

APPROVED 09/12/2019

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD  
ON THURSDAY, AUGUST 22, 2019 IN THE DRAPER CITY COUNCIL  
CHAMBERS**

PRESENT: Planning Commissioners Andrew Adams, Craig Hawker, Traci Gunderson, Kent Player, Lisa Fowler, and Mary Squires

ABSENT: Commissioners John Van Hoff and Gary Ogden

STAFF PRESENT: Mike Barker, Spencer DuShane, Jennifer Jastremsky, Brien Maxfield, Jake Sorensen, Christina Oliver, Janae Dora

ALSO, PRESENT: Roll on File

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**Business Meeting:**

1. Action Item: Planning Commission Meeting Minutes for June 13, 2019
2. Action Item: Planning Commission Meeting Minutes for June 27, 2019
3. Action Item: Planning Commission Meeting Minutes for July 11, 2019
4. Action Item: Planning Commission Meeting Minutes for June 25, 2019
5. Action Item: Planning Commission Meeting Minutes for August 8, 2019

Commissioner Mary Squire indicated that she was not in attendance at the June 13, 2019 meeting.

Items 2-5 were considered under one motion.

**Motion:** Commissioner Squire motioned to approve the minutes for the meeting on June 27, 2019, July 11, 2019, June 25, 2019 and August 8, 2019.

**Second:** Commissioner Craig Hawker seconded the motion.

**Vote:** A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners Gunderson, Player, Hawker, Squire and Fowler voted "Aye".

**Motion:** Commissioner Squire motioned to approve the minutes for the meeting on June 13, 2019 with the change showing she was not present.

**Second:** Commissioner Craig Hawker seconded the motion.

**Vote:** A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners Gundersen, Player, Hawker, Squire and Fowler voted "Aye".

**6. Action Item: TriView 1 Site Plan Extension**

On the request of Jay Minnick, representing Triview Apartments Associates I, LLC for a site plan extension on the TriView 1 Site Plan, located at 12620 South Pony Express Rd, application number 150710-12620. Staff contact is Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us), 801-576-6328.

Chairman Adams introduced the item.

Jennifer Jastremsky, Planner provided an overview of the application. She mentioned that the property is located on Pony Express Road and north of 12650 South. The Planning Commission approved the site plan in September of last year. The site plan will expire within one year of approval with one six-month extension option. The applicant is requesting the six-month extension tonight.

Chairman Adams asked what is holding the project up.

Ms. Jastremsky indicated that this is a mixed-use building and the applicant is working through several issues. He has been working with the building department to meet code.

Riley Ford, Ensign Engineering stated that he has been working through building department comments and is planning to resubmit tomorrow.

Commissioner Craig Hawker asked if they will be able to pull a building permit in six months.

Mr. Ford confirmed that they would be.

Ms. Squire stated that she has a copy of the development agreement that was signed with the rezoning of the property. Phase two is required to be completed in 18 months and phase three in 24 months. She asked if they are going to request shortening these time lines.

Mr. Ford stated that they are working towards this. They are working on the design for phase two and plan to submit for this next month.

**Motion:** Commissioner Player motioned to approve the site plan extension for TriView 1 as proposed for six months.

**Second:** Commissioner Craig Hawker seconded the motion.

**Vote:** A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners Gundersen, Player, Hawker, Squire and Fowler voted "Aye".

#### **7. Public Hearing: Draper Cove Site Plan Request**

On the request of Drew Parcell, representing Parcell Construction, for a commercial and office site plan on 1.83 acres of property at 839 East and 857 East Pioneer Road within the TC (Town Center) zone. Application SPR-664-2019. Staff contact is Jennifer Jastremsky, [jennifer.jastremsky@draperut.us](mailto:jennifer.jastremsky@draperut.us), 801-576-6328.

Commissioner Adams introduced the item and turned the time over to Jennifer Jastremsky.

Ms. Jastremsky indicated that the property is located on Pioneer Road behind the historic movie theater. A portion of the property is vacant and a portion contains an old home. The property is designated Town Center in the land use map and zoned Town Center. The applicant is proposing a commercial office flex space with 22 units. Each unit will be two stories which will allow office and commercial. The second floor is designed for storage. The building will be pulled up to Pioneer Road. Additional buildings are proposed behind the front building. The applicant is meeting the minimum landscaping requirement of 15%. The parking requirements are met. The applicant is proposing 55% of the square footage for retail and the rest will be used for office. These two uses require 81-135 parking stalls. The applicant is proposing 85 stalls onsite. An additional 12 spaces are being provided on the street.

Commissioner Squire indicated that the report states that the code allows for 25% plus or minus deviation out-right. She asked if it is not considered a deviation if the proposal falls within this range.

Ms. Jastremsky explained that staff may approve the deviation within this range but the Planning Commission considers deviations that fall outside of this range.

Commissioner Squire stated that she is concerned due to the fact that the proposal is on the low end of the range.

Ms. Jastremsky stated that this is allowed out-right. The applicant is only required to have 81 stalls on site. She then continued with her presentation and stated that the architecture is traditional and will contain brick on the front, store front windows and awnings over doors. The rear buildings will have less ornamentation around the doors and there will be glass bay

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doors allowing for outdoor seating. The Town Center code requires at least 50% windows along the bottom floor. The project fully conforms to the Town Center design guidelines. The Historic Preservation Committee reviewed this project and made four recommendations. The applicant has addressed two of these items and adjusted lighting and added seating along the front street scape. The committee requested that the applicant also look at cross access with adjacent properties and brick color. They felt the color choice did not meet a historic design. The applicant has indicated they are willing to change the brick color but staff has not seen a proposal yet. She explained that the applicant is going to speak with the owner on the north regarding cross access. A six-foot fence is being provided on three sides because there are adjacent homes.

Commissioner Squire asked if they can require cross access for the adjacent properties if they convert to a commercial use in the future.

Ms. Jastremsky responded they can but the site has not been designed for cross access.

Drew Parcell, Applicant stated that they are proposing a traditional red brick for the buildings. He explained that they are planning to install a concrete fence on the sides with residential neighbors. The back neighbor is commercial and they will have access to their parking area.

Commissioner Hawker asked if they are going to rent the units or condo the building.

Mr. Parcell stated that they are planning to do both.

Commissioner Player asked if there are tenants lined up.

Mr. Parcell confirmed they do. There has been a lot of interest in the project.

Commissioner Squire asked how they plan to comply with the Historic Committee's recommendation four.

Matt Kelly stated they will add two more feet of sidewalk to the front sidewalk which will also contain benches and contain a walking trail feel.

Commissioner Squire asked about the power boxes and how they will be designed.

Mr. Parcell showed the transformer locations in the site plan and stated that there is a possibility of moving them around if allowed by Rocky Mountain Power.

Adam Orm, Project Architect stated that they are required to have ten feet on the front transformers. There will be decorative gates that will close these off.

Commissioner Player recommended that they start on the project soon because time will move fast after they are approved.

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Chair Adams asked if the city can dictate brick color.

Ms. Jastremsky responded that they can in the Town Center as it calls for a dark traditional brick material.

Chair Adams opened the public hearing.

Earline Chandler commented that she is a neighbor on the west side. She mentioned that her questions regarding privacy fencing were answered. She mentioned that she would like the fence to be brick. She commented that she is concerned regarding the noise of the project and parking. She stated she is happy the project will not contain apartments.

Ms. Oliver clarified that the fencing will be a masonry design and not brick. The building will contain brick.

Ms. Chandler asked if the transformer will create noise as it is near her house.

Commissioner Player stated electricity doesn't make much noise.

Chair Adams closed the public hearing.

Commissioner Squire stated the code does require access between properties. She would like to ensure pedestrian access between neighboring properties.

Chair Adams asked if they can require future access from other properties once they develop.

Ms. Jastremsky recommended that if they want cross-access that they require it tonight. She mentioned that they can require cross access easements to be recorded now so access can be provided in the future.

Commissioner Hawker explained why he felt it was problematic to require cross access between properties.

Ms. Jastremsky commented that the code requires this.

Chair Adams invited the applicant to speak.

Mr. Parcell stated that the rear property line of the dive shop contains a large cinder block wall that blocks access. He indicated another location where cross access could work in the future.

Commissioner Squire expressed her concerns regarding cross access for pedestrians accessing the buildings on the east side of the property.

Chair Adams commented that they are really talking about connecting the west and east sides of the development with a pedestrian route. He suggested a solution similar to what the Draper Peaks project implemented.

The Planning Commission continued their discussion with the applicant and appeared to agree that the project provided adequate pedestrian access.

Mr. Parcell address the comment brought up during the public comment regarding noise. He indicated that the rear buildings will be faced internally and all vehicles will park inside the development. This will minimize impacts to adjacent neighbors.

**Motion: Commissioner Squire motioned to approve the site plan as requested by Drew Parcell, representing Parcell Construction for Draper Cove Site Plan, Application SPR-64-2019, based on the findings and subject to the conditions listed in the staff report dated August 13, 2019 and as modified by the findings and conditions below:**

- Incorporating recommendations 1 and 3 of the Historic Preservation Committee as stated.
- Incorporating the recommendations 2 of the Historic Preservation Committee by requiring no fence on the rear of the property to ensure pedestrian accessibility on the north side of the site plan to the adjacent commercial property.

**Second:** Commissioner Fowler seconded the motion.

**Vote:** A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners, Gundersen, Player, Hawker, Squire and Fowler voted “Aye”.

#### **8. Public Hearing Wollam Construction Office Site Plan Request**

On the request of Matt Wollam, representing Wollam Construction, for a site plan on 1.23 acres located at 12764 South Pony Express Road, application number SPR-616-2019. Staff contact is Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us), 801-576-6328.

Ms. Jastremsky reviewed the site plan request. She mentioned that the property currently has a home and a conditional use permit was approved in 2014 for outdoor storage and construction sales and service. The applicant would like to remove the home and outdoor storage to place the administrative office on the property. The property is located on Pony Express Road and south of 12650 South. The property is designated Community Commercial in the land use map and zoned Regional Commercial. Parking will be provided on the north and west sides of the building. They do comply with parking standards. The rear portion of the building will contain indoor storage. The front will contain three stories. In total, 66 parking spaces are required and the applicant is proposing 67 spaces. The landscaping is in compliance with percentage requirements. They are proposing 22% landscaping and 20% is

the minimum required. They are requesting a deviation from the 10-foot landscaping requirement along the rear and side property lines to be reduced to five feet. They would like larger drive aisles within the site due to the large trucks that access the property. The second deviation is to install three tree diamonds as opposed to a landscape island separating parking within the rear of the property. She mentioned that the conditions of approval are listed in the staff report for the deviations.

She overviewed the elevations of the building. The building will contain a height of 41 feet. A small portion will go up to 48 feet to accommodate a screen wall. The code allows a height of 45 feet but there is an exception for mechanical equipment and screening. They are requesting a deviation to the requirement that rooflines with greater than 50 feet must have a variation in the parapet. The zoning code allows for architectural deviations with compliance with three of ten criteria in the code. They do meet three of these criteria. The project complies with landscaping materials and primary exterior building materials. She then overviewed photos of the site.

Chair Adams invited the applicant to speak.

Matt Wallom, Wallom Construction commented that they have been in business since 1986 and are a second-generation family company. They purchased the property in 2012 for storage. Now storage has been moved to Salt Lake. They are excited about the move to Draper. He mentioned that a lot of their fleet vehicles are larger trucks. They plan to occupy the first and second floors and lease out the third floor.

Commissioner Player indicated that he understands why they are requesting the deviation for the parking lot as larger trucks require more turning radius.

Chair Adams opened the public hearing. No one spoke. He then closed the public hearing.

**Motion:** **Commissioner Hawker motioned to approve the deviation to perimeter landscaping as requested by Matt Wollam, representing Wollam Construction for Wollam Construction Office Site Plan, Application SPR-616-2019, based on the findings and subject to the conditions listed in the staff report, dated August 8, 2019.**

**Second:** **Commissioner Gundersen seconded the motion.**

**Vote:** **A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners, Gundersen, Player, Hawker, Squire and Fowler voted “Aye”.**

**Motion:** **Commissioner Player motioned to approve the deviation to parking lot landscaping allowing tree diamonds as requested by Matt Wollam, representing Wollam Construction for Wollam Construction Office Site Plan, Application SPR-616-**

**2019, based on the findings and subject to the conditions listed in the staff report, dated August 8, 2019.**

**Second: Commissioner Fowler seconded the motion.**

**Vote: A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners, Gundersen, Player, Hawker, Squire and Fowler voted “Aye”.**

**Motion: Commissioner Hawker motioned to approve the deviation to the length of the uninterrupted roofline as requested by Matt Wollam, representing Wollam Construction for Wollam Construction Office Site Plan, Application SPR-616-2019, based on the findings and subject to the conditions listed in the staff report, dated August 8, 2019.**

**Second: Commissioner Squire seconded the motion.**

**Vote: A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners, Gundersen, Player, Hawker, Squire and Fowler voted “Aye”.**

**Motion: Commissioner Fowler motioned to approve the site plan as requested by Matt Wollam, representing Wollam Construction for Wollam Construction Office Site Plan, Application SPR-616-2019, based on the findings and subject to the conditions listed in the staff report, dated August 8, 2019.**

**Second: Commissioner Gundersen seconded the motion.**

**Vote: A roll call was taken with Commissioners voting unanimously in favor of the motion. Item passed with a 5 to 0 vote. Commissioners, Gundersen, Player, Hawker, Squire and Fowler voted “Aye”.**

Ms. Jastremsky asked if the Planning Commission would like to review information regarding Soccer City.

Chair Adams confirmed they would.

Ms. Jastremsky presented the site plan and mentioned that they do not have an answer concerning the time line yet. She then overviewed the approved parking lot plan. This will add 38 additional stalls. Landscaping is being removed to accommodate a 45-degree parking lot. Their approval is one year from October 31 of last year. The building permit and land disturbance permit have not been pulled yet.

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Brien Maxfield, City Engineer commented that it takes about five days for staff to review their information. However, they have not come in yet. Their site plan will expire if they do not take appropriate action.

Ms. Jastremsky commented that a six-month extension would have to come through the Planning Commission.

Commissioner Player noted issues with the present parking lot and ADA access.

Ms. Jastremsky noted that the code enforcement officer is monitoring the property.

**9. Adjournment**

The meeting was adjourned.