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**Development Review Committee**

1020 East Pioneer Road

Draper, UT 84020

August 14, 2020

**To:** Draper City Planning Commission  
Business Date: September 3, 2020

**From:** Development Review Committee

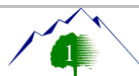
**Prepared By:** Travis Van Ekelenburg, Planner II  
Planning Division  
Community Development Department  
801-576-6522, travis.vanekelenburg@draper.ut.us

**Re: Park Crossing-Zoning Map Amendment and Land Use Map Amendment**

Application No.: TEXTMAP-1013-2020, TEXTMAP-1016-2020  
Applicant: Rob Thomson, representing Utah Land Co., LLC  
Project Location: 675 W, 679 W, 681 W, & 693 W 12300 S  
Current Zoning: RA1 (Residential Agricultural, 40,000 square foot lot minimum) and CC (Community Commercial) Zones  
Acreage: 3.7 Acres (Approximately 161,172 ft<sup>2</sup>)  
Request: Request for approval of a Zoning Map Amendment from RA1 and CC to RM2 (Multiple-Family Residential, up to 12 dwelling units per acre) and a Land Use Map Amendment from Residential Low/Medium Density and Neighborhood Commercial to Residential High Density.

**BACKGROUND AND SUMMARY**

This application is a request for approval of a Zoning Map Amendment and Land Use Map Amendment for approximately 3.7 acres located on the south side of 12300 South, at approximately 675 W, 679 W, 681 W, & 693 W 12300 S. The properties are currently zoned RA1 (Residential Agricultural, 40,000 square foot lot minimum) and CC (Community Commercial). The current use on the subject properties are single family residential homes built in the 1930's and 1940's or undeveloped land (Exhibit C). Mixed within the subject properties is a right-of-way that is owned by Draper City. This right-of-way comes off of 12300 south and was originally intended to provide additional access to Galena Hills Park, but was never developed. The applicant, after working with the Draper City Parks and Recreation Department, has submitted a conceptual design that shows a right-of-way connecting the Galena Hills Park to 12300 South, albeit from a different location on the property. If the subject applications are approved, then any site plan and subdivision plat will have to include the right-of-way improvements, or a vacation of this right-of-way and realignment of the park access. If approved, the applicant is proposing a multi-family townhome development of 41 units to be reviewed under a separate application.



## **ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Residential Low/Medium Density land use category and Neighborhood Commercial designations (Exhibit D). These categories are characterized as follows:

### *Residential Low-Medium Density*

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"><li>• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character</li><li>• Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions</li><li>• Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas</li><li>• Equestrian uses and privileges may exist in certain areas</li></ul>	
LAND USE MIX	Primary <ul style="list-style-type: none"><li>• Single-family detached homes</li></ul>	Secondary <ul style="list-style-type: none"><li>• Parks</li><li>• Open space</li><li>• Churches</li><li>• Schools</li></ul>
DENSITY	<ul style="list-style-type: none"><li>• Density range: up to 2 dwelling units per acre</li><li>• Reduction for non-buildable areas</li></ul>	
COMPATIBLE ZONING	<ul style="list-style-type: none"><li>• Residential Agricultural (RA1)</li><li>• Residential Agricultural (RA2)</li><li>• Single-family Residential Hillside (RH)</li><li>• Master Planned Community (MPC)</li></ul>	
OTHER CRITERIA	<ul style="list-style-type: none"><li>• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures</li><li>• 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</li></ul>	

### Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"><li>• Small-scale commercial land uses that serve local residents in adjacent neighborhoods</li><li>• Minimal impact in predominantly residential areas</li><li>• Well-landscaped street frontages</li><li>• Limited traffic access points and pedestrian access from surrounding residential areas</li><li>• Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers</li><li>• Screened parking and adequate ingress and egress to parking areas</li><li>• Adequate drainage</li><li>• Low noise standards</li></ul>
LAND USE MIX	<ul style="list-style-type: none"><li>• Small-scale commercial</li><li>• Planned retail</li><li>• Office</li></ul>
COMPATIBLE ZONING	<ul style="list-style-type: none"><li>• Neighborhood Commercial (CN)</li><li>• Institutional Care (IC)</li><li>• Commercial Services (CS)</li></ul>
LOCATION	<ul style="list-style-type: none"><li>• Adjacent to neighborhood</li><li>• Along local roads</li></ul>

The properties have been assigned the RA1 and CC zoning classifications, supporting approximately one dwelling unit per acre and commercial development (Exhibit E). The purpose of the zoning designations, can be found in Draper City Municipal Code (DCMC) Section 9-8-020. *“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.”*

*“The purpose of the CC zone is to provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.”*

The CC and RM2 zoning designation is located to the north, RA2 (Residential Agricultural, 20,000 square foot lot minimum) to the south, RA1 to the west, and CC to the east of the subject properties.

#### Land Use Map Amendment.

The applicant is requesting to amend the land use map from the Residential Low/Medium Density and Neighborhood Commercial designation to the Residential High Density designation. The intent of the Residential High Density designation is to allow for multiple family development with a density range of 8-12 dwelling units per acre. The specific characteristics of the designation are as follows:

### Residential High Density

LAND USE DESCRIPTION		
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Abundant landscaping</li> <li>• Architectural variation between units and/or buildings, designed to look like houses, not boxes</li> <li>• Avoid walls and fences, except for screening and buffering with neighboring developments</li> </ul>	
<b>LAND USE MIX</b>	Primary <ul style="list-style-type: none"> <li>• Patio homes</li> <li>• Townhouses</li> <li>• Multifamily housing</li> </ul>	Secondary <ul style="list-style-type: none"> <li>• Parks</li> <li>• Churches</li> <li>• Schools</li> <li>• Open Space</li> </ul>
<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• Density range: 8-12 dwelling units per acre</li> </ul>	
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Institutional care (IC)</li> <li>• Multiple-family Residential (RM1)</li> <li>• Multiple-family Residential (RM2)</li> <li>• Master Planned Community (MPC)</li> </ul>	
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Near retail centers, offices, or other compatible uses</li> <li>• Near major transit investment corridors</li> </ul>	
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"> <li>• Care must be taken to minimize impacts on other residential areas to provide adequate circulation to accommodate the traffic demands</li> <li>• The developer must demonstrate that the project provides a quality living environment</li> </ul>	

**Zoning Map Amendment.** The applicant is requesting to rezone the properties from CC and RA1 to RM2. Per DCMC Section 9-8-020 the “purpose of the RM1 and RM2 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.”

As stated, if approved the applicant is planning a 41 unit townhome development on the subject properties. In the RM2 zone, the minimum project area for multiple-family dwellings is one-acre with a maximum density of 12 dwelling units per acre. At 3.7 acres that would allow for a maximum of 44 dwelling units.

**Criteria For Approval.** The criteria for review and potential approval of a Zoning Map Amendment request is found in Sections 9-5-060(E)(1) of DCMC. This section depicts the standard of review for such requests as:

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.

DCMC Section 9-2-020(F) lists the following criteria for a General Plan amendment:

*“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 Map Amendment and Land Use Map Amendment submission. Comments from this division, if any, can be found in Exhibit A.

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

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

*Building Division Review.* The Draper City Building Division has completed their review of the Zoning Map Amendment and Land Use Map 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, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

The findings for approval as are follows:

1. The proposed amendment is consistent with goals, objectives and policies of the city's general plan;
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The proposed amendment is consistent with the standards of any applicable overlay zone;
4. The proposed amendment will not adversely affect adjacent property;
5. There are adequate 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.
6. The request complies with the standards found in DCMC Section 9-2-020(F).

The findings for denial as are follows:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan;
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property;
3. The proposed amendment is not consistent with the standards of any applicable overlay zone;
4. The proposed amendment will adversely affect adjacent property;

5. There are not adequate 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.
6. The request does not comply with the standards found in DCMC Section 9-2-020(F).

## **MODEL MOTIONS**

### **Land Use Map Amendment**

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Rob Thomson, representing Utah Land Co., LLC for the Park Crossing Land Use Map Amendment, application TEXTMAP-1013-2020 based on the findings listed in the Staff Report dated August 14, 2020.

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Rob Thomson, representing Utah Land Co., LLC for the Park Crossing Land Use Map Amendment, application TEXTMAP-1013-2020, based on the findings listed in the Staff Report dated August 14, 2020.

### **Zoning Map Amendment**

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Rob Thomson, representing Utah Land Co., LLC for the Park Crossing Zoning Map Amendment, application TEXTMAP-1016-2020, based on the findings listed in the Staff Report dated August 14, 2020.

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Rob Thomson, representing Utah Land Co., LLC for the Park Crossing Zoning Map Amendment, application TEXTMAP-1016-2020, based on the findings listed in the Staff Report dated August 14, 2020.

## 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: cn=Brien Maxfield, o=Draper City, ou,  
email=brien.maxfield@draper.ut.us, c=US  
Date: 2020.08.31 16:09:54 -06'00'

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Draper City Public Works Department

**Don Buckley**

Digitally signed by Don Buckley  
DN: C=US, E=don.buckley@draper.ut.us,  
O=Draper City Fire ", OU=Fire Marshal,  
CN=Don Buckley  
Date: 2020.08.31 16:00:53 -06'00'

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Draper City Fire Department

**Matthew T. Symes**

Digitally signed by Matthew T. Symes  
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O=Draper City, CN=Matthew T. Symes  
Date: 2020.08.31 16:06:38 -06'00'

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Draper City Building Division

**Jennifer Jastremsky**

Digitally signed by Jennifer Jastremsky  
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O=Draper City Planning, CN=Jennifer Jastremsky  
Date: 2020.08.31 14:07:58 -06'00'

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Draper City Planning Division

**Mike Barker**

Digitally signed by Mike Barker  
DN: cn=Mike Barker, o=Draper City, ou=City  
Attorney, email=mike.barker@draper.ut.us,  
c=US  
Date: 2020.08.31 16:11:02 -06'00'

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Draper City Legal Counsel



## **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.*

We have reviewed the subject zone map and land use map amendments application, proposing 3.46 acres to be zoned from RA1 to RM2 in accordance with the provisions of Section 9-5-060(E) of the Draper City Municipal Code (DCMC). We speak primarily to the adequacy of facilities and services intended to serve the subject property. In making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:

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

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

- a. The change from the existing RA1 to RM2 zone has the potential to increase traffic due to the intensity of uses in existing zone compared to the proposed zone. The benefit to this request is traffic is limited to 12300 South, which has the largest vehicle capacity within Draper and owned by Utah Department of Transportation (UDOT). The weekday difference in traffic volume is from approximately 30 vehicle trips per day to approximately 280 vehicle trips per day based on the maximum townhome density onsite. However, the average daily traffic volume on 12300 South, according to UDOT, is approximately 28,000 vehicles. Residential areas of Draper are not impacted by this zoning request and the increased traffic related to permitted uses in the proposed zone.
- b. Connectivity with the subject parcels is to the public right-of-way 12300 South, an arterial street. Future access will be controlled by UDOT according to their access requirements. The automatic requirement for a Traffic Impact Study is not triggered for this site based on the potential number of townhome units that may be proposed or by the size of the subject parcels. However, a Traffic Impact Study may be required with a site plan or subdivision application based on the proposed use and projected traffic volume.
- c. There are existing storm drainage facilities fronting the site. Any future site drainage will be required to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.
- d. Sanitary sewer facilities are provided by South Valley Sewer District. Any subdivision or site plan application in the future will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.
- e. Drinking water is provided by the city. The city distribution system is designed to accommodate the proposed increase in the permitted uses in the proposed zone on the site. Any future subdivision or site plan application will require a commitment to serve from the city that will address whether the city's facilities are adequate to provide service for the any change of uses.

Accordingly, we will provide comments relative to the potential construction activities when the appropriate application is received. Thank you for the opportunity to review the Zone Amendment Request.

## **EXHIBIT B LEGAL DESCRIPTIONS**

### **Wilkerson Property**

Beginning West 1804.6 feet and North 01°51' West 1576 feet and 459.29 feet, more or less, West from the South quarter corner of Section 25, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 370.92 feet; thence West 118.75 feet; thence North 370.92 feet; thence East 118.75 feet to the beginning. EXCEPTING THEREFROM any portion lying within the bounds of the County Road on the North.

### **Poynor Property**

Commencing at a point in the center of a County Road 16.57 chains East along the center line of said road from its intersection with the center of the Galena Canal, said point of beginning also described as being 1804.6 feet West and North 01°51' West 24.24 chains, more or less, to the center of said road; and West along the center of said road 648.38 feet from the Southeast corner of the Southwest quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 227 feet; thence East 55 feet; thence North 227 feet; thence West 55 feet to the point of commencement.

### **Numbers Property**

#### **PARCEL 1:**

Commencing at a point in the center of a County Road, 16.57 chains East along the center line of said road from the intersection of said road with the center of the Galena Canal, said point being 1804.6 feet West and North 01°51' West from the Southeast corner of the Southwest quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Meridian, 24.25 chains, more or less, to the center of said road and running thence West along the center of said road 10.68 chains, more or less, to the point of beginning and running thence South along the line of said land conveyed to Joseph H. Francom by Deed dated January 12, 1923 and recorded January 26, 1923 in Book 11-L of Deeds at Page 235 of the records of the Recorder of Salt Lake County, State of Utah, 5.62 chains; thence East along the line of the land so conveyed to the said Francom, 111 feet; thence North 143.92 feet; thence West 55 feet; thence North 227 feet to the center of said County Road; thence West 56 feet to the place of beginning. LESS AND EXCEPTING the Northerly 33 feet as more fully described in that certain Warranty Deed by and between Homeside Lending Inc. and the Utah Department of Transportation, recorded September 13, 2002 as Entry No. 8352820 in Book 8648 at Page 513 of official records and more properly described as: Beginning at the Northwest corner of said entire tract, which point is 1804.60 feet West and 1597.67 feet (record: 1600.50 feet) North 1.51'00" West and 683.78 feet (record: 704.88 feet, more or less) West from the Southeast

corner of the Southwest quarter of said Section 25 and running thence South 33.00 feet along the Westerly boundary line of said entire tract, to a point 62.21 feet radially distant Southerly from the centerline of said 12300 South Street, opposite Engineers Station 216+31.83; thence East 56.00 feet to the Easterly boundary line of said entire tract; thence North 33.00 feet along said Easterly boundary line to the Northeast corner of said entire tract; thence West 56.00 feet along the Northerly boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

**PARCEL 2:**

The East 105 feet of the following described property:

Beginning at a point which is North 0°05'11" West along the section line 1179.60 feet and South 89°39' East 49.33

feet from the Southwest corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and

running thence North 59°11' West 116.25 feet; thence North 40°27' West 395.97 feet to the South line of 12300

South Street; thence South 89°59'11" East along said South line 281.50 feet; thence North 00°05'11" West 60.00

feet to the center line of said street; thence South 89°59'11" East along said centerline 124.83 feet; thence South

00°00'49" West 421.10 feet; thence North 89°38' West 49.40 feet to the point of beginning.

TOGETHER WITH a 50.00 foot right-of-way, 25.0 feet on each side of the following centerline:

Beginning at a point on the South line of 12300 South Street; said point being North 00°05'11" West along the

section line 1540.09 feet and North 89°59'11" West along said South line 306.86 feet from the Southwest corner of

Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 40°27' East

395.97 feet; thence South 59°11' East 228.6 feet; thence South 38°36' East 198.0 feet; thence South 29°46' East

124.3 feet; thence South 00°24' East 313.9 feet; thence South 19°42' West 337.1 feet; thence South 38°44" West

291.8 feet to a point which is North 89°40'10" East along the section line 35.26 feet from the Southwest corner of said Section 25.

LESS AND EXCEPTING any portion lying within the bounds of 12300 South Street.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Beginning at the Northwest corner of said entire tract, which point is 1600.09 feet North 00°05'11" West along the

section line and 36.0 feet South 89°59'11" East from the Southwest corner of said Section 25 and running thence

South 89°59'11" East 63.47 feet along the Northerly boundary line to the Northeast corner of said entire tract;

thence South 00°00'49" West 33.00 feet along the Easterly boundary line of said entire tract to a point 62.21 feet

radially distant Southerly from the centerline of said 12300 South Street, opposite Engineers Station 216+31.83;

thence North 89°59'11" West 63.41 feet to the Westerly boundary line of said entire tract; thence North 00°05'11" West 33.00 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

**Casdorph Property**

Beginning at a point which is North 00°05'11" West along the section line 1179.60 feet and South 89°38' East 49.33 feet from the Southwest corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 59°11' West 116.25 feet; thence North 40°27' West 395.97 feet to the line of 12300 South Street; thence South 89°59'11" East along said South line 281.50 feet; thence North 00°05'11" West 60.00 feet to the center line of said street; thence South 89°59'11" East along said centerline 124.83 feet; thence South 00°00'49" West 421.10 feet; thence North 89°38' West 49.40 feet to the point of beginning. TOGETHER WITH a 50.00 foot right-of-way, 25.0 feet on each side of the following described centerline:  
Beginning at a point on the South line of 12300 South Street; said point being North 00°05'11" West along the section line 1540.09 feet and North 89°59'11" West along said South line 306.86 feet from the Southwest corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 40°27' East 395.97 feet; thence South 59°11' East 228.6 feet; thence South 38°36' East 198.0 feet; thence South 29°46' East 124.3 feet; thence South 00°24' East 313.9 feet; thence South 19°42' West 337.1 feet; thence South 38°44' West 291.8 feet to a point which is North 89°40'10" East along the section line 35.26 feet to the Southwest corner of said Section 25.  
LESS AND EXCEPTING THEREFROM the Easterly 105 feet.  
ALSO LESS AND EXCEPTING THEREFROM that portion deeded to the City of Draper described as follows:  
A 72 foot wide right of way, 36.0 feet on each side of the following described centerline:  
Beginning at a point which is North 00°05'11" West along the section line 1179.60 feet from the Southwest corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°05'11" West 421.5 feet, more or less, to the centerline of 12300 South Street.

# EXHIBIT C AERIAL MAP





## EXHIBIT D LAND USE MAP

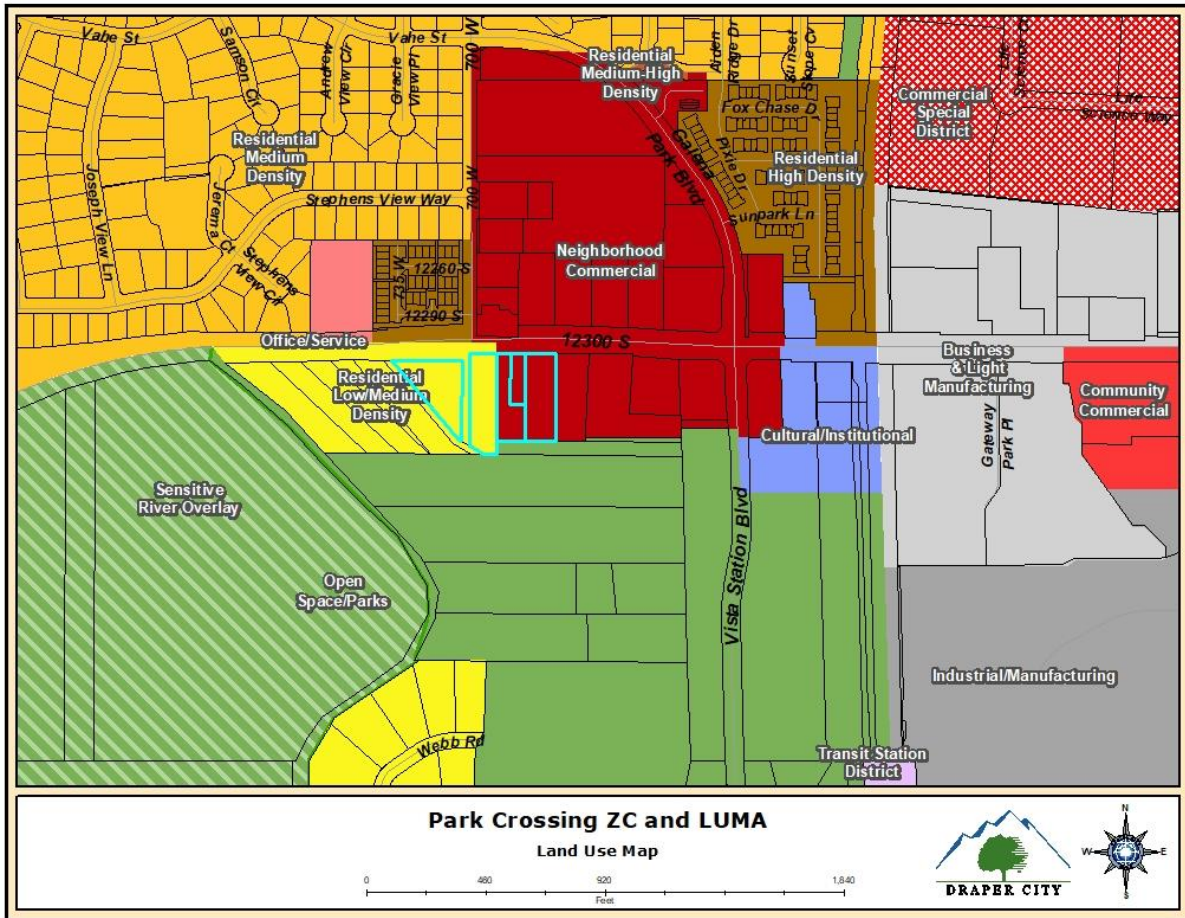


EXHIBIT E  
ZONING MAP

