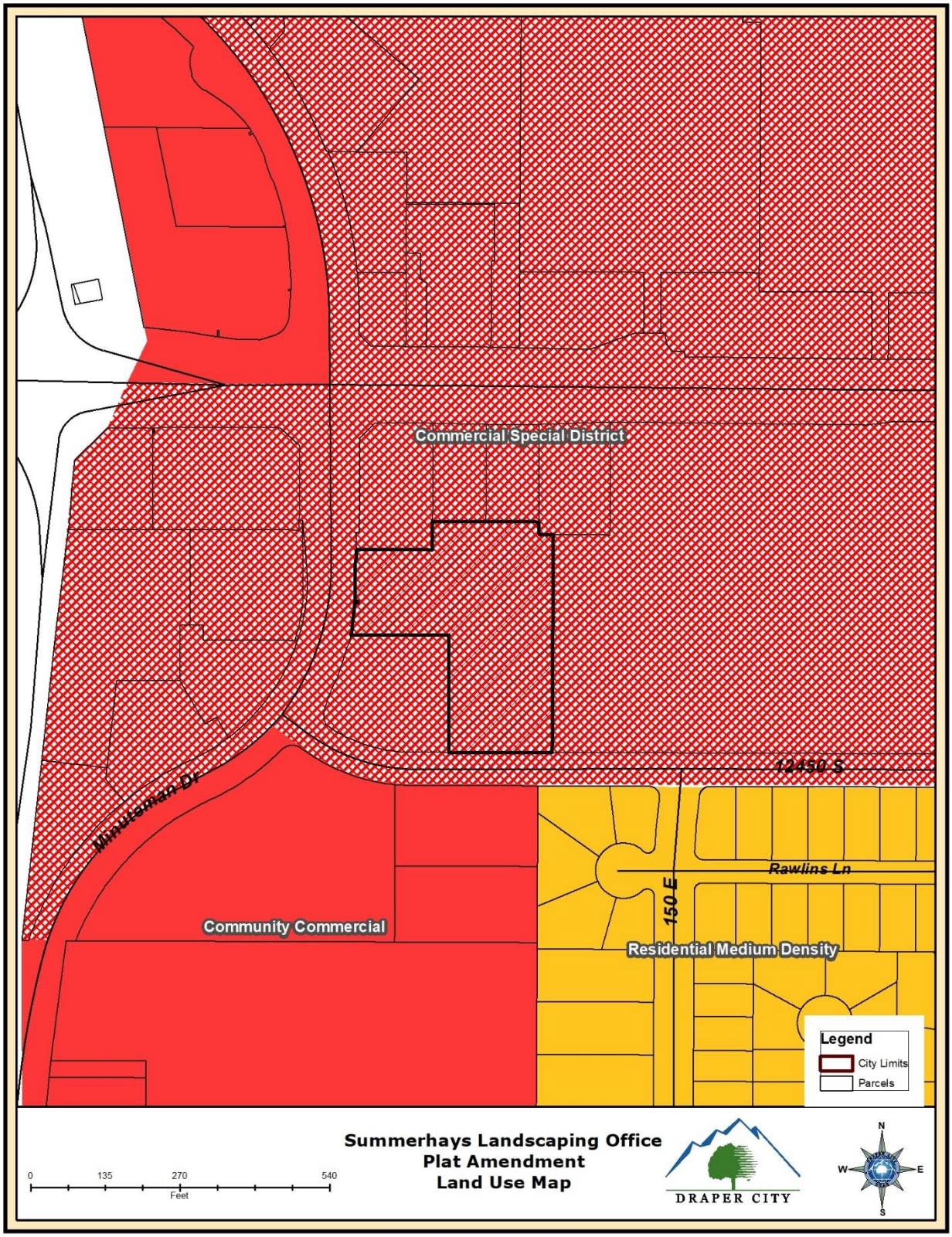


EXHIBIT D
ZONING MAP

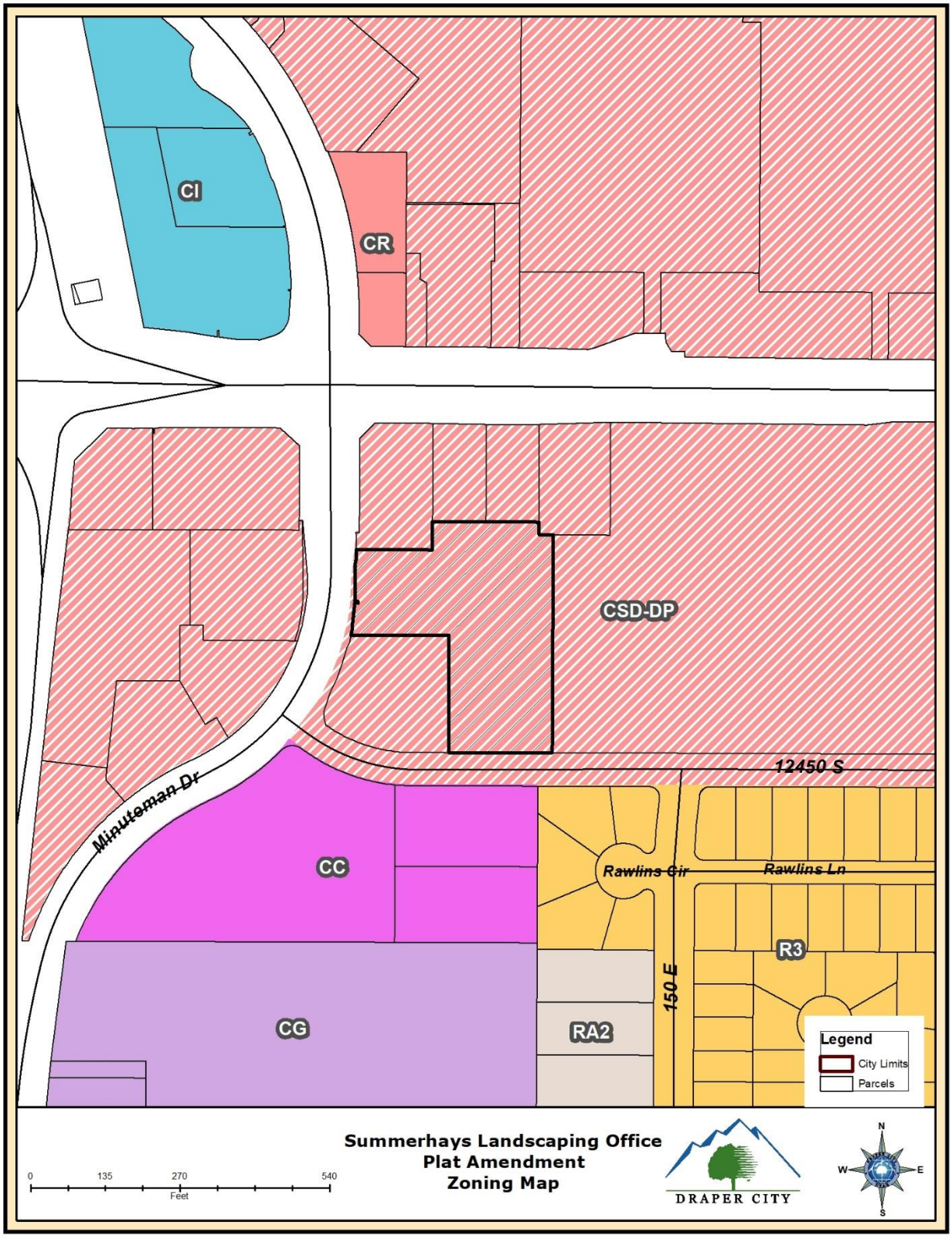
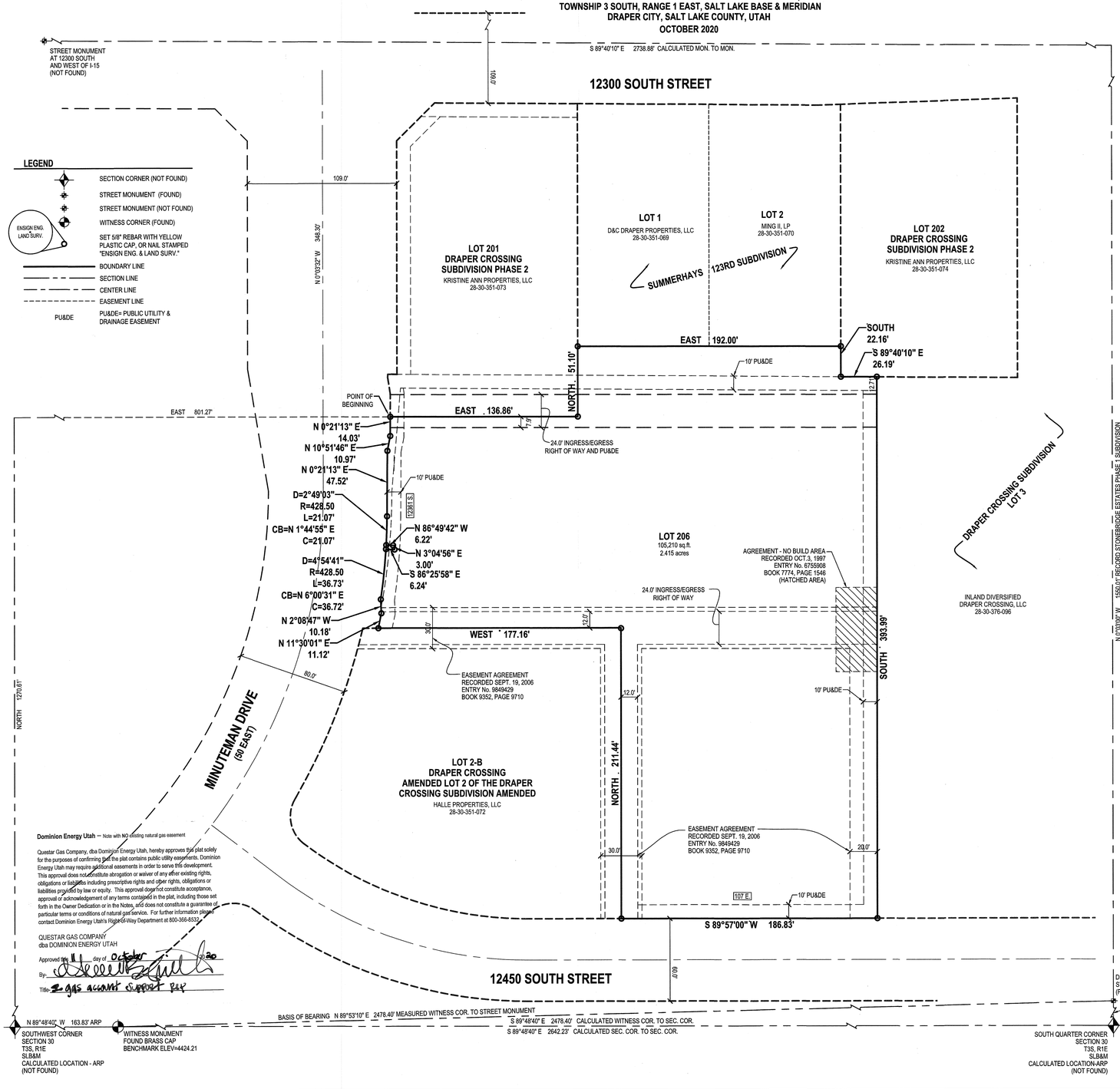


EXHIBIT E
EXISTING SUBDIVISION PLAT

DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED

AMENDING LOTS 203 THRU 205 OF DRAPER CROSSING SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2020



Dominion Energy Utah — Note with NO existing natural gas easement

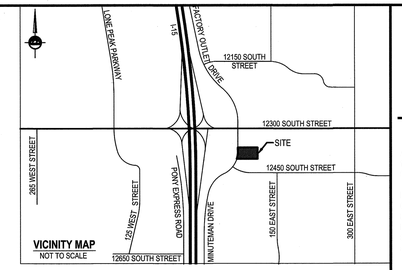
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 11 day of October 20 20

By: _____

Title: Gas account support rep



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. PROPERTY IS ZONED CSD-DP, (COMMERCIAL SPECIAL DISTRICT-DRAPER PEAKS).
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON. OTHER EASEMENTS ARE NOTED AND DESCRIBED HEREON.
3. EXISTING BUILDINGS AND / OR EXISTING SITE IMPROVEMENTS ARE CONSTRUCTED ON ALL OF THE LOTS.
4. STORM DRAIN TO BE MAINTAINED BY EACH LOT OWNER. STORM DRAINS IN COMMON DRIVES TO BE MAINTAINED BY LOT OWNER.
5. EACH TENANT/PROPERTY OWNER IS REQUIRED TO MAINTAIN THE ADJACENT PUBLIC PARK STRIP.
6. ALL COMMON LOT LINES MUST HAVE EXPECTABLE CROSS-ACCESS EASEMENT.
7. EACH LOT SHALL HAVE A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING (WITHOUT CHARGE) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.

EASEMENT NOTES:

1. Any easement and/ or rights of way for the water distribution system and appurtenances of the Draper Irrigation Company, a corporation and /or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded March 25, 1988, as Entry No. 4601931, in Book 6014, at Page 550, of Official Records.
2. Restrictions and Easements Agreement, dated March 6, 1997, by and between Smith's Food & Drug Centers, Inc.: West Bench Plaza, L.C., and Boyer - 3300 South Shopping Center Associates, LTD., and enjoined by Guadalahonky's, and Alan Summerhays and Kristine Summerhays, recorded April 3, 1997, as Entry No. 6610999, in Book 7635, at Page 2307.
3. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument: Amendment to said Covenants, Recorded September 14, 2000, Entry No. 7718719, Book/Page 8387/6384
4. Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706850 in Book 97-8P at Page 240 and also the recorded plat Amended Lot 2 Draper Crossing Subdivision Amended January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and as shown on the PROPOSED Dedication Plat.
5. NOTES as set forth on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 As Entry No. 6706850 in Book 97-8P at Page 240 and also the recorded plat of Amended Lot 2, Draper Crossing Subdivision Amended recorded January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat.
6. AGREEMENT and the terms, condition and limitations contained therein:
   Recorded: February 18, 1999, Entry No. 7260396, Book/Page 8250/5185
7. EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:
   Recorded: February 18, 1999, Entry No: 7260397, Book/Page: 8250/5221

Shallow Sewer depths! "Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement."

SOUTH VALLEY SEWER DISTRICT NOTE:
"THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS."

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUADE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being all of Lots 203, 204 and 205 of Draper Crossing Subdivision Phase 2, recorded September 6, 2012 as Entry No. 11465899, in Book 2012P, at Page 136 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:

Beginning at a point on the east line of Minuteman Drive, said point being North 1,270.61 feet and East 801.27 feet from the Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 being North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with the Basis of Bearing being North 89°53'10" East 2478.40 feet from the said Witness Corner to a Sandy City Street Monument in 300 East Street, said Street Monument being North 0°03'00" West 13.10 feet along the quarter section line from the South Quarter Corner of said Section 30; and running

thence East 136.86 feet;
thence North 51.10 feet;
thence East 192.00 feet;
thence South 22.16 feet;
thence South 89°40'10" East 26.19 feet;
thence South 393.99 feet to the Northerly Right-of-Way Line of 12450 South Street;
thence South 89°57'00" West 186.83 feet along said Northerly Right-of-Way Line;
thence North 211.44 feet;
thence West 177.16 feet to the Easterly Right-of-Way Line of Minuteman Drive;
thence along said Easterly Right-of-Way Line the following ten (10) courses:
(1) North 11°30'01" East 11.12 feet;
(2) North 02°08'47" West 10.18 feet;
(3) Northeasterly 36.73 feet along the arc of a 428.50 foot radius curve to the left (center bears North 81°32'09" West and the chord bears North 06°00'31" East 36.72 feet with a central angle of 04°54'41");
(4) South 86°25'58" East 6.24 feet;
(5) North 03°04'56" East 3.00 feet;
(6) North 86°49'42" West 6.22 feet;
(7) Northeasterly 21.07 feet along the arc of a 428.50 foot radius curve to the left (center bears North 86°50'33" West and the chord bears North 01°44'55" East 21.07 feet with a central angle of 02°49'03");
(8) North 00°21'13" East 47.52 feet;
(9) North 10°51'46" East 10.97 feet;
(10) North 00°21'13" East 14.03 feet to the point of beginning.

Contains 105,210 Square Feet or 2.415 Acres and 1 Lot

PROFESSIONAL LAND SURVEYOR
10-26-20
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

10/26/2020
DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this 13 day of November A.D., 20 20

By: _____

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THE 13 DAY OF November A.D. 20 20, Alan Melchior PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE manager OF Draper Crossing Development LLC A LIMITED LIABILITY COMPANY AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 3-25-2022
NAME: Cheryn Vincent
NO.: 699593
A NOTARY PUBLIC COMMISSION IN UTAH

Cheryn Vincent
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 ____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

RECORD SURVEY DATA
ROS NO.: Not Filed
Kent Settelmeyer 12-29-20

SHEET 1 OF 1
PROJECT NUMBER : 5193E
MANAGER : DAJ
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/26/20

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED

AMENDING LOTS 203 THRU 205 OF DRAPER CROSSING SUBDIVISION PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

ROCKY MOUNTAIN POWER — DATE 11-10-2020
DOMINION ENERGY UTAH — DATE 11-11-2020
COMCAST — DATE 11.10.2020

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS 4 DAY OF November, 20 20 BY THE SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS 17th DAY OF November, 20 20 BY THE DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS 12 DAY OF November 20 20 BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS 3 DAY OF December, 20 20 BY THE DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS 14 DAY OF December A.D. 20 ____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK — MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS 14 DAY OF December, 20 20 BY THE DRAPER CITY ATTORNEY.

DRAPER CITY ATTORNEY

RECORDED # 13516058

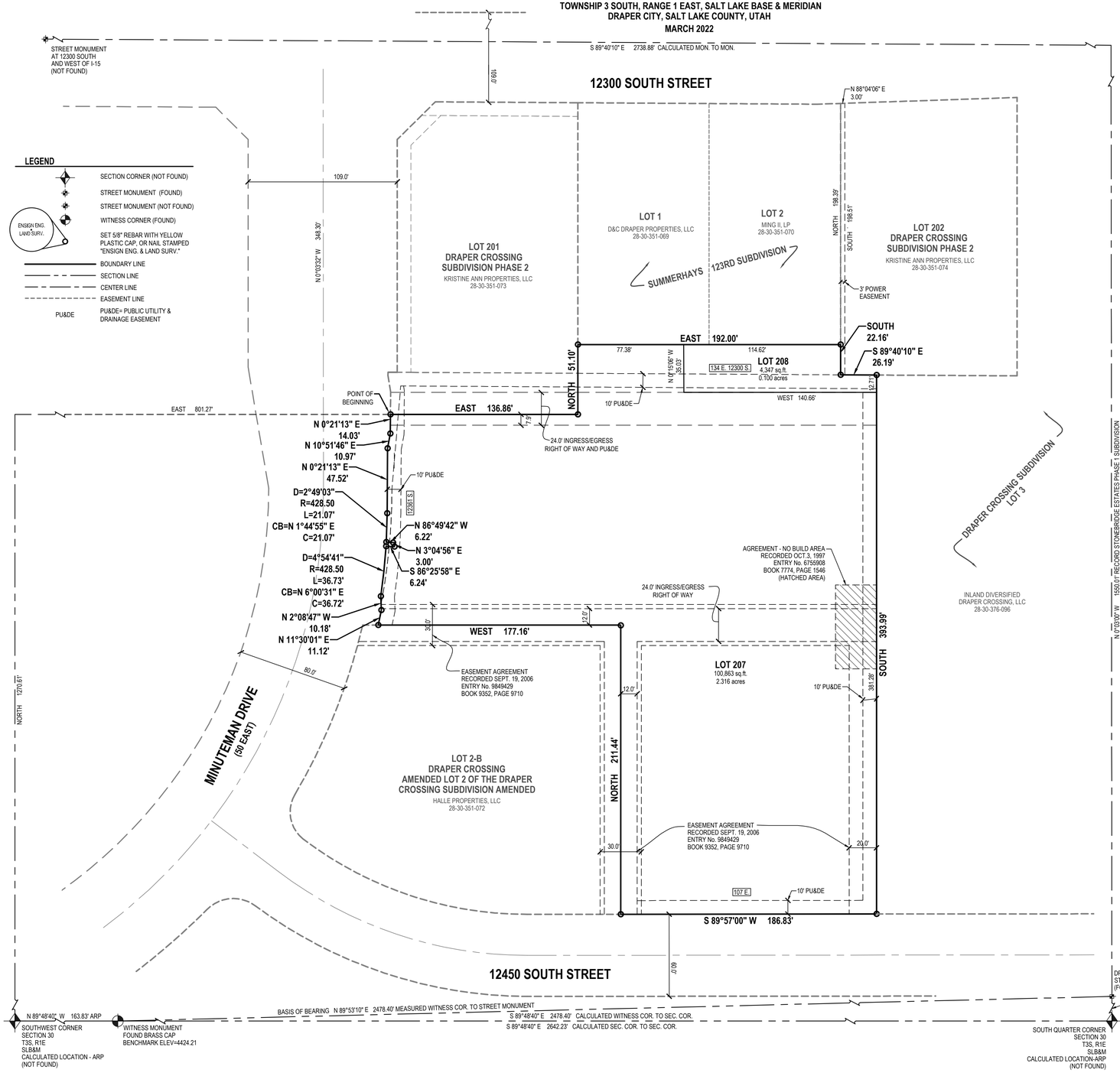
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ALAN MELCHIOR
DATE 12/29/2020 TIME: 4:52PM BOOK: 2020P PAGE: 319
$52.00 FEES
RR Rud, DEPUTY
DEPUTY SALT LAKE COUNTY RECORDER

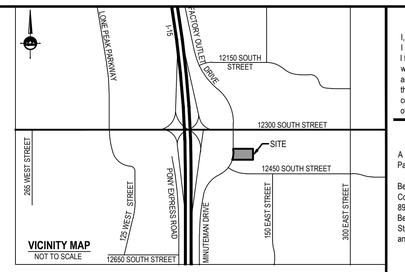
28-30-31 18-30-351-078

EXHIBIT F
PROPOSED SUBDIVISION PLAT

DRAPER CROSSING SUBDIVISION PHASE 2 2ND AMENDED

AMENDING LOT 206 OF DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MARCH 2022





GENERAL NOTES:

1. PROPERTY IS ZONED CSD-DP, (COMMERCIAL SPECIAL DISTRICT-DRAPER PEAKS).
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON. OTHER EASEMENTS ARE NOTED AND DESCRIBED HEREON.
3. EXISTING BUILDINGS AND / OR EXISTING SITE IMPROVEMENTS ARE CONSTRUCTED ON ALL OF THE LOTS.
4. STORM DRAIN TO BE MAINTAINED BY EACH LOT OWNER. STORM DRAINS IN COMMON DRIVES TO BE MAINTAINED BY LOT OWNER.
5. EACH TENANT/PROPERTY OWNER IS REQUIRED TO MAINTAIN THE ADJACENT PUBLIC PARK STRIP.
6. ALL COMMON LOT LINES MUST HAVE EXPECTABLE CROSS-ACCESS EASEMENT.
7. EACH LOT SHALL HAVE A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING (WITHOUT CHARGE) ON, OVER AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE.

EASEMENT NOTES:

1. Any easement and/ or rights of way for the water distribution system and appurtenances of the Draper Irrigation Company, a corporation and /or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded March 25, 1988, as Entry No. 4601931, in Book 6014, at Page 550, of Official Records.
2. Restrictions and Easements Agreement, dated March 6, 1997, by and between Smith's Food & Drug Centers, Inc.: West Bench Plaza, L.C., and Boyer - 3300 South Shopping Center Associates, LTD., and enjoined by Guadalahonky's, and Alan Summerhays and Kristine Summerhays, recorded April 3, 1997, as Entry No. 6610999, in Book 7635, at Page 2307.
3. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument: Amendment to said Covenants, Recorded September 14, 2000, Entry No. 7718719, Book/Page 8387/6384
4. Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 as Entry No. 6706850 in Book 97-8P at Page 240 and also the recorded plat Amended Lot 2 Draper Crossing Subdivision Amended January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and as shown on the PROPOSED Dedication Plat.
5. NOTES as set forth on the recorded plat of the Draper Crossing Subdivision, recorded August 5, 1997 As Entry No. 6706850 in Book 97-8P at Page 240 and also the recorded plat of Amended Lot 2, Draper Crossing Subdivision Amended recorded January 18, 2007 as Entry No. 9975404 in Book 2007P at Page 24 of Official Records and the terms, conditions and limitations contained therein, and as shown on the PROPOSED Dedication Plat.
6. AGREEMENT and the terms, condition and limitations contained therein:
   Recorded: February 18, 1999, Entry No. 7260396, Book/Page 8250/5185
7. EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:
   Recorded: February 18, 1999, Entry No: 7260397, Book/Page: 8250/5221

SOUTH VALLEY SEWER DISTRICT NOTE:
"THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS."

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUADE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land being all of Lot 206 of Draper Crossing Subdivision Phase 2 Amended, recorded December 29, 2020 in Book 2020P at Page 319 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:

Beginning at a point on the east line of Minuteman Drive, said point being North 1,270.61 feet and East 801.27 feet from the Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 being North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with the Basis of Bearing being North 89°53'10" East 2478.40 feet from the said Witness Corner to a Sandy City Street Monument in 300 East Street, said Street Monument being North 0°03'00" West 13.10 feet along the quarter section line from the South Quarter Corner of said Section 30; and running

thence East 136.86 feet;
thence North 51.10 feet;
thence East 192.00 feet;
thence South 22.16 feet;
thence South 89°40'10" East 26.19 feet;
thence South 393.99 feet to the Northerly Right-of-Way Line of 12450 South Street;
thence South 89°57'00" West 186.83 feet along said Northerly Right-of-Way Line;
thence North 211.44 feet;
thence West 177.16 feet to the Easterly Right-of-Way Line of Minuteman Drive;
thence along said Easterly Right-of-Way Line the following ten (10) courses:
(1) North 11°30'01" East 11.12 feet;
(2) North 02°08'47" West 10.18 feet;
(3) Northeasterly 36.73 feet along the arc of a 428.50 foot radius curve to the left (center bears North 81°32'09" West and the chord bears North 06°00'31" East 36.72 feet with a central angle of 04°54'41");
(4) South 86°25'58" East 6.24 feet;
(5) North 03°04'56" East 3.00 feet;
(6) North 86°49'42" West 6.22 feet;
(7) Northeasterly 21.07 feet along the arc of a 428.50 foot radius curve to the left (center bears North 86°50'33" West and the chord bears North 01°44'55" East 21.07 feet with a central angle of 02°49'03");
(8) North 00°21'13" East 47.52 feet;
(9) North 10°51'46" East 10.97 feet;
(10) North 00°21'13" East 14.03 feet to the point of beginning.

Contains 105,210 Square Feet or 2.415 Acres and 2 Lots

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

DRAPER CROSSING SUBDIVISION PHASE 2 2ND AMENDED

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

_____.
By:

_____.
By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

RECORD SURVEY DATA

ROS NO.: _____

SHEET 1 OF 1

PROJECT NUMBER : 5193E
MANAGER : DAJ
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/8/22

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

DRAPER CROSSING SUBDIVISION PHASE 2 2ND AMENDED

AMENDING LOT 206 OF DRAPER CROSSING SUBDIVISION PHASE 2 AMENDED
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL

CENTURYLINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
DOMINION ENERGY UTAH _____ DATE _____
COMCAST _____ DATE _____

SOUTH VALLEY SEWER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE SOUTH VALLEY SEWER DISTRICT.

SOUTH VALLEY SEWER DISTRICT MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE DRAPER CITY PLANNING COMMISSION

CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D.20_____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE DRAPER CITY ATTORNEY

DRAPER CITY ATTORNEY

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES DEPUTY SALT LAKE COUNTY RECORDER

MEMO

To: Planning Commission
From: Tevai Haunga
CC:
Date: April 27, 2023
Re: Jared Ellsworth – Home Occupation Conditional Use Permit Request

---

Comments:

This application is a request for approval of a Home Occupation for approximately 1.09 acres located on the south side of 13590 S., at approximately 1408 E. 13590 S. The property is currently zoned RA1. The applicant is requesting that a Home Occupation Conditional Use Permit be approved for a cottage business. The applicant is making various arts and crafts at home.

The findings are as follows:

For approval:

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

For denial:

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

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	4/20/2023	Cover Memo

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
April 12, 2023

To: Draper City Planning Commission
Business Date: April 27, 2023

From: Development Review Committee

Prepared By: Tevai Haunga, Planner I
Planning Division
Community Development Department
801-576-6522, tevai.haunga@draperutah.gov

Re: J Ellsworth – Home Occupation Conditional Use Permit Request

Application No.:	USE-005-2023
Applicant:	Jared Ellsworth, applicant
Project Location:	1048 E. 13590 S.
Current Zoning:	RA1 (Single Family Residential 40,000 ft^2 minimum area)
Acreage:	1.09 Acres (Approximately 47480 ft^2)
Request:	Request for approval of a Home Occupation in the RA1 zone for a cottage business making arts and crafts to sell.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation for approximately 1.09 acres located on the south side of 13590 S., at approximately 1408 E. 13590 S., (Exhibit C & D). The property is currently zoned RA1. The applicant is requesting that a Home Occupation Conditional Use Permit be approved for a cottage business. The applicant is making various arts and crafts at home.

The property is part of the Potawatomi subdivision and the home was built in 1988.

ANALYSIS

General Plan and Zoning.

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

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the purpose of the RA1 and RA2 zones is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the*

city' s semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Home Occupation. The applicant is requesting a Home Occupation Conditional Use Permit to make various arts and crafts at home with his children. These craft items include wooden ornaments, paintings and jewelry. The applicant will be selling these items at various craft fairs and other community events. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

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

   -The applicant owns and lives in the home. He will be the primary provider of services.

B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code*.

   -The applicant must obtain this Home Occupation Conditional Use Permit before obtaining a business license.

C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person*.

   -The other employees of this business reside in the home.

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

   -Facilities will comply with applicable codes

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

-No inventory or outside storage is being used for this home business.

F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation*.

-No yards or structures will be modified

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

-The home occupation will not present a nuisance.

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

-The home occupation is incidental and secondary to the building's use as a residence. The space used will be less than 25% of the dwelling unit.

I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title*.

-There are no signs used for this home occupation.

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

-The home occupation will not generate traffic as there will not be any customers coming to the residence.

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

-The home occupation does not have any vehicles associated with it.

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

-The yards will not be used for the home occupation.

M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers*.

-No customers are coming to the home as all products are sold at craft fairs and other community events.

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

-The home occupation will not excessively demand public utilities.

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property*.

-The home occupation will occur within the primary structure.

P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles*.

-The home occupation is in a single-family dwelling

Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of*

agriculture. Any food related home occupation under their jurisdiction must comply with these regulations.

-Will comply

Criteria For Approval.

The criteria for review and potential approval of a conditional use permit request is found in Section 9-5-080(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:

1. *A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
2. *Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
3. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
4. *The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
   a. *The harmony and compliance of the proposed use with the objectives and requirements of the city' s general plan and this title;*
   b. *The suitability of the specific property for the proposed use;*
   c. *Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
   d. *The economic impact of the proposed facility or use on the surrounding area;*
   e. *The aesthetic impact of the proposed facility or use on the surrounding area;*
   f. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*

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

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

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

REVIEWS

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

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

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the Home Occupation Conditional Use Permit.

STAFF RECOMMENDATION

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

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

1. That all business requirements of the Draper City Engineering, Public Works Building, Business Licensing, Planning and Fire Divisions are satisfied throughout the operation of the business.
2. A business license shall be maintained for the life of the business.
3. Customers are not allowed to come to the property.

The findings for approval as are follows:

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

The findings for denial as are follows:

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

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Jared Ellsworth representing application USE-005-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 12, 2023.

Sample Motion for Modified Approval– I move that we approve the Home Occupation Conditional Use Permit ,as requested by Jared Ellsworth, application USE-005-2023, based on the findings and subject to the conditions listed in the Staff Report dated April 12, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit as requested by Jared Ellsworth, application USE-005-2023, based on the findings listed in the Staff Report dated April 12, 2023.

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.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2023.04.19 15:36:59-06'00'

Draper City Public Works Department

Jennifer Jastremsky
Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov, O=Planning Division, OU=Draper City, CN=Jennifer Jastremsky
Date: 2023.04.19 14:17:38-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2023.04.19 16:56:02-06'00'

Draper City Fire Department

Draper City Legal Counsel

Draper City Building Division

ExHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments provided.

Engineering and Public Works Divisions Review.

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted as described. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other potential utilities.
2. The number of trips generated by the home owner/employees will not have a detrimental impact to traffic in the area due no employees and no customers visiting the house. The applicant has indicated product will be produced within the residence but will be sold at craft fairs or other points of sale locations. With the applicant's no customers and no additional employees, no significant impact to traffic is anticipated with the proposed use.
3. No additional parking is anticipated for employees where the applicant being the only employee. The applicant indicated no changes to the existing home use or parking. Materials will be brought to the house by the owner and delivered to the point of sale as part of the process, with no deliveries or truck traffic expected. Parking on 13590 South may impact traffic if it is during poor weather or if there are other cars parked on the opposite side of the street nearby. However, based on the information from the applicant, no significant impact to parking is anticipated with the proposed use.

Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to located in a conspicuous location where the will be readily accessible and immediately available for use. Placed on every level of the home. If in cabinet or not the

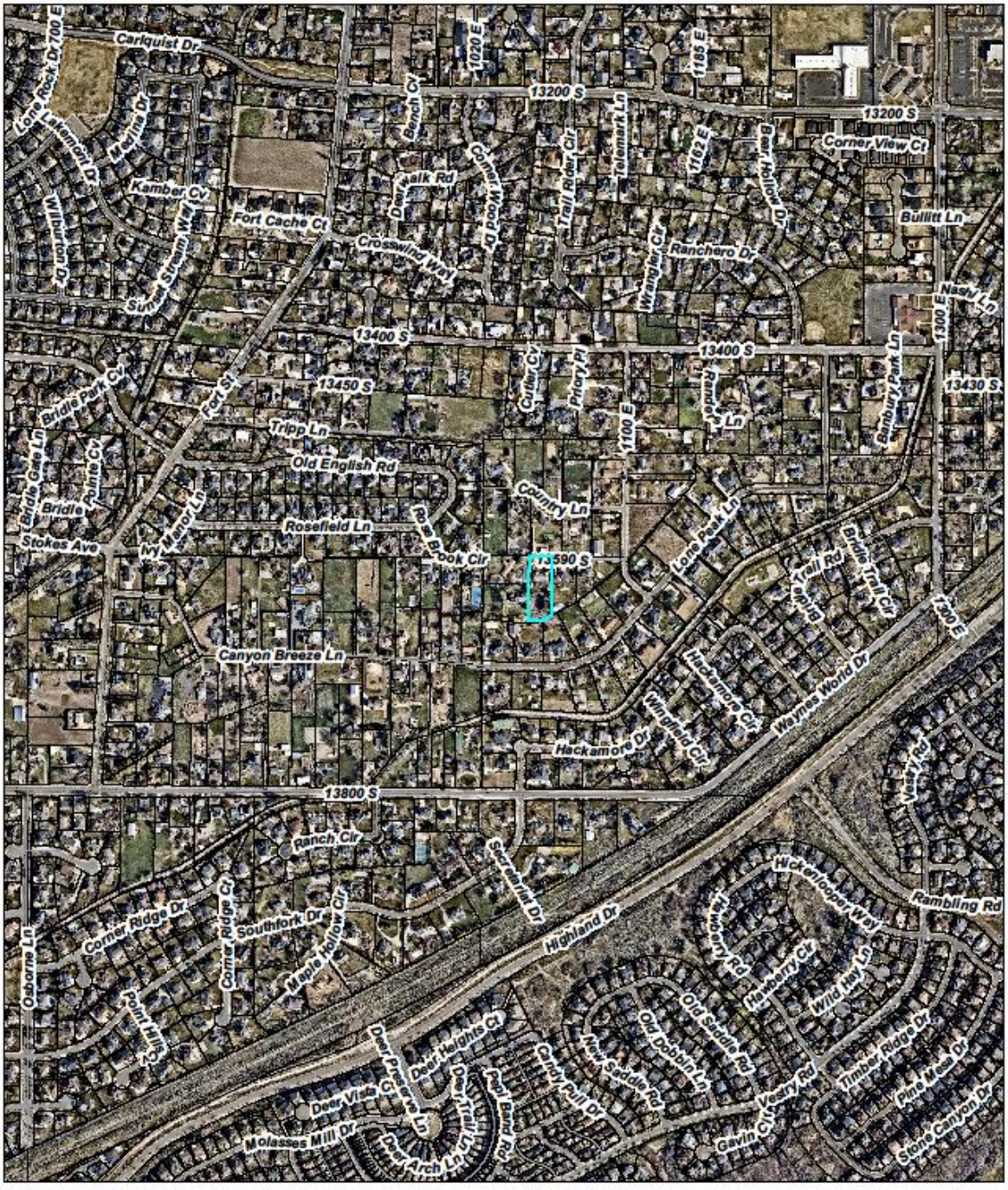
extinguisher or cabinet needs to be mounted so that the top is more than five(5) feet above the floor.

2. There shall be single station inter connected smoke detectors in good working condition on each level occupied by the clients. Battery operated smoke detectors shall be, permitted if the home demonstrates testing, maintenance, and battery replacement to insure continued operation of the smoke.

3. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

EXHIBIT C

VICINITY MAP



J Ellsworth

1048 E. 13590 S.

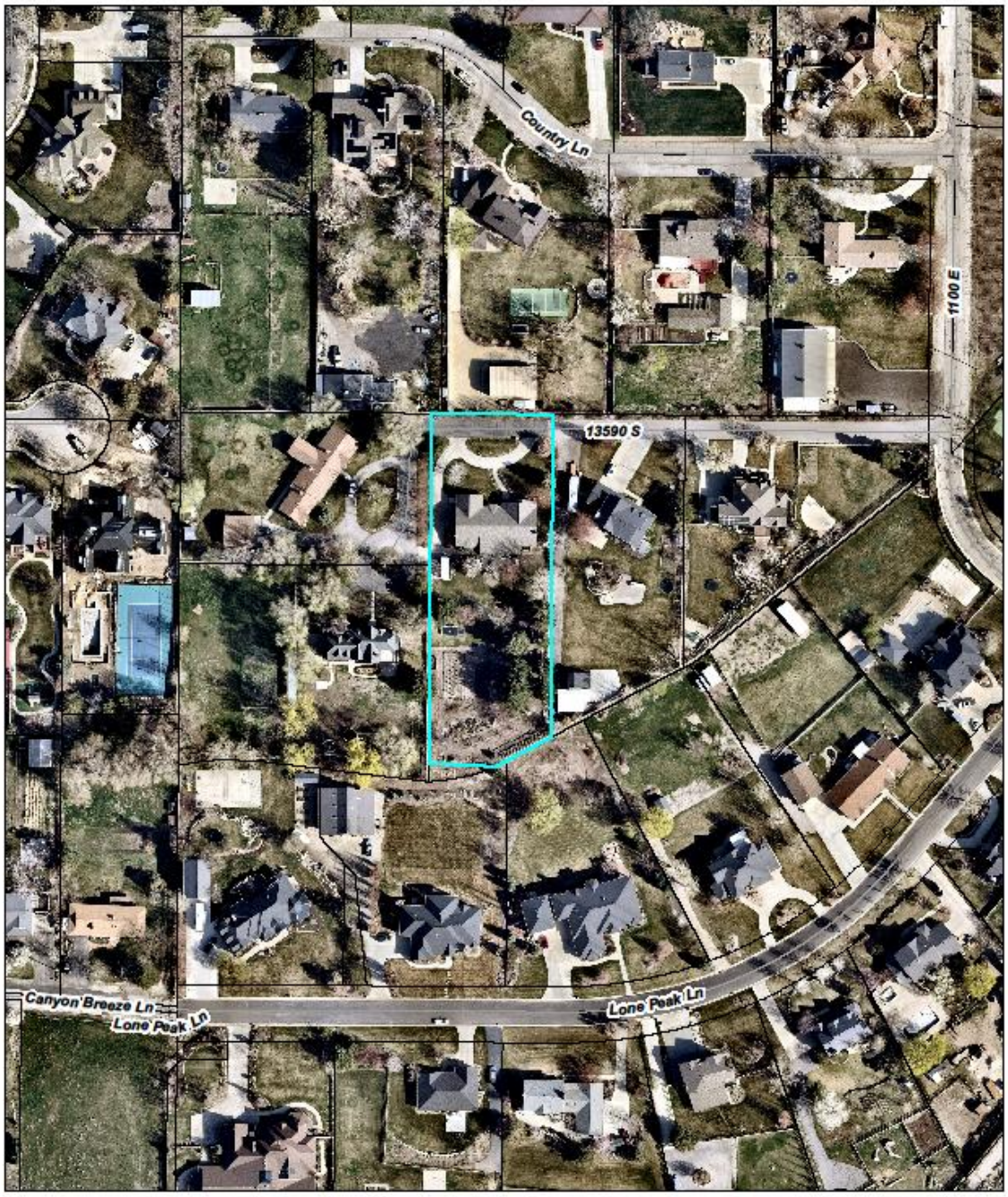
0 625 1,250 2,500 Feet

N

W E

S

EXHIBIT D
AERIAL MAP



Jared Ellsworth Home Occupation

1048 E. 13590 S.

0 120 240 480 Feet

N
W E
S

ExHIBIT E
LAND USE MAP

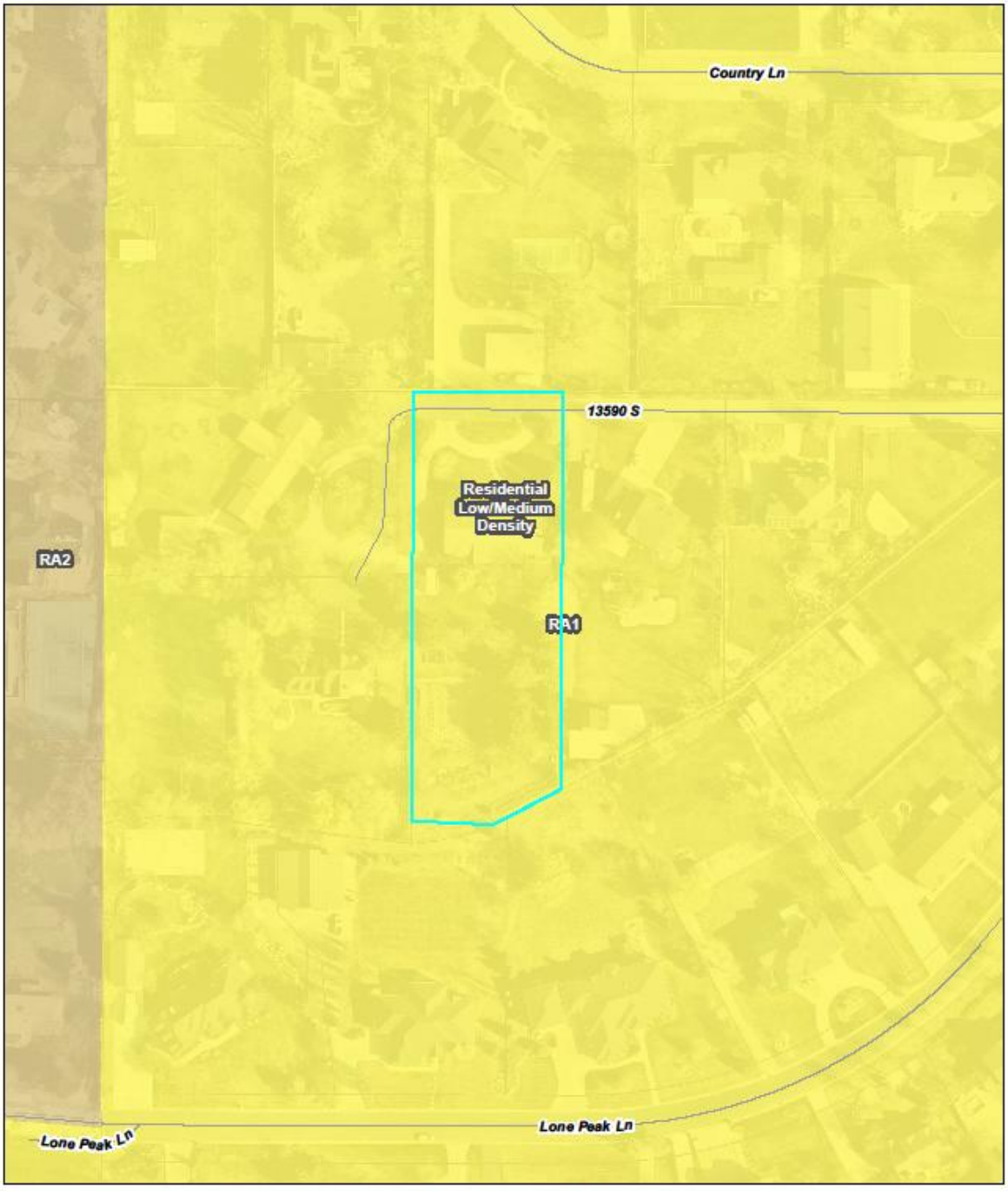


J Ellsworth
1048 E. 13590 S.

0 95 190 380 Feet

N
W E
S

EXHIBIT F
ZONING MAP



J Ellsworth
1048 E. 13590 S.

0 95 190 380 Feet

N
W E
S

ExHIBIT G
SITE PLAN

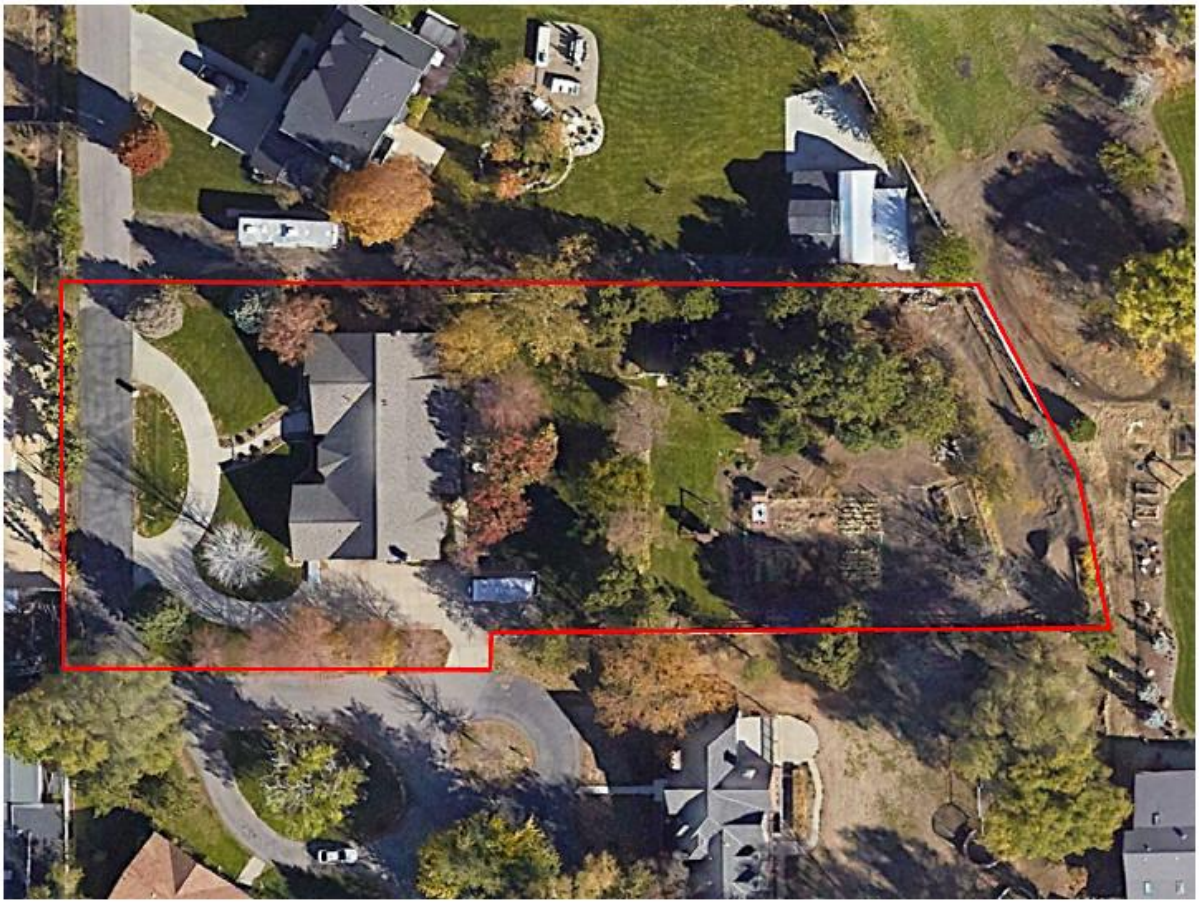


ExHIBIT H
APPLICANT STATEMENTS

Overview of Proposed Use - Craft fair type art and craft items will be created in the home. There are no anticipated changes to the use of the home, no parking, no business hours, no employees, no patrons and no impacts to nearby homes.

Statement of Compliance - Craft items will be made in the home consistent with all approval standards.

Analysis of Deviations Requested - Craft art and items are considered a cottage business that require a conditional use permit. The definition found in the Draper code is - A business where products are created in the home. The products are unique in nature, such as handicraft, art, and jewelry. Limited food production can also be considered. Anything that uses a material, a mixture of materials or a quantity of materials that could be classified by the fire marshal or building official as dangerous or hazardous will not be allowed.

EXHIBIT I
PRODCUTS









MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: April 27, 2023
Re: Lone Peak Court Lot 9 – Plat Amendment Request

Comments:

This application is a request for approval of a Plat Amendment for approximately 0.55 acres located at approximately 366 East Brown Farm Ln. The property is currently zoned RA2 and R1. The applicant is requesting that a Plat Amendment be approved to allow for the consolidation of two parcels and one lot into one piece of land.

The findings are as follows:

For approval:

1. That there is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.

For denial:

1. That there is not good cause for the vacation or amendment.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	4/20/2023	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
April 18, 2023

To: Draper City Planning Commission
Business Date: April 27, 2023

From: Development Review Committee

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

Re: **Lone Peak Court Lot 9 – Plat Amendment Request**

Application No.:	SUBD-212-2022
Applicant:	Brandon Thomas
Project Location:	366 E Brown Farm Ln
Current Zoning:	RA2 (Residential Agricultural, 20,000 square foot lot minimum) & RA1 (Residential Agricultural, 40,000 square foot lot minimum) Zone
Acreage:	0.55 Acres (Approximately 24,008.5 ft^2)
Request:	Request for approval of a Plat Amendment in the RA2 & RA1 zone in order to consolidate three parcels into one lot.

BACKGROUND AND SUMMARY

This application is a request for approval of a Plat Amendment for approximately 0.55 acres located at approximately 366 East Brown Farm Ln (Exhibit B & C). The property is currently zoned RA2 and R1. The applicant is requesting that a Plat Amendment be approved to allow for the consolidation of two parcels and one lot into one piece of land.

The Lone Peak Court Subdivision was recorded in 2002 and the home on Lot 9 was built in 2003.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit D
Current Zoning	RA2 and RA1	Exhibit E
Proposed Use	No change in use	
Adjacent Zoning		
East	RA2	
West	RA2, RA1	
North	RA2	
South	RA1	

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

Residential Low-Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 and RA1 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to*

promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Subdivision Layout. The applicant has been able to purchase two small parcels that are adjacent to his lot in 2014 and 2021. The intent of this application is to consolidate the two parcels in to his lot. The existing Lone Peak Court Subdivision can be found in Exhibit F of this report and the proposed subdivision can be found in Exhibit G.

Table 2 Amended Subdivision Design Requirements

Standard	Original Plat	Proposal	Notes
Number of Lots			
Lot/Parcel Size	Lot 9 = 20,646 sq ft Parcel 1 = 2056.5 sq ft Parcel 2 = 1306 sq ft	24,008.5 sq ft	Parcels were not a part of the original plat but adjacent to the property.
Lot Width	128.83-feet	No Change	
Lot Depth	175-feet	195.63-feet	
Street Frontage	108.19-feet	No Change	
Street Width	60-feet	No Change	
Street Ownership	Public	No Change	
Easements-			
PUE Front	10-foot	No Change	
PUE Rear	10-foot	10-foot & 7.5-foot	
PUE Side	8-foot	No Change	

Criteria For Approval.
The grounds for review and potential approval of a subdivision plat amendment request is found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:

> *The Planning Commission may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Land Use Authority finds that there is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of

the Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

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

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

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

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

STAFF RECOMMENDATION

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. Section 17-9-070 of the Draper City Municipal Code specifies that the approval of a Plat Amendment expires one year from the date of approval if the plat has not been recorded or construction of the required landscaping and infrastructure has not been commenced. The expiration of the approval. A maximum of one extension for a period of up to six months can be requested in writing to the Community Development Department prior to the date of expiration

The findings for approval as are follows:

1. That there is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.

The findings for denial as are follows:

1. That there is not good cause for the vacation or amendment.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve for the Plat Amendment, as requested by Brandon Thomas for Lone Peak Court Lot 9, application SUBD-212-2022, based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023.

Sample Motion for Modified Approval– I move that we approve the Plat Amendment, as requested by Brandon Thomas for Lone Peak Court Lot 9, application SUBD-212-2022, based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Plat Amendment, as requested by Brandon Thomas for Lone Peak Court Lot 9, application SUBD-212-2022, based on the findings listed in the Staff Report dated April 18, 2023, and as modified by the findings below:

1. List 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 Public Works Department

_____
Draper City Planning Division

_____
Draper City Fire Department

_____
Draper City Legal Counsel

_____
Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions Review.

1. Fix title spelling error in the Owners Dedication block- Lone Peak Court Lot 9 Amended.

EXHIBIT B
VICINITY MAP

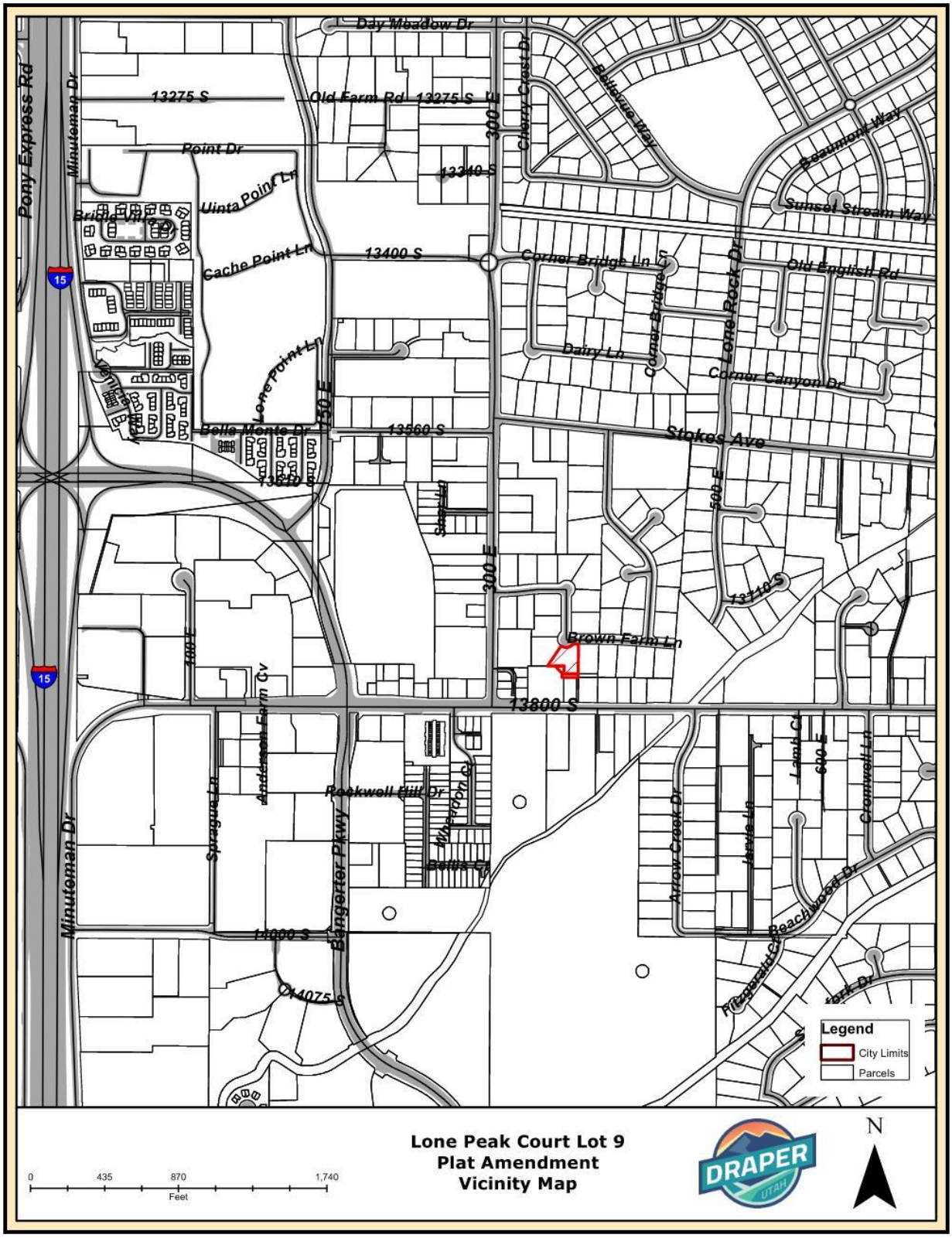


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

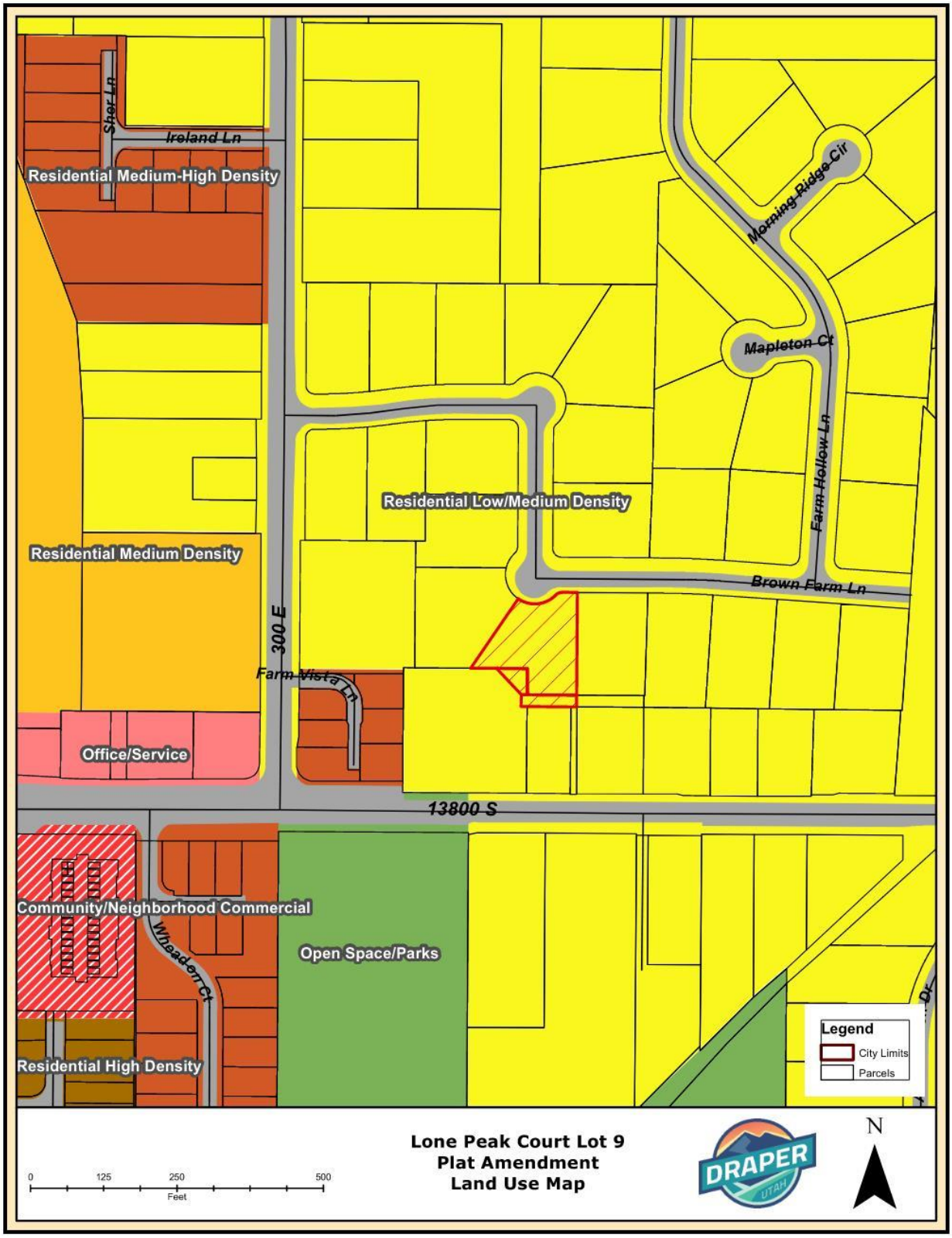


EXHIBIT E
ZONING MAP

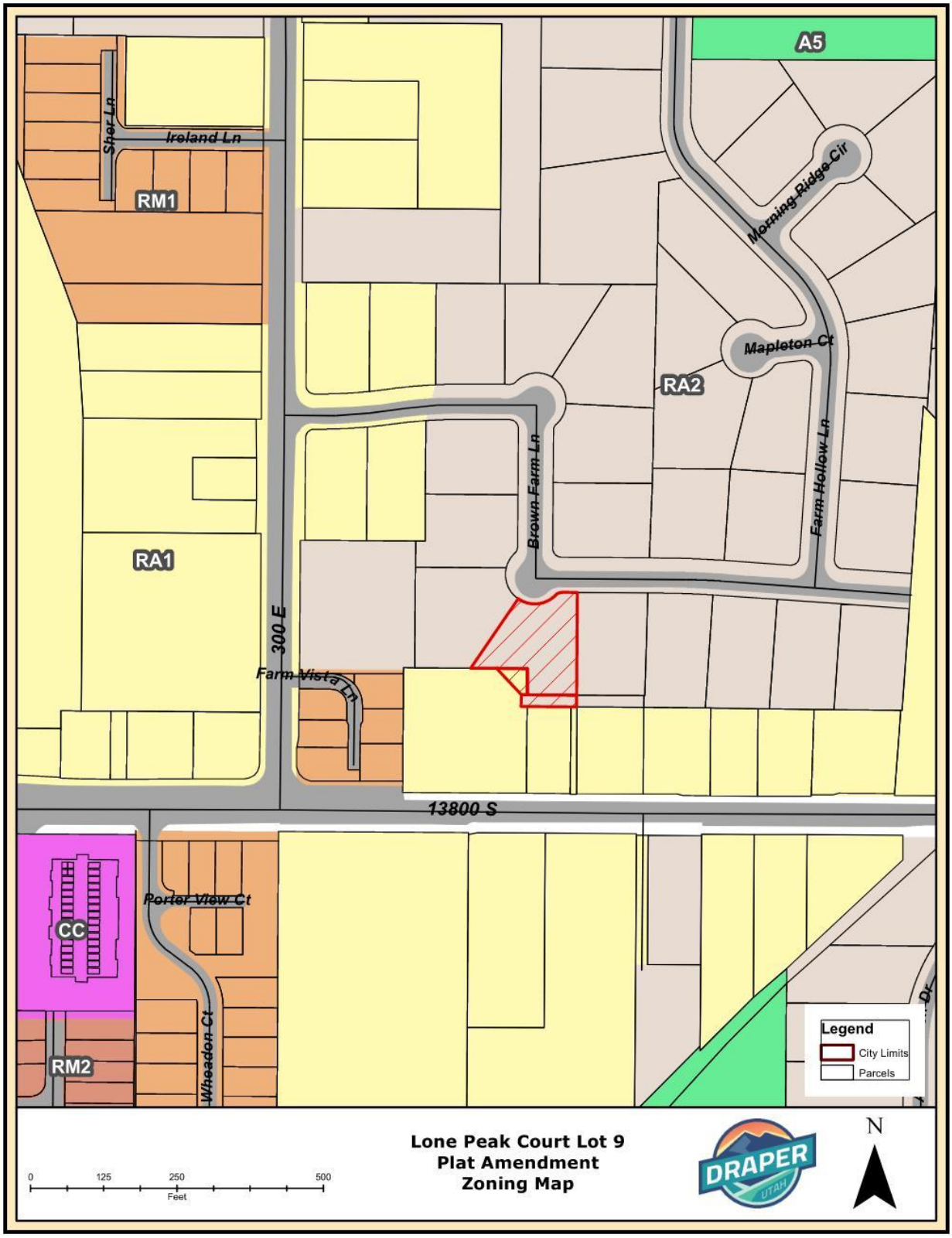
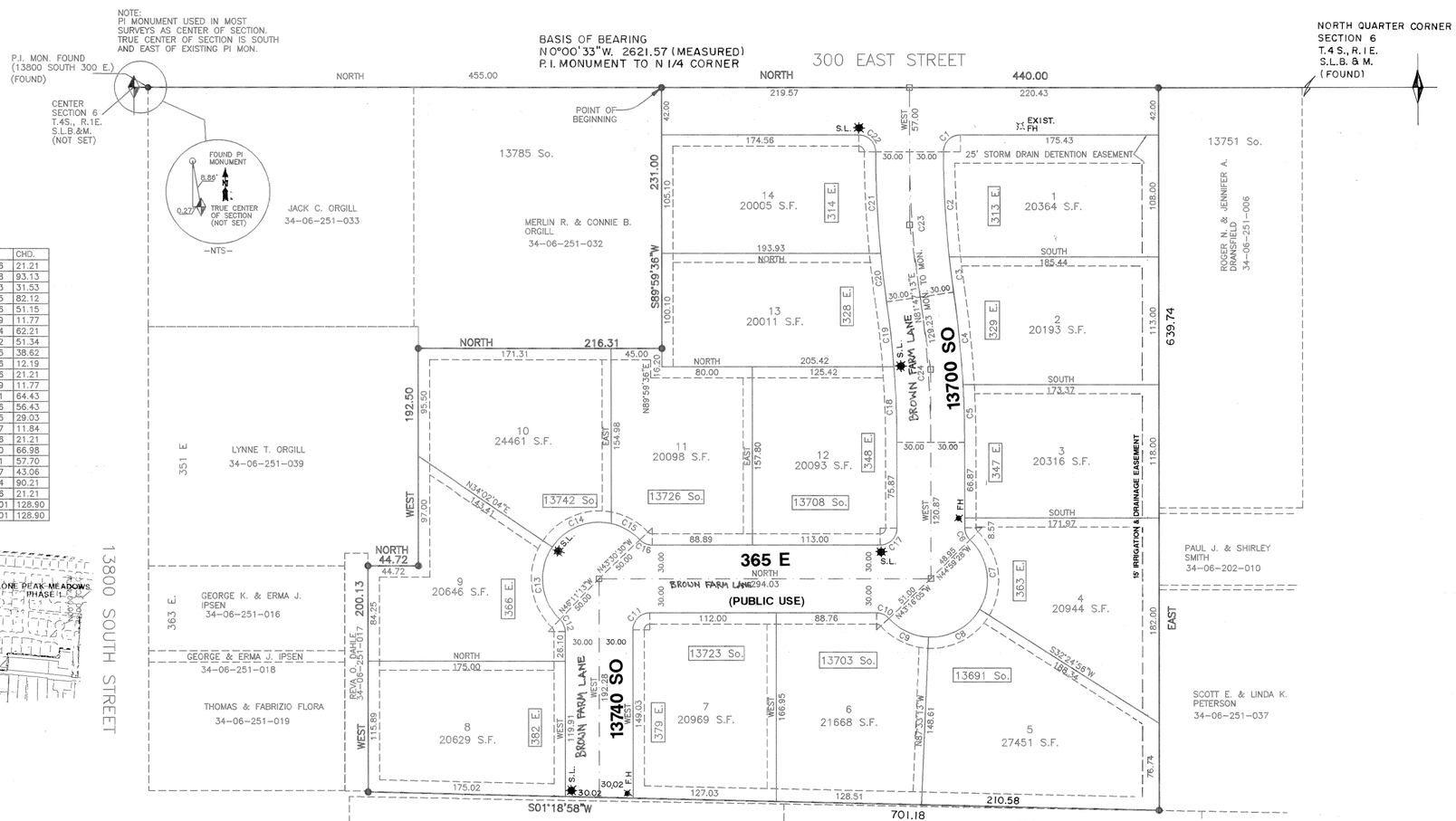


EXHIBIT F
EXISTING SUBDIVISION PLAT

LONE PEAK COURT SUB.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



NUMBER	DELTA	TAN.	RAD.	LEN.	CHD.
C1	90°00'00"	15.00	15.00	23.56	21.21
C2	06°08'11"	46.63	870.00	93.18	93.13
C3	02°04'35"	15.77	870.00	31.53	31.53
C4	05°03'40"	41.10	930.00	82.15	82.12
C5	03°09'07"	25.59	930.00	51.16	51.15
C6	46°11'13"	6.40	15.00	12.09	11.77
C7	76°55'59"	39.72	50.00	67.14	62.21
C8	61°47'04"	29.92	50.00	53.92	51.34
C9	45°25'57"	20.93	50.00	39.65	38.62
C10	47°57'48"	6.67	15.00	12.56	12.19
C11	90°00'00"	15.00	15.00	23.56	21.21
C12	46°11'13"	6.40	15.00	12.09	11.77
C13	80°13'17"	42.12	50.00	70.01	64.43
C14	68°42'36"	34.18	50.00	59.96	56.43
C15	33°44'50"	15.17	50.00	29.45	29.03
C16	46°29'30"	6.44	15.00	12.17	11.84
C17	90°00'00"	15.00	15.00	23.56	21.21
C18	04°24'45"	33.52	870.00	67.00	66.98
C19	03°48'02"	28.86	870.00	57.71	57.70
C20	02°39'12"	21.54	930.00	43.07	43.06
C21	05°33'35"	45.16	930.00	90.24	90.21
C22	90°00'00"	15.00	15.00	23.56	21.21
C23	08°12'47"	64.61	900.00	129.01	128.90
C24	08°12'47"	64.61	900.00	129.01	128.90

NOTE:

GROUND WATER WAS MONITORED BY APPLIED GEOTECHNICAL CONSULTANTS INC. ON JULY 8, 2002 IN 3 TEST PITS AFTER WATER HAD BEEN IN CANAL FOR APPROXIMATELY 2 ½ MONTHS. NO GROUND WATER WAS FOUND TO DEPTHS OF 10.5 FEET NEAR LOTS 1, 2, 3, 10,11,12,13 AND 14 AND NO GROUND WATER WAS FOUND TO DEPTHS OF 11.00 FEET NEAR LOTS 7, 8 AND 9. WATER WAS FOUND AT 11.00 FEET NEAR LOTS 4, 5 AND 6. BASEMENT FINISH FLOOR DEPTHS WILL BE RESTRICTED AS FOLLOWS IN ACCORDANCE WITH SOILS REPORT RECOMMENDATONS.

LOTS 1, 2, 3, 10, 11, 12, 13, 14 – BASEMENT 6.50 FEET BELOW NATURAL GROUND

LOTS 4, 5, 6, 7, 8, 9 BASEMENT 7.00 FEET BELOW NATURAL GROUND

NOTE:
ALL PUBLIC STREETS CONTAIN A SANITARY SEWER EASEMENT ENCOMPASSING THE ENTIRE RIGHT-OF-WAY.

NOTE:
LOT 1 & LOT 14 SHALL NOT HAVE DRIVEWAY ACCESS OFF 300 EAST STREET.
LOT 1 & LOT 14 TO BE RESPONSIBLE FOR MAINTENANCE OF PARKSTRIPS ON 300 EAST STREET.

LEGEND
- □ MONUMENTS TO BE SET
- --- P.U. AND DRAINAGE EASEMENTS
  - FRONT LOT LINE IS 10.00 FEET
  - BOUNDARY EASEMENTS ARE 10.00 FEET
  - INTERIOR LOT LINE EASEMENT IS 8.0 FEET
- ⊠ FIRE HYDRANTS TO BE INSTALLED

SURVEYOR'S CERTIFICATE

I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144147 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

LONE PEAK COURT SUB.

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

LEGAL DESCRITPTION

BEGINNING AT A POINT WHICH IS NORTH, 455.00 FEET FROM AN EXISTING PI MONUMENT FOUND AT THE INTERSECTION OF 13800 SOUTH AND 300 EAST STREETS, SAID POINT ALSO BEING N0°02'00"W, 463.86 FEET FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH, 440.00 FEET; THENCE EAST, 639.74 FEET; THENCE S01°18'58"W, 701.18 FEET; THENCE WEST, 200.13 FEET; THENCE NORTH, 44.72 FEET; THENCE WEST, 192.50 FEET; THENCE NORTH, 216.31 FEET; THENCE S89°59'36"W, 231.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8.5831 ACRES – 14 LOTS

UTAH LAND SURVEYOR
No. 144147
RALPH E. GOFF
3/11/02
STATE OF UTAH

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE ONE UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

LONE PEAK COURT SUB.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY

HAND THIS 19TH DAY OF JUNE A.D. 2002

IVORY HOMES, LTD., BY

CLARK D. IVORY, MANAGING MEMBER OF VALUE, L.C., WHO IS GENERAL PARTNER OF IVORY HOMES, LTD.

GENERAL PARTNERSHIP ACKNOWLEDGMENT

ON THE 19TH DAY OF JUNE A.D. 20 02 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CLARK D. IVORY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGING MEMBER OF VALUE, L.C. WHO IS GENERAL PARTNER OF IVORY HOMES, LTD. IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNERS DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID PARTNERSHIP EXECUTED THE SAME

MY COMMISSION EXPIRES 7/20/2003

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CHRISTOPHER P. GAMVROULAS
NOTARY PUBLIC - STATE OF UTAH
970 E. WOODOAK LANE
SALT LAKE CITY, UT. 84117
COMM. EXP. 7-20-2003

GENERAL PARTNERSHIP ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COURNY OF SALT LAKE, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGING MEMBER OF VALUE, L.C. WHO IS GENERAL PARTNER OF IVORY HOMES, LTD. IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNERS DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

Mujgata DeLeon 6/24/02
U.S. WEST COMMUNICATIONS DATE

Shawn Parker 6/24/02
UTAH POWER AND LIGHT CO. AT&T DATE

Joyce Jameson 6-24-02
QUESTAR GAS CO. DATE

Mark Schultz 6/24/02
AT&T CABLE CO. UPPC DATE

PLAT PREPARED BY

RALPH GOFF AND ASSOCIATES
118 EAST VINE STREET
MURRAY, UT 84107
262-8733

DRAPER IRRIGATION CO.

APPROVED THIS 5TH DAY OF July A.D. 2002

DEVELOPMENT MANAGER

COUNTY HEALTH DEPARTMENT

APPROVED THIS 25TH DAY OF June A.D. 2002

DIRECTOR, S.L. CO. BOARD OF HEALTH

PLANNING COMMISSION

APPROVED THIS 26 DAY OF July A.D. 2002 BY THE DRAPER CITY PLANNING COMMISSION

CHAIRMAN, DRAPER CITY PLANNING COMM.

OWNER – DEVELOPER

IVORY HOMES
970 EAST WOODOAK LANE
SLC, UTAH
268-0700

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 24 DAY OF June A.D. 2002

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

7/16/2002 DATE

DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 25TH DAY OF July A.D. 2002

DRAPER CITY ATTORNEY

CITY APPROVAL

PRESENTED TO DRAPER CITY THIS 26 DAY OF July A.D. 2002 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: DRAPER CITY CLERK

MAYOR, DRAPER CITY

RECORDED #8303639

STATE OF UTAH, COUNTY OF SALT LAKE , RECORDED AND FILED AT THE REQUEST OF CITY OF DRAPER

DATE 7-29-2002 TIME 8:47 AM BOOK 2002P PAGE 194

$44.00 FEE

SALT LAKE COUNTY RECORDER

34-06-251-007,-031 3A6-21

$44.00

2002P-194

C:\ACAD\DWGS\ACAD\DWGS\2001DWGS\1VHTHRED\LPEACH1.DWG Tue Nov 27 16:15:13 2001

EXHIBIT G
PROPOSED SUBDIVISION PLAT

LONE PEAK COURT LOT 9 AMENDED

BEING AN AMENDMENT OF LOT 9 OF THE LONE PEAK COURT SUBDIVISION
LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE
1 EAST, SALT LAKE BASE AND MERIDIAN.
FEBRUARY 2023

GRAPHIC SCALE

20 0 10 20 40 80

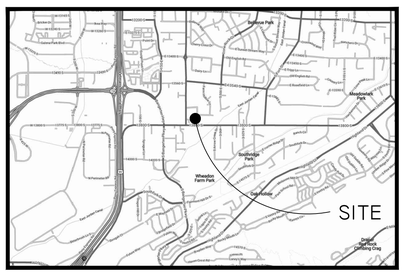
(IN FEET)
1 inch = 20 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	12.09'	15.00'	46°10'49"	11.77'	N66°54'35"E	6.40'
C2	70.00'	50.00'	80°12'43"	64.42'	N83°55'32"E	42.11'

SYMBOL LEGEND

- ADJOINING OWNERS
- SURVEY BOUNDARY
- EASEMENT LINE
- FOUND STREET MONUMENT (AS NOTED ON DRAWING)
- P.I. MONUMNET (AS NOTED ON DRAWING)
- NORTH 1/4 CORNER (AS NOTED ON DRAWING) (31 / 6)

VICINITY MAP



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM P.O.BOX 991, HEBER CITY, UT
TROY TAYLOR 801-657-8748 TROY@ELEMENTSURVEYING.COM

NORTH 1/4 CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

FOUND EXISTING STREET MONUMENT (BRASS CAP IN RING AND LID)

NORTH 294.00' BETWEEN FOUND MONUMENTS
BASIS OF BEARING

BROWN FARM LANE
365 EAST (PUBLIC)

FOUND EXISTING STREET MONUMENT (BRASS CAP IN RING AND LID)

BROWN FARM LANE
13740 SOUTH (PUBLIC)

30.00'

30.00'

N00°00'33"W 2621.57' FROM P.I. MONUMENT TO NORTH 1/4 CORNER

357.57'

EAST
406.82'

P.O.B.

N34°17'05"E 50.14'

C1 EAST 26.10'

C2

10' P.U. & DRAINAGE EASEMENT

366 EAST
BROWN FARM LANE

N34°02'04"E 143.42'

8' P.U. & DRAINAGE EASEMENT

LOT 10 LONE PEAK COURT SUBDIVISION

LOT 8 LONE PEAK COURT SUBDIVISION

SOUTH 195.63'

7.5' P.U. & DRAINAGE EASEMENT

LOT 9 AMENDED
AREA = 0.55 ACRE
24,008.50 SQ.FT.

P.I. MONUMENT MARKING THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

WEST 45.01'

N42°36'41"W 60.76'

LYNNET ORGILL
34062530400000

N00°24'06"E
20.51'

10' P.U. & DRAINAGE EASEMENT

JAMES B ROGERS
34062530240000

N89°55'29"W 95.25'

DDD & B INVESTMENTS
34062530410000

LINI BALMFORTH
34062530350000

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE

SURVEYOR, TROY L TAYLOR – PLS

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 9 OF THE LONE PEAK COURT SUBDIVISION AS SHOWN ON THE OFFICIAL PLAT ON FILE AND OF RECORD AT THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED NORTH 00°00'33" WEST ALONG THE 1/4 SECTION LINE 357.57 FEET AND EAST 406.82 FEET FROM THE FOUND P.I. MONUMENT MARKING THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 70.00 FEET (CHORD BEARS NORTH 83°55'32" EAST 64.42 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 12.09 FEET (CHORD BEARS NORTH 66°54'35" EAST 11.77 FEET); THENCE EAST 26.10 FEET; THENCE SOUTH 195.63 FEET ALONG A FENCE LINE; THENCE NORTH 89°55'29" WEST 95.25 FEET; THENCE NORTH 00°24'06" EAST 20.51 FEET; THENCE NORTH 42°36'41" WEST 60.76 FEET ALONG A FENCE LINE; THENCE WEST 45.01 FEET ALONG A FENCE LINE; THENCE NORTH 34°02'04" EAST 143.42 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

AREA = 0.55 ACRE

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNERS(S) OF HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT

LONE PEAK COURT LOT 9 AMENED

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAILS OR EASEMENTS, OR OF SIMILAR DESIGNATION.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET FORTH MY/OUR HAND(S) THIS___DAY OF_____, 20___

SIGNATURE PRINTED NAME

SIGNATURE PRINTED NAME

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF_____.

ON THE_____, DAY OF_____, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF_____, IN SAID STATE OF UTAH,_____, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE FOREGOING OWNER'S DEDICATION AS AN INDIVIDUAL, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME

COMMISSION NUMBER: _____.

MY COMMISSION EXPIRES: _____.

SIGNATURE PRINTED NAME

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF_____.

ON THE_____, DAY OF_____, 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF_____, IN SAID STATE OF UTAH,_____, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE FOREGOING OWNER'S DEDICATION AS AN INDIVIDUAL, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME

COMMISSION NUMBER: _____.

MY COMMISSION EXPIRES: _____.

SIGNATURE PRINTED NAME

DRAPER CITY MAYOR

PRESENTED TO THE DRAPER CITY MAYOR THIS ___ DAY OF _____, A.D. 20___, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTESTED

EASEMENT APPROVAL

CENTURY LINK REPRESENTATIVE DATE

WATERPRO DATE

ROCKY MOUNTAIN POWER REPRESENTATIVE DATE

COMCAST REPRESENTATIVE DATE

DOMINION ENERGY UTAH - NOTE:

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE, AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS___DAY OF_____, 20___

BY _____

TITLE _____

PLANNING COMMISION

APPROVED THIS ___ DAY OF _____, A.D. 20___, BY THE DRAPER CITY PLANNING COMMISSION.

PLANNING COMMISSION

SALT LAKE COUTNY HEALTH DEPARTMENT

APPROVED THIS ___ DAY OF _____, A.D. 20___.

SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS ___ DAY OF _____, A.D. 20___.

SEWER DISTRICT REPRESENTATIVE

DRAPER CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DRAPER CITY ENGINEER DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ___ DAY OF _____, A.D. 20___.

DRAPER CITY ATTORNEY

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE:_____ TIME:_____BOOK:_____PAGE:_____

FEE $ SALT LAKE COUNTY RECORDER

MEMO

To: Planning Commission
From: Tevai Haunga
CC:
Date: April 27, 2023
Re: Porter Rockwell Lot 1 - Plat Amendment

Comments:

This application is a request for approval of a Plat Amendment for approximately 0.36 acres located on the east side of Outlaw Place, at approximately 1308 E. Outlaw Place. The property is currently zoned R3 (Single Family Residential 13,000 s.f. minimum area). The applicant is requesting that a Plat Amendment be approved to allow for the reconfiguration of the storm drain easement on the property.

The findings are as follows:

Findings for approval:

1. There is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.

Findings for denial:

1. There is not good cause for the vacation or amendment; and a public street, right-of-way, or easement has been vacated or amended.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	4/21/2023	Cover Memo

Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
April 12, 2023

To: Draper City Planning Commission
Business Date: April 27, 2023

From: Development Review Committee

Prepared By: Tevai Haunga, Planner I
Planning Division
Community Development Department
801-576-6522, tevai.haunga@draperutah.gov

Re: Porter Rockwell Lot 1 – Plat Amendment Request

Application No.:	SUBD-009-2023
Applicant:	Zach Gordon, representing Vibe Homes
Project Location:	1308 E. Outlaw Place
Current Zoning:	R3 (Single Family Residential 13,000 ft^2 minimum area)
Acreage:	0.36 Acres (Approximately 15681.6 ft^2)
Request:	Request for approval of a Plat Amendment in the R3 zone to reconfigure the storm drain easement on the property.

BACKGROUND AND SUMMARY

This application is a request for approval of a Plat Amendment for approximately 0.36 acres located on the east side of Outlaw Place, at approximately 1308 E. Outlaw Place (Exhibit C & D). The property is currently zoned R3. The applicant is requesting that a Plat Amendment be approved to allow for the reconfiguration of the storm drain easement on the property.

The property is part of the Porter Rockwell subdivision. Plans to build a single family residence have been submitted to Draper City and are pending approval.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit E
Current Zoning	R3	Exhibit F
Proposed Use	Residential	
Adjacent Zoning		
East	R3	
West	RA1	
North	R3	
South	RA1	

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

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3 zone is to "*permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan.*"

Subdivision Layout. The layout of the proposed amended subdivision plat is shown in

Exhibit E. The lot is approximately 0.36 acres or 15,681 ft^2 in size. The applicant is requesting a reconfiguration of the storm drain easement located on the east side of the property. The plat currently shows the storm drain easement cutting into the parcels buildable area, reducing the size and altering the shape of where a structure can be built.

Table 2 Amended Subdivision Design Requirements

Standard	Original Plat	Proposal	Notes
Number of Lots	1	1	Reconfiguring drainage easement
Lot/Parcel Size	0.36	No change	
Lot Width	114.08'	No change	
Lot Depth	138.12'	No change	
Street Frontage	114.08'	No change	
Street Width	28.5'	No change	
Street Ownership	Private	No change	
Easements-			
PUE Front	15'	No change	
PUE Rear	20'	No change	
PUE Side	10'	No change	
Private Storm Drain Detention Basin Easement	40'	20-feet wide	

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
2. Section 17-9-070 of the Draper City Code specifies that the approval of a Plat Amendment expires one year from the date of approval if the plat has not been recorded or construction of the required landscaping and infrastructure has not been commenced. The expiration of the approval. A maximum of one extension for a period of up to six months can be requested in writing to the Community Development Department prior to the date of expiration.

The findings for approval as are follows:

1. There is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.

The findings for denial as are follows:

1. There is not good cause for the vacation or amendment; and a public street, right-of-way, or easement has been vacated or amended.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Porter Rockwell Lot 1 Plat Amendment, as requested by Zach Gordon, application SUBD-009-2023, based on the findings and subject to the conditions listed in the Staff Report dated April 12, 2023.

Sample Motion for Modified Approval– I move that we approve the Porter Rockwell Lot 1 Plat Amendment, as requested by Zach Gordon, application SUBD-009-2023, based on the findings and subject to the conditions listed in the Staff Report dated April 12, 2023

1. Must correct GIS and Planning redlines before printing the final Mylar.

Sample Motion for Denial – I move that we deny the Porter Rockwell Lot 1 Plat Amendment, as requested by Zach Gordon, application SUBD-009-2023, based on the findings and subject to the conditions listed in the Staff Report dated April 12, 2023.

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.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2023.04.19 15:38:09-06'00'

Draper City Public Works Department

Jennifer Jastremsky
Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov, O=Planning Division, OU=Draper City, CN=Jennifer Jastremsky
Date: 2023.04.19 12:35:40-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2023.04.19 13:23:38-06'00'

Draper City Fire Department

Mike Barker
Digitally signed by Mike Barker
Date: 2023.04.19 13:29:26 -06'00'

Draper City Legal Counsel

Draper City Building Division

ExHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. Please take out the day when dating the final Mylar. The month and year should be the only dates indicated. DCMC Section 17-4-030(C)

Engineering and Public Works Divisions Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

GIS Review.

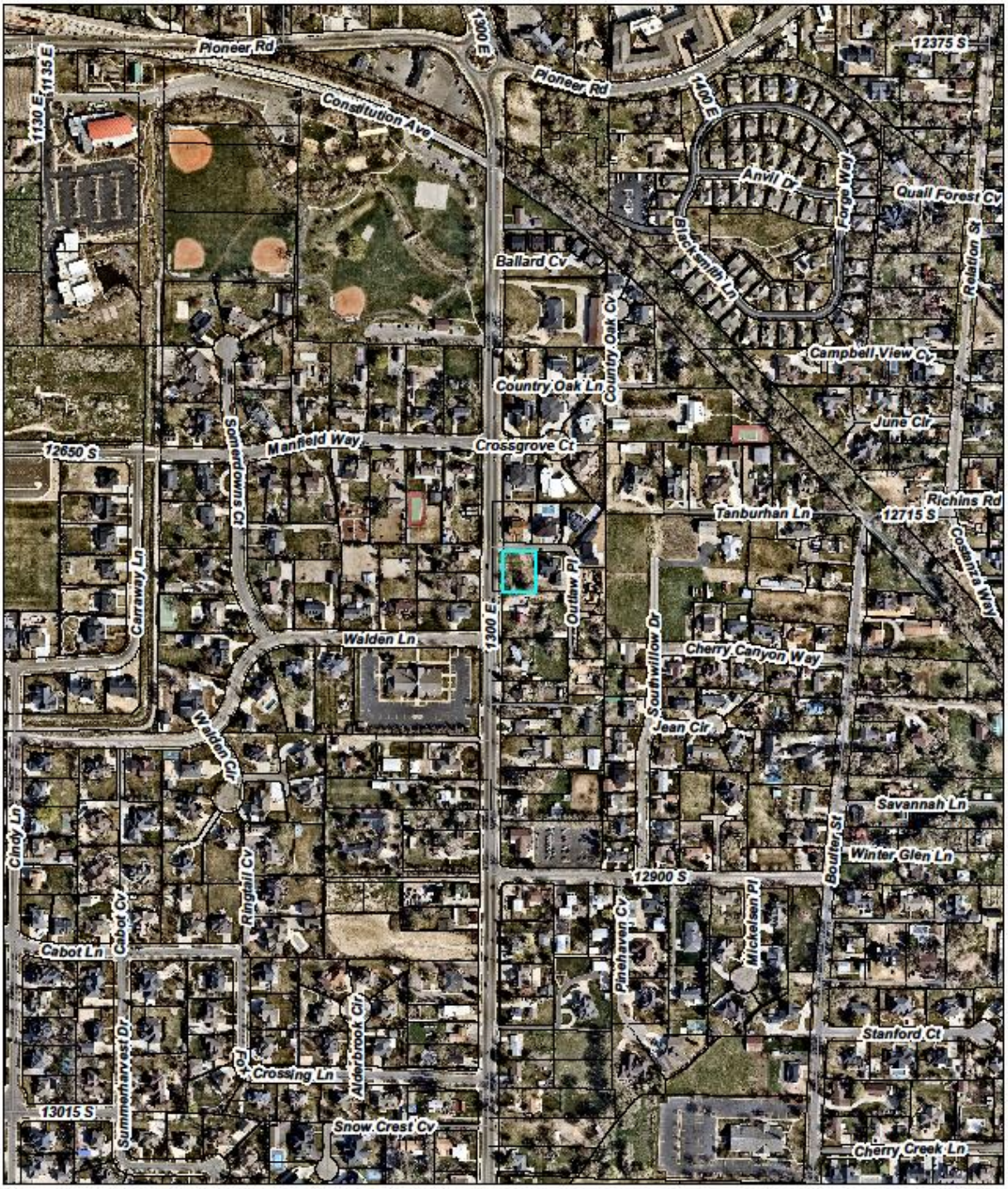
1. Labels for streets should consist of the official street name followed by the coordinate.
2. Please label "OUTLAW PLACE" above the street coordinate.
3. The ' Notes' sections refers to LOT 1, but the play only shows LOT 10. Please update references to the correct lot number.

Fire Division Review

1. No additional comments.

EXHIBIT B

VICINITY MAP



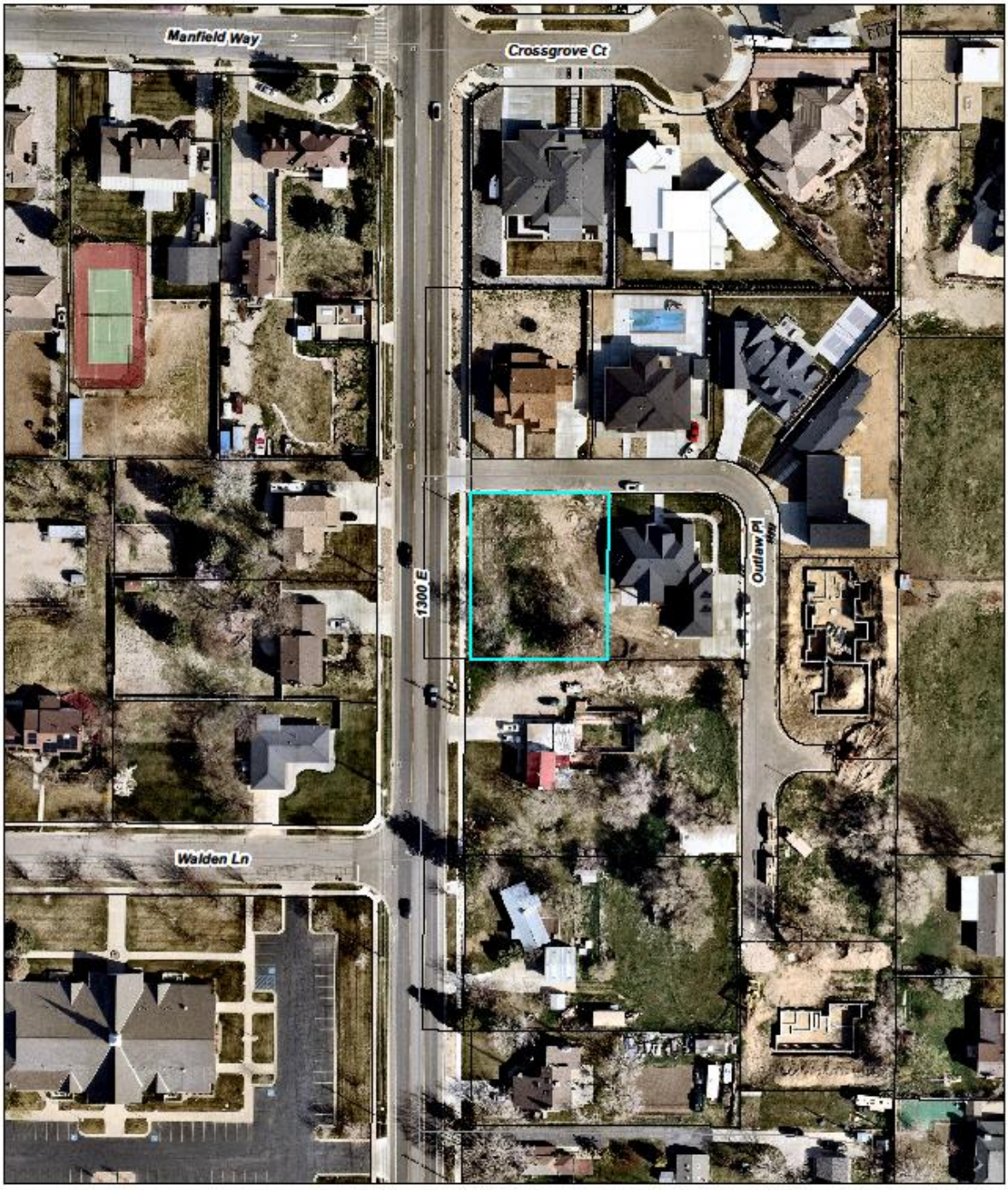
Porter Rockwell Lot 1 Plat Amendment

1308 E. Outlaw Place

0 370 740 1,480 Feet

N W E S

EXHIBIT C
AERIAL MAP

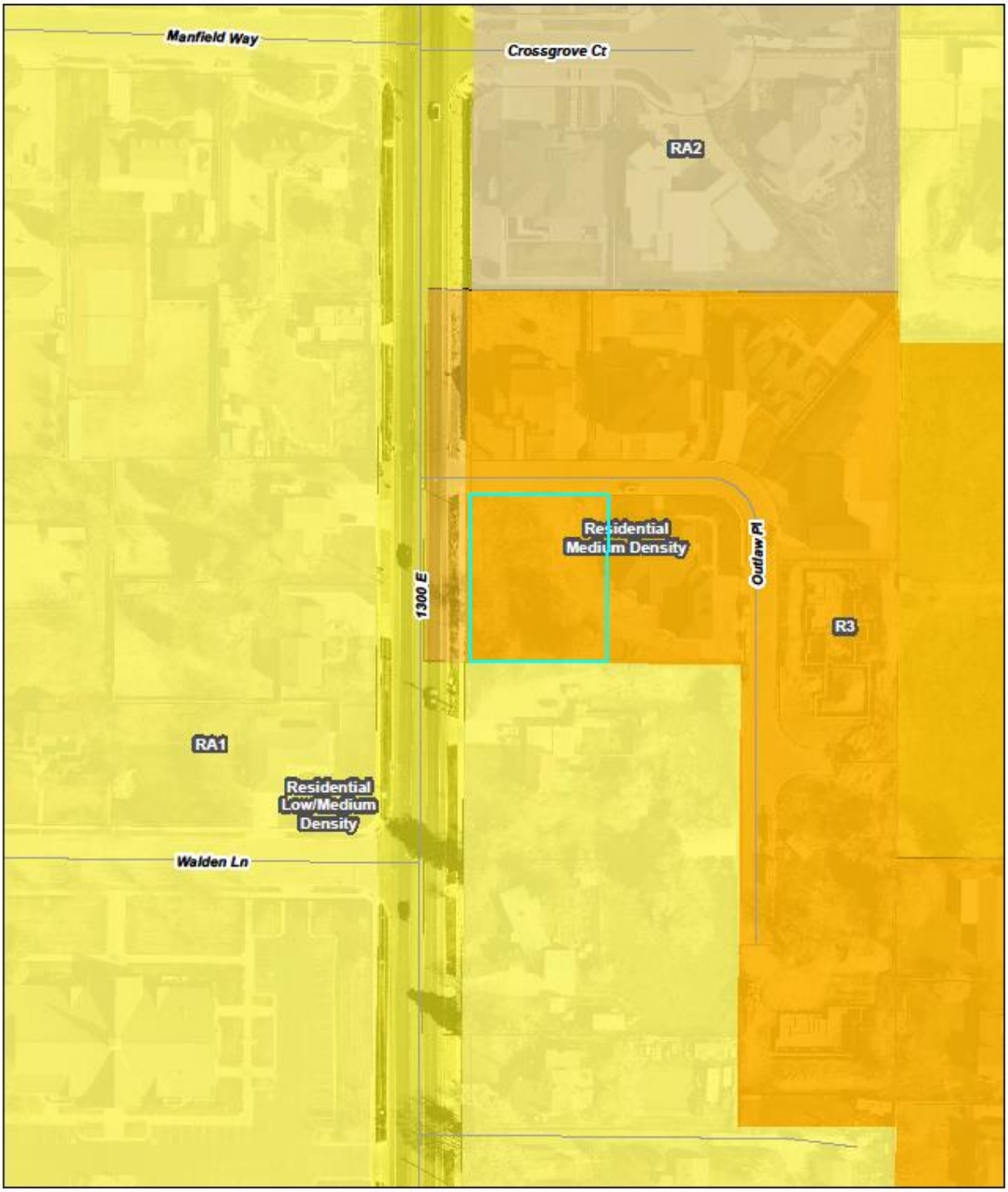


Porter Rockwell Lot 1 Plat Amendment
1308 E. Outlaw Place

0 90 180 360 Feet

N
W E
S

EXHIBIT D
LAND USE MAP

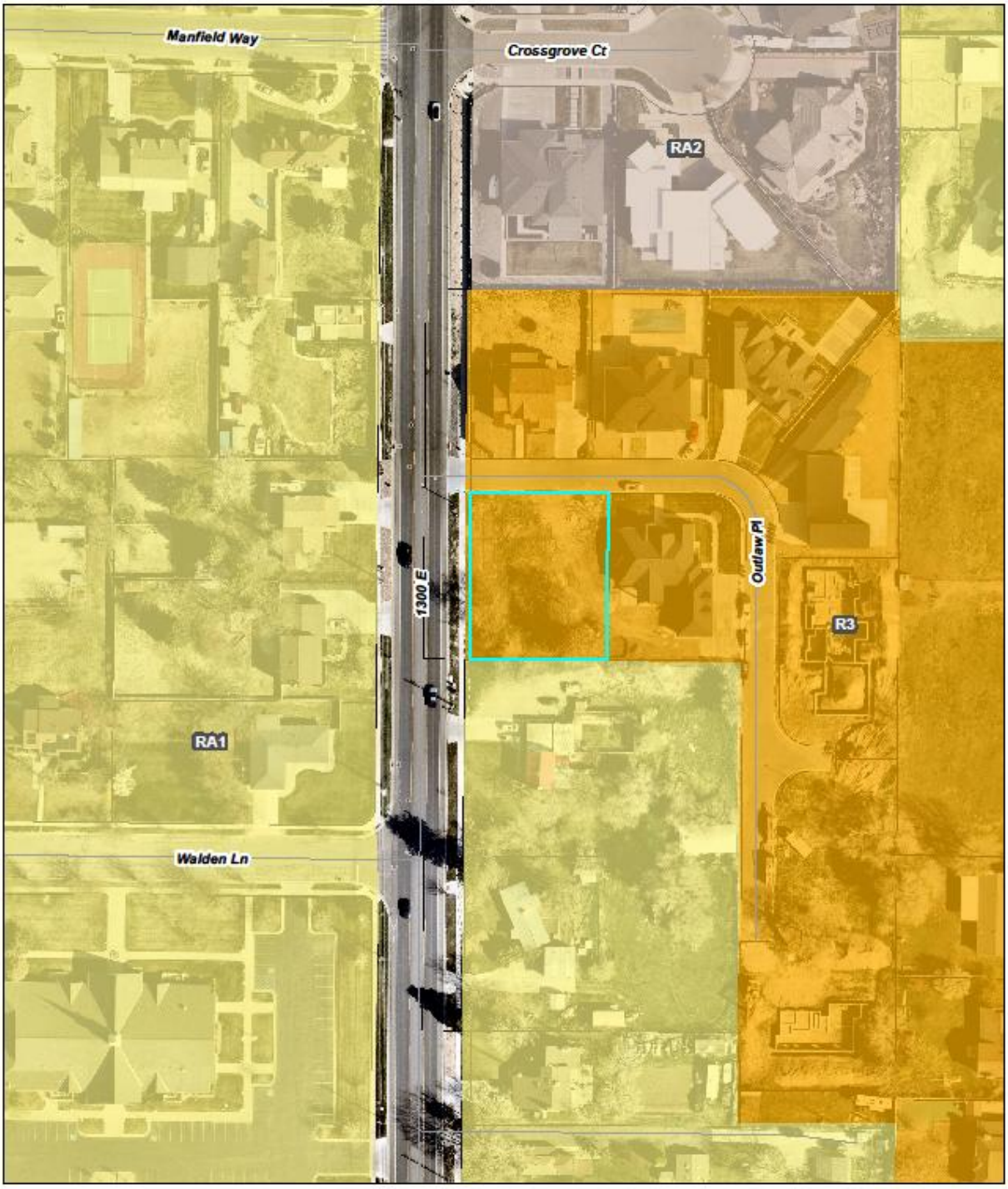


Porter Rockwell Lot 1 Plat Amendment
1308 E. Outlaw Place

0 90 180 360 Feet

N
W E
S

EXHIBIT E
ZONING MAP



Porter Rockwell Lot 1 Plat Amendment
1308 E. Outlaw Place

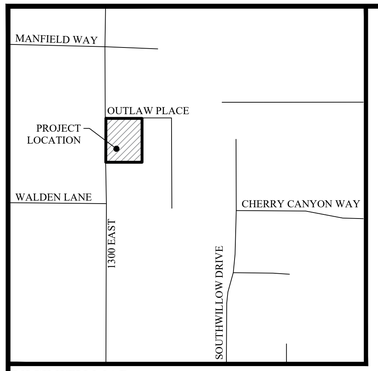
0 90 180 360 Feet

N
W E
S

PORTER ROCKWELL ESTATES SUBDIVISION AMENDED

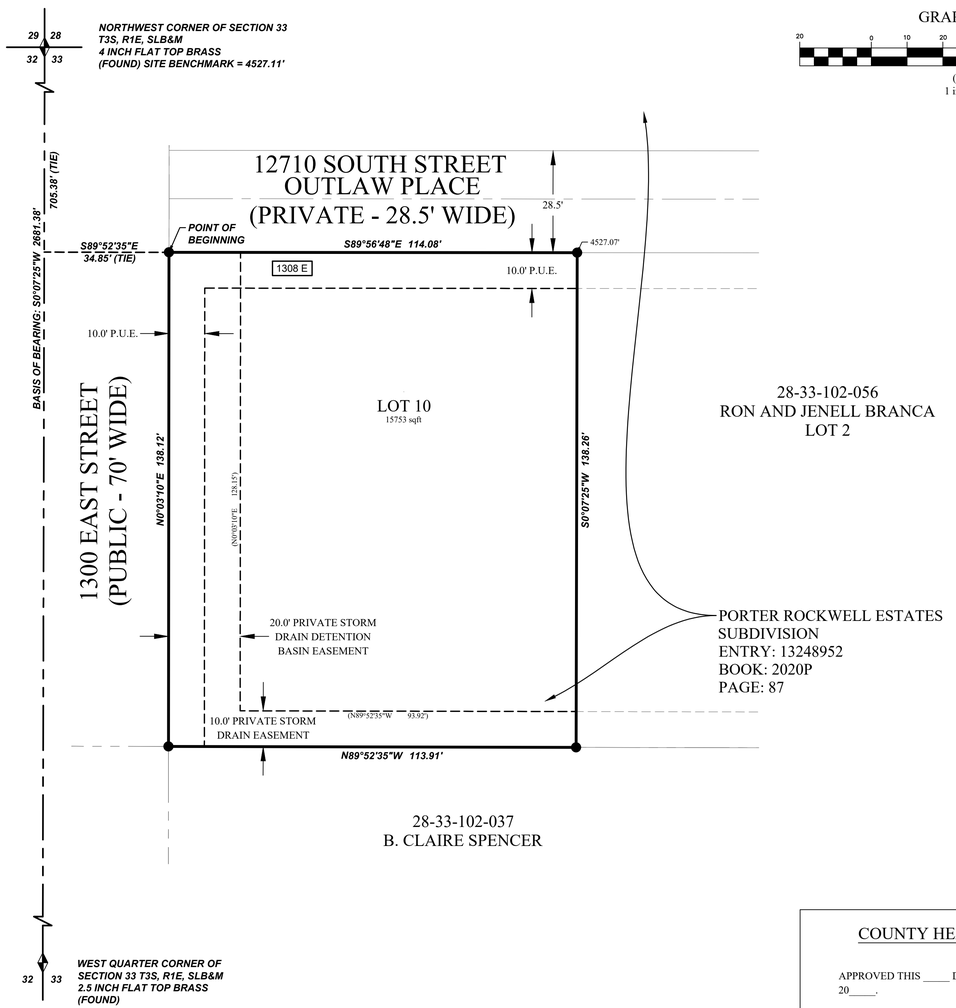
AMENDING LOT 1 OF PORTER ROCKWELL ESTATES

LOCATED IN THE NW 1/4 OF SECTION 33, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MARCH 3, 2023



VICINITY MAP
N.T.S

NOTES:
1. PUBLIC UTILITIES, INCLUDING DRAPER IRRIGATION COMPANY, ELECTRIC, NATURAL GAS, CABLE T.V., WATER, WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND PRIVATE STREET IDENTIFIED ON THIS PLAT MAP AS MAY BE IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENTS, THESE FACILITIES SHALL NOT BE INSTALLED WHERE BUILDINGS OR OTHER STRUCTURES ARE PROPOSED, AND DESIGNS FOR EACH FACILITY MUST BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. PROPERTY OWNER WILL WORK WITH EACH UTILITY COMPANY IF A NEW BUILDING IS PROPOSED THAT WILL REQUIRE THE UTILITY TO BE RELOCATED. IF THE UTILITY NEEDS TO BE RELOCATED, THE UTILITY COMPANY WILL BE RESPONSIBLE TO RELOCATE THEIR OWN FACILITIES.
2. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
3. PRIVATE DRIVE (OUTLAW PLACE) AND ITS TREES ARE TO BE MAINTAINED IN UNDIVIDED INTEREST BY ALL HOMEOWNERS IN THIS SUBDIVISION.
4. LOT 1 IS REQUIRED TO BE ACCESSED FROM OUTLAW PLACE (PRIVATE DRIVE) AND NO ACCESS TO 1300 EAST IS PERMITTED.
5. LOT 1 DETENTION BASIN REQUIRED VOLUME IS 2,989. THE OWNER OF LOT 1 IS RESPONSIBLE FOR MAINTENANCE.
6. ALL ELEVATIONS SHOWN HEREON ARE TO THE TOP BACK OF CURB AT THE LOT LINE.
7. BASEMENT ELEVATION SHALL BE A MINIMUM OF THREE FEET ABOVE HIGHEST GROUNDWATER ELEVATION.
   BASEMENT ELEVATION FOR LOT 1 = 4518'



N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

OWNER / DEVELOPER

OWNER/DEVELOPER
VIBE HOMES
9067 SOUTH 1300 WEST
WEST JORDAN, UTAH 84117
CONTACT: ZACH GORDON

RECORD OF SURVEY

ROS: _____

_____ _____
COUNTY SURVEYOR DATE

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SHEET 1

EASEMENT APPROVAL

_____
WATERPRO DATE

_____
CENTURYLINK DATE

_____
ROCKY MOUNTAIN POWER DATE

_____
COMCAST CABLE CO. DATE

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF_____ A.D., 20_____.

_____
DIRECTOR, SOUTH VALLEY SEWER DISTRICT

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF_____ A.D., 20_____.

_____
DRAPER CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D., 20_____ BY THE DRAPER CITY PLANNING COMMISSION

_____
CHAIRMAN, DRAPER CITY PLANNING COMMISSION

CITY MAYOR

PRESENTED TO DRAPER CITY THIS _____ DAY OF _____ A.D., 20_____. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
ATTEST: DRAPER CITY CLERK MAYOR, DRAPER CITY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____
DATE DRAPER CITY ENGINEER

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF_____ A.D., 20_____.

_____
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____

TITLE _____

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENCE NUMBER 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS, HEREAFTER TO BE KNOWN AS:

PORTER ROCKWELL ESTATES SUBDIVISION AMENDED

AMENDING LOT 1 OF PORTER ROCKWELL ESTATES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ _____
Justin Lundberg Date
Professional Land Surveyor
License No. 12554439

RECORD DESCRIPTION

All of Lot 1, Porter Rockwell Estates Subdivision, according to the official plat thereof recorded on April 21, 2020 as Entry No. 13248952, Book 2020P, Page 87 in the Salt Lake County Recorder's office.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT PORTER ROCKWELL ESTATES SUBDIVISION AMENDED, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACES, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF_____, 20____ .

_____
ZACHARY GORDON
PRESIDENT, VIBE HOMES

PORTER ROCKWELL ESTATES SUBDIVISION AMENDED
AMENDING LOT 1 OF PORTER ROCKWELL ESTATES
LOCATED IN THE NW 1/4 OF SECTION 33, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:

_____ _____
SALT LAKE COUNTY DEPUTY RECORDER

Z:_2022\22-0383 Porter Rockwell Estates Subdivision\design 22-0383\dwg\sheets\22- FINAL PLAT.dwg

MEMO

To: Planning Commission
From: Maryann Pickering, AICP
CC:
Date: April 27, 2023
Re: Towne Storage Draper Land Use and Zoning Map Amendments

Comments:

This application is a request for approval for land use and zoning map amendments for approximately 2.38 acres located on the east side of 700 East, at approximately 11761 and 11757 S. 700 East. The property is currently zoned CN. The applicant is requesting that the land use and zoning map amendments are approved to allow for a personal self-storage facility on the two properties.

The property was rezoned in 2020 with the intent of building an office building on site. The construction of the office building has not occurred and that applicant is planning to sell the property. The current applicant, Gary Free, needs the site rezoned and the land use changed in order to allow for a self-storage facility to be considered in the future. Self-storage facilities are not a permitted or conditional use in the CN zone. They are a conditional use in the CG zone. Both zones have a maximum height of 35 feet. Exhibit H shows all permitted, conditional and not permitted uses for the current CN zone and the proposed CG zone.

The findings are as follows:

For approval:

1. The proposed amendment is consistent with the goals, objectives and policies of the city's general plan;
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The proposed amendment is consistent with the standards of any applicable overlay zone;
4. The proposed amendment should not adversely affect adjacent property;
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are adequate; and
6. The proposed land use map amendment complies with DCMC Sections 9-2-020(F) and

9-5-060(D).

For denial:

1. The proposed amendment is not consistent with the goals, objectives and policies of the city's general plan;
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property;
3. The proposed amendment is not consistent with the standards of any applicable overlay zone;
4. The proposed amendment is likely to adversely affect adjacent property;
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are inadequate; and
6. The proposed land use map amendment does not comply with DCMC Sections 9-2-020(F) and 9-5-060(D).

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	4/19/2023	Backup Material

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
April 18, 2023

To: Draper City Planning Commission
Business Date: April 27, 2023

From: Development Review Committee

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

Re: **Towne Storage Draper — Land Use and Zoning Map Amendments**

Application Nos.:	TEXTMAP-008-2023 (Land Use) and TEXTMAP-001-2023 (Zoning)
Applicant:	Gary Free, representing Via Digital Solutions
Project Location:	Approximately 11761 and 11757 S. 700 East
Current Zoning:	CN (Neighborhood Commercial)
Acreage:	Approximately 2.38 acres (approximately 103,672.8 sq ft)
Request:	Amend the land use designation from Neighborhood Commercial to Community Commercial and rezone the property from CN (Neighborhood Commercial) to CG (General Commercial).

SUMMARY and BACKGROUND

This application is a request for approval for land use and zoning map amendments for approximately 2.38 acres located on the east side of 700 East, at approximately 11761 and 11757 S. 700 East (Exhibits B and C). The property is currently zoned CN. The applicant is requesting that the land use and zoning map amendments are approved to allow for a personal self-storage facility on the two properties.

The property was rezoned in 2020 with the intent of building an office building on site. The construction of the office building has not occurred and that applicant is planning to sell the property. The current applicant, Gary Free, needs the site rezoned and the land use changed in order to allow for a self-storage facility to be considered in the future. Self-storage facilities are not a permitted or conditional use in the CN zone. They are a conditional use in the CG zone. Both zones have a maximum height of 35 feet. Exhibit H shows all permitted, conditional and not permitted uses for the current CN zone and the proposed CG zone.

ANALYSIS

General Plan and Zoning.

Table 1	**General Plan and Zoning Designations**	**Exhibit**
Current Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CN (Neighborhood Commercial)	Exhibit E
Proposed Use	Self-Storage Facility	
Adjacent Zoning		
East	RA1 (Single Family Residential)	
West	CN (across 700 East)	
North	RA1	
South	R3 (Single Family Residential)	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CN zone is to *"provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents."*

The zoning and land use map amendments would change the current maps to allow the self-storage facility to be built. The proposed land use for the property is Community Commercial. The Community Commercial land use designation is characterized as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	• Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	• Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

The proposed zoning designation for the self-storage facility is CG. Per DCMC Section 9-8-020, the purpose of the CG zone is to *"provide areas to accommodate commercial uses which are not within shopping centers of integrated design. This zone is intended to apply to existing "strip commercial" developments. The zone should not be used for new commercial development unless integrated shopping center development is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed to be appropriate for commercial use. Typical uses in this zone include offices, retail stores, personal services, heavy commercial, and institutional uses."*

Criteria For Approval.

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

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

The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

> *Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)." That section is noted as follows:*
>
> *D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:*
>
> *1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
>
> *a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
>
> *b. The name and address of every person or company the applicant represents.*
>
> *c. The requested amendment and reasons supporting the request.*
>
> *d. If the proposed amendment requires a change in the zoning map, the application shall include:*
>
> *(1) An accurate property map showing present and proposed zoning classifications;*
>
> *(2) All abutting properties showing present zoning classifications; and*
>
> *(3) An accurate legal description and an approximate common address of the area proposed to be rezoned.*

e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.

3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.

4. The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the zoning and land use map amendments submission. Comments from the Division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the zoning and land use map amendments submission. Comments from the Division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the zoning and land use map amendments submission. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire has completed their review of the zoning and land use map amendments submission. Comments from the Division, if any, can be found in Exhibit A.

Legal Review. The Draper City Attorney has completed their review of the zoning and land use map amendments submission. Comments from the Division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

The findings for approval are as follows:

1. The proposed amendment is consistent with the goals, objectives and policies of the city's general plan;
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The proposed amendment is consistent with the standards of any applicable overlay zone;
4. The proposed amendment should not adversely affect adjacent property;
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are adequate; and
6. The proposed land use map amendment complies with DCMC Sections 9-2-020(F) and 9-5-060(D).

The findings for denial are as follows:

1. The proposed amendment is not consistent with the goals, objectives and policies of the city's general plan;
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property;
3. The proposed amendment is not consistent with the standards of any applicable overlay zone;
4. The proposed amendment is likely to adversely affect adjacent property;
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are inadequate; and
6. The proposed land use map amendment does not comply with DCMC Sections 9-2-020(F) and 9-5-060(D).

MODEL MOTIONS

Land Use Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Towne Storage Draper Land Use Map Amendment, as requested by

Gary Free, representing Via Digital Solutions, application TEXTMAP-008-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023.

Sample Motion for Modified Approval – I move that we forward a positive recommendation to the City Council for the Towne Storage Draper Land Use Map Amendment, as requested by Gary Free, representing Via Digital Solutions, application TEXTMAP-008-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions . . .

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Towne Storage Draper Land Use Map Amendment, as requested by Gary Free, representing Via Digital Solutions, application TEXTMAP-008-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023.

Zoning Map Amendment

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Towne Storage Draper Land Use Map Amendment, as requested by Gary Free, representing Via Digital Solutions, application TEXTMAP-001-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023.

Sample Motion for Modified Approval – I move that we forward a positive recommendation to the City Council for the Towne Storage Draper Land Use Map Amendment, as requested by Gary Free, representing Via Digital Solutions, application TEXTMAP-001-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions . . .

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Towne Storage Draper Land Use Map Amendment, as requested by Gary Free, representing Via Digital Solutions, application TEXTMAP-001-2023 based on the findings and subject to the conditions listed in the Staff Report dated April 18, 2023.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

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

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.
No additional comments provided.

Building Division Review.
No additional comments provided.

Engineering and Public Works Divisions Review.
No additional comments provided.

Fire Division Review.
No additional comments provided.

EXHIBIT B
VICINITY MAP

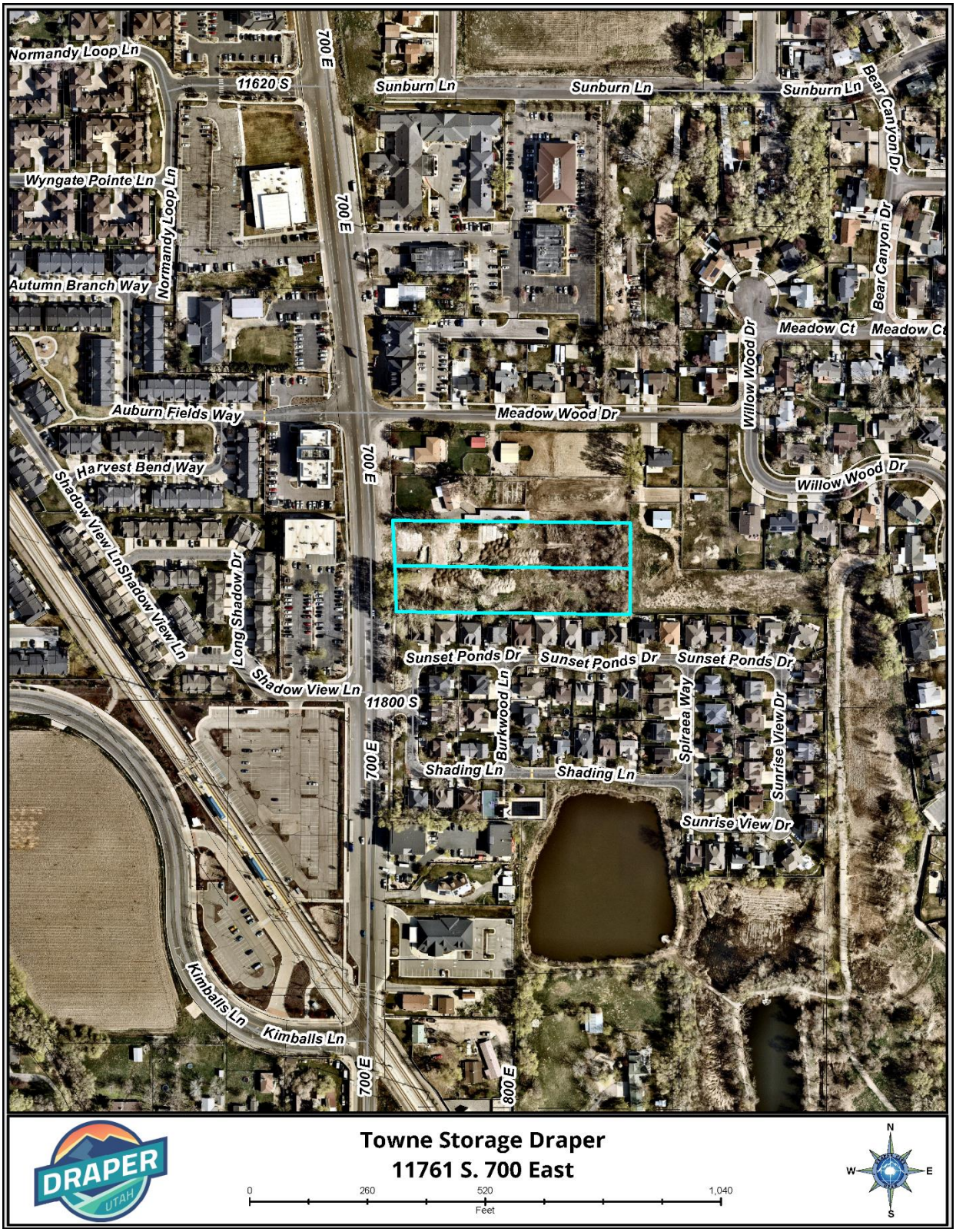


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

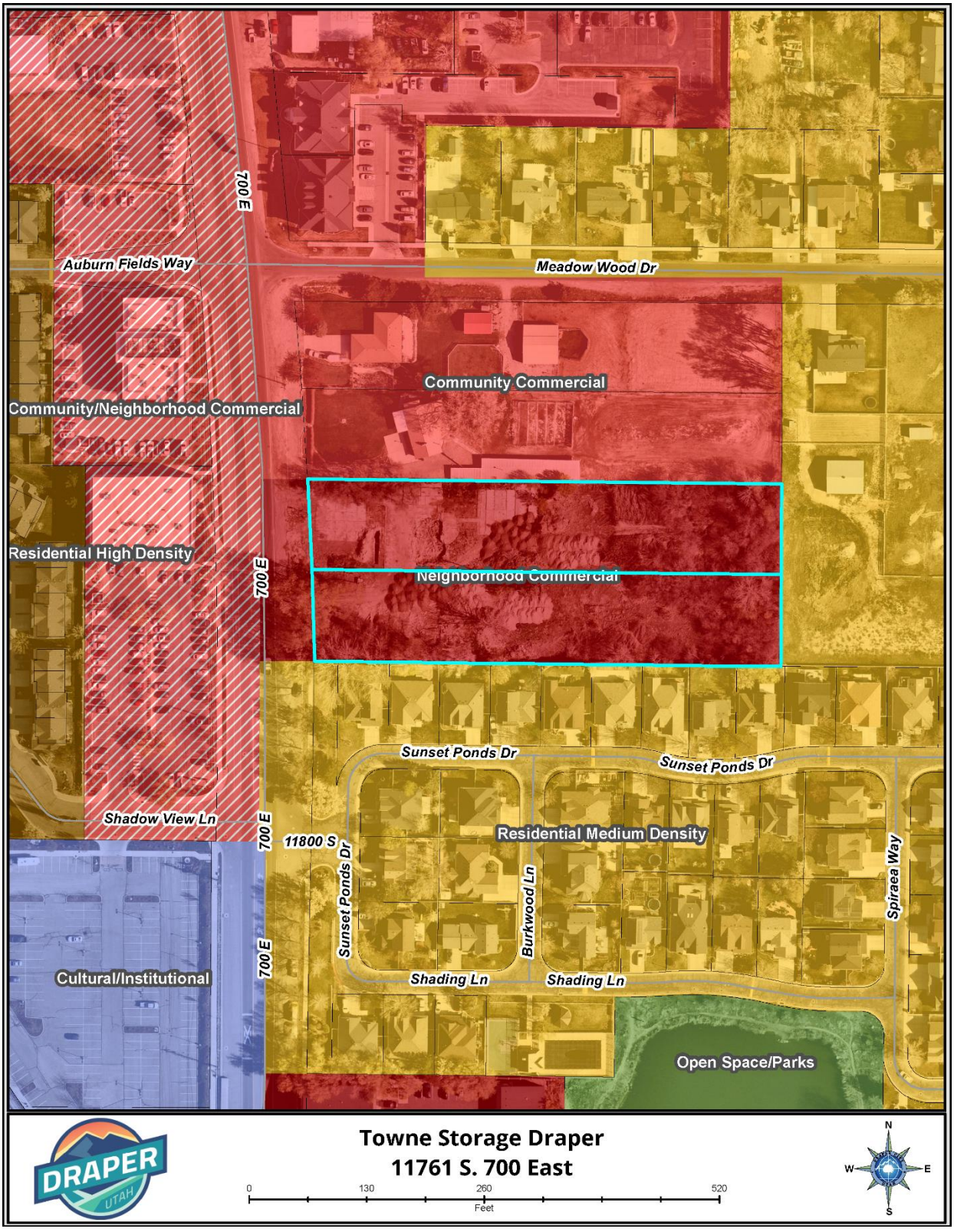


EXHIBIT E
ZONING MAP

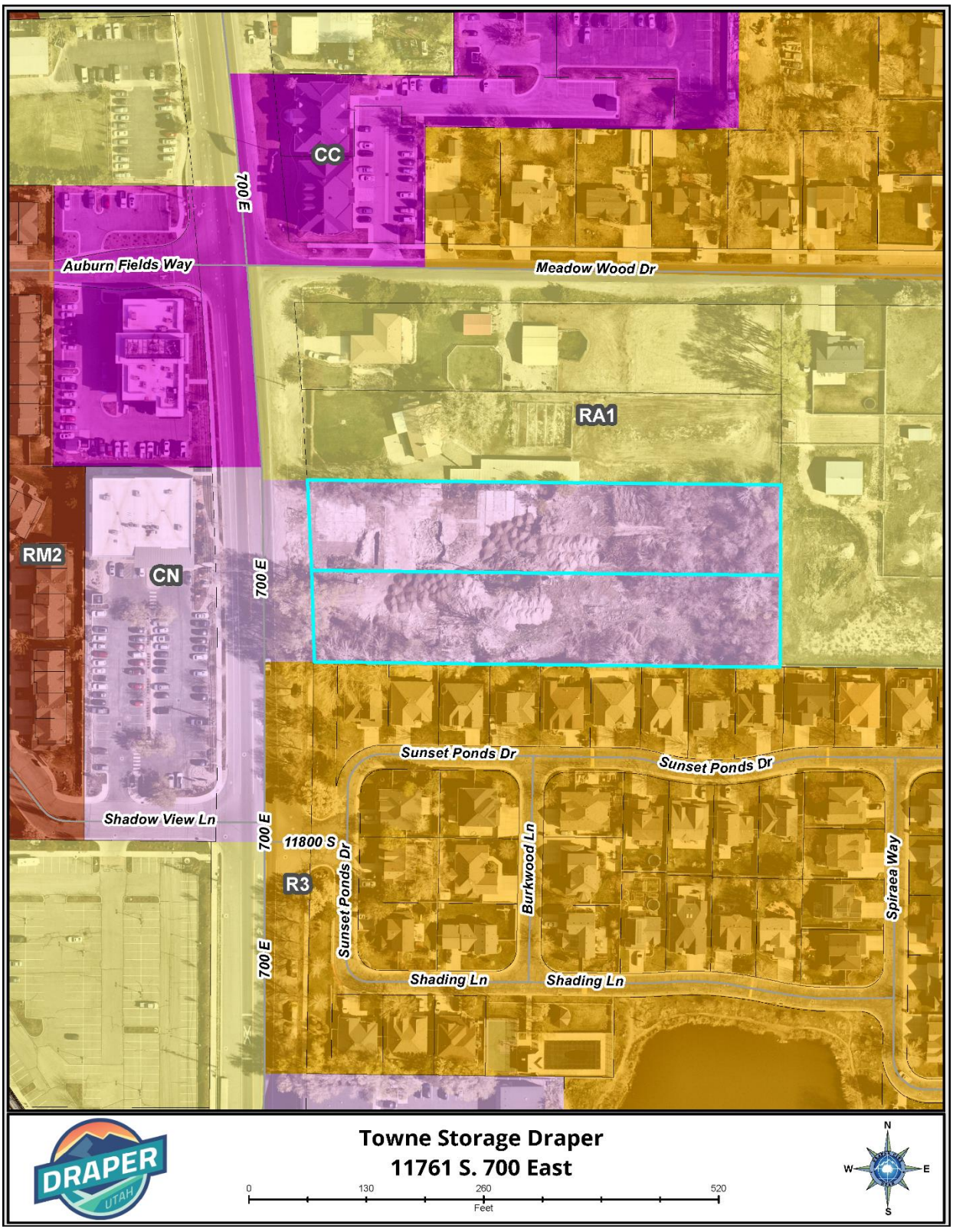


EXHIBIT F
PUBLIC COMMENTS

Maryann Pickering

From: D A BOUTCHYARD <lildogs1@msn.com>
Sent: Monday, April 17, 2023 6:59 PM
To: Maryann Pickering
Subject: Towne Storage Draper

I am writing to you concerning the proposed storage unit's going in at a 11761 S. 700 E .

This is a terrible idea for our area. I live in the Sunset Ponds subdivision and this would bring a bad element into our neighborhood .

Please reconsider the use for this property.

I'm sure there are many more positive uses this area would welcome.

Sincerely
Deb Boutchyard

Sent from my Galaxy

EXHIBIT G
APPLICANT'S INFORMAITON

Draper City planning and zoning

RE: Application for General Plan Amendment by Towne Storage

Zoning Map Amendment

1. What is the requested General Plan Amendment designation? NC to CC

2. Please explain the reason for the request and the justification for approval. The desired two-level building design, site are configuration and architectural appeal Towne Storage is planning, is best accomplished in the CG zone and the land use CC.

3. How is the requested land use designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain. The proposed zoning allows for two level low intensity commercial. Very similar professional office buildings are located directly across the street. The proposed Self Storage Facility will one of the best uses for this neighborhood considering 1) it is an appealing architectural designed structure. 2) of all the possible uses in the CG zone, this two-level storage design has a remarkably a low traffic volume. Typically, traffic counts are a small fraction of other uses allowed in the zone. Daily traffic counts can be Three to 15 visits per day. This provides an excellent buffer for area which are residential.

4. Is the proposed land use designation consistent with the goals, objectives, and policies of the City's General Plan? Explain. The proposed land use designation CC by bring a two-level architecture class A Self Storage structure to this neighborhood. This will facilitate a compatible use in the following ways. 1) one limited access point 2) extremely low traffic visits and traffic impact to the neighborhood. 3) Self Storage is primarily used by residential neighborhoods which are growing in demand with the trend of multi family development within a three-mile radius. 4) provides an excellent buffer and transition between existing and future residential and commercial uses.

Draper City planning and zoning

RE: Application for zoning change from CN to CG by Towne Storage

Zoning Map Amendment

1. What is the requested zoning designation? CN to CG

2. Please explain the reason for the request and the justification for approval. The desired two-level building design, site are configuration and architectural appeal Towne Storage is planning is best accomplished in the CG zone.

3. How is the requested zoning designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain. The proposed zoning allows for two level low intensity commercial. Very similar professional office buildings are located directly across the street. The proposed Self Storage Facility will one of the best uses for this neighborhood considering 1) it is an appealing architectural designed structure. 2) of all the possible uses in the CG zone, this two-level storage design has a remarkably a low traffic volume. Typically, traffic counts are a small fraction of other uses allowed in the zone. Daily traffic counts can be Three to 15 visits per day. This provides an excellent buffer for area which are residential.

4. Are facilities and services, such as roadways and utilities, sufficient to serve the property under the proposed zoning? Explain. There is a storm drainage system in the rear of the property and other utilities are available at 700 East Street. The exceptional low traffic generated by self-storage will be a welcome use for this neighborhood.

5. Is the proposed zoning designation consistent with the goals, objectives, and policies of the City's General Plan? Explain. We are proposing a general land use Amendment which is addressed in the separate application.

EXHIBIT H
USE TABLE FOR CN AND CG ZONES

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:
TABLE 9-11-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES
(Except CSD Zones)

Uses	***Zones***	
	CN	***CG***
Residential uses:		
Assisted living facility	P	P
Dwelling, multiple- family	NP	NP
Dwelling, single- family	NP	NP
Home occupations	See Chapter 34 of this Title	
Residential facility for elderly persons	NP	NP
Residential facility for persons with a disability	P	P
Public and civic uses:		
Auditorium, major	NP	NP
Auditorium, minor	NP	NP
Charter schools	P	P
Church or place of worship	P	P
Club or service organization	P	NP
Cultural service	P	P
Government service	P	P
Higher education facility, private	NP	C
Higher education facility, public	P	P
Hospital	NP	NP
Private school	C	C
Protective service	P	P
Public school	P	P
Public utility substation	See Chapter 36 of this Title	
Reception center	NP	P
Trade/vocational school	NP	C
Utility, minor	P	P
Municipal uses:		
Franchise Municipal uses	P	P
Municipal uses	P	P
Commercial uses:		
Auto, truck, RV, and equipment storage	NP	C
Bank or financial institution	P	P

Bar establishment[4]	P	P
Bed and breakfast inns	P	NP
Business equipment rental and supplies	NP	P
Business service	NP	P
Car wash	NP	NP
Cashing services	NP	NP
Cattery	NP	C
Commercial vehicle and equipment rental or sale	NP	P
Commercial vehicle and equipment repair	NP	C
Construction sales and service	NP	C
Convenience store	P	P
Daycare, general	P	P
Farmers' market	P	P
Funeral home	P	P
Garage, public	NP	P
Gas and fuel, storage and sales	NP	P
Gasoline service station	P	P
Grooming service	P	P
Hotel	NP	P
Kennel	NP	C
Laundry and dry cleaning, limited	P	P
Laundry service	P	P
Media service	NP	P
Medical cannabis pharmacy	P	P
Medical or dental laboratory	NP	P
Medical service	P	P
Motel or motor lodge	NP	P
Nursery	NP	P
Office, general	P	P
Office, warehouse	NP	P
Parking, commercial	NP	P
Personal care service	P	P
Personal instruction service	P	P
Precious metals and gems dealer	NP	P
Preschool, general	P	P
Printing and photocopying, limited	P	P
Printing, general	NP	P
Recreation and entertainment, indoor	NP	P

Recreation and entertainment, outdoor	NP	C
Recycling collection station	P	P
Repair service	NP	P
Research service	NP	P
Restaurant	P	P
Retail, general	P	P
Secondhand or thrift store, large, with no outside storage and no drop off of items during hours the business is closed	NP	P
Secondhand or thrift store, small	P	P
Tattoo establishment	NP	P
Transportation service	NP	C
Vehicle rental	NP	P
Vehicle repair, general	NP	C
Vehicle repair, limited	NP	C
Vehicle sales	NP	P
Veterinary service	P[7]	P
Warehouse, self- service storage	NP	C
Wireless telecommunication facility	See Chapter 41 of this Title	
Manufacturing uses:		
Manufacturing, limited	NP	C
Wholesale and warehousing, limited	NP	C

P = Permitted
C = Conditional Use
NP = Not Permitted

Notes:

1. *Subject to the provisions of Section 9-11-090 of this chapter.*
2. *Limited to no more than 1 drive-through lane.*
3. *In existing historic structures only.*
4. *Subject to the alcohol provisions per title 6, chapter 4 of this Code.*
5. *Without gasoline sales.*
6. *Only on the corner of Bangerter Highway.*
7. *With no kennel services.*
8. *No outdoor kennels or catteries.*
9. *Limited to no more than 15 students.*

(Ord. 1345, 9-18-2018; amd. Ord. 1394, 6-18-2019; Ord. 1419, 1-14-2020; Ord. 1418, 1-21-2020; Ord. 1438, 5-19-2020; Ord. 1447, 8-4-2020; Ord. 1464, 11-17-2020; Ord. 1516, 12-14-2021)

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: April 27, 2023
Re: Ikea – Text Amendment Request

Comments:

This application is a request for approval of a Text Amendment for approximately 35.6 acres located on the west side of I-15, at approximately 67 West Ikea Way. The property is currently zoned CSD-DRC. The applicant is requesting that a Text Amendment be approved to modify parking standards for retail uses, wall sign standards, and update the concept plan.

The findings are as follows:

For approval:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

For denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment does not further the specific purpose statements of the zoning ordinance.
3. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance.

4. The proposed amendment will create a conflict with another section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment does not implements best current, professional practices of urban planning, design, and engineering practices.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	4/20/2023	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
April 19, 2023

To: Draper City Planning Commission
Business Date: April 27, 2023

From: Development Review Committee

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

Re: **Ikea – Text Amendment Request**

Application No.:	TEXTMAP-002-2023
Applicant:	Adam Bortz, representing IKEA Property Inc.
Project Location:	67 W Ikea Way
Current Zoning:	CSD-DRC (Dahle Retail Center Commercial Special District) Zone
Acreage:	35.6 Acres (Approximately 155,073 ft^2)
Request:	Request for approval of a Text Amendment in the CSD-DRC zone regarding a modification to Draper City Municipal Code (DCMC) Section 9-18B.

BACKGROUND AND SUMMARY

This application is a request for approval of a Text Amendment for approximately 35.6 acres located on the west side of I-15, at approximately 67 West Ikea Way (Exhibit B & C). The property is currently zoned CSD-DRC. The applicant is requesting that a Text Amendment be approved to modify parking standards for retail uses, wall sign standards, and update the concept plan.

The CSD-DRC zone was created in 2005 with the intent of allowing for large scale retail furniture stores to be developed on the property. IKEA was developed in 2006, RC Willey was built in 2013, La-Z-Boy was developed in 2019, and the latest building, Alice Lane was built in 2021. There are two pad sites within the CSD that could be developed in the future. IKEA is proposing to build an addition on to their building for storage and warehousing to facilitate mobile order delivery service. This Text Amendment is the first step in that expansion process.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District	Exhibit D
Current Zoning	CSD-DRC	Exhibit E
Proposed Use	Retail	
Adjacent Zoning		
East	I-15 Corridor	
West	DC (Destination Commercial)	
North	DC, CSD-SWF (Southwestern Furniture Commercial Special District)	
South	DC	

The Commercial Special District land use designation is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	• Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	• Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CSD-DRC zone is to "*facilitate commercial development in the West Bangerter area. The area is characterized by large vacant parcels with freeway frontage and visibility and ample access to frontage roads….. Given the site's prominence, the city anticipates a substantial retail presence within the Dahle CSD that forwards the community's economic development goals.*"

Text Amendment. The proposed legislative text is included in this report as Exhibit F. The CSD-DRC breaks up standards based on the size and type of buildings. IKEA is considered a Principal Building with a floor area of over 180,000 square feet. RC Willey, the next largest building in the CSD is considered a Major Building, as defined as having at least 140,000 square feet in area. In addition to the below changes to code, the concept site plan in the CSD exhibits would be updated to reflect the proposed addition (Exhibit G).

Table 2 Site Plan Design Requirements

Standard	Existing Code	Proposal	Notes
Retail Parking Requirements	4 stalls per 1,000 sq ft, for buildings over 180,000 sq ft in size	2.5 stalls per 1,000 sq ft, for buildings over 180,000 sq ft in size	The standard parking code requires 2.5 stalls per 1,000 sq ft for retail uses.
Required Parking Calculations	Existing Building: 308,924 sq ft at 4/1,000 sq ft = 1,236 spaces	Existing Building: 308,924 sq ft at 2.5/1,000 sq ft = 773 spaces	
	Proposed Addition: 51,037 sq ft at 4/1,000 sq ft = 204 spaces	Proposed Addition: 51,037 sq ft at 2.5/1,000 sq ft = 127 spaces	
	Total required: 1,440 stalls	Total required: 900 stalls	
Wall Signs	Does not allow for Electronic Message Center (EMC) wall signs	Allows wall signs to be EMC on the Principle Building	The proposed code would require the sign to comply with the standard code EMC standards.

The applicant has provided a parking study (Exhibit H). The existing building is 308,924 square feet in size. The proposed storage and warehousing expansion is 51,037 square feet. The existing building requires 1,236 parking stalls. The existing parking on site equals 1,465 stalls. It is anticipated the building addition will reduce the number of stalls by 213

spaces, leaving 1,252 stalls remaining. However, the addition would also require parking, at the same rate as the rest of the IKEA building, or 204 stalls. This would create a parking requirement of 1,440 stalls. The applicant is proposing to reduce the amount of required parking to 2.5 stalls per 1,000 square feet, or 900 stalls with the addition. This number is equal to the standard parking requirement for retail uses and would allow for the addition to be built without adding additional stalls. The provided justification from the parking study is that the addition will not create any new customer areas, but will function as a warehouse for the new delivery service only.

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

2. Text Amendments:
- *a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- *b. Whether a proposed amendment furthers the specific purpose statements of the zoning ordinance;*
- *c. Whether the proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;*
- *d. The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*
- *e. Whether the potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and*
- *f. The extent to which a proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.*

REVIEWS

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

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

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

A.

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

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

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

STAFF RECOMMENDATION

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

The findings for approval as are follows:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will not create a conflict with any other section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

The findings for denial as are follows:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment does not further the specific purpose statements of the zoning ordinance.

3. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will create a conflict with another section or part of this title or the general plan.
5. The potential effects of the proposed amendment have been evaluated and determined to be detrimental to public health, safety, or welfare and represents an overall community benefit.
6. The proposed text amendment does not implements best current, professional practices of urban planning, design, and engineering practices.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Text Amendment, as requested by Adam Bortz, representing IKEA Property Inc. for Ikea Text Amendment, application TEXTMAP-002-2023, based on the findings and subject to the conditions listed in the Staff Report dated April 19, 2023.

Sample Motion for Modified Approval– I move that we approve the Text Amendment, as requested by Adam Bortz, representing IKEA Property Inc. for Ikea Text Amendment, application TEXTMAP-002-2023, based on the findings and subject to the conditions listed in the Staff Report dated April 19, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Text Amendment, as requested by Adam Bortz, representing IKEA Property Inc. for Ikea Text Amendment, application TEXTMAP-002-2023, based on the findings listed in the Staff Report dated April 19, 2023, and as modified by the findings below:

1. List 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.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2023.04.19 16:57:00-06'00'

Draper City Public Works Department

Jennifer Jastremsky
Digitally signed by Jennifer Jastremsky
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Date: 2023.04.19 16:49:32-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2023.04.19 16:56:36-06'00'

Draper City Fire Department

Draper City Legal Counsel

Keith Collier
Digitally signed by Keith Collier
DN: C=US, E=keith.collier@draperutah.gov, O=Draper City, OU=Building Official, CN=Keith Collier
Date: 2023.04.20 10:53:34-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

No comments provided.

EXHIBIT B
VICINITY MAP

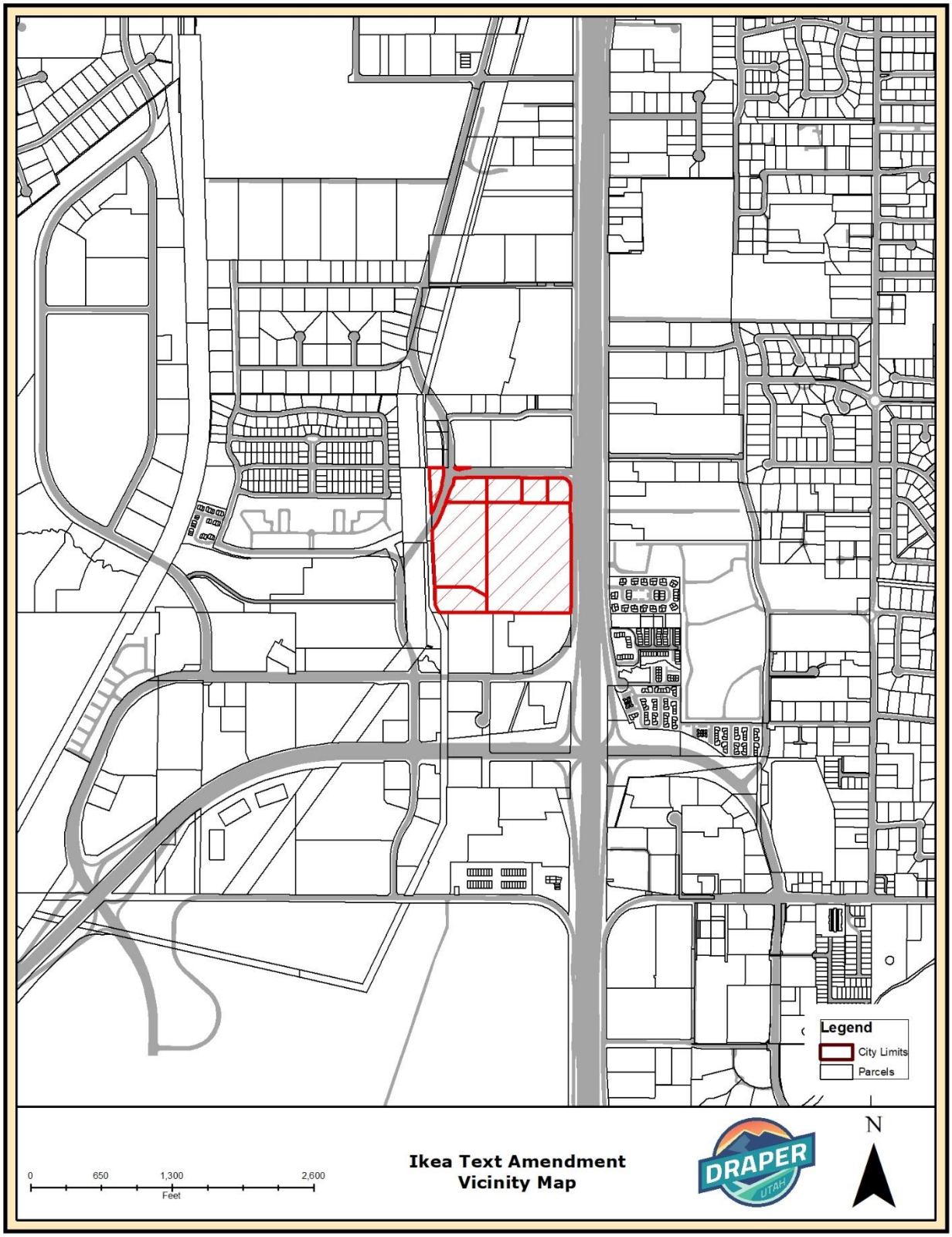


EXHIBIT C
AERIAL MAP

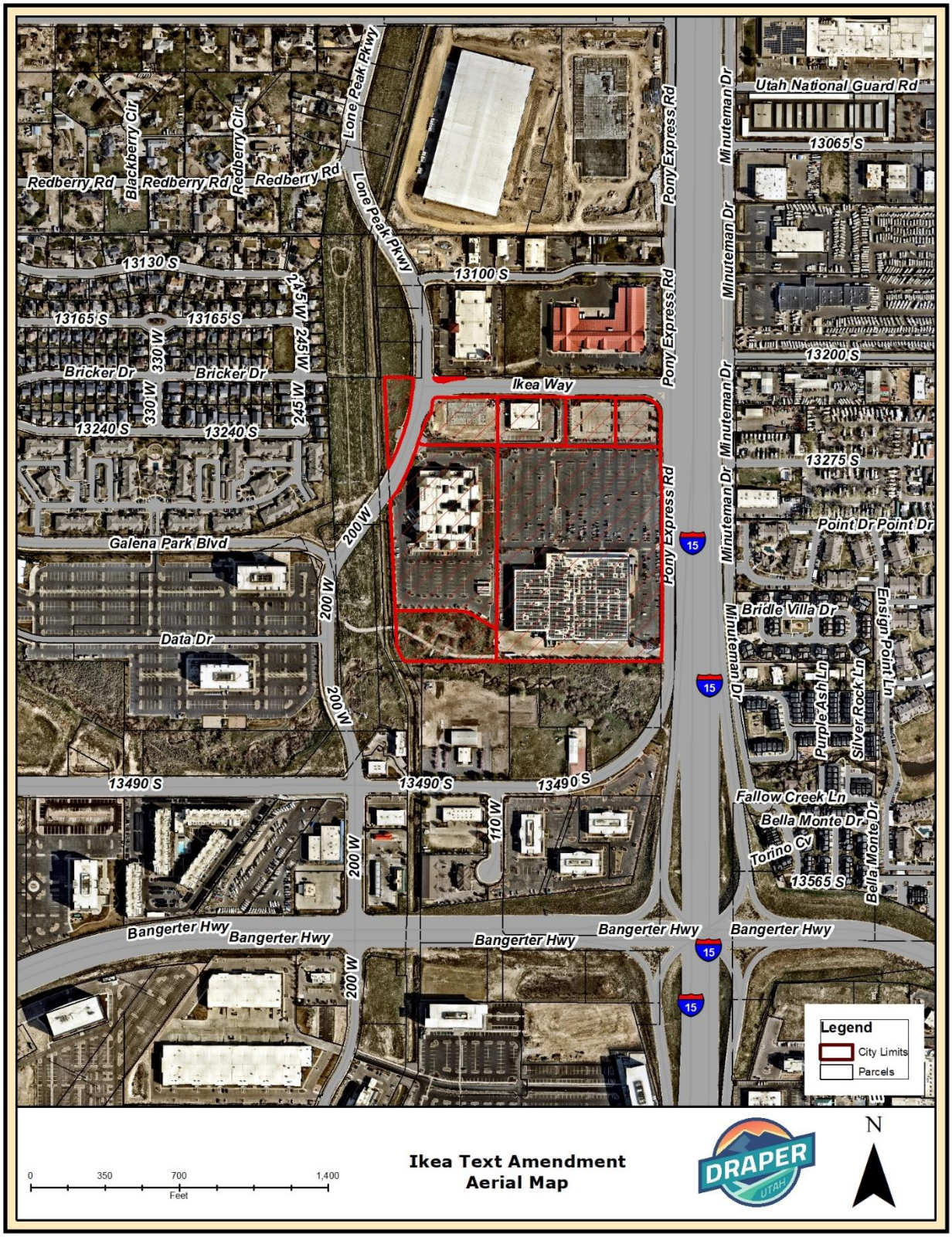


EXHIBIT D
LAND USE MAP

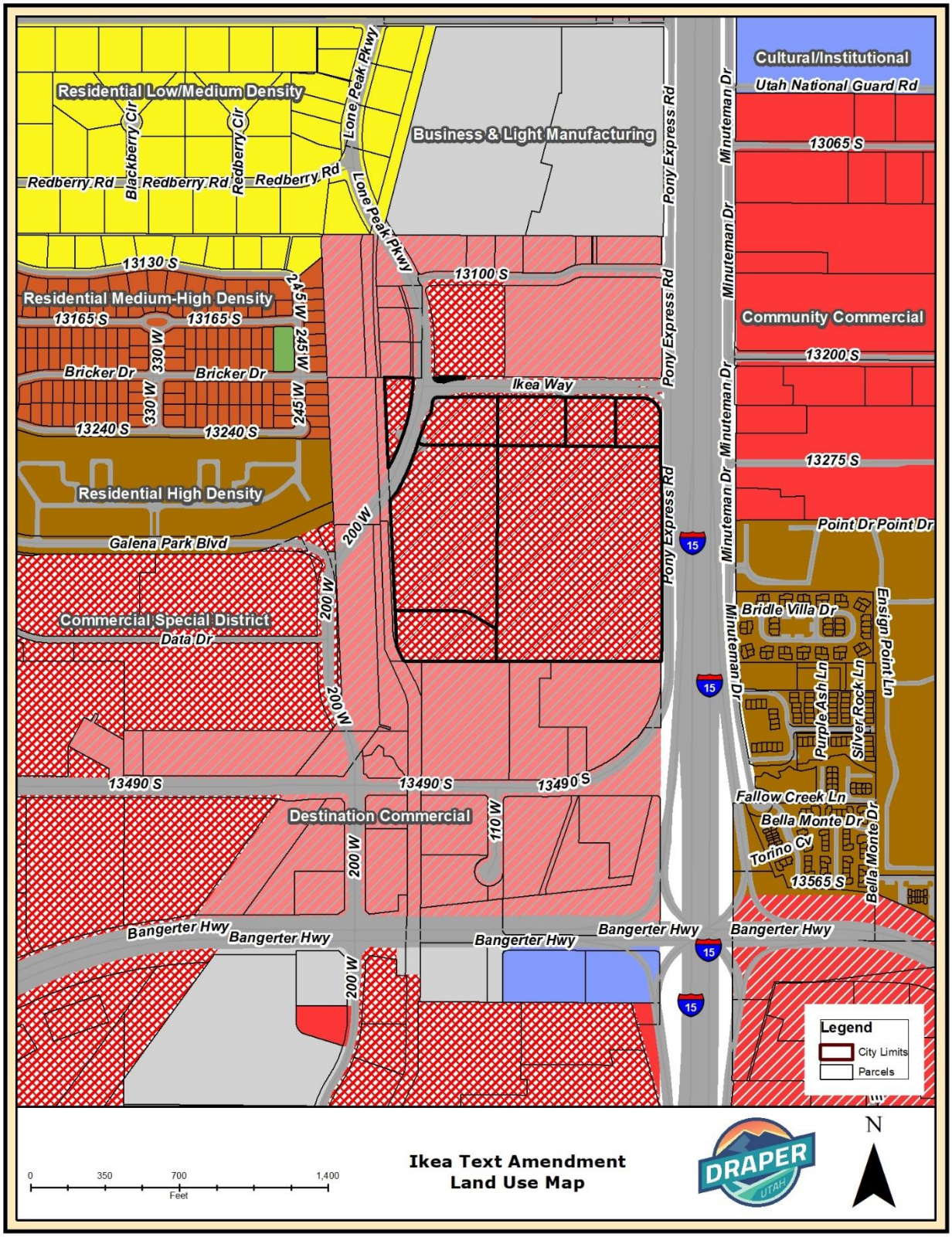


EXHIBIT E
ZONING MAP

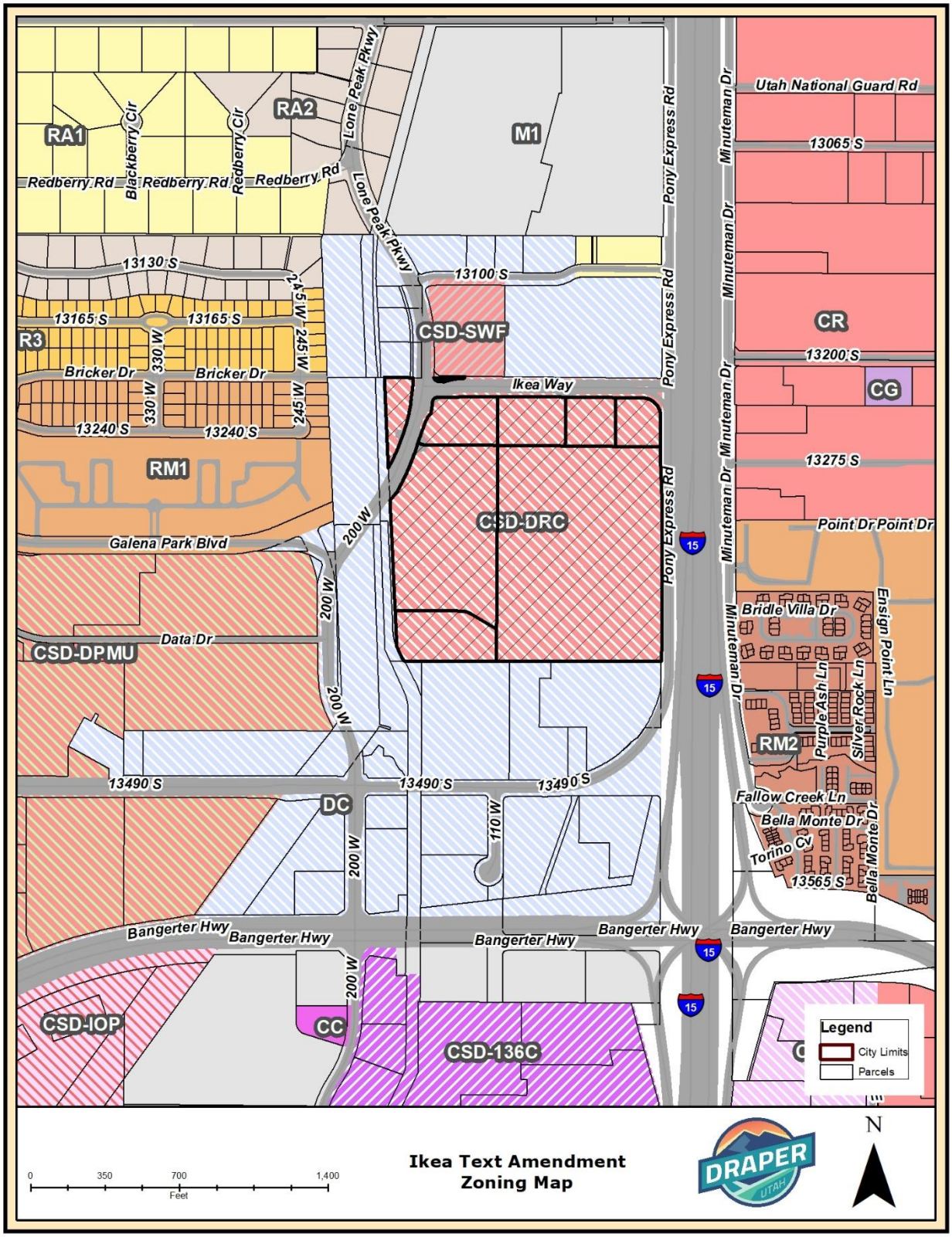


EXHIBIT F
LEGISLATIVE DRAFT

Article B. Dahle Retail Center Commercial Special District

9-18B-060: PARKING DESIGN:

A. Required Parking: For uses greater than one hundred eighty thousand (180,000) square feet, required parking shall be ~~four (4)~~2.5 stalls for every one thousand (1,000) square feet of commercial use; for uses equal to or greater than one hundred forty thousand (140,000) square feet but less than one hundred eighty thousand (180,000) square feet, required parking shall be 2.83 stalls for every one thousand (1,000) square feet of commercial use; for uses equal to or greater than seventy five thousand (75,000) square feet but less than one hundred forty thousand (140,000) square feet, required parking shall be 4.5 stalls for every one thousand (1,000) square feet of commercial use; for uses less than seventy five thousand (75,000) square feet, required parking shall be five (5) parking stalls for every one thousand (1,000) square feet of commercial use, except that for sit down restaurants, the ratio shall be modified to ten (10) stalls for every one thousand (1,000) square feet of commercial use. However, for any anticipated use, or combination of uses, modifications to the standards may be authorized, if justified by a parking study and approved by the planning commission, in accordance with section 9-25-090 of this title. Such study must present data on the proposed uses, square footages and floor plans, hours of operation, and shared parking areas within the sites.

B. Pedestrian Corridors: Pedestrian corridors shall be identified by a change in color or scoring of pavement material, or striping with an emphasis on pedestrian safety.

9-18B-080: SIGNAGE:

A. Tower Signs: Signage is very important to the success of the Dahle CSD. Freeway frontage of more than one thousand three hundred feet (1,300') warrants special signage consideration. For this reason, the district shall be allowed one project tower sign not to exceed one hundred feet (100') in height (the "project tower sign"), two (2) tower signs not to exceed forty feet (40') in height (the "2 tower signs"), and one tower sign not to exceed twelve feet (12') in height (the "small tower sign"). These tower signs shall have the additional features described hereafter:

1. The project tower sign shall have the following specifications:

    a. It may be up to one hundred feet (100') in height;

    b. It may have up to two thousand (2,000) square feet in area;

c. It may be multisided with sign panels on each side, but shall be supported by three (3) integrally designed supports; and

d. It shall be located on or about the southeast corner of lot 1.

2. The two (2) tower signs shall have the following specifications:

a. They each may be up to forty feet (40') in height and be twenty five feet (25') wide;

b. They each may be double sided with sign panels on each side;

c. A total of two hundred (200) square feet of sign panel signage may be located on each side of each of these two (2) tower signs; and

d. One of these two (2) tower signs shall be located on or about the northwest corner of lot 2 and the other of these two (2) tower signs shall be located on or about the northeast corner of lot 3 in the Dahle CSD as shown in section 9-18B-110, exhibit A of this article.

3. The small tower sign shall have the following specifications:

a. It may be up to twelve feet (12') in height and be 7.5 feet wide;

b. It may be double sided with sign panels on each side;

c. A total of fifty (50) square feet of sign panel signage may be located on each side of this small tower sign; and

d. It shall be located on or about the northeast corner of lot 5 in the Dahle CSD as shown in section 9-18B-110, exhibit A of this article.

The project tower sign, the two (2) tower signs and the small tower sign shall be consistent with the quality of signs typically found in class A shopping centers and may be multi-tenant. An example of this kind of tower sign is the tower sign installed within the Draper Peaks CSD. Tower sign locations shall be generally as shown on the site plan. No digital or reader board signs will be permitted within the Dahle CSD.

B. Wall Signs: Wall signs on buildings other than the principal building and major building may be installed by individual businesses based on 1.5 square feet per linear foot of building wall, which shall be internally illuminated. For the principal building and the major building, this ratio will be increased to 2.0 square feet per linear foot of building wall in total, which total square footage can be reallocated among building facades by occupants within the principal building and the major building. Wall signs on the principal building and the major building may be illuminated in a manner consistent with the user's corporate determined architectural style, whether internally or externally illuminated. Wall signs on principal buildings may be electronic message center signs and shall comply with the standards found in 9-26-090(D)(1) of this title.

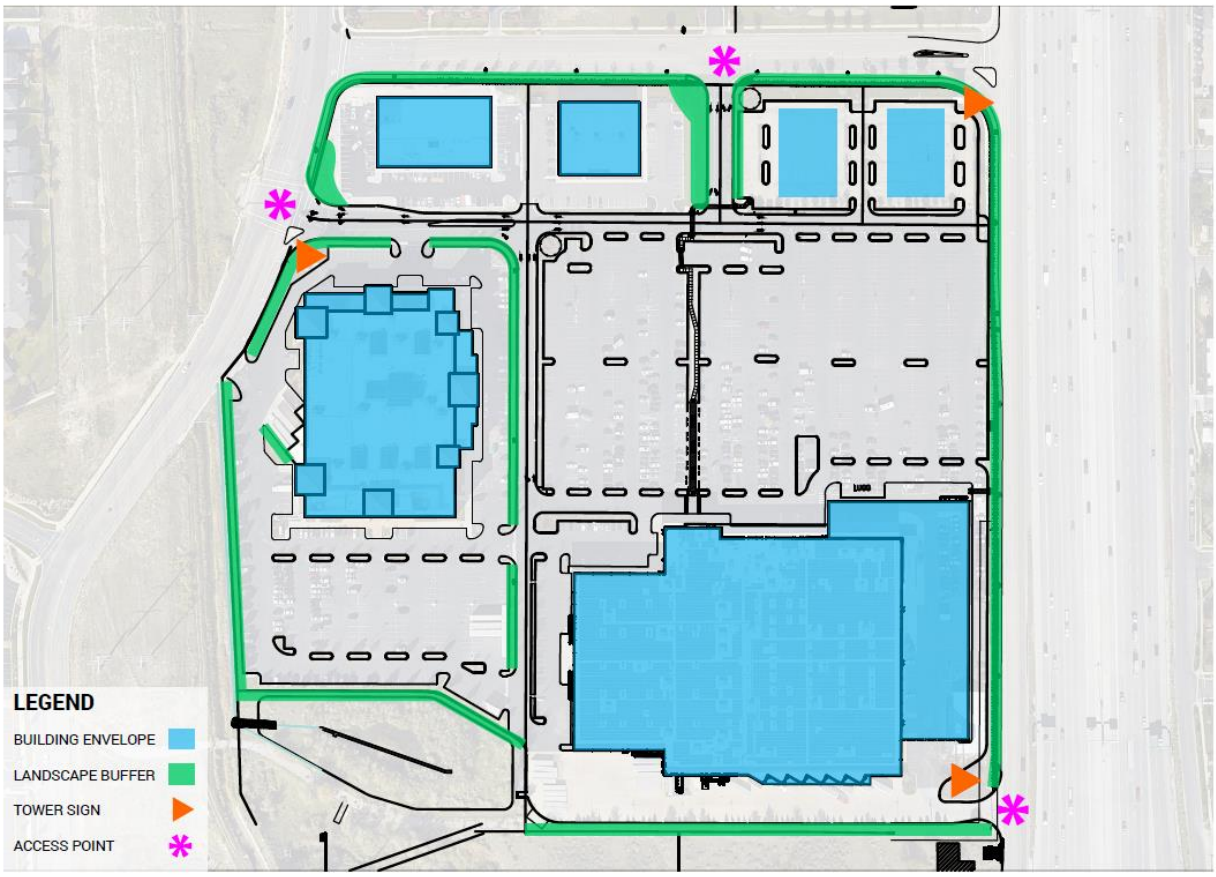
C. Directional, Informational Signs: Within lot 1 and lot 2, directional and informational signage shall not exceed thirteen feet (13') in height and may be located throughout the parking and circulation areas of such lots. Within lot 1 and lot 2, signage design consistent with the lot user's corporate determined architectural style shall be permitted. Separate sign permits are not required for directional and informational signage, and shall be considered approved as noted and located on the approved site plan for each phase or lot. Directional and informational signage shall not be counted as monument or building signage.

D. Flags, Banners: Decorative flags and banners are also an important component of the Dahle CSD. These flags and banners contribute to a festive atmosphere consistent with desirable commercial projects with freeway visibility in Draper City. Flags and banners may be externally illuminated by spotlights or similar lights. Poles for flags shall not exceed forty feet (40') in height and they may vary in circumference and diameter. For the principal building, a total of twenty four (24) flags and one building mounted banner shall be allowed so long as the design is consistent with the user's corporate determined architectural style, and each flag size shall not exceed six feet (6') wide by eighteen feet (18') tall, and the building mounted banner shall not exceed thirty feet (30') wide by twenty feet (20') high. For the major building, a total of twelve (12) flags and one building mounted banner shall be allowed so long as the design is consistent with the user's corporate determined architectural style, and each flag size shall not exceed six feet (6') wide by eighteen feet (18') tall, and the building mounted banner shall not exceed thirty feet (30') wide by fifteen feet (15') high. There shall be no limit to the number of national and state flags flown, poles for which can also be up to forty feet (40') in height and also can vary in circumference and diameter. With the exception of national and state flags, which may be located anywhere on a lot, all flags shall be located at an entrance to the Dahle CSD from a public road or else be located close, within twenty feet (20') or less, to the facade of the building. Flags and banners shall not be counted as monument or building signage.

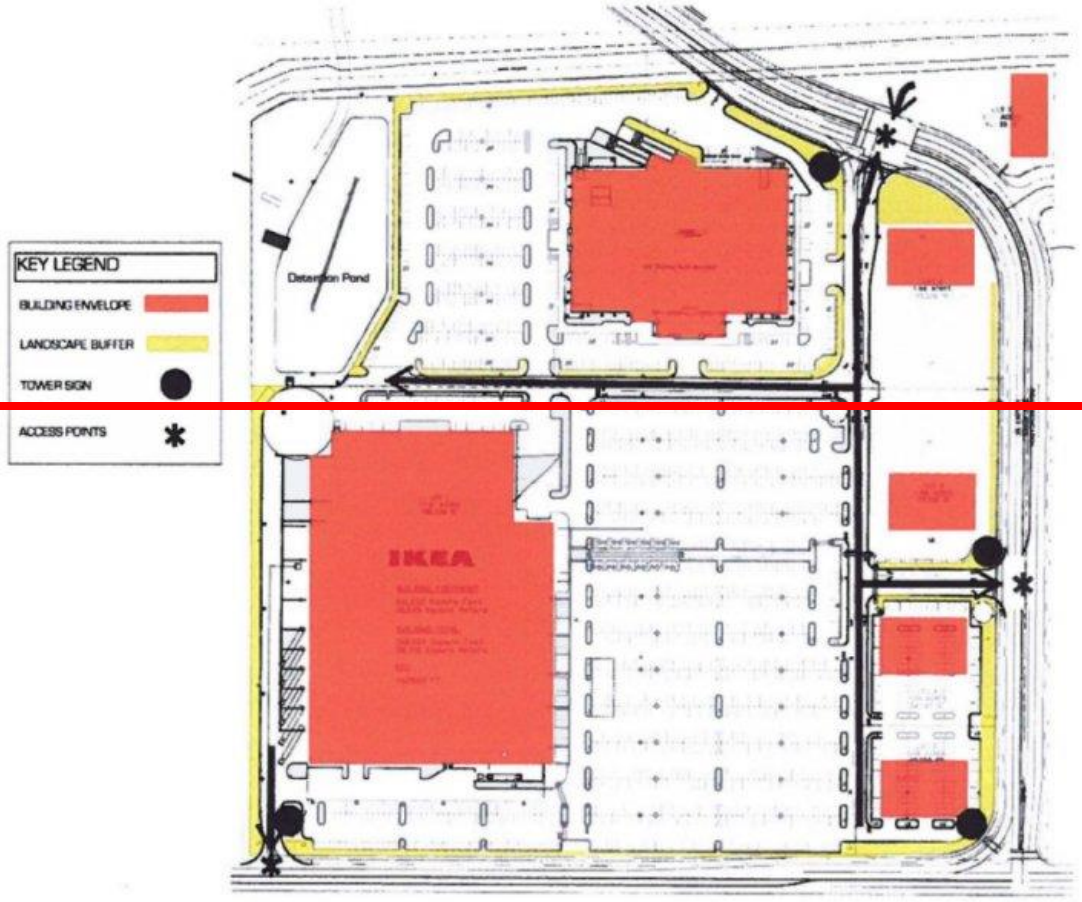
E. Compatibility: All signage shall be architecturally generally compatible with the buildings in the Dahle CSD. Final design details shall be submitted for administrative review and approval with the site plan submittal as provided in procedures below. No ~~electronic signage or~~ exposed neon signage will be permitted. (Ord. 1020, 8-7-2012)

9-18B-110: EXHIBITS:

EXHIBIT A



babcock design group



DAHLE RETAIL CENTER
13400 PONY EXPRESS DR. DRAPER UT.

52 exchange place salt lake city, ut 84111 t 801 531 1144 f 801 363 3132 ...

EXHIBIT G
CONCEPT SITE PLAN

Building envelope includes proposed addition to the east/northeast of the current IKEA building.

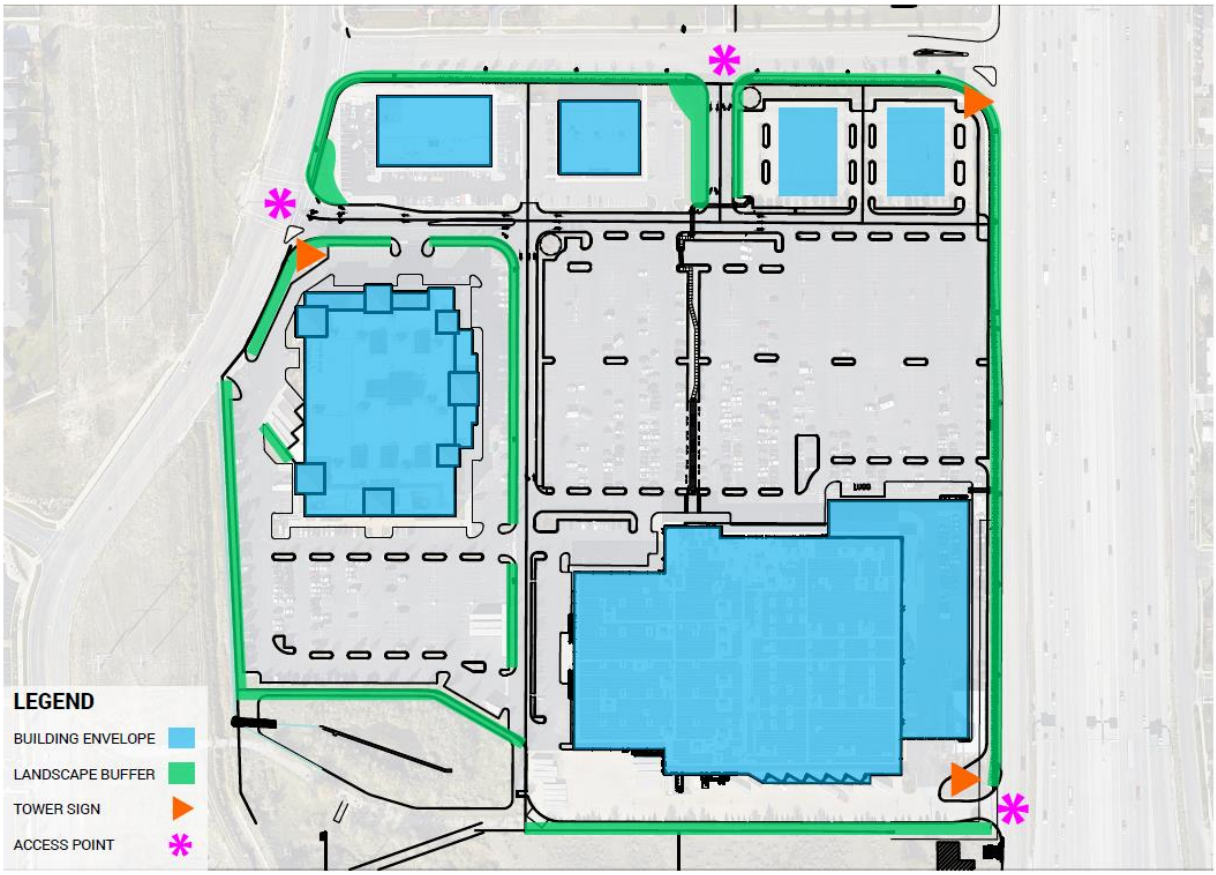


EXHIBIT H
PARKING STUDY

Kimley»Horn

MEMORANDUM

To:	Adam Bortz, PMP Development Manager, Greenberg Farrow
From:	Eric Sweat, P.E. Kimley-Horn and Associates, Inc.
Date:	September 22, 2022
Subject:	Traffic and Parking Analysis for IKEA in Draper, Utah

The purpose of this letter is to provide a traffic and parking study for an expansion project proposed for the existing IKEA located on Ikea Way in Draper, Utah. This parking study is in accordance with Draper City Municipal Code 09-25-090, *Deviations from Strict Compliance for Parking*. The location of the Draper IKEA is shown in **Figure 1**.



Figure 1 – Vicinity Map

Expansion Project

The proposed expansion project is anticipated to add building area to the east of the existing main building for merchandise delivery and staging operations. The expansion does not add retail floor space. This is in response to the national trend of increasing online purchases of retail goods for home

delivery. IKEA is proposing to reposition their built environment to accommodate these customer trends. The new building space will accommodate an electric vehicle delivery fleet of 30-foot box trucks to be used for delivering goods across the Salt Lake valley and surrounding areas. The building space will be used for storage and holding of goods prior to being loaded in the delivery vehicles for distribution.

The existing IKEA building area is 308,924 square feet. The IKEA expansion project is proposed to include an additional 51,037 square feet of non-retail building space resulting in a total building space of 359,961 square feet. Other elements with the proposed expansion project include the following:

- Realignment of eastern internal circulation road on the north frontage of the building
- Access improvements to the existing access on Pony Express Road
- Removal of parking spaces east of the existing building

Site Traffic

Traffic generated by the existing IKEA store is anticipated to remain the same or likely decrease with the proposed project expansion. The expanded area is provided for staging and delivery functions. Instead of individual customers arriving to and departing from the store to pick up their orders, they instead will be able to order online and have that merchandise delivered to their desired location.

The box trucks will be able to make multiple deliveries to several locations (around 20 deliveries anticipated per vehicle) and a single round trip made by a delivery vehicle is anticipated to equal 20 round trips made by individual customers. The amount of delivery drivers and vehicles needed to serve the store will vary by time of the year but is anticipated to be on the range of seven (7) delivery vehicles and 14 drivers and employees. The delivery drivers are anticipated to work in shifts in hours that vary from the store hours of 10:00 am to 9:00 pm. There will be three to four load-out times at the store over about 12 hours. The most volume will happen in the morning prior to the store opening with one or even two of those load-out windows happening back-to-back. After that, a smaller load-out would happen in the late morning for the early afternoon deliveries and a last load-out would be in the late afternoon for the evening deliveries. Most of the afternoon and evening deliveries will be from the same/next day variety and have less volume being loaded and delivered. The shift arrivals and departures for the delivery drivers and staff are anticipated to be outside of the peak hours of adjacent street traffic as well as the traffic from the deliveries.

Site Parking

There are 1,465 parking spaces provided at the existing IKEA site. Draper City Municipal Code for the Dahle Retail Center Commercial Special District requires 4 parking spaces per 1,000 square feet of building area which results in a requirement of 1,236 parking spaces based on the existing building area of 308,924 square feet (09-18B-060).

With the proposed IKEA expansion 213 parking spaces would be removed, making total parking 1,252 spaces. Based on the new building area of 359,961 square feet, 1,440 parking spaces would be required on site. The 1,252 proposed parking spaces provided is approximately 87 percent of the required 1,440 parking spaces (approximately 3.5 parking spaces per 1,000 square feet of building

area). However, this expansion is not increasing the public retail area of the store. Therefore, it is anticipated that the existing parking demand will not change with this expansion project.

It is anticipated that the delivery function being added to IKEA will reduce the demand on parking because many people who would have formerly visited the store can place orders online that will be delivered to their home. Multiple deliveries (approximately 20) will be made by one delivery vehicle, reducing the need for customers to arrive and park at the store each day. This will be represented in a traffic reduction as well as parking demand reduction. The site will still provide 101 percent of the required parking spaces based on the existing store area (1,252 parking spaces provided versus 1,236 park spaces required). It is anticipated that the parking supply will accommodate the parking demand for the store after the delivery function expansion.

The ITE *Parking Generation Manual, 5th Edition,* does not provide parking demand values for a land use of similar use or size of the IKEA site. The "Furniture Store" land use (land use code 890) only includes data for buildings up to 80,000 square feet. Extrapolating the ITE data to apply to the IKEA site size shows a peak demand (on a Saturday, as opposed to the lesser weekday values) of 345 spaces.

Note, expansion traffic and parking data were provided by IKEA as they are in-process of site expansions at numerous locations.

Conclusion


The IKEA expansion project is proposed to add a delivery function to the existing store. The building expansion of 51,037 square feet will allow for storage and holding space as well as a necessary delivery functions to load 30-foot electric vehicle box trucks. These trucks will deliver numerous orders across the Salt Lake valley and surrounding areas, reducing the number of trips made by customers to and from the store each day. This delivery function will reduce traffic generated by IKEA and will reduce the on-site parking demand. No traffic impacts are anticipated with the proposed expansion. It is anticipated that the 1,252 proposed on-site parking spaces will be adequate for the store parking demand after the expansion project and delivery function is in place. The 1,252 proposed parking spaces provided is approximately 87 percent of the required 1,440 parking spaces (approximately 3.5 parking spaces per 1,000 square feet of building area). However, this expansion is not increasing the public retail area of the store. Therefore, it is anticipated that the existing parking demand will not change with this expansion project. This memorandum is in support of the proposed parking deviation (Draper City code 09-25-090).

Please contact Eric Sweat at 385-831-2008 or eric.sweat@kimley-horn.com if you have any questions or comments on the information presented in this memorandum.



Attachments

Attachment A – Proposed Site Plan



www.greenbergfarrow.com

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional.

CLIENT	PROJECT NAME	PROJECT ADDRESS	PROJECT NUMBER	DATE	SHEET TITLE	SHEET NUMBER
IKEA	DRAPER PROPOSED EXPANSION	67 IKEA WAY, DRAPER, UT 84020	20211522.0	3/15/2021	PROPOSED SITE PLAN (v6)	XXX.XX X OF X