

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, MARCH 12, 2015 IN THE DRAPER CITY COUNCIL CHAMBERS

“This document, along with the digital recording, shall constitute the complete minutes for this Planning Commission meeting.”

PRESENT: Vice-Chairperson Leslie Johnson, Andrew Adams, Traci Gundersen, Craig Hawker, Jeff Head, Scott McDonald, and Kent Player

ABSENT: Chairperson Drew Gilliland

STAFF PRESENT: Mike Barker, Keith Morey, Eric Lundell, Dan Boles, Dennis Workman, Gaylene Davidson, and Angie Olsen

ALSO PRESENT: Roll on File

Study Meeting:

[6:13:05 PM](#)

Study Business Items: The commissioners reviewed the applications for the business meeting and addressed questions to staff members.

**** Staff Reports were heard out of order.*

[6:19:55 PM](#)

7.0 **Staff Reports:** Community Development Director Keith Morey advised the commissioners of the recent actions of the City Council. There was also a brief discussion regarding the scheduling of a joint session of the City Council and Planning Commission.

Business Meeting:

Vice-Chairperson Johnson explained the rules of public hearings and called the meeting to order at [6:30:08 PM](#).

[6:30:08 PM](#)

1.0 **Action Item: Approval of the minutes from the February 26, 2015 Planning Commission meeting.**

[6:30:24 PM](#)

- 1.1 **Motion:** Commissioner Player moved to approve the minutes of the February 26, 2015 Planning Commission meeting as presented. Commissioner Adams seconded the motion.

[6:30:40 PM](#)

- 1.2 **Vote:** A roll call vote was taken with Commissioners Gundersen, Head, McDonald, Player, and Adams voting in favor of approving the minutes.

[6:30:53 PM](#)

- 2.0 **Public Hearing: On the request of Chad M. Anderson, representing Goff Mortuary, for approval of a Conditional Use Permit (CUP) and Site Plan for a mortuary on 1.21 acres of property in the CC (Community Commercial) zone located at approximately 11859 South 700 East. This application is otherwise known as the Anderson and Goff Mortuary Conditional Use Permit and Site Plan Requests, Application #'s: 141223-11859S and #141017-11859S.**

[6:31:23 PM](#)

- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated March 2, 2015, Planner, Dennis Workman reviewed the details of the proposed application. He noted the applicant is seeking a Conditional Use Permit to allow the “Funeral Home” use on the property and a Site Plan to approve a specific layout for a mortuary. He noted there is also a request for a deviation from strict compliance for landscaping purposes; therefore, there are three items for the Commission to act upon this evening. He provided a brief background regarding the zoning of the property as well as used the aid of a map to identify the location of the subject property. He noted there are currently three homes on the property; one of the homes will remain, while the other two will be removed to make room for the mortuary. He indicated the remaining home will eventually be removed to make room for a future parking lot addition. He explained the property is located within the Community Commercial Land Use Designation; the CC (Community Commercial) zoning district allows for commercial uses along high-traffic corridors. He reviewed the definition of mortuary from the Draper City Municipal Code (DCMC), after which he reviewed the site plan and explained the site plan shows a 9,918 square foot building with an attached 2,256 square foot garage; the site will meet all landscaping standards and include 33 percent site coverage. DCMC requires 40 parking stalls for the use and the applicant will provide 44 parking spaces, including the garage. He reiterated the applicant is requesting a landscaping deviation to permit a four-foot deep landscape area along the east property line adjacent to the City’s wetlands park; this area is required to be 10- feet deep per DCMC Section 9-23-090. He noted staff feels the deviation is justified. He then reviewed the proposed elevations and architecture for the project and noted it is a beautiful building that meets all of the City’s design requirements. He then reviewed photographs taken of the property in its current condition, after which he

concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

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- 2.2 Commissioner Player referenced the request for the landscaping deviation and asked if the bushes to be planted on the east side will be fairly tall to provide an adequate buffer. Mr. Workman stated it would be more appropriate for the applicant to answer that question.

[6:37:25 PM](#)

- 2.3 Applicant's Presentation: General Contractor for the project, Brian Marsh, addressed Commissioner Player's question regarding landscaping on the east end of the property. He noted that the property drops off into a man-made lake and the plan is to plant a wall of trees and install a wrought iron fence; it is a small area and the applicant did not feel it required much landscaping. He noted landscaping requirements are exceeded throughout the rest of the project. He then noted the Fire Marshall's letter indicates that he requires a loop of four fire hydrants, but in the applicant's work with other water professionals they have determined that the loop is not necessary and only two fire hydrants should be required.

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- 2.4 Vice-Chairperson Johnson opened the public hearing; there were no comments and the public hearing was closed.

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- 2.5 Mr. Workman stated that he cannot respond to the question regarding the Fire Marshall's recommendation, but he will follow-up with him to discuss the issue raised by Mr. Marsh. Vice-Chairperson Johnson noted that if the Fire Marshall agrees to amend his recommendation, that issue can be handled by the City Council.

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- 2.6 Commissioner McDonald disclosed that he and the applicant, Mr. Anderson, used to be neighbors.

[6:40:48 PM](#)

- 2.7 **Motion on the CUP:** Commissioner Head made a motion to approve the Conditional Use Permit Request by Chad M. Anderson, representing Goff Mortuary in order to operate a "Funeral Home" on the property, application #141223-11859S, based on the findings and subject to the conditions listed in the Staff Report dated March 2, 2015. Commissioner Gundersen seconded the motion.

Conditions are on the following page.

Conditions:

1. That all requirements of the Draper City Engineering and Public Works 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 Draper City Building and Planning Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. A lot line adjustment shall be completed so that the remaining residential structure is located on a separate parcel from the commercial improvements.
6. If for some reason the property containing the remaining residential structure is not purchased as planned then written permission from the property owner for any construction or utility work on the property shall be obtained.
7. Site lighting shall not exceed 0.2 foot candles at the property lines.

Findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. Allow development only in those districts where community services are now available or where they can be extended without increased cost to existing residents.
 - b. Establish and implement a basic service and facility improvement plan including schools, library, recreation and other desirable amenities.
 - c. Achieve orderly land development patterns which provide for compatible, functional, cost-effective development.
 - d. Encourage development and maintenance of quality development projects.
 - e. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
 - f. Ensure the highest level of services and public amenities are provided to the citizens of Draper at the lowest cost in terms of property taxes and travel distances.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

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- 2.8 Commissioner Head stated the requested use seems appropriate for the property and he sees no reason not to approve the CUP.

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- 2.9 **Vote on the CUP:** A roll call vote was taken with Commissioners Player, Adams, McDonald, Gundersen, and Head voting to approve the CUP.

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- 2.10 **Motion on the Site Plan:** Commissioner Gundersen moved to approve the Site Plan Request by Chad M. Anderson, representing Goff Mortuary for the purposes of developing the property as a “Funeral Home”, application #141017-11859S, based on the findings and subject to the conditions listed in the Staff Report dated March 2, 2015. Commissioner Player seconded the motion.

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- 2.11 **Vote on the Site Plan:** A roll call vote was taken with Commissioners Adams, Head, McDonald, Player, and Gundersen voting to approve the Site Plan.

[6:42:34 PM](#)

- 2.12 **Motion on the Deviation from Strict Compliance for Landscaping:** Commissioner Adams moved to approve the Deviation from Strict Compliance Request for Landscaping by Chad M. Anderson, representing Goff Mortuary for the purpose of reducing the landscape width requirements adjacent to the City’s wetlands park from 10-feet to 4-feet, as a part of application #141017-11859S, based on the findings and subject to the conditions listed in the Staff Report dated March 2, 2015. Commissioner Head seconded the motion.

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- 2.13 **Vote on the Deviation from Strict Compliance for Landscaping:** A roll call vote was taken with Commissioners Adams, Head, McDonald, Player, and Gundersen voting to approve the deviation from strict compliance regarding the landscape.

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- 3.0 **Public Hearing: On the request of Jennifer Lash, for approval of a Home Occupation Conditional Use Permit (CUP) on 0.03 acres in the RM1 (Residential Multi-Family) zone at approximately 401 East Braidhill Dr. The application is otherwise known as the Jen Lash Esthetics Home Occupation Conditional Use Permit Request, Application #150204-401E.**

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- 3.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated February 27, 2015, Senior Planner Boles reviewed the details of the proposed application. He noted the applicant is requesting a Home Occupation Conditional

Use Permit in order to operate a “Personal Care Service” out of her home; more specifically she will be operating an eye lash extension business. He reviewed a map of the area of the subject property and identified the location of the applicant’s home, which is part of the Castlehill Townhomes development; this development has 122 dwelling units and is required to have a total of 275 parking spaces. He noted the development contains 337 spaces, which means there is plenty of parking on site to accommodate the customers expected by the business, which is no more than five to seven per day. He reviewed the land use map and noted the property is designated as Residential Medium-High Density land use; the RM1 zoning district allows home occupations as permitted in DCMC Section 9-34-050. He reviewed the layout of the home and identified the area of the home in which the business will be contained. He added the applicant has obtained a letter from the Homeowners Association (HOA) for the development indicating they are comfortable with the proposed use of the townhome. He concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

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3.2 Applicant’s Presentation: Applicant Jen Lash stated she has nothing to add to Mr. Boles’ staff report. She noted she will only have one client at her home at one time and there should never be more than two vehicles associated with her business parked within the development.

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3.3 Commissioner McDonald inquired as to the hours of operation for the business. Ms. Lash stated she will offer appointments to her clients between the hours of 10:00 a.m. to 5:00 p.m.

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3.4 Commissioner Gundersen noted the staff report indicates Ms. Lash is renting her townhome and she asked if the landlord is aware that Ms. Lash is seeking to operate a business from the unit. Ms. Lash stated she uses a property management company for her lease and they have approved her request to operate a business from her home.

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3.5 Vice-Chairperson Johnson opened the public hearing; there were no comments and the public hearing was closed.

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3.6 Commissioner Player indicated his only concern relative to the business would have been parking accommodations, but that issue has been addressed adequately.

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- 3.7 **Motion:** Commissioner Adams moved to approve the Home Occupation Conditional Use Permit Request by Jennifer Lash for the home esthetics business, application #150204-401E, based on the findings and subject to the conditions listed in the Staff Report dated February 27, 2015. Commissioner McDonald seconded the motion.

Conditions:

1. The business shall meet all requirements of DCMC Section 9-34-040, except as provided by this permit.
2. No parking associated with or caused by the home occupation shall be located within any public right-of-way, including any potential customers.
3. All requirements of the Unified Fire Authority and Draper City Building Official shall be satisfied throughout the operation of the home occupation on the property.
4. A building inspection and fire inspection shall be required with the business license application review.
5. Obtain the necessary sign permits prior to installation of any proposed signage.
6. The home occupation shall continually maintain a valid Draper City Business License throughout its operation.
7. The home occupation is required to maintain approval and adequate licensure from any and all State and County agencies prior to receiving a business license.

Findings:

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 plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

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- 3.8 **Vote:** A roll call vote was taken with Commissioners Gundersen, Player, Head, McDonald, and Adams voting in favor of approving the CUP.

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- 4.0 **Public Hearing: On the request of Cameron Duncan for approval of a Site Plan for a two 2-story office buildings on 1.29 acres in the TC (Town Center) zone at 12351 South 900 East. The application is otherwise known as the Wheeler Park Offices Site Plan Request, Application #150126-12351S.**

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- 4.1 **Staff's Presentation:** Using the aid of a PowerPoint presentation and his staff report dated February 27, 2015, Planner Workman reviewed the details of the proposed application. He noted the subject property abuts the north side of Home Credit Bank located on the corner of Pioneer Road and 900 East; for years the property has been a well-maintained park-like expanse of grass, but it was recently been purchased by Community Sales and Solutions, a Draper business that manages Home Owners Associations and performs a variety of other functions related to property management. He indicated the business has been thriving in Draper for about five years and has outgrown its current space at 856 E. 12300 S. He indicated the property is located within the Town Center Zone and the purpose of that zone is to encourage "new development that blends in with existing conditions and enhances the traditional town center character; the advancement of architectural and site design standards that promote walkability and human scale; the creation and maintenance of historic town center identity, and the support of transit opportunities." He stated the applicant seeks to build two buildings on the subject property; the work will be completed in two phases, with the east building to be completed through final occupancy before work commences on the west building. He noted the required parking ratio for this development is "three spaces per 1000 square feet of gross building floor area"; the combined floor area for the two buildings is 24,400 square feet, yielding the need for 74 parking stalls. He indicated the site plan shows 75 stalls, six of which are on-street and angled. Section 9-11-090-4-A-2, which addresses parking in the TC zone, encourages on-street parking located adjacent to the property frontage. He reviewed the proposed architecture of the buildings, noting staff is very pleased with the materials to be used and the variety of colors, patterns, and visual interests incorporated into the buildings. He reviewed renderings of the buildings and noted he feels the project will be a very high quality addition to the community. He then addressed the lighting plan, landscape plan, and grading plan for the area of the property that will remain vacant until the project is completed, after which he concluded staff recommends approval of the application based on the findings and subject to the conditions listed in the staff report.

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- 4.2 Commissioner Head asked if the hammerhead turnaround to accommodate fire apparatus is located within the parking lot for the development. Mr. Workman answered yes and noted the Fire Marshall has approved the design.

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- 4.3 **Applicant's Presentation:** Cameron Duncan, Ensign Engineering, referenced the grading plan for the site and noted that the vacant area of the subject property will remain grass until construction begins on the second building. He added that City staff has been very good to work with throughout the application process and is he is happy with the project as designed through collaborative efforts.

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- 4.4 Vice-Chairperson Johnson opened the public hearing; there were no comments and the public hearing was closed.

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- 4.5 **Motion:** Commissioner McDonald moved to approve the Wheeler Park Building site plan request by Cameron Duncan, application 150126-12351S, based on the findings and conditions listed in the staff report dated February 27, 2015. Commissioner Adams seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering Division are satisfied throughout development of the site, particularly those contained in the engineering review memo contained in this report.
2. That all requirements of the Draper City Public Works Department are satisfied throughout development of the site.
3. That all requirements of the Unified Fire Authority are met throughout development of the site.
4. That a building permit is issued prior to construction.
5. That signage is not approved with this site plan approval. All signage requires separate permits and is required to comply with Chapter 9-26 of the Draper City Municipal Code.
6. That the outdoor garbage collection container is screened from view using the same materials as the building, and that it is surrounded as much as possible by landscaping to further soften its visual impact.
7. That the geotechnical report prepared by CMT Engineering is deemed complete by TGE prior to submittal of a building permit.
8. That the south elevation plan is modified to show 25% transparency, as required by Section 9-11-090-4-B(5).
9. That a deadman (concrete wheel stop) is placed on any parking stall that abuts a sidewalk less than seven feet wide.
10. That staff receives verification of lot consolidation prior to issuance of a building permit.
11. That after Planning Commission approval, the applicant submits 12 sets of plans to be stamped "Approved for Construction." Six of these shall be 24x36 in size and six shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

Findings listed on the following page.

Findings:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City's General Plan.
2. That the proposed site plan will not adversely affect adjacent property.
3. 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.
4. That all site plan drawings were developed in accordance with the standards contained in Draper City's zoning ordinance.

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- 4.6 **Vote:** A roll call vote was taken with Commissioners Gundersen, Player, Head, Adams, and McDonald voting in favor of approving the Site Plan.

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- 5.0 **Public Hearing: On the request of Greg Wilding for approval to rezone 3 acres at approximately 12773 & 12775 South 300 East and 415 East Pheasant View Drive from RA1 (Residential 40,000/sf lots) to R3 (Residential 13,000/sf lots). The application is otherwise known as the Ballard Properties Zone Change Request, Application 150218-12773S.**

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- 5.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated March 3, 2015, Senior Planner Dan Boles reviewed the details of the proposed application. He noted the application is a request for approval of a Zoning Map Amendment for approximately three acres located on the north-east corner of 300 East and Pheasant View Drive (12820 South); the property is currently zoned RA1 Residential. He indicated the applicant is requesting that a Zoning Map Amendment be approved which would change the zoning to R3 to allow for future subdivision of the property. He reviewed the land use map for the property and noted that it calls for the Residential Medium Density land use designation for the subject property; the property is currently zoned RA1, which is not identified by the General Plan as a preferred zoning classification for the Residential Medium Density land use designation; however, R3 zoning is a preferred zoning classification. He concluded staff recommends approval of the application based on the findings listed in the staff report.

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- 5.2 Commissioner Head asked if the existing homes on the property will be removed. Mr. Boles stated it is his understanding that the homes will remain for a period of time during which the middle portion of the property will be developed; the homes will eventually be removed, but it would be more appropriate for the applicant to address the timeline for their removal.

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- 5.3 Applicant's Presentation: Greg Wilding, Wilding Engineering, stated he is representing the applicant for the zone change application. He stated that the existing homes will remain for the time being.

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- 5.4 Vice-Chairperson Johnson opened the public hearing.

[7:01:25 PM](#)

- 5.5 Chris White expressed his opposition to the application; he is not sure of the zoning of parcels adjacent to the subject property, but he believes that the zoning requested is much higher density than zoning in the surrounding area. He has lived at his home for 20 years and does not know of other parcels that would be as small as those contained within the development and he does not feel the project would be aesthetically pleasing.

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- 5.6 Jacob Goodrich stated he lives near the subject property as well and he supports the application.

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- 5.7 There were no additional persons appearing to be heard and Vice-Chairperson Johnson closed the public hearing.

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- 5.8 Commissioner McDonald asked if the R3 zoning designation would allow the applicant to develop lots similar in size to the lots directly to the north. Mr. Boles answered yes and noted that surrounding lots range in size from 0.31 to 0.37; the R3 zone requires a minimum lot size of 13,000 square feet, which equates to 0.3 acres.

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- 5.9 Commissioner Head stated it appears that all adjacent properties except for the property to the west is zoned R3, so it is his estimation that Mr. White's comment that the proposed rezone would not be in line with the community is not correct. Mr. Boles agreed that all properties surrounding the subject property, with the exception of the property immediately to the west, is zoned R3. He noted there is one lot to the south of the subject property that is somewhat larger in size, but it still carries the R3 designation.

[7:03:54 PM](#)

- 5.10 Commissioner McDonald inquired as to the size of the lots that will be contained on the middle parcel of ground that is part of the rezone request. He asked if it will be possible to develop three or four lots. Mr. Boles stated he has not completed the calculation of lots sizes to determine the number of lots that could fit on that parcel. He noted the middle parcel is approximately an acre in size and depending upon the

design of the subdivision it will be possible to locate three lots on that parcel. A brief general discussion regarding the subdivision of the middle parcel ensued, with Commissioner Adams indicating it appears the project will closely mirror development that has occurred to the north.

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5.11 **Motion:** Commissioner Adams moved to forward a positive recommendation to the City Council for the Ballard Properties Zoning Map Amendment Request by Greg Wilding, to change the zoning designation from RA1 to R3 on the subject property, application 150218-12773S, based on the findings and subject to the conditions listed in the Staff Report dated March 3, 2015. Commissioner Head seconded the motion.

Findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
 - a. The proposed zoning designation is identified by the General Plan as a preferred zoning classification for the Residential Medium Density land use.
 - b. Allow development only in those districts where community services are now available or where they can be extended without increased cost to existing residents.
 - c. Provide a wide range of housing opportunities while protecting property values and promoting quality development.
 - d. Achieve orderly land development patterns which provide for compatible, functional, cost-effective development.
 - e. Encourage infill development in close proximity to existing facilities to promote orderly growth while reducing the cost and extent of public services.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.
6. The R3 zone has been firmly established in the general vicinity.

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5.12 **Vote:** A roll call vote was taken with Commissioners Gundersen, Player, McDonald, Adams, and Head voting in favor of forwarding a positive recommendation to the City Council.

[7:06:30 PM](#)

- 6.0 **Public Hearing: On the request of Draper City to amend the text of the Draper City Municipal Code Section 9-26-090 to allow tower signs in Zone A of the Freeway Frontage area for businesses or groups of businesses in a single development which have three acres and a minimum of 400 linear feet of frontage. This application is otherwise known as the City Initiated Text Amendment Re: Tower Signs Request, Application #150122-1020E.**

[7:06:48 PM](#)

- 6.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated February 27, 2015, Planner Dennis Workman reviewed the details of the proposed application. He reviewed the history of the application, noting that in August 2014 the City Council approved a text amendment to allow tower signs in Freeway Frontage B; the application for this change was initiated by Intermountain Health Care (IHC) located on the southeast corner of Pioneer Road and Minuteman Drive. He noted IHC's request was two-fold:

1. To add language to Section 9-26-070 that would not require developments in a freeway frontage zone to have 100,000 square feet of building floor area in order to qualify for a tower sign; and
2. To eliminate language from Section 9-26-090 that requires tower signs along the freeway frontage to comply with the 100,000 square foot threshold contained in 9-26-070.

Mr. Workman explained the City Council decided to make no change to 9-26-070, but to alter language in 9-26-090 that would allow businesses in Freeway Frontage B to have a tower sign without consideration of building floor area (IHC is located in Zone B). The adopted text amendment applied only to Section 9-26-090-B, which reads as follows:

- A. Businesses or a group of businesses within a single development which meet the qualifications of subsection (B)(1) and would otherwise qualify for a tower sign may be allowed one of the sign types in this subsection. Businesses located within the Freeway Frontage Zone B may have a tower sign without consideration of building floor area.

Mr. Workman noted staff recommends that the above section of the Draper City Municipal Code (DCMC) be amended in one of the following ways:

1. Businesses or a group of businesses within a single development which meet the qualifications of subsection (B)(1) and would otherwise qualify for a tower sign may be allowed one of the sign types in this subsection. Businesses located within ~~the~~ Freeway Frontage Zones **A and B** may have a tower sign without consideration of building floor area.
2. Businesses or a group of businesses within a single development which meet the qualifications of subsection (B)(1) and would otherwise qualify for a tower sign

may be allowed one of the sign types in this subsection. Businesses located within the Freeway Frontage Zones A and B may have a tower such sign ~~without consideration of building floor area~~ providing the property on which they are located has a minimum three acres and a minimum 400 linear feet of lot frontage.

Mr. Workman then referenced the intent of Section 9-26-090 of DCMC and noted it is staff's opinion that the 100,000 square foot threshold contained in Section 9-26-070 openly contradicts the intent of Section 9-26-090, which is as follows:

- B. Freeway Frontage Road. The intent of this subsection is that the areas of the community directly oriented and related to the I-15 freeway warrant specialized standards for signage where those properties possess limited and unique visibility constraints due to higher speeds of traffic and differences in elevation between businesses and passers-by.

He concluded staff feels the Planning Commission and City Council have two options to consider relative to tower signs: one is to allow signs in both Freeway Frontage Zones A and B without consideration of building floor area providing a parcel has a minimum of three acres and a minimum of 400 linear feet of lot frontage. He stated these standards are taken from the City's requirements for approval of an electronic message center sign. He reviewed a map identifying the parcels that would be impacted by the text amendment, noting there are six properties on the west side of Interstate 15, seven properties on the east side of Interstate 15, and four properties along Bangerter Highway. He stated staff recommends approval of the application based on the findings listed in the staff report.

7:14:12 PM

- 6.2 Commissioner McDonald inquired as to history of the designation of two freeway frontage zones, A and B. Mr. Workman stated a tower sign in zone A may have 200 square feet of sign copy and be 40 feet tall; tower signs in zone B may have 100 square feet of sign copy and be 30 feet tall. He noted the reason for the difference was that taller signs are not as desirable or tolerated in zone B as they may be in zone A; the reduced height and smaller square feet will reduce visual clutter along the nearby corridors. Planning Commission discussion ensued, with a focus on the map reviewed by Mr. Workman that identified the properties upon which tower signs would be permitted if the text amendment were approved by the City Council.

7:18:24 PM

- 6.3 Commissioner Player asked which of the options recommended by staff would facilitate IHC's desire for a tower sign. Mr. Workman stated IHC was successful in getting their tower sign approved as their property is located in zone B. He added that the three businesses that have been most vocal about their need for a tower sign would be allowed to erect a sign if the text amendment were approved. Discussion then centered on the application process a business would need to follow to get approval for a tower sign if the proposed text amendment is approved.

[7:21:30 PM](#)

6.4 Vice-Chairperson Johnson opened the public hearing.

[7:21:40 PM](#)

6.5 Michael Brookes, Boondocks Fun Center, stated his business has been located in Draper for 10 years and has enjoyed a good relationship with the City. The facility is well maintained and has received awards in the past and he feels having a tower sign would be very beneficial to the business. He noted that a tower sign was erected at the Boondocks in Colorado and it has resulted in a nice increase in sales. He added he feels that freeway traffic does not see the small sign that is currently used to advertise the business and he would like to improve signage to capture more business.

[7:23:01 PM](#)

6.6 Justin Grubb, YESCO, noted he has been working with Boondocks and Camping World and he has also worked with staff to try to reach a resolution to address the signage needs of businesses in the City. He stated the proposed change would create a great advertising medium for many businesses along the Interstate 15 corridor.

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6.7 There were no additional persons appearing to be heard and Vice-Chairperson Johnson closed the public hearing.

[7:23:57 PM](#)

6.8 Vice-Chairperson Johnson stated she feels the proposed text amendment is reasonable and noted that just because the change would allow for 13 new tower signs in the City, that does not mean that all of those property owners will take advantage of the opportunity.

[7:24:10 PM](#)

6.9 **Motion:** Commissioner Head moved to forward a positive recommendation to the City Council regarding the proposal to amend Section 9-26-090 of the DCMC, as explained in this staff report, based on the findings listed herein, and that option B, which reads “Businesses or a group of businesses within a single development which meet the qualifications of subsection (B)(1) and would otherwise qualify for a tower sign may be allowed one of the sign types in this subsection. Businesses located within Freeway Frontage Zones A and B may have such sign providing the property on which they are located has a minimum three acres and a minimum 400 linear feet of lot frontage.” Commissioner Gundersen seconded the motion.

Findings are listed on the following page.

Findings:

1. That Subsection 9-5-060(e) allows and outlines the process for amending the text of the DCMC.
2. That the proposed text change is consistent with the goals, objectives and policies of the City's General Plan.
3. That it has never been the intent of Section 9-26-070 to deny businesses located in one of the freeway frontage areas the right to have a tower sign.
4. That it is the intent of Section 9-26-090 to provide for specialized signage standards for businesses directly oriented to the I-15 freeway because they "possess limited and unique visibility constraints due to higher speeds of traffic and differences in elevation between businesses and passers-by."
5. That the purpose of the text amendment is to fix a glitch in the code.
6. That tower signs for I-15 businesses increase visibility, thereby increasing profits, thereby increasing tax revenue for the city.

7:25:09 PM

- 6.10 Commissioner Head commented he feels the text amendment provides strict enough guidance to restrict tower signs to appropriate areas. Commissioners Gundersen and Player agreed, on the basis that the option establishes appropriate minimum standards

7:25:55 PM

- 6.11 **Vote:** A roll call vote was taken with Commissioners Player, McDonald, Adams, Gundersen, and Head voting to forward a positive recommendation to the City Council.

6:19:55 PM

- 7.0 **Staff Reports:** ***Staff Reports were heard during the study meeting above.***

7:26:25 PM

- 8.0 **Adjournment:** Commissioner Player moved to adjourn the meeting.

- 8.1 **A voice vote was taken with all in favor. The meeting adjourned at 7:26:30 PM.**