

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, SEPTEMBER 28, 2023 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Commissioner Member Andrew Adams, Chair
Commission Member Mary Squire
Commission Member Gary Ogden
Commission Member Susan Nixon
Commission Member Lisa Fowler
Commission Member Kendra Shirey

PRESENT (NOT PARTICIPATING):
Alternate Commission Member Shivam Shah
Alternate Commission Member Laura Fidler

STAFF PRESENT: Todd Draper, Planning Manager
Mike Barker, City Attorney
Tevai Haunga, City Planner
Brien Maxfield, Senior Engineer Manager
Jennifer Jastremsky, Community Development Director

6:30 PM Business Meeting

Chair Andrew Adams called the Planning Commission Meeting to order. He thanked City Staff for their efforts and the Commissioners for their service. He also thanked the applicants and members of the public who chose to attend the meeting. Chair Adams reported that Craig Hawker had resigned from the Planning Commission after many years of dedicated service.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for August 24, 2023. (Administrative Action)

Motion: Commissioner Nixon moved to APPROVE the Planning Commission Minutes for August 24, 2023.

Second: Commissioner Squire.

Vote: A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fowler, and Shirey voted “Aye”. The motion passed unanimously.

B. Action Item: Approve Planning Commission Meeting Minutes for September 14, 2023. (Administrative Action).

Motion: Commissioner Ogden moved to APPROVE the Planning Commission Minutes for September 14, 2023.

Second: Commissioner Shirey.

Vote: A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fowler, and Shirey voted “Aye”. The motion passed unanimously.

C. Public Hearing: Specialized Manufacturing Land Use and Zoning Map Amendment (Legislative Action).

On the request of Bill Gould, representing Concord Properties and TETS, LLC, for a Land Use Map Amendment from Neighborhood Commercial to Community Commercial and a Zoning Map Amendment from CC (Community Commercial) to CG (General Commercial) on 3.89 acres of property located at 687 W 12300 S. The property is located in the CC zone. Application 2023-4554-MA, 2023-4558-MA. Staff contact is Tevai Haunga, 801-576-6522, tevai.haunga@draperutah.gov.

Chair Adams reported that the above item is the only public hearing on the meeting agenda. City Planner, Tevai Haunga, presented the Staff Report and explained that the applicant is requesting approval of a Land Use and Zoning Map amendment. The property is located at 687 West 12300 South. She shared aerial images of the site. The current land use designation is Neighborhood Commercial and the proposed land use designation is for Community Commercial. The current zoning is Community Commercial (“CC”) and the proposed zoning is for General Commercial (“GC”). The applicant response letters were shown. Ms. Haunga explained that no comments from the public had been received regarding the application.

Commissioner Fowler believed the Planning Commission had seen the property before. Planning Manager, Todd Draper, confirmed this. The property came before the Commission for a rezone to the current CC zone; however, there is now a request for the CG Zone so there could be light manufacturing use on the property. Community Development Director, Jennifer Jastremsky, noted that a Site Plan was previously approved for an office building but that project was no longer moving forward.

The applicant’s representative, Bob Simons, introduced himself and reported that he represents Specialized Manufacturing, Inc. If the project moves ahead, it will be their fourth location in Draper since 1997. Mr. Simons reported that they manufacture cable and harness assemblies, primarily for aircraft and aviation. They also do sheet metal and machining in support of those aviation products. When the business first moved to Draper in 1997, there were two employees. There are now 70. He discussed the different buildings that the business has utilized over the years and explained that there was a desire to remain in Draper. The business needs to expand and the property will allow for a building almost double in size of their current one. Their interest is in building a 60,000-square-foot office warehouse on the proposed site.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Chair Adams reminded the Commissioners that there would be a recommendation made to the City Council. The request was for a Land Use Map amendment and a Zoning Map amendment. Commissioner Fowler believed the use would fit in well with what is in the surrounding area. There is nearby residential but she felt that separate enough that the use would not disturb those residents. Commissioner Squire explained that her biggest issue was the adjacent residential. Putting a commercial zone next to a residential zone could be problematic. Chair Adams asked for additional information about the residential use. Mr. Draper reported that there are multiple residentially zoned parcels, but only one home. City Attorney, Mike Barker, reported that the City used to have a right-of-way in the vicinity but it was vacated. The Commissioners looked at a map of the area. Mr. Simons pointed out that the actual use is light manufacturing. It is self-contained and the use is already occurring within Draper in a CG Zone.

There was discussion about the proposed zone. Light manufacturing is allowed in the newly requested zone. Chair Adams pointed out that the Commission needs to consider the worst-case scenario when considering applications. Commissioner Nixon referenced the list of allowed uses and wondered if this would fall under “Manufacturing, limited.” Mr. Draper confirmed this. It is a commercial zone but allows for light manufacturing as an allowed use. Chair Adams agreed with the comments shared. It appeared to be an appropriate use for the site but it is also important to consider any adjacent residential uses. Commissioner Fowler noted that the residential area appears to be in transition but it is not possible to guess about future uses there.

Commissioner Nixon believed the main difference between the CC and CG Zones relate to auto rental, auto repair, and self-storage units. Commissioner Fowler noted that there is not a significant difference between the current zone and the proposed zone. Commissioner Ogden stated that an Enterprise car rental agency was to the east of the property. It seemed to him that the proposed use made sense in this location.

Motion: Commissioner Fowler moved to FORWARD A POSITIVE RECOMMENDATION to the City Council for the proposed Land Use Map Amendment, as requested by Bill Gould, representing Concord Properties and TETS, LLC, for Application 2023-4554-MA based on the following findings:

- 1. The proposed amendment is consistent with the goals, objectives, and policies of the City’s General Plan.**
- 2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.**
- 3. The proposed amendment is consistent with the standards of any applicable overlay zone.**
- 4. The proposed amendment will not adversely affect adjacent property.**

5. **The facilities and services intended to serve the subject property are adequate including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**
6. **The land map amendment complies with standards found in DCMC Section 9-2- 020(F), DCMC Section 9-5-060(D), and Utah Code Annotated 10-9a-404.**

Second: Commissioner Nixon.

There was discussion about the motion. Commissioner Squire asked if the intended use would be a Conditional Use. Mr. Draper confirmed this was the case. Additional review for the site plan would be done by the Commission in the future.

Vote: A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fowler, and Shirey voted “Aye”. The motion passed unanimously.

Motion: Commissioner Ogden moved to FORWARD A POSITIVE RECOMMENDATION to the City Council for the proposed Zoning Map Amendment, as requested by Bill Gould, representing Concord Properties and TETS, LLC, for Application 2023-4558-MA, based on the following findings:

1. **The proposed amendment is consistent with the goals, objectives, and policies of the City’s General Plan.**
2. **The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.**
3. **The proposed amendment is consistent with the standards of any applicable overlay zone.**
4. **The proposed amendment will not adversely affect adjacent property.**
5. **The facilities and services intended to serve the subject property are adequate including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**
6. **The land map amendment complies with standards found in DCMC Section 9-2- 020(F), DCMC Section 9-5-060(D), and Utah Code Annotated 10-9a-404.**

Second: Commissioner Shirey.

Vote: A roll call was taken with the Commissioners voting 5-to-0 in favor of the motion. Commissioners Squire, Ogden, Nixon, Fowler, and Shirey voted “Aye”. The motion passed unanimously.

D. Adjournment.

Ms. Jastremsky reported that the next agenda will include an official vote for Vice-Chair.

Motion: Commissioner Ogden moved to ADJOURN.

Vote: The motion passed with the unanimous consent of the Commission.

The meeting adjourned at 6:46 PM.