BEEHIVE ACADEMY DRAPER CITY PROCESS TIMELINE

Feb-20 Initial phone calls discussions of property and development process with Draper City. Christina, Jennifer,

3/17/20 First Draper City DRC zoom mtg presented initial site plan layout. Jennifer

4/30/20 Site Plan Submitted to Engineering for initial review and comments

5/5/20 Beehive Phone call w/ Draper City on road connection and site layout changes
5/6/20 Draper City zoom mtg: Christina meeting on road connection and site layout changes
5/13/20 Draper City Engineering delay in response to road connection and site layout changes
5/18/20 Draper Citiy Zoom Mtg: Christina set to discuss Draper City Eng comments from initial site plan review, city road and traffic flow requirements

18 days
initial City Eng road & traffic comment

5/20/20 Beehive Submittal #1 Site Plan Application (including TIS)

6/9/20 Beehive Submittal #2 Plat Amendment Application
6/23/20 Draper City DRC zoom mtg: Jennifer Site Plan review comments on Sub #1

33 days
for first comments

62 Days to get initial TIS (traffic) review comments from Draper City

7/7/20 Draper City DRC zoom mtg: Jennifer Plat Amendment review comments on Sub #2

7/16/20 Beehive Resubmittal #3: Changes made and resubmitted Site Plan and Plat Ammendment
7/17/20 Draper City issues rezone requirement for Beehive property/plat ammendment.
7/20/20 Beehive issues challenge to rezone per UAC 10-9a-305-7a
7/21/20 Draper City responds with response to rezone requirement
7/22/20 Draper City zoom mtg Traffic Discussion : Brien Maxfield w/ Atrans City Comments Rev#1 2017 UDOT warrant on pre-existing Draper City traffic deficiencies
7/30/20 Draper City Site Plan Comments Due on sub #3 (2 week turnaround commitment)

8/4/20 Draper City Comments Received on Sub #3 (5 days late)
8/14/20 Beehive Resubmittal #4: Changes made and resubmitted Site Plan traffic (10 day turnaround commitment, again)
8/28/20 Beehive Attorney sends letter to Draper City

9/1/20 Beehive requests lot line adjustment to satisfy city rezone subjective standard requirement
9/1/20 Draper City: Christina asks for more time for City Engineering to prepare response
9/2/20 Draper City Comments received on Sub #4 (5 days late)
9/3/20 Beehive requests of Draper City to be placed on PC agenda with final comments addressed in Resubmittal #5 for Oct Meetings.
9/9/20 Beehive/Draper City Conf Call to discuss final outstanding items to be placed on PC agenda.
9/9/20 Beehive Resubmittal #5: Changes made and resubmitted Site Plan traffic to address all outstanding items (7 day turnaround)
9/10/20 Draper City zoom mtg: Jennifer to discuss resubmittal #5
9/17/20 Draper City zoom mtg Traffic: Brien Maxfield w/ Atrans City Comments Rev#2 - Draper Cities pre-existing traffic deficiencies
9/21/20 Beehive Resubmittal of final TIS requirements from 9/17 traffic comments #2 review as committed to. (4 day turnaround)
9/24/20 Draper City zoom mtg Traffic Discussion w/Lisa Zundel UDOT: Brien Maxfield/Hales Eng/Beehive 2017 UDOT warrant Draper Cities pre-existing traffic deficiencies
9/28/20 Beehive Phone Call w/ Christina Oliver RE Traffic Study and Draper City responsibility for pre-existing traffic deficiencies (2017 warrant)
9/29/20 Draper City zoom mtg w/ UDOT/Beehive at Region 2 office: TIS recommended improvements Discussion & 2017 warrant

Additional 103 Days discussing and revising Traffic related items before city agreed to put Beehive Site Plan on PC agenda.

10/6/20 Beehive emailed Draper City/Christina on planning commission agenda due to no response from City
10/14/20 Draper City/Christina responds to request to be heard by planning commission with political delays, No Oct possibly Nov.
10/14/20 Draper City zoom mtg to discuss TIS and Road Funding: Kellie Challburg; All City Staff & Beehive Eng Team.
10/29/20 Draper City Staff allowed to notice rezone; Noticing property sign posting for Rezone App PC & CC

(Total of 165 days dealing with Draper City regarding Traffic Study and pre-existing traffic deficiencies)

11/5/20 Draper City staff allowed to notice Site Plan; noticing and proterty sign posting for PC Site Plan App and Plat Ammendment App
11/12/20 Draper City PC meeting: rezone application - Recommended denial to CC
11/16/20 Beehive & Draper City zoom Meeting w/ staff to discuss any remaining items that could possibly come up in upcoming 11/19/20 PC Site Plan meeting. (parking discussed by Christina but NOTHING about Fire lane)
11/17/20 Draper City CC meeting: rezone appplicaiton - Denied by CC
11/19/20 Draper City PC meeting: Site Plan & Plat Ammend (plat amend withdrawn due to rezone denial) Staff surprised us with adding traffic and fire "concerns" never before discussed or issued in review comments to us, even as recent as Mondays 11/16 conf call w/ city staff. Beehive withdrew application to address two site plan items brought to our attention in this public meeting. Working with Draper City to have Site Plan back on upcoming PC agenda.

Subject: DRC Agenda 3-17-2020
Date: Friday, March 13, 2020 at 3:51:58 PM Mountain Daylight Time
From: Ellen Xanthos
To: Jennifer Jastremsky, Pete Kane, Maryann Pickering, Travis Van Ekelenburg, Christina Oliver, Brien Maxfield, Tom Draper, Keith Collier, Matt Symes, Don Buckley, Mike Barker, Spencer DuShane, Russell Fox, David Dobbins, Brad Jensen, Greg Hilbig, Scott Cooley, Robert Markle, Karen Burnett, Laura Oscarson, Troy Walker, Marsha Vawdrey, Tasha Lowery, Angela Fixmer, Rhett Ogden, Jennifer Larson, Kellie Challburg, Mike Green, Cal Roberts, Fred Lowry
CC: ronbranca@gmail.com, john@johnwpark.com, Tyler Bodrero
Attachments: image001.jpg, 03-17-2020.pdf

Attached is the agenda for next week's DRC Meeting on March 17, 2020.

This meeting will be conducted via Go To Meetings. A separate email invite will be sent to meeting attendees with the access information for the Go To Meeting.

Ellen Xanthos
Planning Coordinator
801-576-6551

DRAPERCITYUT
Live More.

www.draper.ut.us

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

Subject: RE: Beehive Academy Site Plan Process
Date: Wednesday, May 13, 2020 at 9:17:07 AM Mountain Daylight Time
From: Christina Oliver
To: Tyler Bodrero
Attachments: image002.jpg, image003.jpg

Good Morning,

Engineering needs another day. Tomorrow I believe their initial comments will be ready. Sorry for the delay.

Sincerely,

Christina Oliver | Community Development Director
1020 East Pioneer Road | Draper, UT 84020
Office: 801.576.6510

DRAPERCITYUT
Live more.

www.draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time.

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Tuesday, May 12, 2020 10:53 AM
To: Christina Oliver <Christina.Oliver@draper.ut.us>; Josh <josh@silverpeakeng.com>; rollandtlee5335@gmail.com
Cc: J Felt <jfelt@silverpeakeng.com>; Sheldon Killpack <sheldon@1westconstruction.com>; Chrystal Romer <chrystal@silverpeakeng.com>
Subject: Re: Beehive Academy Site Plan Process

Hi Christina, were you able to check with Brian to see what comments he had regarding the road design sent last Wednesday and curve radius noted below from our discussion last week? We are continuing to work towards submitting our Site Plan and Plat Amendment applications. Please advise.

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Christina Oliver <Christina.Oliver@draper.ut.us>
Date: Monday, May 11, 2020 at 2:58 PM
To: Josh Jensen <josh@silverpeakeng.com>, Tyler Bodrero <tyler@pacecmgc.com>, "rollandtlee5335@gmail.com" <rollandtlee5335@gmail.com>
Cc: Jason Felt <jfelt@silverpeakeng.com>, Sheldon Killpack <sheldon@1westconstruction.com>, Chrystal Romer <chrystal@silverpeakeng.com>
Subject: RE: Beehive Academy Site Plan Process

Will do. Get back with you shortly.

Sincerely,

Christina Oliver | Community Development Director
1020 East Pioneer Road | Draper, UT 84020
Office: 801.576.6510

DRAPERCITYUT
Live more.

www.draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time.

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

From: Josh <josh@silverpeakeng.com>
Sent: Monday, May 11, 2020 2:01 PM
To: Tyler Bodrero <tyler@pacecmgc.com>; Christina Oliver <Christina.Oliver@draper.ut.us>; rollandtlee5335@gmail.com
Cc: J Felt <jfelt@silverpeakeng.com>; Sheldon Killpack <sheldon@1westconstruction.com>; Chrystal Romer <chrystal@silverpeakeng.com>
Subject: RE: Beehive Academy Site Plan Process

Christina:

Can you follow up with Brian about his recommendations to us on the horizonatal layout of the road for the beehive school?

Subject: Beehive Academy Engineering Comments Review
Location: Go To Meeting
Organizer: Christina.Oliver@draper.ut.us
Start time: Monday, May 18, 2020 at 1:00 PM
End time: Monday, May 18, 2020 at 2:00 PM

Beehive Academy Engineering Comments Review – Road Design and City Traffic Recommendations
Mon, May 18, 2020 1:00 PM - 2:00 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/420358957

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117

Access Code: 420-358-957

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/420358957

Subject: Beehive Academy Site Plan Application
Date: Wednesday, May 20, 2020 at 5:45:09 PM Mountain Daylight Time
From: Tyler Bodrero SUBMITTAL #1
To: Christina Oliver
CC: Josh Jensen, Sheldon Killpack, rollandtlee5335@gmail.com

Christina,

Please find the drop box link below with the electronic Site Plan Application and supporting documents as previously discussed. Please let me know if you are in need of any other information to process the application. I did print off the physical labels if you want those, I can mail them to you or figure out how to get them to your office. Per state statute landscaping, fencing, and architecture are exempt from local municipality mandate on public school projects, however, building elevations are included to help give a feel for design considerations. State statue also directs that public schools receive first priority basis for application reviews and processing. Thank you for your help in facilitating access to staff that has allowed the schools design team needed information used in preparation of this submittal.

https://www.dropbox.com/sh/0p9pjv4zzftffx3/AAAh91BRtWP7deRAWMBMr42-a?dl=0

Please note that roadway design is anticipated to be completed next week and I will submit the plat under the Plat Amendment Application. Please feel free to reach out with any questions or concerns you may have regarding this project. Thank you for your anticipated cooperation in helping us make this a successful project in Draper City.

Sincerely,

Tyler Bodrero
PACE Construction Management
801-725-7337

Subject: Beehive Academy Plat Amendment Application
Date: Tuesday, June 9, 2020 at 10:25:45 AM Mountain Daylight Time
From: Tyler Bodrero SUBMITTAL #2
To: Jennifer Jastremsky
CC: Christina Oliver

Jen,

Please find the drop box link below with the electronic Plat Amendment Application and supporting documents as previously discussed. Please let me know if you are in need of any other information to process the application. State statue also directs that public schools receive first priority basis for application reviews and processing. Thank you for your help in facilitating access to staff that has allowed the schools design team needed information used in preparation of this submittal.

https://www.dropbox.com/sh/x7ie5nf6vwvsq04/AABiCyGCyOtgiYka2CVRptKKa?dl=0

Thank you for your anticipated cooperation in helping us make this a successful project in Draper City.

Sincerely,

Tyler Bodrero
PACE Construction Management
801-725-7337

Subject: RE: Beehive Site Plan and Plat Amendment Resubmittal 7/16/20 RESUBMITTAL #3
Date: Tuesday, July 21, 2020 at 10:05:52 AM Mountain Daylight Time
From: Maryann Pickering
To: Tyler Bodrero
CC: Jennifer Jastremsky, Christina Oliver, Jason Felt, Sheldon Killpack, Josh Jensen

DC ADDITION OF REZONE REQ.

Hi Tyler.

Please see the answers to your questions below in red.

Please let me know if you have any other questions.

Maryann

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Monday, July 20, 2020 11:39 AM
To: Maryann Pickering <maryann.pickering@draper.ut.us>
Cc: Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>; Christina Oliver <Christina.Oliver@draper.ut.us>; Jason Felt <jfelt@silverpeakeng.com>; Sheldon Killpack <sheldon@1westconstruction.com>; Josh Jensen <josh@silverpeakeng.com>
Subject: Re: Beehive Site Plan and Plat Amendment Resubmittal 7/16/20

Maryann, The School has a few questions regarding the rezone as it directly affects the plat which affects site plan approval.

- What is the likelihood that the rezone will get approved?
  We do not know the likelihood of the rezone getting approved. As noted in a prior email, the Planning Commission makes a recommendation on the proposal and the City Council does have the final say. The standards for approval can be found in Section 9-5-060(E)(1)(a-e) of the Draper City Municipal Code (DCMC). Planning staff does not make recommendation on staff reports and we would provide the findings to them with both a positive and negative recommendation or decision.

- Is it possible that the rezone could not be approved? What factors are at play?
  It is possible that the request is not approved. A decision could be made that the proposed zoning designation does not meet any of the findings found in the DCMC.

- In a scenario where the rezone is not approved, what options are available to the school to get their site plan approved?
  - (option for a single lot subdivision with the road and exclude the smaller lot?)
  - (change the smaller lot to the south of the road to a remainder parcel in the overall subdivision amendment, leave everything in AG zone?)

  If you would like to send a markup of what those two options might look like and why each option would meet city code, we could circulate it through all applicable city departments to check for concurrence.

The School and their design/build team needs to understand what this new layer of approval means for their project. While we fully understand the issue with the zoning requirement for the smaller lot, which affects the entire plat amendment, by adding the rezone requirement this adds a subjective layer to the objective

standards of the state code for public schools. We are working to help ensure that city code can be met while also adhering to the state code and school mandates. Please advise at your earliest convivence.

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Maryann Pickering <maryann.pickering@draper.ut.us>
Date: Monday, July 20, 2020 at 8:34 AM
To: Tyler Bodrero <tyler@pacecmgc.com>
Cc: Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>, Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: RE: Beehive Site Plan and Plat Amendment Resubmittal 7/16/20

Yes, it will go to both. The PC makes a recommendation and the CC has the final decision.

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Friday, July 17, 2020 11:51 AM
To: Maryann Pickering <maryann.pickering@draper.ut.us>
Cc: Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>; Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: Re: Beehive Site Plan and Plat Amendment Resubmittal 7/16/20

Does a rezone go to PC and CC for approval?

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Maryann Pickering <maryann.pickering@draper.ut.us>
Date: Friday, July 17, 2020 at 9:12 AM DRAPER CITIES ISSUES REZONE REQUIREMENT
To: Tyler Bodrero <tyler@pacecmgc.com>
Cc: Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>, Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: RE: Beehive Site Plan and Plat Amendment Resubmittal 7/16/20

Thanks Tyler.

I have routed it for the second review and comments will be back to you the first week of August. Please work on the rezone as that will need to be completed before we take the preliminary plat and site plan to a hearing. If you need anything from me to get the rezone going, just let me know.

Thank you.

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Thursday, July 16, 2020 5:27 PM BEEHIVE RESUBMITTAL #3
To: Maryann Pickering <maryann.pickering@draper.ut.us>

Cc: Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>; Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: Beehive Site Plan and Plat Amendment Resubmittal 7/16/20

Maryann,

Please find the attached Site Plan and Plat Amendment resubmittal as discussed in our last redline review meeting. Let me know if you need anything further to commence your review while we work through the rezone thing and comments from TIS review.

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

Subject: Re: Beehive Academy Site Plan & Plat Amendment (Submittal #4)
Date: Tuesday, September 1, 2020 at 1:00:22 PM Mountain Daylight Time
From: Tyler Bodrero
To: Maryann Pickering
CC: Christina Oliver, Sheldon Killpack, Chris McCandless (chris@cwmcorp.com), Scott R. Sabey
Priority: High

Maryann,

In getting back with you regarding the Planning comment of rezoning the entire subdivision due to the sellers remaining parcel being less than the 5ac min for the current AG Zone, the School and their Developer request that the City reconsider the lot line adjustment option for the schools parcel that was discussed in early March. As the school is a permitted use, the requirement to rezone the sellers remainder parcel should fall on the seller at the time they wish to develop their land. Please review this option for the School to provide a lot line adjustment and comment at your earliest convenience as time is of the essence.

Thank you,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Tyler Bodrero <tyler@pacecmgc.com>
Date: Friday, August 14, 2020 at 1:00 PM BEEHIVE RESUBMITTAL #4
To: Maryann Pickering <maryann.pickering@draper.ut.us>
Cc: Christina Oliver <christina.oliver@draper.ut.us>, Sheldon Killpack <sheldon@1westconstruction.com>, "Chris McCandless (chris@cwmcorp.com)" <chris@cwmcorp.com>, "Scott R. Sabey" <ssabey@fabianvancott.com>
Subject: Beehive Academy Site Plan & Plat Amendment (Submittal #4)

Maryann,

Please find the resubmittal for the referenced project with corresponding documents at the link below. Please let me know if you have any questions or are in need of any other information.

https://www.dropbox.com/sh/5ga2q1wrfu1vozk/AABU9837JMDPY1u8NPJP6Kv4a?dl=0

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

Subject: RE: Beehive Academy 3rd Review
Date: Thursday, September 3, 2020 at 5:18:44 PM Mountain Daylight Time
From: Maryann Pickering
To: Tyler Bodrero
CC: Christina Oliver, Jennifer Jastremsky, Sheldon Killpack, Josh Jensen, Chris McCandless (chris@cwmcorp.com), Scott R. Sabey
Attachments: image001.jpg

Hi Tyler.

We typically put items on an agenda when all of the comments have been addressed. I know the rezone and lot line adjustment/final plat issue is still out there too.

I'm off tomorrow, but I can get back with you on Tuesday or Wednesday next week.

Thanks.

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Thursday, September 3, 2020 3:09 PM
To: Maryann Pickering <maryann.pickering@draper.ut.us>
Cc: Christina Oliver <Christina.Oliver@draper.ut.us>; Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>; Sheldon Killpack <sheldon@1westconstruction.com>; Josh Jensen <josh@silverpeakeng.com>; Chris McCandless (chris@cwmcorp.com) <chris@cwmcorp.com>; Scott R. Sabey <ssabey@fabianvancott.com>
Subject: Re: Beehive Academy 3rd Review

Thanks for the comments Maryann, we will have our team start on those right away. At what point can we be placed on the PC agenda?

Understanding there are still a couple questions to answer specifically the TIS comments coming from the third party reviewer (several of planning and engineering comments relate to the TIS review) and the issue of a lot line adjustment. Please advise what you could anticipate for our first PC agenda.

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Maryann Pickering <maryann.pickering@draper.ut.us>
Date: Wednesday, September 2, 2020 at 11:37 AM
To: Tyler Bodrero <tyler@pacecmgc.com>
Cc: Christina Oliver <Christina.Oliver@draper.ut.us>, Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>
Subject: Beehive Academy 3rd Review

Hi Tyler.

Please see the attached comments for the third review. Our third party is working on the TIS and Brien has indicated he expects comments within a week. I will send those when I receive them.

Thank you and please let me know if you have any questions.

Maryann

Maryann Pickering, AICP
Planner III

Draper City
1020 E. Pioneer Road
Draper, UT 84020

(801) 576-6391
maryann.pickering@draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time. Additional guidance on Community Development Department operations can be found in our 'COVID-19 Update': https://www.draper.ut.us/196/Community-Development

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

DRAPERCITYUT
LIVE.WORK.

www.draper.ut.us

Subject: Re: Requested Conference Call - Beehive Academy
Date: Thursday, September 3, 2020 at 3:18:16 PM Mountain Daylight Time
From: Tyler Bodrero
To: Christina Oliver, Scott R. Sabey, chris@cwmcorp.com, Sheldon Killpack
Attachments: image001.jpg

I am available starting at 2:00pm on Tues 9/8 through the rest of the day, and most anytime on Wed 9/9.
Conf Call to discuss & resolve any outstanding items.

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Christina Oliver <Christina.Oliver@draper.ut.us>
Date: Thursday, September 3, 2020 at 3:05 PM
To: "Scott R. Sabey" <ssabey@fabianvancott.com>, "chris@cwmcorp.com" <chris@cwmcorp.com>, Tyler Bodrero <tyler@pacecmgc.com>, Sheldon Killpack <sheldon@1westconstruction.com>
Subject: Requested Conference Call - Beehive Academy

Gentlemen,

There are a few issues that we need to address immediately to move this project forward. What times do you have available Tuesday (9/8) and Wednesday (9/9) for a conference call?

Sincerely,

Christina Oliver | Community Development Director
1020 East Pioneer Road | Draper, UT 84020
Office: 801.576.6510

DRAPERCITYUT
Live more.

www.draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time. Additional guidance on Community Development Department operations can be found in our 'COVID-19 Update': https://www.draper.ut.us/196/Community-Development

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

Subject: RE: Beehive Traffic Comments #2
Date: Tuesday, September 22, 2020 at 12:58:54 PM Mountain Daylight Time
From: Maryann Pickering
To: Tyler Bodrero

Thanks Tyler.

I've followed up with Brien to start reviewing these.

Thanks.

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Monday, September 21, 2020 4:24 PM BEEHIVE RESUBMITTED FINAL REQD TRAFFIC ITEMS TO DRAPER CITY.
To: Maryann Pickering <maryann.pickering@draper.ut.us>
Cc: Ryan Hales <ryan@halesengineering.com>; Josh Gibbons <josh@halesengineering.com>; Sheldon Killpack <sheldon@1westconstruction.com>; Chris McCandless <chris@cwmcorp.com>; Scott R. Sabey <ssabey@fabianvancott.com>; Josh <josh@silverpeakeng.com>; J Felt <jfelt@silverpeakeng.com>; Christina Oliver <Christina.Oliver@draper.ut.us>; Brien Maxfield <brien.maxfield@draper.ut.us>
Subject: Re: Beehive Traffic Comments #2

Maryann,

Per our electronic meeting discussion last Thursday regarding Traffic Comments #2, please find attached the documents which address three of the four items that were committed to in our meeting:

1. Revised Civil Drawings showing the raised concrete median at SE access.
2. Updated TIS with specific data referenced per discussion.
3. Memo outlining the improvements discussed in the TIS and the responsible parties for the improvements. PRE EXISTING CITY TRAFFIC DEFICIENCIES

The fourth item discussed was Draper City reaching out to UDOT to begin conversations regarding the improvements on their warranted list. Please review these documents at your earliest convenience so that we may have our follow up meeting this week to further discuss.

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Tyler Bodrero <tyler@pacecmgc.com>
Date: Thursday, September 10, 2020 at 10:23 AM
To: Josh Jensen <josh@silverpeakeng.com>, Brien Maxfield <brien.maxfield@draper.ut.us>
Cc: Ryan Hales <ryan@halesengineering.com>, Josh Gibbons <josh@halesengineering.com>, Sheldon Killpack <sheldon@1westconstruction.com>, Jason Felt <jfelt@silverpeakeng.com>, Maryann Pickering <maryann.pickering@draper.ut.us>, Christina Oliver <Christina.Oliver@draper.ut.us>, Chris McCandless <chris@cwmcorp.com>, "Scott R. Sabey" <ssabey@fabianvancott.com>
Subject: Re: Beehive Traffic Comments #2

Subject: FW: Beehive Site Plan Submittal #5
Date: Tuesday, October 6, 2020 at 2:41:10 PM Mountain Daylight Time
From: Tyler Bodrero
To: Christina Oliver
CC: Maryann Pickering, Josh Jensen, Jason Felt, Sheldon Killpack, Scott R. Sabey, Chris McCandless, Ryan Hales, Josh Gibbons
Attachments: image001.png, 20200909 AW-058 Behive Academy Civil.pdf, Storm Water Study.pdf, 20200904 Response Letter.doc, 20200909 AW-058 Beehive SVSD Review Response.docx, 20200909 AW-058 Beehive Waterpro Review Response.docx, Rezone Application and Updated Plan Set.eml

Christina,

Per our phone conversation today, the below and attached is the resubmittal I was referencing from Sept 9th that we have not received comments or direction back regarding planning commission agenda. This along with the Rezone Application (attached email) that was filed a few days after this. Please advise status of these items while we continue working through the traffic mitigation items we also spoke on.

Thank you,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Tyler Bodrero <tyler@pacecmgc.com>
Date: Wednesday, September 9, 2020 at 3:22 PM
To: Maryann Pickering <maryann.pickering@draper.ut.us>
Cc: Jason Felt <jfelt@silverpeakeng.com>, Josh Jensen <josh@silverpeakeng.com>, Sheldon Killpack <sheldon@1westconstruction.com>, "Scott R. Sabey" <ssabey@fabianvancott.com>, Chris McCandless <chris@cwmcorp.com>, Christina Oliver <christina.oliver@draper.ut.us>, Brien Maxfield <brien.maxfield@draper.ut.us>, Rolland Lee <rolland@ridgeline-design.com>
Subject: Beehive Site Plan Submittal #5

Maryann,

Please find the attached Response Letters from comments received from Planning, Engineering, Fire, South Valley Sewer and Water Pro. Also find attached Storm Water Study. Rolland will be submitting the Storm Water Management Template to you later this week.

Thanks,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Jason Felt <jfelt@silverpeakeng.com>
Date: Wednesday, September 9, 2020 at 2:43 PM

To: Tyler Bodrero <tyler@pacecmgc.com>, Rolland Lee <rolland@ridgeline-design.com>
Cc: Josh Jensen <josh@silverpeakeng.com>
Subject: Beehive

Tyler / Rolland

Attached are the updated plans from the latest Draper City, Water Pro, and SVSD comments along with the Storm Water Study, and response letters for the individual reviewing entities.

Please let me know if you have questions.

Jason Felt, P.L.S.

SILVERPEAK ENGINEERING

Structural - Civil - Survey - Design
177 E. Antelope Dr. #B, Layton UT 84041
801-499-5054
jfelt@silverpeakeng.com

Subject: RE: Query
Date: Wednesday, October 14, 2020 at 4:44:57 PM Mountain Daylight Time
From: Christina Oliver
To: Scott R. Sabey
CC: Tyler Bodrero, Mike Barker
Attachments: image001.jpg

Hi Scott,

Thanks for the email. I just got off a conference call with the Beehive team RE: traffic improvements.

As for getting on an agenda we typically take 3 weeks for our first review of any application (they are in the que in the order that work is received) and 2 weeks for each review thereafter. An October date would have been unachievable due to our review and subsequent noticing deadlines so I apologize if that was a date you all were counting on. We are however shooting for that 11/12 PC rezone date. On the call I was just on we committed to connecting with Sheldon again tomorrow on a date for the site plan. The November PC meetings that are scheduled are 11/12 and 11/19. The November CC meetings that are scheduled are 11/10 and 11/17.

As for bypassing the PC on a rezone, unfortunately we are unable to. DCMC 9-5-060 D. 3. specifies our requirement. I have cc'd Mike Barker here just in case my nonlegal mind has missed something.

Hope this helps. Let me know.

Sincerely,

Christina Oliver | Community Development Director
1020 East Pioneer Road | Draper, UT 84020
Office: 801.576.6510

DRAPERCITYUT
Live more.

www.draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time. Additional guidance on Community Development Department operations can be found in our 'COVID-19 Update': https://www.draper.ut.us/196/Community-Development

From: Scott R. Sabey <ssabey@fabianvancott.com>
Sent: Wednesday, October 14, 2020 3:25 PM
To: Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: Query

Subject: RE: Beehive Status
Date: Wednesday, October 14, 2020 at 9:24:39 AM Mountain Daylight Time
From: Christina Oliver
To: Tyler Bodrero
Attachments: image002.jpg, image003.jpg

Good Morning Tyler,

Our City Manager, David Dobbins, is going to directly reach out to Sheldon to discuss the road funding. As soon as they connect I am sure that they will let us know what the forward path is.

Sincerely,

Christina Oliver | Community Development Director
1020 East Pioneer Road | Draper, UT 84020
Office: 801.576.6510

DRAPERCITYUT
Live More.

www.draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time. Additional guidance on Community Development Department operations can be found in our 'COVID-19 Update': https://www.draper.ut.us/196/Community-Development

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Tuesday, October 13, 2020 1:04 PM
To: Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: Re: Beehive Status

Thanks, look forward to an update.

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Christina Oliver <Christina.Oliver@draper.ut.us>
Date: Tuesday, October 13, 2020 at 12:59 PM
To: Tyler Bodrero <tyler@pacecmgc.com>
Subject: RE: Beehive Status

Hi. We meet this afternoon. I will give you a call tomorrow. Have a great rest of your day.

Sincerely,

Christina Oliver | Community Development Director
1020 East Pioneer Road | Draper, UT 84020
Office: 801.576.6510

www.draper.ut.us

Due to the COVID-19 outbreak Community Development will NOT be meeting with the public face to face. Please contact us via email or phone. Thank you for patience during this time. Additional guidance on Community Development Department operations can be found in our 'COVID-19 Update': https://www.draper.ut.us/196/Community-Development

From: Tyler Bodrero <tyler@pacecmgc.com>
Sent: Tuesday, October 13, 2020 11:43 AM
To: Christina Oliver <Christina.Oliver@draper.ut.us>
Subject: Beehive Status

Christina,

How were your city staff meetings yesterday? Any update on getting everyone together again?

Tyler Bodrero
Pace Construction Management
Ph (801) 725-7337

Subject: Re: Rasmussen Family Commercial Denial
Date: Wednesday, November 18, 2020 at 4:18:32 PM Mountain Standard Time
From: Tyler Bodrero
To: Maryann Pickering
CC: Christina Oliver, Jennifer Jastremsky, Karen Burnett, Gerika Logan, Kendra Wong, Jennifer Larson, Hillary Mohammed-Craig, Lezlie Wright, Sheldon Killpack, 'Scott R. Sabey', Chris McCandless
Attachments: image001.jpg

Maryann,

With regards to the withdrawal of the plat amendment application, we acknowledge that our proposed plat amendment is no longer applicable due to the denial of the rezone application and herby withdraw the plat amendment application only. Please advise if you need anything more to make that change.

In conjunction, we also acknowledge that the Site Plan Application stands on its own and will be heard tomorrow night at the Planning Commission meeting as planned. If for any reason this is not the case we must be notified immediately to reconsider the withdrawal.

I will be speaking on the site plan application tomorrow and will have Hales Engineering on to present and Scott Sabey on to address any additional questions. Please note that there are concerns with communicating through the zoom meeting platform as it is difficult to communicate important applicable information to the body and impossible to speak to pull an application before a motion is made. We did not have the opportunity to withdraw the rezone application last night at the city council meeting prior to a motion being made. Tomorrow in my statement to the Planning Commission I will ask that they move to approve or approve with condition if they feel there is an applicable standard that has not been met objectively. It should be noted that under state law [10-9a-305-(2)(b)(i)(B)(ii)] it requires the planning commission to only use objective standards when applying municipal ordinance. It should also be noted that under state law [10-9a-305-(2)(b)(i)(B)(iii)] it limits the planning commissions ability to deny the site plan application which is why I will be recommending to approve or approve with condition as we feel that we have worked very hard over the past eight months to meet every objective standard that Draper City has put forward.

Thank you,

Tyler Bodrero
PACE Construction Management
801-725-7337

From: Maryann Pickering <maryann.pickering@draper.ut.us>
Date: Wednesday, November 18, 2020 at 9:50 AM
To: Tyler Bodrero <tyler@pacecmgc.com>, "'Scott R. Sabey'" <ssabey@fabianvancott.com>
Cc: Christina Oliver <Christina.Oliver@draper.ut.us>, Jennifer Jastremsky <jennifer.jastremsky@draper.ut.us>, Karen Burnett <karen.burnett@draper.ut.us>, Gerika Logan <gerika.logan@draper.ut.us>, Kendra Wong <kendra.wong@draper.ut.us>, Jennifer Larson <jennifer.larson@draper.ut.us>, Hillary Mohammed-Craig <Hillary.Mohammed-Craig@draper.ut.us>, Lezlie Wright <Lezlie.Wright@draper.ut.us>
Subject: Rasmussen Family Commercial Denial

Hello.

Attached is the denial letter for the proposed rezone application.

Tyler, as we discussed last week, the yellow noticing signs for the rezone hearings will need to be removed from the property by today.

Also, we will need a withdrawal of the plat amendment application as it can no longer be processed with the A5 zoning.

Thank you,
Maryann

Maryann Pickering, AICP
Planner III

Draper City
1020 E. Pioneer Road
Draper, UT 84020

(801) 576-6391
maryann.pickering@draper.ut.us

Due to the COVID-19 outbreak Draper City Hall will be closed to the public starting November 10, 2020 and will remain closed to a date uncertain. While the Community Development will NOT be meeting with the public face to face we will continue business as usual through electronic means. Please contact us via email or phone. Thank you for patience during this time.
Additional guidance on Community Development Department operations can be found in our 'COVID-19 Update': https://www.draper.ut.us/196/Community-Development

This e-mail, including attachments, may contain confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If you have received this e-mail in error, please notify the sender by replying to this message and delete this email immediately.

DRAPERCITYUT
Live more.

www.draper.ut.us