

Approved 4/23/2020

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, April 2, 2020 IN 1020 E PIONEER RD. DRAPER, UTAH 84020.

PRESENT: Chairperson Andrew Adams, Vice Chairperson Craig Hawker, Planning Commissioners Traci Gundersen, John Van Hoff, Kent Player Alternate Commissioners DeLaina Tonks, Gary Ogden, and Lisa Fowler

ABSENT: Commissioner Mary Squire

STAFF PRESENT: Mike Barker, Christina Oliver, Jennifer Jastremsky, Spencer DuSchane, Amie Salazar, Russ Fox, Jake Sorensen, Steve Pulley, Maryann Pickering, Travis Van Ekelburg, Pete Kane, and Brien Maxfield

ALSO PRESENT: Roll on File

Business Meeting:

Chair Andrew Adams called the meeting to order 6:30PM.

Mr. Adams introduced the zoom meeting rules.

Motion: Commissioner DeLaina Tonks made a motion to accept all the zoom meeting rules.

Second: Commissioner Traci Gundersen

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted "Aye" and no commissioner voted, "No".

The meeting rules passed unanimously.

1. Action Item: Approve Planning Commission Meeting Minutes for February 13, 2020 (Administrative Action)

Motion: Commissioner John Van Hoff moved to approve the February 13, 2020 meeting minutes.

Second: Commissioner Kent Player

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted "Aye" and no commissioner voted, "No"

The motion passed unanimously.

2. Action Item: Approve Planning Commission Meeting Minutes for February 27, 2020 (Administrative Action)

Motion: Commissioner DeLaina Tonks made a motion to approve the February 27, 2020 meeting minutes.

Second: Commissioner John Van Hoff

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

3. Public Hearing: Seidel Residence Plat Amendment (Administrative Action)

A request by Stephen & Diana Seidel for approval of a Plat Amendment in the RA2 (Residential Agricultural, 20,000 square foot lot minimum) Zone to vacate a portion of an access easement to allow for a new home construction. The property is located at 1888 E 12200 S. Application SUBD-890-2020. Staff contact, Pete Kane, 801-576-6335, pete.kane@draper.ut.us.

Pete Kane gave a brief description of the amendment. There were 11 lots, most of which had already been built on. The property was zoned RA2 which meant it had a 20,000 square foot lot minimum. Lots 10 and 11 had shared access and were flag locked. There were hammerhead turnarounds on both properties. The one change was taking out the hammerhead turnaround on lot 11, because the sprinkler system would not require this. He showed staff pictures of the property.

Commissioner Van Hoff asked what the purpose of the hammerhead turnaround.

Chairman Adams replied it was for fire safety to allow for the fire truck to back up.

Don Buckley, Draper City Fire Marshal explained the house was already built, and so it was hard to add the hammerhead now. The driveway would be strengthened and widened to allow for a fire truck to back up. The owner was also adding sprinklers to the house.

The applicant, Stephen Seidel, stated staff did a good job at explaining the agenda item.

Chairman Adams opened the floor for public comment. There was no one who wished to speak, so he closed the public comment.

Motion: Commissioner Traci Gundersen made a motion to approve the application with the stipulations.

Second: Commissioner Kent Player

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

4. Public Hearing: EPG Pony Express Development Agreement, Land Use Map Amendment, & Zoning Map Amendment (Legislative Action)

A request by C. Ryan Dickson, representing Exeter Draper PSA, LLC, for approval of a Development Agreement, Land Use Map Amendment from Residential Low/Medium Density and Community Commercial to Business/Light Manufacturing, and a Zoning Map Amendment from the RA1 (Residential Agricultural, 40,000 square foot minimum lot) Zone to M1 (Light Manufacturing) for the redevelopment of the Greenfield Farms Subdivision into a warehouse distribution development. The project is located on multiple properties - the Greenfield Farms Subdivision (all of Wheatfield Circle; all of Wheatfield Way; 79, 101, & 123 W Golden Harvest Road). Applications DA-955-2020, TEXTMAP948-2020, & TEXTMAP-949-2020. Staff contact: Pete Kane, 801-576-6335, pete.kane@draper.ut.us.

Mr. Kane explained the request. He showed pictures of the site. The request did not include the land between Lone Peak and the plot. The neighborhood was zoned RA1, residential agriculture, and the request was to change it to M1, lightening manufacturing. The next request was to modify the allowed uses for the M1 zone for their property. Most of these modifications were restricting them further. The last request was to amend the land use map to make all 22 properties business and lightening manufacturing.

The applicant, Ryan Dickson, commented they were trying to meet the demands of Draper City. He was open to any questions.

Commissioner Van Hoff asked the size of the docking trucks. He was concerned about running big trucks over a residential street.

Mr. Dickson replied they would-be full-size semi-trucks. He felt they could address the road concerns.

Chairman Adams opened the public comment.

Colleen Hawker at 123 Golden Harvest Grove commented this issue had been going on for over one year. Everyone was ready to move on and felt the plan worked.

Chairman Adams closed the public comment.

Commissioner Hawker believed they needed to have the engineer address concerns about the road holding semi-trucks.

Brien Maxfield, an engineer, stated they would have to change the road to allow for holding semi-trucks.

Commissioner Van Hoff asked how they could incorporate the road needing to be reengineered.

Mr. Maxfield replied the applicant would have to address the issue throughout the approval process.

Motion: Commissioner Craig Hawker made a motion to make a positive recommendation to the City Council about the land development agreement.

Second: Commissioner Traci Gundersen

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

Motion: Commissioner John Van Hoff made a motion to make a positive recommendation to the City Council the land use amendment.

Second: Commissioner DeLaina Tonks

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

Motion: Commissioner John Van Hoff made a motion to make a positive recommendation to City Council to change zoning to become an M1 zone.

Second: Commissioner Kent Player

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

5. Public Hearing: Restaurant Sign Text Amendment Request (Legislative Action)

On the request of Justin Grubb with YESCO LLC to amend Chapter 9-26-070(7)(e) of the Draper City Municipal Code to accommodate electronic message menu boards for restaurant drive-throughs. Staff Contact is Travis Van Ekelenburg, 801-576-6522 or travis.vanekelenburg@draper.ut.us. Application number: TEXTMAP-952-2020
Travis Van Ekelenberg stated this text amendment would allow a drive thru to change their signs to be electronic and would allow menu changes to happen with more ease.

The applicant, Justin Grubb, commented they were trying to help local businesses. He thought there were only positives to this change.

Commissioner Tonks asked how many businesses had requested this.

Mr. Grubb replied it started with a couple of businesses, but now all of them wanted this change.

Chairman Adams opened the public comment. There were no comments, so he closed the public comment.

Commissioner Player thought having more flexibility and visibility for the menus could really help these businesses.

Motion: Commissioner Traci Gundersen made a motion to forward a positive recommendation for the text amendment.

Second: Commissioner John Van Hoff

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

6. Public Hearing: Highline Signage Text Amendment Request (Legislative Action)

On the request of Justin Grubb with YESCO LLC to amend Draper City Municipal Code (DCMC) Section 9-18K-070 Signage. The applicant is requesting that a Text Amendment be approved to increase the allowed sign area in the CSD Highline Zone. Staff Contact is Travis Van Ekelenburg, 801-576-6522 or travis.vanekelenburg@draper.ut.us. Application number: TEXTMAP-952-2020

Mr. Van Ekelenburg stated the applicant was requesting an increase in sign area allowed for businesses. The office buildings would now be allowed to have 600 square feet rather than the previous allotted 200 square feet. Residential signs would now be allowed 200 square feet rather than the previous allotted 100 square feet. Current signage was too small to help these businesses. It would only affect Highline CFD.

Commissioner Van Hoff thought that was a significant increase in signage.

The applicant, Justin Grubb, clarified the 600-foot signs would be the maximum. This was talking about buildings that were very large. A 200 square foot sign was tiny on a 1200-foot building.

Chairman Adams opened up the public comment. There were no comments made and he closed the public comment.

Motion: Commissioner Craig Hawker motioned they forward a positive recommendation for the Highline Sign Text Amendment to the City Council.

Second: Commissioner Kent Player

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

7. Public Hearing: Draper Plaza Plat Amendment (Administrative Item)

A request by David Hamilton, representing Mountain High Real Estate Advisors, for a plat amendment of the Draper Plaza Subdivision. The applicant is proposing to internally reconfigure the existing four lots into six new lots. The exterior boundary of the subdivision will not be affected. The property is located at approximately 11479 S. State Street in the CR (Regional Commercial) zoning district. Staff contact: Maryann Pickering at (801) 576- 6391 or maryann.pickering@draper.ut.us.

Maryann Pickering summarized the plat amendment. They wanted to reconfigure the 4 lots into 6 lots. All lots met the standards for municipal code.

The applicant, David Hamilton, thought Ms. Pickering did a good job summarizing the plat amendment. There was nothing proposed to be built on the lot.

Chairman Adams opened the public comment. There were no comments made and he closed the public comment.

Motion: Commissioner DeLaina Tonks made a motion to approve the Draper Plat Amendment request.

Second: Commissioner Traci Gundersen

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

8. Public Hearing: Burt Brothers Tire Remodel Plat Amendment & Site Plan Review (Administrative Action)

A request by Sam Gowans, representing Legendary Construction, for the approval of a Site Plan and Plat Amendment in the CR (Regional Commercial) Zone for the remodel and addition of a previous automotive service center and construction of an additional parking lot. The property is located at 263 E & 267 E 12300 S. Applications SPR-898- 2019 & SUBD-899-2019. Staff contact, Pete Kane, 801-576-6335, pete.kane@draper.ut.us.

Mr. Kane stated there were two requests. The main parcel at the front was developed and the other part of the parcel was undeveloped. The property was in the CR zone. There was to be an expansion of the parking lot to have a total of 49 spaces, restriping for pedestrian access, redevelopment of the main entrance which would add an additional 300 square feet and replacing some of the landscaping. He showed some site photos.

Sam Gowans, representing Legendary Construction, thanked Mr. Kane for the thorough presentation.

Chairman Adams opened the public comment. There were no comments, so he closed the public comment.

Motion: Commissioner John Hoff made a motion to approve the plat amendment.

Second: Commissioner Kent Player

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, Player, and Tonks voted “Aye” and no commissioner voted, “No”.

The motion passed unanimously.

9. Public Hearing: Big Willow Creek 2nd Amendment Development Agreement Request (Legislative Action)

On the request of Bryon Prince, representing Ivory Development, LLC, for a development agreement on 20.9 acres of property located approximately at 491 West 11400 South. The agreement will authorize various deviations to the Draper City Municipal Code Title 9 Land Use and Development standards in regard to density allocation and minimum lot size. Application number DA-931-2019. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draper.ut.us.

Senior Planner Jennifer Jastremsky gave a presentation. The property is 20.9 acres and it is in two different zones. The development agreement would incorporate the new units in Big Willow Creek and requested the density to be spread across the property rather than having densities placed based on the zoning district boundaries. The development agreement would allow the applicant to build infrastructure improvements in Phase 2 before approval and before the completion of a secondary access, at their own economic risk.

Mr. Maxfield, staff engineer, stated that engineering is opposed to the language as it is currently written forwarding phase 2 to construction without having a secondary access component within phase 2 or a secondary access built to public standards. .

The applicant, Bryon Prince, commented he would be happy to answer any questions. They were trying to create a cohesive subdivision. Spreading the density would allow for more family homes and less town homes.

Commissioner Player thought it was a good idea to mix family homes and town homes in the subdivision.

Commissioner Van Hoff was concerned about the flexibility the developer would have with building the units.

Mr. Prince replied the Commission would get to approve the plans for the units and where they were to be located. They were willing to address the language concerns the engineering department had.

Commissioner Player stated he was concerned about the additional houses and traffic the street would receive.

Chairman Adams opened the public comment. There were no comments and so he closed the public comment.

Commissioner Van Hoff was concerned about the secondary access and the flexibility the developer had.

Ms. Jastremsky stated the flexibility allowed for different types of housing in the subdivision. She showed possible motion language.

Motion: Commissioner Craig Hawker made a motion to give a positive recommendation with City Council with the amended language that approval subject to the City Council amending the language to its satisfaction regarding the limiting of the secondary access

with the approval and record action of the plat and the issuance of building permits for the Big Willow Creek development agreement.

Second: Commissioner John Van Hoff

Vote: A roll call was taken with the Commissioners voting in favor of the motion. This item passed with a vote of 5 to 0. Commissioners Hawker, Gundersen, Hoff, and Tonks voted “Aye” and Commissioner Player voted, “No”.

The motion passed unanimously.

10. Adjournment

Chairman Adams moved to adjourn the meeting.

The meeting adjourned at 8:38p.m.