



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

**STAFF REPORT**  
1020 East Pioneer Road  
Draper, UT 84020  
June 26, 2019

*Jennifer Jastremosky*  
**To:** Zoning Administrator

Approved

Date

*8/5/19*

**From:** Community Development Department  
Prepared by: Dennis Workman, Planner II  
801-576-6522, [dennis.workman@draper.ut.us](mailto:dennis.workman@draper.ut.us)

**Re:** **TriCo Office Addition Site Plan Amendment**  
**Application No.:** SPR-661-2019  
**Applicant:** Steve Tripp  
**Location:** 218 W. 12650 S.  
**Current Zoning:** CBP (Commercial Business Park)  
**Parcel Size:** 0.69 acre  
**Request:** Approval to amend the Berger Construction Site Plan

### **BACKGROUND**

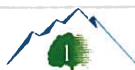
Though this application is called *TriCo Office Addition Site Plan Amendment*, it is actually a request to amend the site plan for Berger Construction, which was approved sometime in the 1990s (file not found). Chapter 9-6 of the Draper City Municipal Code (DCMC) requires that if the dollar amount of the improvements exceeds 50% of the value of the building and premises, the site shall come into conformance with current code. The Salt Lake County Assessor's Office has placed the value of the building and premises at \$427,000. The estimated cost of the improvements is \$100,000, or roughly 23% of property valuation. As such, this project is not required to comply with the commercial development standards of the DCMC.

### **ANALYSIS**

**General Plan and Zoning.** The land use designation for the subject parcel is Industrial/Manufacturing. This category encompasses many of the most intensive land uses allowed in the city. Typically, these are land uses involving manufacturing, mineral extraction, and other intensive industrial processes, especially when undertaken on a large scale. The zoning designation for the property is CBP (Commercial Business Park), which is intended "to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses."

**Proposed Site Plan Modifications.** The applicant proposes to make the following changes to the site:

- 1) Remove approximately 2,600 feet of asphalt in front of existing building



- 2) Add 1,512 square feet of office space to the south side of existing building
- 3) Add approximately 800 square feet of sod to front and sides of building addition
- 4) Install concrete sidewalk abutting new sod on the south and leading up to building entrance

Parking. The size of the existing building is 5,040 square feet. It will continue to be used for warehousing construction equipment, which use requires three parking spaces, based on 0.5 spaces per 1,000 square feet. The 1,512 square foot office portion of the building will require six spaces, based on four spaces per 1,000 square feet. Nine parking spaces are required overall, and the site has 22 existing spaces. The applicant has no plans to alter the site as it pertains to parking.

Landscaping. Currently, landscaping covers 16.2% of the site. Upon completion of the improvements, the site will contain 23.3% landscaping. The additional landscaping will be installed between the building addition and the fronting street—an area which currently contains paved asphalt. The applicant plans to plant sod only in these areas. The addition of the concrete sidewalk and sod will roughly match the south side of the east-abutting building.

Architecture. On all three elevations, the proposed architectural plans show, from the bottom up, eight courses of split face CMU, one course of honed CMU for accent, eight more courses of split-face CMU, and then an EIFS accent band in a light hue followed by six more feet of EIFS in a darker hue. As noted previously, the changes are not extensive enough in terms of value or building percentage to demand compliance with the architectural standards for commercial buildings as contained in Chapter 9-22 of the DCMC.

Engineering Review. The Draper City Engineering Division has reviewed this application and recommends approval with the comments contained in Exhibit A.

Building Division Review. The Draper City Building Official has reviewed this application and recommends approval without comment.

Draper City Fire Review. The Draper City Fire Marshal has reviewed this application and recommends approval with the comments contained in Exhibit A.

Noticing. As a site plan amendment, this application will be reviewed and approved at staff level with no public hearing required.

#### **STAFF RECOMMENDATION**

Staff recommends that the Zoning Administrator approve the TriCo Office Site Plan Amendment, application SPR-661-2019, with the following conditions:

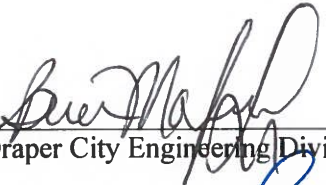
1. That all of the original requirements of the Draper City Engineering Division remain in force, and that all new engineering requirements are met.
2. That all requirements of the fire marshal are met throughout development of the site.
3. That a land disturbance permit is issued prior to construction.
4. That all landscaping damaged by construction will be repaired and replaced as needed.
5. That after Zoning Administrator approval, the applicant submits the plans in pdf format, along with four sets of plans to be stamped “Approved for Construction.” Two of these shall be 24x36 in size and two shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

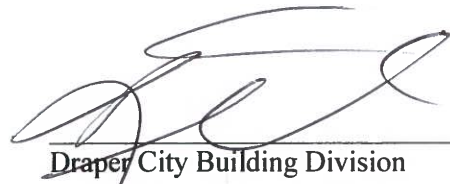
This recommendation is based on the following findings:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City's General Plan.
2. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, police and fire protection, storm water drainage systems, water supplies, and waste water and refuse collection.
3. That all site plan drawings were developed in accordance with the standards contained in Draper City's zoning ordinance.

**DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT**

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

  
\_\_\_\_\_  
Draper City Engineering Division

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

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

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

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

## EXHIBIT A

### Draper City Fire Comments

**1. Fire Sprinkler Modifications Required.** If the existing building already has a fire sprinkler system and during the remodel more than twenty (20) sprinkler heads are relocated. A Deferred submittal for fire sprinkler shop drawings are to be sent via email to: Don Buckley at [don.buckley@draper.ut.us](mailto: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.**

**2. Fire Alarm Modifications Required.** If the existing building already has a fire alarm system and during remodel more than five (5) devices are to be relocated. 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](mailto: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.**

**3. 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.

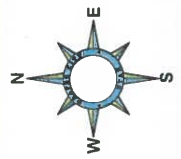
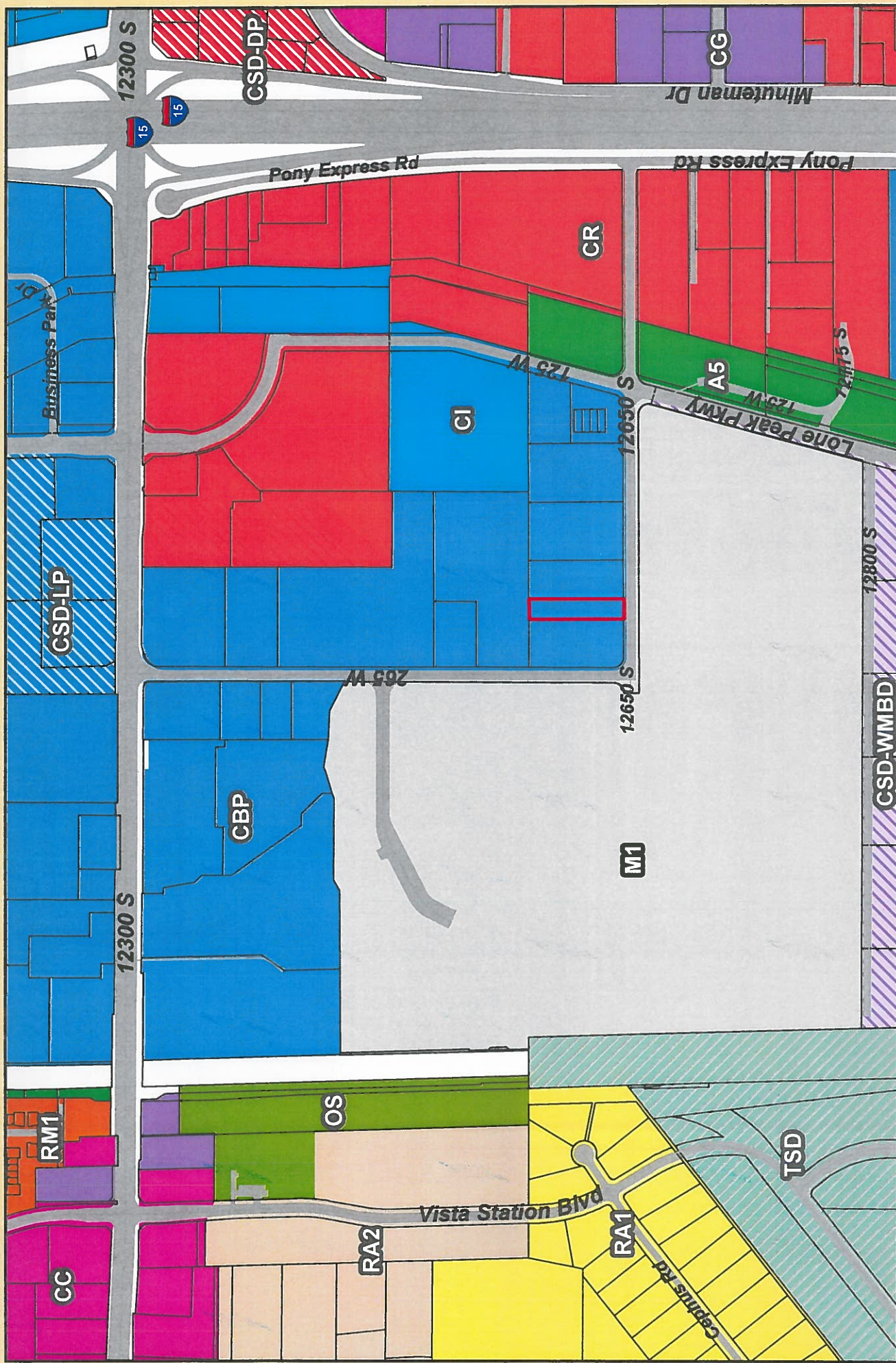
**4. 2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.

**5. 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.

### Draper City Engineering Comments

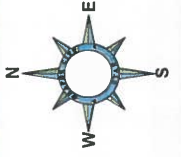
1. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. – *Maintenance plan to include all of discharge area.*

2. 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.



# Zoning Map for TriCo Office Site Plan Amendment





# Aerial Map for TriCo Office Site Plan Amendment

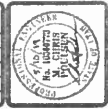








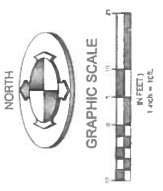
PROJECT NO.	18-0001
DATE	10/15/18
PROJECT NAME	TRICO OFFICE ADDITION
CLIENT	TRICO
LOCATION	218 WEST 12650 SOUTH, DRAPER, UTAH
SCALE	AS SHOWN
DRAWN BY	SMITH
CHECKED BY	SMITH
DATE	10/15/18



**BENCHMARK**  
**ENGINEERING & SURVEYING**  
 918 SOUTH STATE STREET SUITE 110  
 SALT LAKE CITY, UT 84111  
 www.benchmark.net

**TRICO OFFICE ADDITION**  
 218 WEST 12650 SOUTH  
 DRAPER, UTAH

DATE: 10/15/18  
**GRADING & DRAINAGE PLAN**  
 CGD.01  
 4 OF 6



**GRADING AND DRAINAGE KEY NOTES REFERENCE**

NO.	DESCRIPTION	DETAIL
1	GRADE TO ELEVATIONS SHOWN ON PLAN	
2	WATERWAY PER APPA 4211	

NOT BE RESPONSIBLE FOR ANY CONFLICTS BETWEEN ANY PROPOSED MECHANICAL, ELECTRICAL, OR PLUMBING WORK AND THE GRADING AND DRAINAGE WORK SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION.

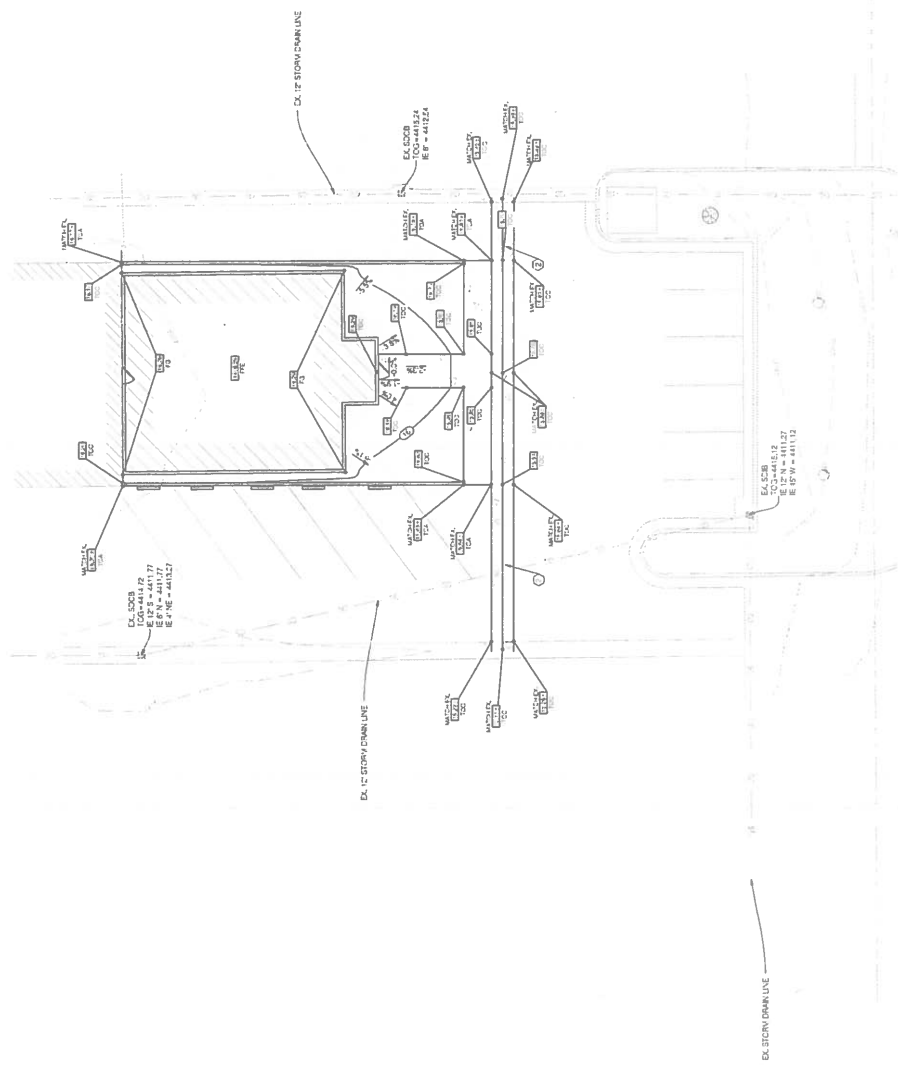
**DRAINAGE CALCULATION NOTE:**  
 THE DRAINAGE CALCULATIONS WERE PERFORMED USING THE SLOPE AND AREA DATA PROVIDED BY THE SURVEYOR. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION.

**SURVEY CONTROL NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA PROVIDED BY THE SURVEYOR. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION.

**EXISTING CONDITIONS:**  
 THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.

**BENCHMARK**  
 ENGINEERING & SURVEYING  
 918 SOUTH STATE STREET SUITE 110  
 SALT LAKE CITY, UT 84111  
 www.benchmark.net

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 BLUE CROSS CENTER  
 UTILITY NOTIFICATION CENTER  
 1-800-4-A-ROOT  
 www.utah.gov



12650 SOUTH STREET  
 (PUBLIC ROAD)

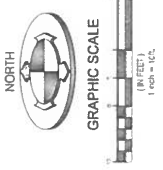
DATE	DESCRIPTION



**BENCHMARK CIVIL**  
**LAND SURVEYING & ENGINEERING**  
 918 SOUTH STANLEY DRIVE  
 DRAPER, UTAH 84020

**TRICO OFFICE ADDITION**  
 218 WEST 12650 SOUTH  
 DRAPER, UTAH

10044005  
**EROSION CONTROL PLAN**  
 CEP.01  
 5 OF 6

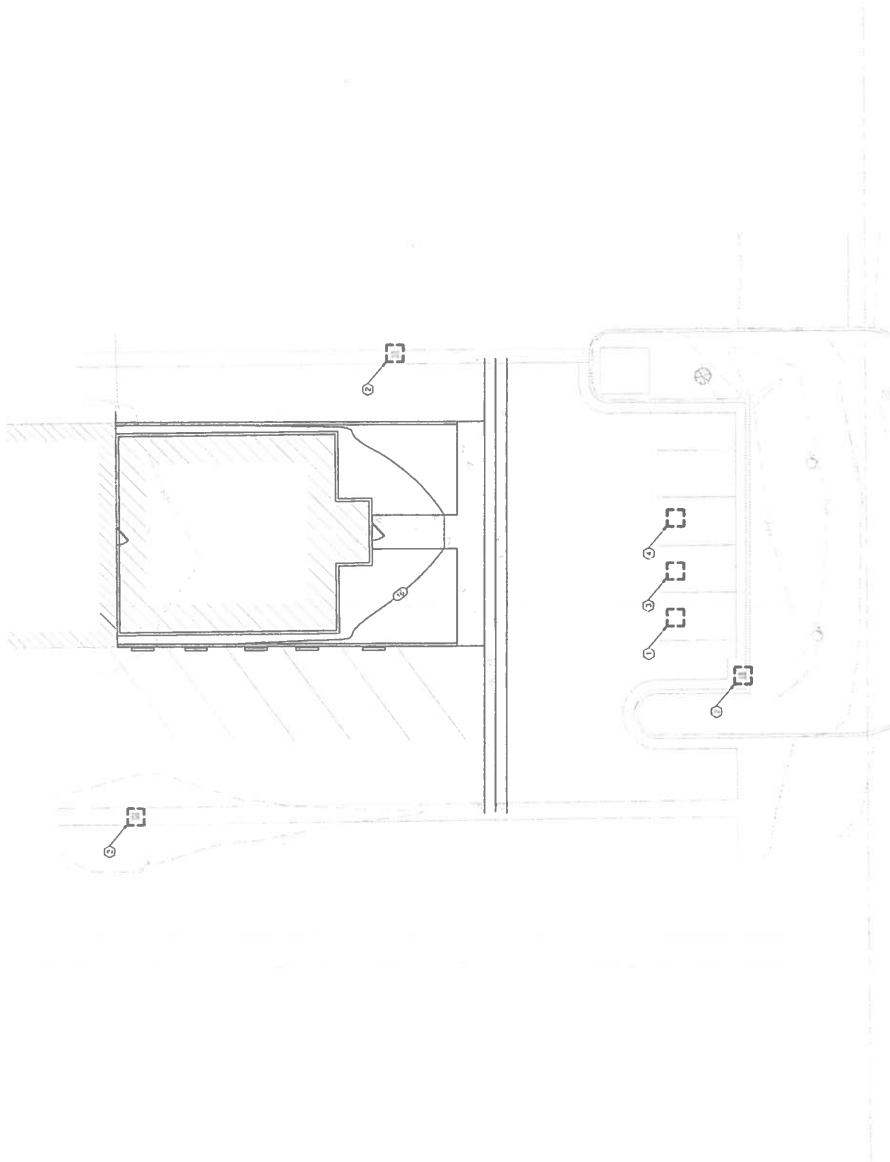


**SWPPP KEY NOTES REFERENCE**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	COMPLETE WASTE MANAGEMENT	1. CEP.02
2	SEDIMENT BARRIER	2. CEP.02
3	WATERBARS STORAGE	3. CEP.02
4	PORTABLE TOILETS	4. CEP.02

NOTE: ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



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UTAH PUBLIC WORKS CENTER  
 UTILITY INFORMATION CENTER  
 1-800-462-3111  
 www.utahpublicworks.org

12650 SOUTH STREET  
 (PUBLIC ROAD)



**Diversified**  
DESIGN SERVICES AND ENGINEERING, LLC  
6148 SOUTH DURHAM CT  
MURRAY, UTAH 84107  
TELEPHONE (801) 347-2349  
EMAIL: DESIGN@DIVERSIFIED.COM



07-12-2019

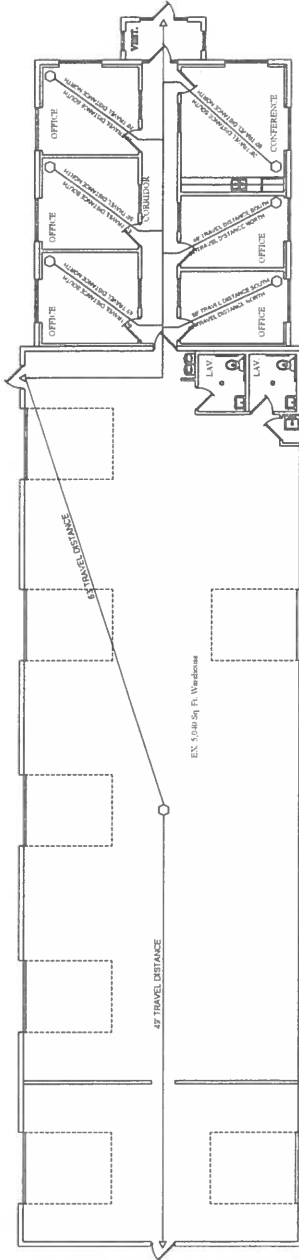
218 W. 12650 S., Draper, Utah 84020  
**NBW OFFICES**  
OFFICE ADDITION  
A NEW BUILDING ADDITION FOR

PROJECT INFO.	
PROJECT NO.	2019-016
CLIENT NAME	ALSO EGRESS PLAN LOAD
DATE	07-12-2019
SCALE	1/8" = 1'-0"
DATE	7-12-2019

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE  
**EGRESS PLAN**

**A 100**  
SHEET 2 OF 7



OCCUPANT LOAD CALCS.	
OFFICE AREA	1,512 S.F. / 100 = 15.0
WAREHOUSE AREA	5,040 S.F. / 100 = 50.0
TOTAL OCCUPANT LOAD	28 OCCUPANTS

**Diversified**  
CONSTRUCTION SERVICES AND CONSULTING, LLC  
1000 S. 1000 W. SUITE 100  
MURRAY, UTAH 84123  
TELEPHONE (801) 341-2589  
Email: jordan@diversifiedco.com

Mark S. Anderson  
Professional Engineer  
State of Utah  
License No. 97122819

PROJECT NAME: A NEW BUILDING ADDITION FOR  
**NBW OFFICES**  
OFFICE ADDITION  
218 W. 12650 S., Draper, Utah 84020

**PROJECT INFO.**

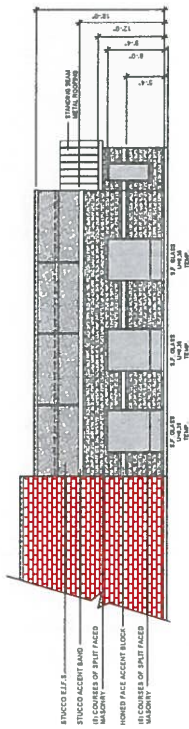
PROJECT NO.	2018016
CAD FILE NAME	A101 New Floor Plan.DWG
DRAWN BY	EL
CHECKED BY	EL
DATE	1/17/18
DATE	2-12-2019

**REVISIONS**

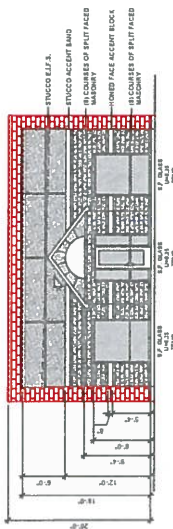
NO.	DATE	DESCRIPTION
1		
2		
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10		

SHEET TITLE  
**EXTERIOR ELEVATIONS**

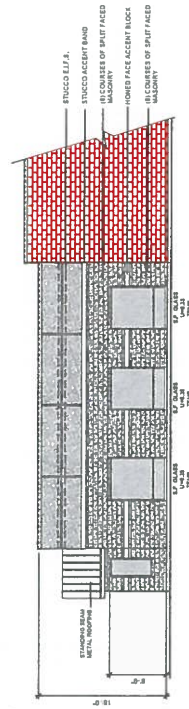
A 201  
SHEET 4 OF 7



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



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



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