



## Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

August 8, 2019

**To:** Draper City Planning Commission  
Business Date: August 22, 2019

**From:** Development Review Committee

**Prepared By:** Jennifer Jastremsky, AICP, Senior Planner/Zoning Administrator  
Planning Division  
Community Development Department  
801-576-6328, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us)

**Re: Wollam Construction Office – Site Plan Request**

Application No.: SPR-616-2019  
Applicant: Matt Wollam, representing Wollam Construction  
Project Location: 12764 South Pony Express Rd  
Current Zoning: CR (Regional Commercial) Zone  
Acreage: 1.23 Acres (Approximately 53,578 ft<sup>2</sup>)  
Request: Request for approval of a site plan in the CR (Regional Commercial) zone regarding an office development.

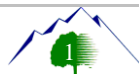
### **BACKGROUND AND SUMMARY**

This application is a request for approval of a site plan for approximately 1.23 acres located at approximately 12764 South Pony Express Rd. The property is currently zoned CR (Regional Commercial). The applicant is requesting that a site plan be approved to allow for the redevelopment of the site as an office building.

The property contains a house that has been there since the 1960's. The applicant obtained an amended site plan and conditional use permit (CUP) from the Planning Commission on September 11, 2014. The site plan was to convert the previously residential use to a commercial use, and the CUP authorized Construction Sales and Service and Outdoor Storage on the property. The home was used as a permitted accessory dwelling unit for purposes of security and maintenance personnel. The applicant is seeking to demolish the home and outdoor storage area to build an office building to house their administrative functions. Conditional Use Permits run with the land, and therefore the existing CUP for Construction Sales and Service is still valid. No new CUP's are required.

### **ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Community Commercial land use designation for the subject property. This category "permits the full scope of commercial land uses that are destination-oriented. The areas may include large-scale, master-planned commercial centers, big-box stores and offices."



The property has been assigned the CR zoning classification. The purpose of the CR zone is to “provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city.”

The CC (Community Commercial), CR, CG (General Commercial), and CI (Interchange Commercial) zoning designations are identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation. The property is surrounded on three sides by the CR zone, and to the east is I-15.

Site Plan Layout. The site plan calls for a single office building located along the southeastern portion of the property. Parking will be located along the north and west of the building, with an indoor warehousing area on the west half of the building. Ingress and egress will be from a single access to Pony Express Road. Pedestrian access will be via a concrete walkway running from the public sidewalk on Pony Express Road and along the north side of the building, connecting to the various parking areas.

Parking. The property will house three different types of uses: construction sales and service, office, and warehousing. The applicant will locate within 14,088 square feet of construction sales and service area and 5,921 square feet of warehousing space. The building will contain an additional 7,044 square feet of office space for lease. All of these uses combined require 66 parking stalls. The applicant is providing 67 stalls. No deviations to parking is being requested.

Landscaping and Lot Coverage. The building will have a 12,683 square foot footprint, giving it a 23.6% coverage on the 1.23 acre parcel. The CR zone allows for 60% overall lot coverage. Landscaping will cover 11,380 square feet, covering 21.2% of the property. The code requires at least 20% of the property to contain landscaping. The landscaping will include a variety of trees, shrubs and ground covers.

Landscaping Modification. The applicant is requesting two separate landscaping deviations for the property. The first is a reduction in perimeter landscaping. Draper City Municipal Code (DCMC) Section 9-23-090 requires at least 10-feet of landscaping around all property lines. The applicant is requesting perimeter landscaping of 5-feet along the north, south, and west property lines. DCMC Section 9-23-030 states that development constraints can vary greatly among sites and therefore the Planning Commission may approve landscaping plans that deviate from the landscaping requirements of the DCMC based on the following findings:

- “1. Is consistent with the purpose of this chapter and any applicable master plan or ordinance;
2. Reflects a design that conforms to the requirements of this chapter to the greatest extent possible and offers alternative methods for addressing the landscape requirement for which a deviation is being requested. Alternative methods may include additional fencing, berming and plant material than what would otherwise be required;
3. Will not adversely affect neighboring property owners or residents;
4. Will not adversely affect sight distance or otherwise diminish public safety;
5. Is justified by site constraints; and
6. Is of high quality and integrates aesthetically with the design of the primary buildings on site and established streetscape.”

The second deviation requested by the applicant is to allow tree diamonds in place of a center island, and is specifically requesting three tree diamonds behind the building in order to allow vehicle-maneuvering area for the larger construction vehicles that will frequent the property. DCMC Section 9-25-080(H) requires center landscape islands in parking lots where rows of parking front each other. The Planning

Commission can approve a deviation for tree diamonds subject to the criteria in DCMC Section 9-25-080(H)(2), as follows:

“2. Parking Row Dividing Landscaping:

- a. Rows of adjacent parking shall be separated by landscaping of at least five feet (5') in width or nine feet (9') in width if vehicles are allowed to overhang the landscaping. Where the planning commission finds that it is not feasible for rows of parking to be separated by landscaping, parking areas shall be designed to include tree diamonds. In order to determine this feasibility, the planning commission must find that:
  - (1) The site requires a deviation from strict compliance to reduce parking; or
  - (2) The site would requires a deviation from strict compliance to reduce parking in order to implement such landscaping; and
  - (3) Constraints of the site would necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.”

The applicant is providing 21.2% overall landscaping and has landscaped the planting beds in such a way as to contain plant material in excess of that required by code. Exhibit H of this report provides a breakdown of the additional landscaping provided. The site contains 87 trees and 404 shrubs. The landscaping code requires 28 trees, and 69 shrubs. In addition, the applicant has met the parking requirement for the site. Should the deviations requested be denied and the applicant be required to include a center landscape island and 10-foot wide perimeter landscaping, a parking deviation, under DCMC Section 9-25-090, would be required in order to reduce the amount of onsite parking to accommodate the additional landscaping.

Architecture. The proposed building will be split between office space and warehousing space. The office space will be 41-feet 1-inch in height, and the warehousing space will be 20-feet tall. The CR zoning district allows building to be up to 45-feet in height. The building will contain a mechanical screen on the roof which will be 48-feet tall. DCMC Section 9-27-120(B) exempts properly screened mechanical appurtenances from height standards.

The building contains large amount of primary building materials. The south elevation contains 81% primary materials and the east elevation contains 93% primary materials. The north and west elevations are 100% primary materials. The primary materials proposed for this building are CMU, composite metal, composite fiber-cement panels, and architectural precast concrete. Metal panels will be used as accent materials.

Architectural Design Standards Modification. The applicant is requesting a deviation to architectural standards. DCMC Section 9-22-040(D) requires rooflines with greater than 50-feet in length to include roofline and parapet wall variations. The proposed building has uninterrupted rooflines in excess of 50-feet. The roofline will have three main roof sections that will be uninterrupted moving from the front of the building to the back of the building. These sections will be 55-feet, 71-feet, and 107-feet. DCMC Chapter 22 authorizes the Planning Commission to approve deviations to strict compliance with the terms of the Code regarding development design standards for architecture. Specifically, DCMC Section 9-22-030 states that the Planning Commission may approve architectural plans that deviate from the requirements based on making at least three of the following findings:

1. The project contains amenities such as pedestrian and bike connectivity in excess of what is required in the development code and site plan review.
2. The overall percentage of dedicated public or private landscape and open space area exceeds the required amount by more than ten percent (10%).

3. The project is a transit oriented development (TOD) and provides connectivity to a transportation facility.
4. Traffic impacts on the neighborhood are lessened through programs, such as creative design, traffic calming measures, companywide carpool or transit pass programs.
5. The project is an accredited LEED development.
6. The variations are consistent with the purpose of this chapter and any applicable master plan or ordinance.
7. The project is required to create a consistent and compatible design in cases which involve redeveloped buildings, additions to existing buildings, minor structures added to a site, or new buildings within a previously approved phased project.
8. Additional landscape plant material is provided in an amount at least ten percent (10%) more than the minimum required, including additional planting beds, plants, trees or a combination thereof.
9. The building design is a specific architectural style, such as contemporary or modern, which utilizes facade materials differently than prescribed in subsection 9-22-040F of this chapter and is designed by a licensed architect.
10. The amount of primary materials used for a facade is at least ten percent (10%) greater than the minimum required amount.

The applicant has provided a breakdown of how the site complies with the deviation standards, as outlined in Exhibit H of this report. The site plan meets deviation criteria numbers 2, 9, 10, as outlined above. The site contains more than 10% plant material, the building is designed in a specific architectural style, and the use of primarily materials is at least 10% more than required.

*Lighting.* The applicant is proposing five light poles within the parking lot and bollards along the pedestrian walkway. All light poles will be 20-feet tall, in conformance with code. The amount of foot-candles being produced is below the maximum allowed by code. During operating hours, the maximum foot candles allowed is 5 foot candles and after hours the maximum allowed is 3 foot candles. The applicant is proposing 4.2 foot candles during operating hours and 1.7 foot candles after hours.

*Fencing.* The applicant is proposing a 6-foot tall Rhino Rock wall along the perimeter of the property. No fencing is required per code.

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

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:
1. The entire site shall be developed at one time unless a phased development plan is approved.
  2. A site plan shall conform to applicable standards set forth in this title. In addition, consideration shall be given to the following:
    - a. Considerations relating to traffic safety and traffic congestion:
      - (1) Effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
      - (2) Layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
      - (3) Arrangement and adequacy of off street parking facilities to prevent traffic congestion and compliance with the provisions of city ordinances regarding the same;
      - (4) Location, arrangement, and dimensions of truck loading and unloading facilities;

- (5) Vehicular and pedestrian circulation patterns within the boundaries of the development;
- (6) Surfacing and lighting of off street parking facilities; and
- (7) Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
- b. Considerations relating to outdoor advertising:
  - (1) Compliance with the provisions of chapter 26 of this title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.
- c. Considerations relating to landscaping:
  - (1) Location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
  - (2) Planting of ground cover or other surfaces to prevent dust and erosion;
  - (3) Unnecessary destruction of existing healthy trees; and
  - (4) Compliance with the Draper City general plan guidelines to promote consistent forms of development within the districts of the city as identified in the general plan.
- d. Considerations relating to buildings and site layout:
  - (1) The general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the general plan; and
  - (2) Exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the general plan relating to the character of the district or neighborhood.
- e. Considerations relating to drainage and irrigation:
  - (1) The effect of the site development plan on the adequacy of the storm and surface water drainage; and
  - (2) The need for piping of irrigation ditches bordering or within the site.
- f. Other considerations including, but not limited to:
  - (1) Buffering;
  - (2) Lighting;
  - (3) Placement of trash containers and disposal facilities; and
  - (4) Location of surface, wall and roof mounted equipment.
- 3. In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.
- 4. In a planned center, individual uses shall be subject to the following requirements:
  - a. The overall planned center shall have been approved as a conditional use, which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
  - b. The city and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
  - c. Development guidelines for a center shall, as a minimum, address the following topics:
    - (1) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);

- (2) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
- (3) Landscaping and open space standards;
- (4) Signage;
- (5) Exterior lighting;
- (6) Parking, pedestrian and vehicular circulation, and access to the site;
- (7) Rights of access within the center (use of cross easements, etc.);
- (8) Development phasing and improvements/amenities to be completed with each phase;
- (9) Outdoor sales, storage and equipment;
- (10) Fencing and walls; and
- (11) Maintenance standards and responsibilities.

## **REVIEWS**

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

*Engineering and Public Works Divisions Review.* The Draper City Engineering and Public Works Divisions have completed their reviews of the site plan submission. Comments from this division, if any, can be found in Exhibit A.

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

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

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

*South Valley Sewer District Review.* The South Valley Sewer District has completed their initial review of the site plan 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.

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. Address any outstanding redlines listed in Exhibit A of this report.
4. Section 9-5-090(J) of the Draper City Municipal Code specifies that the approval of a site plans expire one year from the date of approval if no building permit has been issued for the project. 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 prior to the date of expiration from the Community Development Department.

The findings for approval as are follows:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development conforms to the general aesthetic and physical development of the area.
4. The public services in the area are adequate to support the subject development.
5. The site would require a deviation to required parking and the reduction of boundary landscaping.
6. The landscaping design conforms to the requirements of DCMC 9-23 to the greatest extent possible.
7. The landscape deviations are justified by site constraints.
8. The landscape design is of high quality and is integrated aesthetically with the building design.

The findings for denial as are follows:

1. The proposed development plans do not meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans do not meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development does not conform to the general aesthetic and physical development of the area.
4. The public services in the area are not adequate to support the subject development.
5. The site would not require a deviation to required parking or a reduction of boundary landscaping.
6. The landscaping design does not conform to the requirements of DCMC 9-23 to the greatest extent possible.
7. The landscape deviations are not justified by site constraints.
8. The landscape design is not of high quality and is not integrated aesthetically with the building design.

## **MODEL MOTIONS**

*Deviations: DCMC Section 9-23-090 Perimeter Landscaping*

Sample Motion for Approval – I move that we approve the deviation to perimeter landscaping, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019.

Sample Motion for Modified Approval– I move that we approve the deviation to perimeter landscaping, requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019 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 deviation to perimeter landscaping, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings listed in the Staff Report dated August 8, 2019.

*Deviations: DCMC Section 9-25-080(H) Tree Diamonds*

Sample Motion for Approval – I move that we approve the deviation to parking lot landscaping allowing tree diamonds, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019.

Sample Motion for Modified Approval– I move that we approve the deviation to parking lot landscaping allowing tree diamonds, requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019 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 deviation to parking lot landscaping allowing tree diamonds, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings listed in the Staff Report dated August 8, 2019.

*Deviations: DCMC Section 9-22-040(D) Roofline Length*

Sample Motion for Approval – I move that we approve the deviation to the length of uninterrupted roof line, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019.

Sample Motion for Modified Approval– I move that we approve the deviation to the length of uninterrupted roof line, requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019 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 deviation to the length of uninterrupted roof line, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings listed in the Staff Report dated August 8, 2019.

Site Plan:

Sample Motion for Approval – I move that we approve the site plan, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019.

Sample Motion for Modified Approval– I move that we approve the site plan, requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 8, 2019 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 site plan, as requested by Matt Wollam representing Wollam Construction for Wollam Construction Office Site Plan, application SPR-616-2019, based on the findings listed in the Staff Report dated August 8, 2019.

## DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

  
\_\_\_\_\_  
Draper City Public Works Department

  
\_\_\_\_\_  
Draper City Planning Division

  
\_\_\_\_\_  
Draper City Fire Department

  
\_\_\_\_\_  
Draper City Legal Counsel

  
\_\_\_\_\_  
Draper City Building Division

## **EXHIBIT A DEPARTMENT REVIEWS**

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

### *Planning Division Review.*

1. The proposed landscaping deviations meet the findings standards within the code for deviations. If the applicant were to comply with all landscaping standards, a reduction in the amount of parking would be required.
2. The building roofline does not comply with architectural standards; however, the proposed design provides variations in both vertical and horizontal planes and provides a variation in building materials and windows. This helps break up the building and provide interest.

### *Engineering and Public Works Divisions Review.*

1. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
2. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

### *Geotechnical and Geologic Hazards Review.*

1. Based substantially in and on reliance of the technical documentation and assurances provided by CMT, including their opinions and conclusions, it is TG's opinion that CMT has adequately addressed geotechnical parameters at the site, consistent with concerns for public health, safety, welfare, reasonable professional standards of practice and Draper City's Geologic Hazards Ordinance (Draper City, 2010).

### *Fire Division Review.*

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. Fire Hydrants are required There are to be 2 hydrants are required. The hydrant shown on the plans is sufficient please show the distance and location of the hydrant on Pony Express Rd. They are to be protected with bollards if susceptible to vehicle damage.
3. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements

- being received or delivered on building site.
5. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at don.buckley@draper.ut.us . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. **ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.**
  6. Standpipes May Be Required. This building may be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
  7. Post Indicator Valve with Tamper May Be Required. If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.
  8. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at don.buckley@draper.ut.us . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. **ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.**
  9. Emergency Responder Radio Coverage Required. Emergency responder radio coverage shall be provided in accordance with the IFC.
  10. Emergency Voice/Alarm Communication System May Be Required. An emergency voice/alarm communication system shall be provided in accordance with the IFC.
  11. Two-way communication will be Required. As per Section 1009.8 in the 2015 IFC.
  12. Knox Boxes Required. Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
  13. 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.
  14. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.

South Valley Sewer District Review.

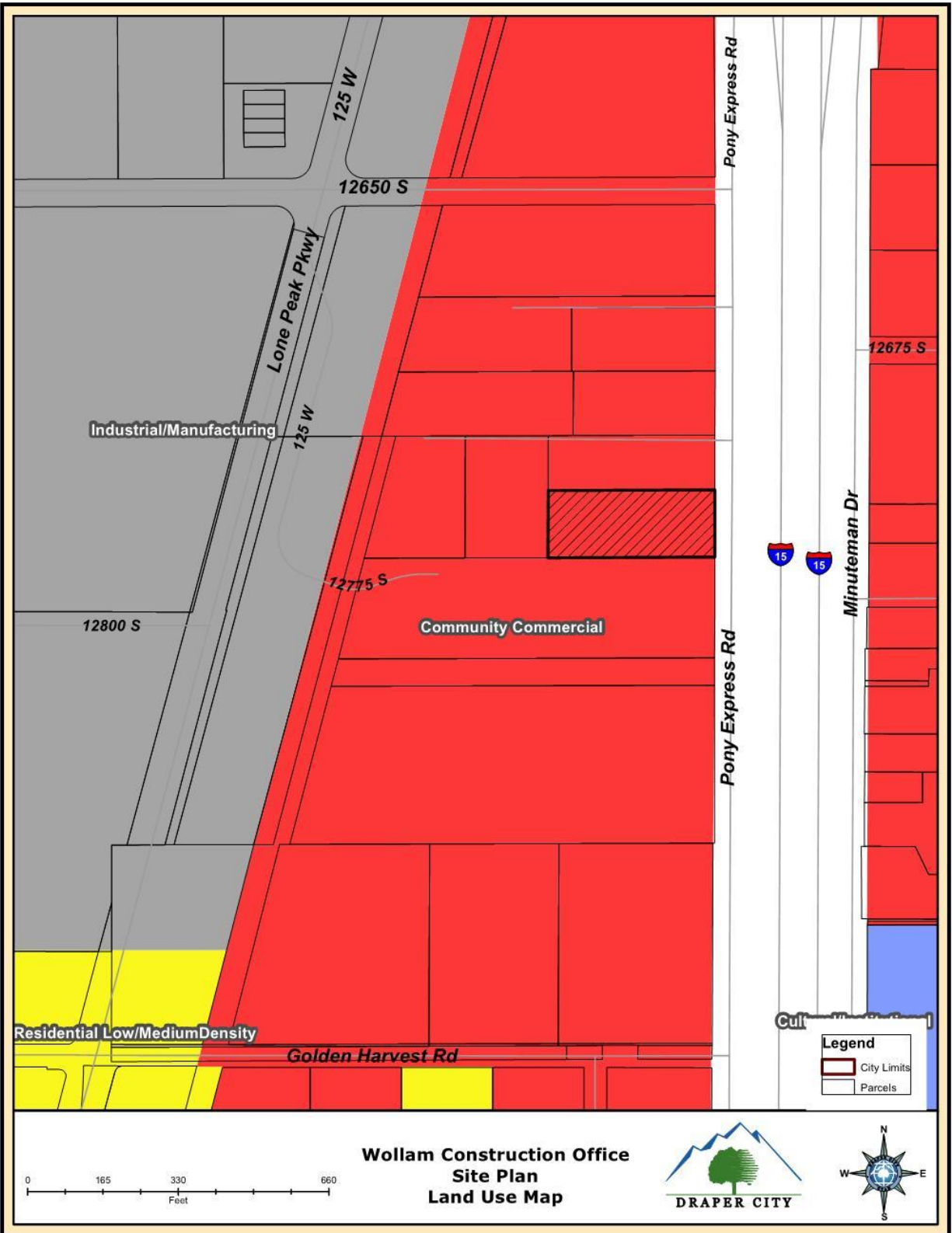
1. The District anticipates that its collection system and treatment facilities will have adequate capacity to provide sewer service to this development.

**EXHIBIT B  
AERIAL MAP**



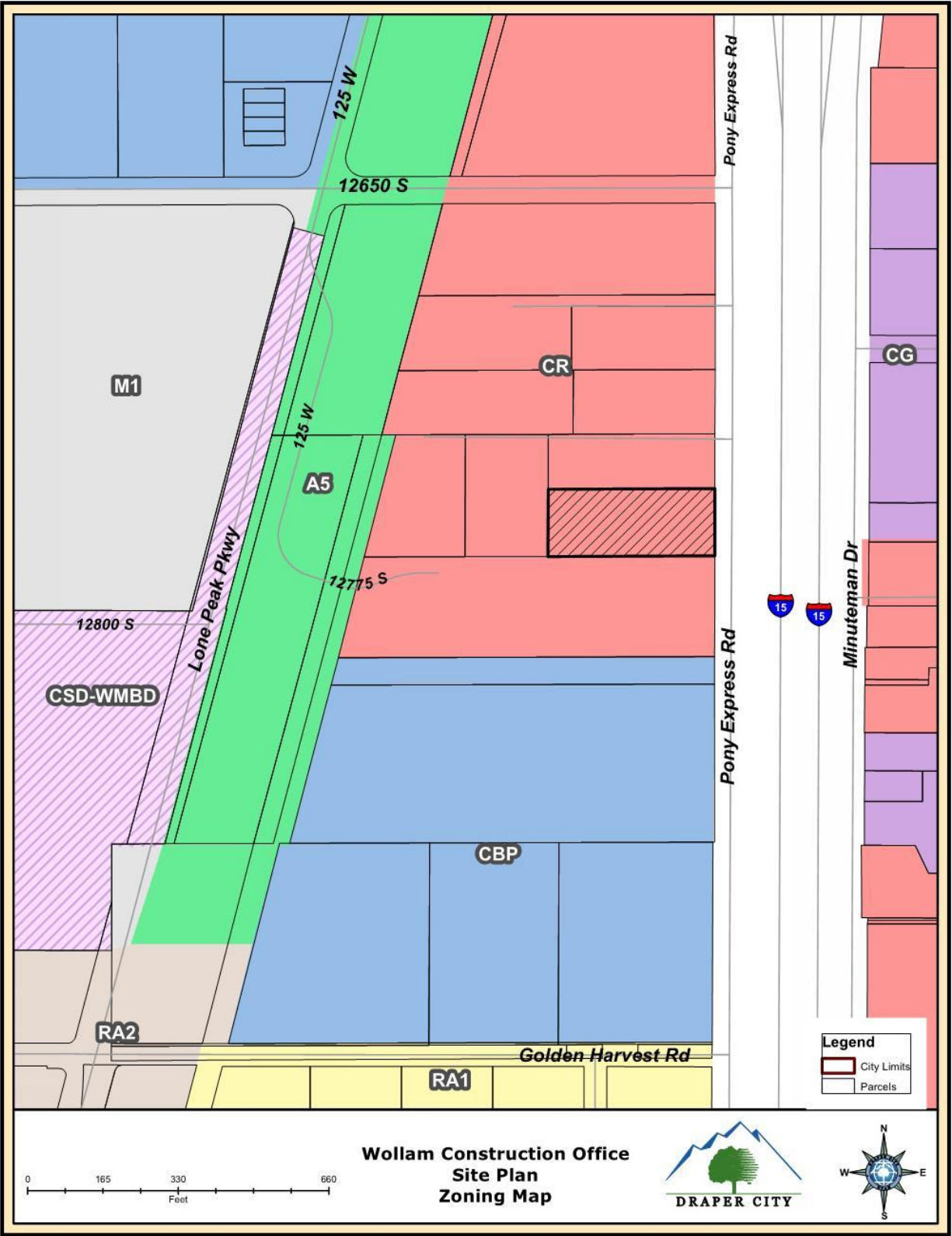


**EXHIBIT C  
LAND USE MAP**

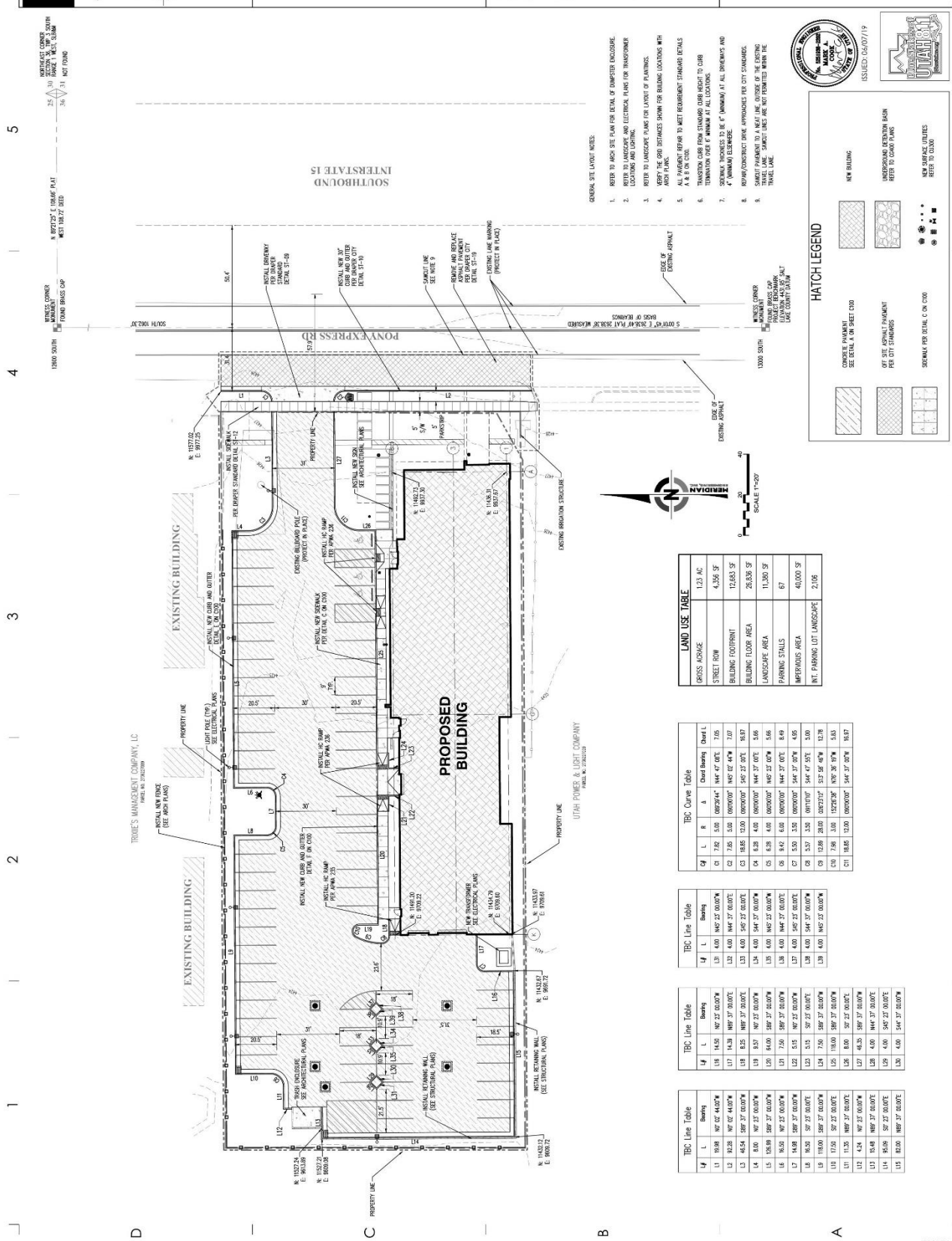




**EXHIBIT D  
ZONING MAP**



# EXHIBIT E SITE PLAN



# EXHIBIT F LANDSCAPE PLAN

## LANDSCAPE AREA DEVIATION REQUEST DUE TO PARKING REQUIREMENTS REDUCING AVAILABLE SITE AREA

LANDSCAPE DEVIATION MITIGATION:  
LANDSCAPE DESIGN BEYOND MINIMUM REQUIREMENTS.  
UP SIZED PLANT MATERIAL  
PROVIDING AN ENHANCED, PEDESTRIAN FRIENDLY, INFORMAL ENTRY THAT INCLUDES TURF, LANDSCAPING WALLS, WALLS, AND DECORATIVE ROCK MULCH.  
ADDITIONAL ARCHITECTURAL FEATURE WALL AND FRONT ENTRY ENHANCEMENT.  
LOW LANDSCAPE FEATURE WALLS FOR ADDITIONAL CURB APPEAL AND SOUND MITIGATION.  
PROVIDING ABOVE AND BEYOND PLANT QUANTITIES PER MINIMUM REQUIREMENTS.

### INTERNAL PARKING LOT LANDSCAPING REQUIREMENTS

PARKING LOT AREA:	27,615 S.F.
PARKING DEPTH (75%):	1,927 S.F.
PARKING LOT LANDSCAPING REQUIRED:	2,106 S.F.
PARKING LOT LANDSCAPING PROVIDED:	7 TREES REQUIRED 7 PROVIDED

(1) TREE PER (300 S.F.) - 2,015/300=7.02

TREES PROVIDED IN PARKING AREA:

### SITE LANDSCAPING REQUIREMENTS:

TOTAL SITE AREA:	54,544 S.F.
LANDSCAPING REQUIRED X (20%):	10,909 S.F.
(ADDITIONAL LANDSCAPING REQUIRED)	

SITE LANDSCAPING PROVIDED: 11,380 S.F.

\*+ 10% MORE PLANT MATERIAL (PER DCMC DEVIATION REQUIREMENTS)

ADDED TO EACH LANDSCAPE CALCULATION THAN MINIMUM

REQUIREMENTS THROUGHOUT PROJECT

PARKWAY LANDSCAPING: 585 S.F.

TOTAL TREES PROVIDED ON SITE: 87 TREES

TOTAL TREES PROVIDED ON SITE: 4,960 S.F.

TOTAL PLANTING BED AREA: 1,000 S.F.

TOTAL TURF AREA:

PERIMETER PLANTING ALONG STREET FRONTAGE:

COMMERCIAL MINOR COLLECTOR STREET

+PER 100 L.F. / (2) SHADE TREES (1) ORNAMENTAL TREE

SHRUBS (75 S.F. FT PLANTING BEDS)

\*EXCLUDING PARKWAY

PROJECT: APPROXIMATELY 150' L.F. STREET FRONTAGE

PLANTS REQUIRED QTY. ABOVE MIN.

SHADE TREES (3) (3)

ORNAMENTAL (2) (12)

SHRUBS (18) (76)

PLANTING BEDS (113 S.F.) (605 S.F.)

TURF (NA) (518 S.F.)

DEVIATION + 10% = 46 TREES / 20 SHRUBS / 125 S.F. PLANTING BEDS

PROVIDED - 10 TREES / 58 SHRUBS / 605 S.F. PLANTING + TURF

## PERIMETER PLANTING ALONG INTERIOR LOT LINE

\*PER ORD. 394, 8/7/2001 / 1132, 2/17/2015)  
LANDSCAPE DESIGN BEYOND MINIMUM REQUIREMENTS.  
UP SIZED PLANT MATERIAL  
PROVIDING AN ENHANCED, PEDESTRIAN FRIENDLY, INFORMAL ENTRY THAT INCLUDES TURF, LANDSCAPING WALLS, WALLS, AND DECORATIVE ROCK MULCH.  
ADDITIONAL ARCHITECTURAL FEATURE WALL AND FRONT ENTRY ENHANCEMENT.  
LOW LANDSCAPE FEATURE WALLS FOR ADDITIONAL CURB APPEAL AND SOUND MITIGATION.  
PROVIDING ABOVE AND BEYOND PLANT QUANTITIES PER MINIMUM REQUIREMENTS.

### INTERNAL PARKING LOT LANDSCAPING REQUIREMENTS

PARKING LOT AREA:	27,615 S.F.
PARKING DEPTH (75%):	1,927 S.F.
PARKING LOT LANDSCAPING REQUIRED:	2,106 S.F.
PARKING LOT LANDSCAPING PROVIDED:	7 TREES REQUIRED 7 PROVIDED

(1) TREE PER (300 S.F.) - 2,015/300=7.02

TREES PROVIDED IN PARKING AREA:

SITE LANDSCAPING REQUIREMENTS:

TOTAL SITE AREA:	54,544 S.F.
LANDSCAPING REQUIRED X (20%):	10,909 S.F.
(ADDITIONAL LANDSCAPING REQUIRED)	

SITE LANDSCAPING PROVIDED: 11,380 S.F.

\*+ 10% MORE PLANT MATERIAL (PER DCMC DEVIATION REQUIREMENTS)

ADDED TO EACH LANDSCAPE CALCULATION THAN MINIMUM

REQUIREMENTS THROUGHOUT PROJECT

PARKWAY LANDSCAPING: 585 S.F.

TOTAL TREES PROVIDED ON SITE: 87 TREES

TOTAL TREES PROVIDED ON SITE: 4,960 S.F.

TOTAL PLANTING BED AREA: 1,000 S.F.

TOTAL TURF AREA:

PERIMETER PLANTING ALONG STREET FRONTAGE:

COMMERCIAL MINOR COLLECTOR STREET

+PER 100 L.F. / (2) SHADE TREES (1) ORNAMENTAL TREE

SHRUBS (75 S.F. FT PLANTING BEDS)

\*EXCLUDING PARKWAY

PROJECT: APPROXIMATELY 150' L.F. STREET FRONTAGE

PLANTS REQUIRED QTY. ABOVE MIN.

SHADE TREES (3) (3)

ORNAMENTAL (2) (12)

SHRUBS (18) (76)

PLANTING BEDS (113 S.F.) (605 S.F.)

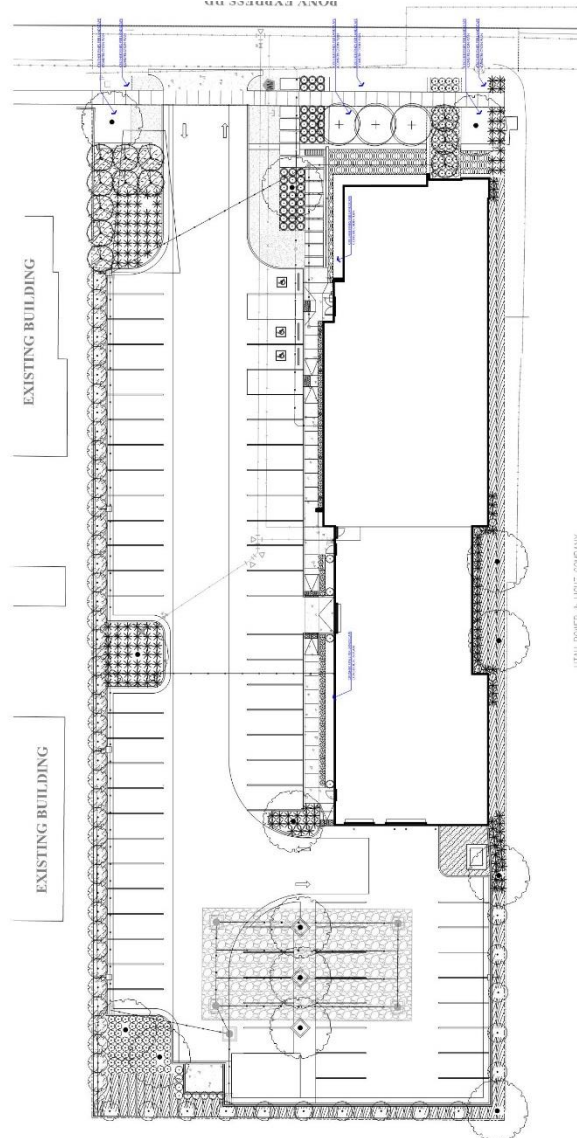
TURF (NA) (518 S.F.)

DEVIATION + 10% = 46 TREES / 20 SHRUBS / 125 S.F. PLANTING BEDS

PROVIDED - 10 TREES / 58 SHRUBS / 605 S.F. PLANTING + TURF

## PLANT SCHEDULE

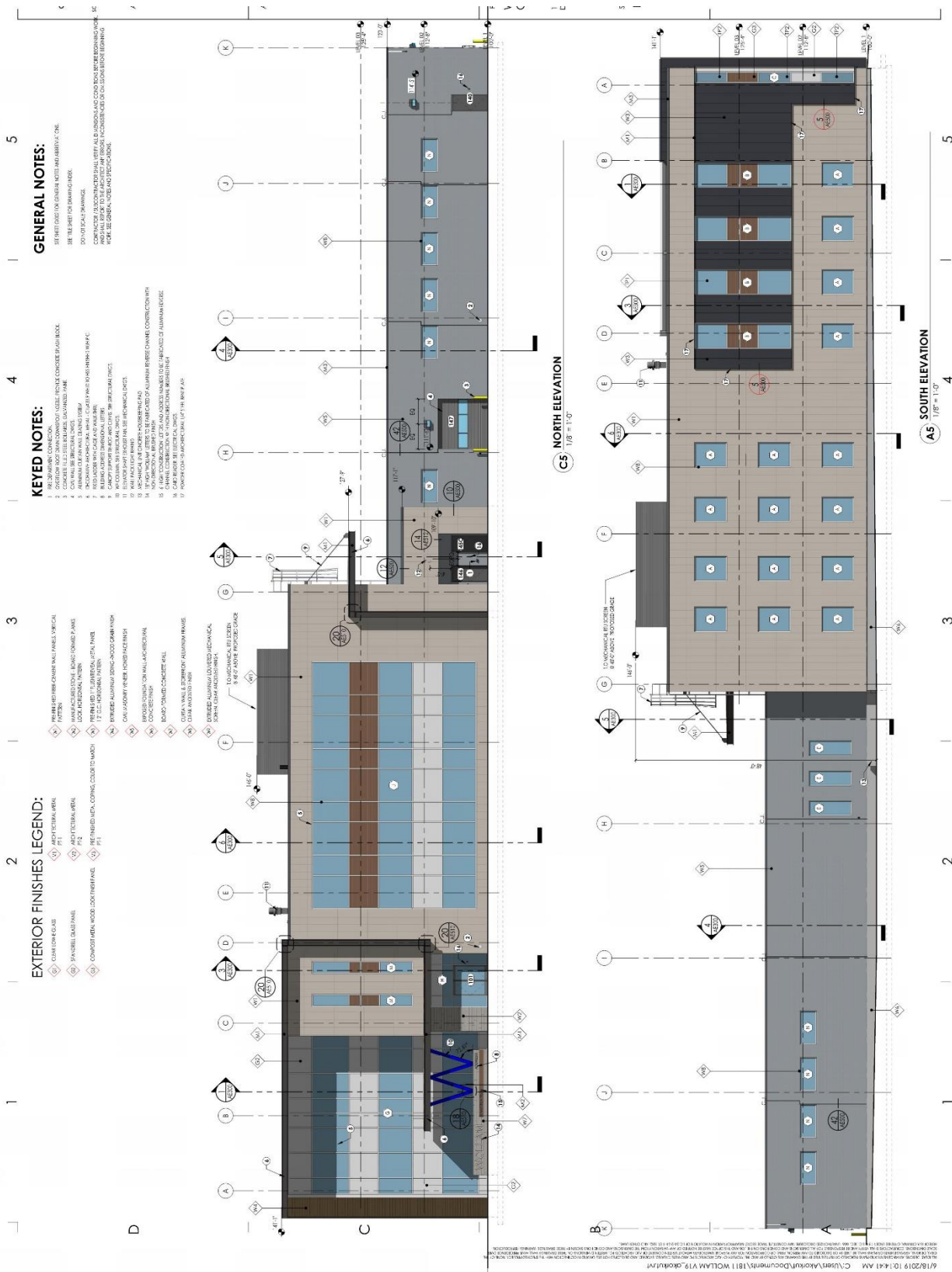
TREES	SCORE	BOTANICAL / COMMON NAME	SCORE	QTY.
AA	2-2.5' CAL	ACEX / FREEMAN / SEPPED / AULUM BAZE MAPLE	2-2.5' CAL	14
C73	2-2.5' CAL	CAMPIDIBETULUS / FRANK CONGARE / FRANK FORTNABE HONORARI	2-2.5' CAL	58
MD	2-2.5' CAL	MAUS / SARGENT / SELECT A / FREEDS CHAMPALE	2-2.5' CAL	12
MP	2' CAL	MAUS / "HARPER" / FRANKIE CHAMPALE	2' CAL	3
SHRUBS	SCORE	BOTANICAL / COMMON NAME	SCORE	QTY.
BB	3 GAL	BOULEDOA GRACILS / BLENDE ARBORY / BLUE GRAMA	3 GAL	44
IF	3 GAL	CALAMAGOSTIS ACTINOKA / KARL FORSTER / KARL FORSTER GRASS	3 GAL	198
SOD	3 GAL	HEMIOCALUS HYBRID / JELLA DE ORO / JELLA DE ORO DAILY	3 GAL	70
SAG	3 GAL	SALVA X STYVES / MAY NIGHT / MAY NIGHT SALVA	3 GAL	113
TH	13 GAL	TANIS X ATODA / HICKS / HICKS VIEW	13 GAL	17
GROUND COVERS	SCORE	BOTANICAL / COMMON NAME	SCORE	SPACING
AE	1 GAL	ARCTOPHYLOS LVA / BBS / EMERALD CARPET / EMERALD CARPET MANANAPA	1 GAL	23,453
GO	FLAT	GAULM OODATUM / SWEET WOODLUT	FLAT	441 SF
LA	FLAT	LAMBIA ALUM / WHITE ESCHNELE	FLAT	1,199.39
SJ	FLAT	SEDUM PUNBA / JOHN CREECH / JOHN CREECH SEDUM	FLAT	548.39
TE	FLAT	THYMUS SEPTILLUM / BURN / BURN THYME	FLAT	17.39
SCORE	SCORE	BOTANICAL / COMMON NAME	SCORE	SPACING
FB	300	FEEDICA ARUNDINARIA / DWARF TALL FEEDUC	300	1,201.39



ITEMS: PLANTS & INST. C/10/20/21



EXHIBIT G  
ELEVATIONS



EXTERIOR FINISHES LEGEND:

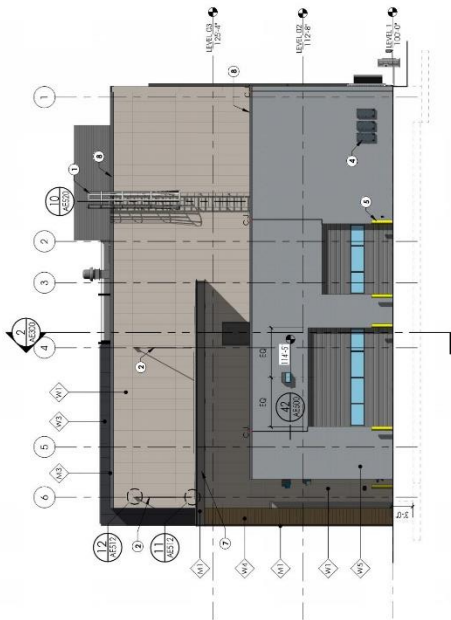
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KEYED NOTES:

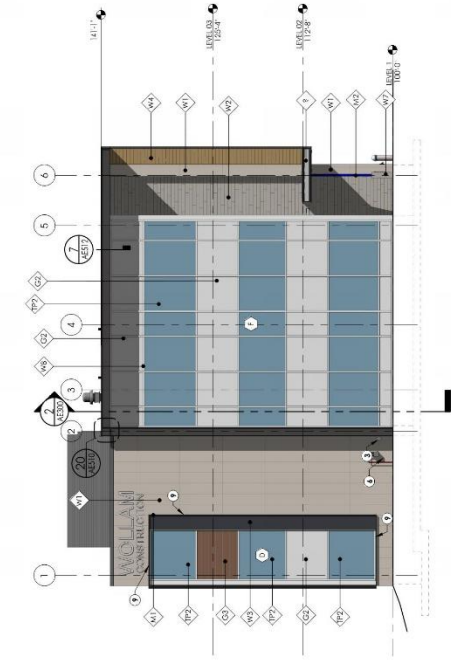
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GENERAL NOTES AND LEGENDS:

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2 WEST ELEVATION  
1/8" = 1'-0"



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

## EXHIBIT H DEVIATION REQUEST



May 9, 2019

To: Draper Planning Commission

Subject: Code Deviation Request Rev. 1  
W Investments, LLC/Wollam Construction Proposed Office Building  
12764 Pony Express Way  
Draper, Utah

W Investments LLC/Wollam Construction is submitting, for review and approval, an attached Site Plan for a new office building that we are planning to construct on 12764 Pony Express Way.

Planned Parking and access are critical to the future success of our project and our business. Our company is an industrial general contractor with a focus on Heavy Civil, Structural, and Mechanical scopes of work. The clients we typically work for are Rio Tinto/Kennecott, Chevron, Proctor & Gamble, etc.

We are request your consideration of the following deviation items:

1. Reduce the perimeter landscape area on the North and West property lines to 5'.
2. Reduction of interior paving landscaping per the site drawing
  - a. Our construction fleet consists of 3/4 Ton and 1 ton pickups (Ford F250's and F350's). We also utilize service trucks that maintain our fleet and equipment. We will store our construction equipment at a different property.
  - b. Safe and efficient parking is critical to our operation and we are requesting to utilize as much parking space as we can make available to allow safe parking of our truck fleet.
  - c. Attached Drawing CG400 reflects our proposed Site Plan.
3. Request maximum height of building to be 48' (previously requested 50'). This request is only to accommodate the screened mechanical HVAC equipment. The equipment would be located on the west side of the roof away front the front visible portion of the property. The building structure will not exceed 45' in height.

Thank you for your considerations regarding the above Deviation Requests and please contact us if there are any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Guy Wollam', is written over a light blue horizontal line.

Guy Wollam  
W Investments Managing Partner  
Wollam Construction Chairman



### **Comments from AE200**

Number: 1 Author: jen.jastremsky Subject: Text Box Date: 5/20/2019 11:55:23 AM

The approval of the 48-foot tall building height is dependent on the deviation request to the Planning Commission.

**RESPONSE: The overall building height is less than the maximum allowed 45'. We are requesting additional height to screen the mechanical equipment. Revised deviation request will be submitted by the owner to the Planning Commission.**

Number: 2 Author: jen.jastremsky Subject: Text Box Date: 5/20/2019 11:22:40 AM

Per DCMC Section 9-22-040(D) rooflines with greater than 50' in length shall include roofline and parapet variations.

We meet three deviation criteria for deviation of design standards application:

1. Additional landscape plant material is provided in an amount of at least ten percent (10%) more than the minimum required, including additional planting beds, plants, trees or a combination thereof. (Landscape sheet L5-01 attached)
2. The building design is a specific architectural style, such as contemporary or modern, which utilizes facade materials differently than prescribed in subsection 9-22-040F of this chapter and is designed by a licensed architect. Architectural sheet AE200 & AE201 + 3D exterior rendering attached)
3. The amount of primary materials used for a facade is at least ten percent (10%) greater than the minimum required amount.  
(Architectural sheet GI008 & GI009 attached)

**RESPONSE: Revised deviation request will be submitted by the owner to the Planning Commission.**



LANDSCAPE AREA DEVIATION REQUEST DUE TO PARKING REQUIREMENTS REDUCING AVAILABLE SITE AREA

LANDSCAPE DEVIATION MITIGATION

- PROVIDING FRONT ENTRY LANDSCAPE DESIGN BEYOND MINIMUM REQUIREMENTS.
- UP SIZED PLANT MATERIAL.
- PROVIDING AN ENHANCED, PEDESTRIAN FRIENDLY, INFORMAL ENTRY THAT INCLUDES TURF, LANDSCAPING WALLS, WALKS, AND DECORATIVE ROCK MULCH.
- ADDITIONAL ARCHITECTURAL FEATURE WALLS FOR ADDITIONAL CURB APPEAL AND SOUND MITIGATION.
- PROVIDING ABOVE AND BEYOND PLANT QUANTITIES PER MINIMUM REQUIREMENTS.

INTERNAL PARKING LOT LANDSCAPING REQUIREMENTS

PARKING LOT AREA:	27,515 S.F.
PARKING LOT LANDSCAPING REQUIRED:	1,927 S.F.
PARKING LOT LANDSCAPING PROVIDED:	2,106 S.F.
(1) TREE PER 300 S.F. / 2,015 / 300 = 7.02	7 TREES REQUIRED
TREES PROVIDED IN PARKING AREA:	7 PROVIDED

SITE LANDSCAPING REQUIREMENTS:

TOTAL SITE AREA:	54,544 S.F.
LANDSCAPING REQUIRED X (20%):	10,909 S.F.
(ADDITIONAL LANDSCAPING REQUIRED)	

SITE LANDSCAPING PROVIDED: 11,380 S.F.

- \*+10% MORE PLANT MATERIAL (PER DCMV DEVIATION REQUIREMENTS)
- ADDED TO EACH LANDSCAPE CALCULATION THAN MINIMUM
- PARKWAY LANDSCAPING

TOTAL TREES PROVIDED ON SITE:	87 TREES
TOTAL SHRUBS PROVIDED ON SITE:	404 SHRUBS
TOTAL PLANTING BED AREA:	4,960 S.F.
TOTAL TURF AREA:	1,000 S.F.

PERIMETER PLANTING ALONG STREET FRONTAGE:

PER 100 L.F. / (9) SHADE TREES (1) ORNAMENTAL TREE	
SHRUBS (75 S.F. FT PLANTING BEDS)	
*EXCLUDING PARKWAY	
PROJECT: APPROXIMATELY 150' L.F. STREET FRONTAGE	

PLANTS	REQUIRED	PROVIDED	QTY. ABOVE MIN.
SHADE TREES	(3)	(9)	(6)
ORNAMENTAL SHRUBS	(18)	(76)	(58)
PLANTING BEDS	(113 S.F.)	(718 S.F.)	(605 S.F.)
TURF	(NA)	(518 S.F.)	(518 S.F.)

DEVIATION + 10% - 6 TREES / 20 SHRUBS / 725 S.F. PLANTING BEDS  
PROVIDED - 10 TREES / 58 SHRUBS / 605 S.F. PLANTING + TURF

PERIMETER PLANTING ALONG INTERIOR LOT LINE

\*PER (ORD. 394, 8/7/2001/1132, 2/17/2015)

- 1. PERIMETER PLANTINGS MAY BE REDUCED OR DELETED WHEN ADJACENT TO A SERVICE AREA, NON-PUBLIC AREA, OR AREA WITH OBSCURED VIEW
- 2. PERIMETER PLANTINGS NOT REQUIRED WHEN BUILDABLE AREA ADJUTS A LOT LINE

ADJACENT TO PARKING LOT - SIDE - APPROXIMATELY 365' L.F.

PER 100 L.F. / (1) SHADE TREE, (9) SHRUBS

PLANTS	REQUIRED	PROVIDED	QTY. ABOVE MIN.
SHADE TREES	(4)	(0)	(0)
ORNAMENTAL SHRUBS	(33)	(144)	(111)
PLANTING BEDS	(0)	(954 S.F.)	(954 S.F.)
DEVIATION + 10% =	4 TREES / 27 SHRUBS		
PROVIDED =	58 TREES / 144 SHRUBS + PLANTING BEDS		

ADJACENT TO PARKING LOT - REAR - APPROXIMATELY 148' L.F.

PER 100 L.F. / (1) SHADE TREE, (9) SHRUBS
















PLANTS	REQUIRED	PROVIDED	QTY. ABOVE MIN.
SHADE TREES	(1)	(1)	(0)
ORNAMENTAL SHRUBS	(9)	(23)	(9)
PLANTING BEDS	(0)	(595 S.F.)	(595 S.F.)
DEVIATION + 10% =	2 TREES / 16 SHRUBS		
PROVIDED =	8 TREES / 23 SHRUBS + PLANTING BEDS		

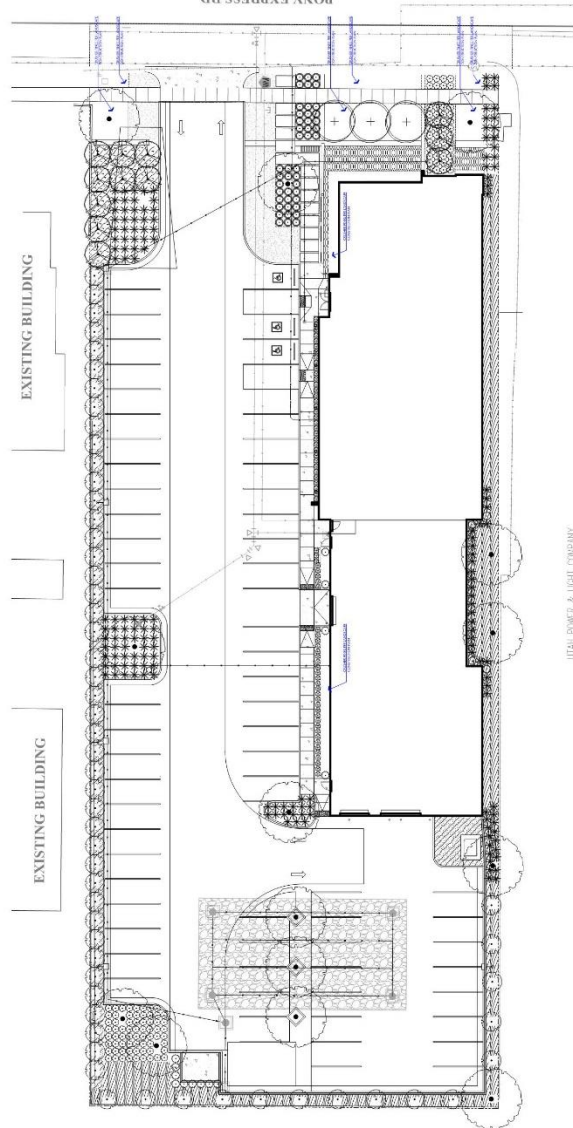
ADJACENT TO BUILDING + PARKING - SIDE (OBSCURED VIEW) -

- APPROXIMATELY 365' L.F.
- PER 100 L.F. / (1) SHADE TREE
- \*TREES + EVERGREEN HEDGES USED TO OBSCURE NARROW SIDE BUILDING VIEW.

PLANTS	REQUIRED	PROVIDED	QTY. ABOVE MIN.
SHADE TREES	(4)	(5)	(1)
ORNAMENTAL SHRUBS	(0)	(4)	(4)
PLANTING BEDS	(0)	(500 S.F.)	(500 S.F.)
DEVIATION + 10% =	5 TREES / 50 SHRUBS + PLANTING BEDS		
PROVIDED =	9 TREES / 50 SHRUBS + PLANTING BEDS		

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONE	QTY	
	AA	ACER X FREEMANI 'BERRYED' / AUTUMN SLATE MAPLE	2'-3" CAL	14	
	C25	CARPINUS BETULUS 'FRANK FORTUNE' / FRANK FORTUNE HONKBEAM	2'-3" CAL	58	
	MD	MAULS SARGENT 'SELECT A' / FREIBERG CHAMPAGNE	2'-3" CAL	12	
	MP	MAULS X 'PAMIRE' / PAMIRE COCA APPLE	2" CAL	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONE	QTY	
	BB	BOERHAVIA GRACIOSA 'BLONDS AMBITION' / BLUS GRAMA	5 GAL	44	
	KF	CALAMAGROSTIS ACUTIFOLIA 'KARL TOBIAS' / KARL TOBIAS GRASS	5 GAL	158	
	S00	HEMEROCALLIS HYBRID 'JELLA DE ORO' / JELLA DE ORO DAYLILY	5 GAL	70	
	SAC2	SAVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	5 GAL	115	
	TH	TAUSIS X MEDA 'HICKORY' / HICKORY YEW	15 GAL	17	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONE	SPACING	QTY
	AE	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL	24 S.C.	2,745 S.C.
	GO	GALLUM COORALEUM / SWEET WOODRUFF	PLAT	12' S.C.	461 SF
	LA	LAMUN ALBAUM / WHITE DRAGONETILE	PLAT	18' S.C.	1,763 S.C.
	S1	SEDUM RUBRUM 'JOHN CREECH' / JOHN CREECH SEDUM	PLAT	12' S.C.	548 SF
	TE	THYMAS SERPILLUM 'TUM' / TUM THYME	PLAT	6' S.C.	17 SF
SOD	CODE	BOTANICAL / COMMON NAME	CONE	SPACING	QTY
	FB	BETULA CO. ANONONACEA 'DWARF TALL RESCUE' / BOUTIF DWARF TALL RESCUE SOD FROM BODGRASS OR APPROVED EQUAL	SOD		1,001 SF



10/24/2016 11:58 AM