

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 13, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Vice Chairman Craig Hawker, Commissioners Gary Ogden, DeLaina Tonks, Lisa Fowler, Tab Bingham and Susan Nixon

ABSENT: Chairman Andrew Adams, Commissioners Mary Squire and Kendra Shirey

STAFF PRESENT: Fred Aegerter, Jennifer Jastremsky, Todd Draper, Brien Maxfield, Maryann Pickering, Spencer DuShane, and Amie Salazar.

6:30 PM Business Meeting

Vice Chairman Craig Hawker welcomed everyone to the meeting, he began the meeting at 6:30pm

1. Public Hearing: Corner Canyon Quilting, LLC Home Occupation Conditional Use Permit (Administrative Action)

On the request of Jessica Clayton, representing Corner Canyon Quilting, LLC, for a Home Occupation Conditional Use Permit for a cottage business, Located at 12657 S Bridgewood Ln. The property is 0.33 acres in size and located in the R3 zone. Application USE-171-2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutahgov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky, Planning Manager and Zoning Administrator, presented the project. The applicant Jessica Clayton was requesting a cottage business permit in her home. The hours of operation are 8:00 a.m.-6:00 p.m., where clients can bring quilts to her home, and Ms. Jessica Clayton uses a quilting machine to sew all the layers together.

Ms. Jessica Clayton was present and addressed the Commissioners. A question was asked by Vice Chairman Craig Hawker if Ms. Jessica Clayton would have seminars about quilting. Ms. Jessica Clayton stated she may eventually teach some classes. Ms. Jessica Clayton's business serves people online, friends, family, and anyone else.

Vice Chairman Hawker opened the public hearing.

No public comments were made.

Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Lisa Fowler motioned to approve the Home Occupation Conditional Use Permit for Corner Canyon Quilting LLC. Application USE-171-2022. Based on the findings and subject to the conditions listed in the staff report September 23, 2022.

Second: Commissioner DeLaina Tonks

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Tonks, Bingham, Nixon and Ogden voted, "Aye".

2. Public Hearing: Beacon Crest Cottages Landscape Deviation (Administrative Action)

On the request of David Meredith, representing Beacon Crest of Draper, LLC and Beacon Crest Heritage, LLC a request for approval of a Landscape Deviation from the requirement to provide a minimum of 10 feet (10') of landscaping around the property perimeter, related to potential future expansion of the Beacon Crest Assisted Living Facility onto an adjacent property. The combined properties are located at 12374, 12382, & 12392 S. 600 E. Known as application VAR-185-2022, Staff contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov.

Mr. Todd Draper, Planner III presented the project. This is a request for landscape deviation. Three individual properties make up the site. The discussion opened and the question of clarification was asked by Vice Chairman Hawker if there would be other potential deviations that would come once the site plan is drawn up and submitted. Mr. Todd Draper informed the Commissioners there could potentially be more deviations that come up when the site plan is submitted. The applicant thought it best to request this deviation first. Mr. Todd Draper noted this request was for the applicant to change the ten-foot landscaping around the property and do less. The request included the provision of 21.7% overall landscaping.

A question was asked if the existing site was in compliance with the parking rules of the city. Ms. Jennifer Jastremsky stated the site was in compliance with parking. Mr. Todd Draper shared in other similar projects the site plan will exceed parking to take into consideration, of employees, and patrons visiting.

Mr. David Meredith managing partner of Beacon Crest, purchased property to the north to build a bigger area for senior living and a place where the senior community can be there and utilize the entities but not necessarily need to have nurses visiting. The water table is too high, in that spot and the worry was flooding in basements. They decided to raise the building and parking up to have more safety. Deviation is more for safety. Between properties there would be slight incline.

Vice Chairman Hawker asked if there would be any seniors at any time walking over to Beacon Crest, and if so, would there be a ramp. Mr. David Meredith stated in the final plan he plans to have a ramp between the properties rather than stairs. Ramps are safer for seniors, than stairs.

Vice Chairman Hawker opened the public hearing.

No public comments were made.

Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Susan Nixon made a motion to approve the landscape deviation as requested by David Meredith, representing Beacon Crest of Draper, LLC and Beacon Crest Heritage, LLC. Application VAR-185-2022. Based on the findings and subject to the conditions listed in the staff report dated October 3, 2022.

Second: Commissioner Tab Bingham

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Fowler, Tonks, Bingham, Nixon and Ogden voted, "Aye".

3. Public Hearing: Dean Fence Conditional Use Permit (Administrative Action)

On the request of Barton Dean, for a Conditional Use Permit for an eight-foot fence, located at 12564 S. Bear Park Pl. The property is 0.41 acres in size and located in the RA2 Zone. Application: USE-163-2022. Staff Contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky presented the project. The request was to have an eight-foot fence to keep deer out of the back yard. The type of material used for the fence would be aluminum. Vice Chairman Hawker noted a public comment was made prior to the meeting.

Applicant Mr. Barton Dean, has a problem with deer coming into his yard and damaging the vegetation he has tried to plant. The deer are also causing some sloughing damage on the property. Mr. Barton Dean requested an eight-foot fence in two locations to deter the deer from coming in and damaging his and neighboring yards. Mr. Barton Dean stated the fence type will be aluminum fencing allowing the natural plants to grow through them.

Vice Chairman Hawker opened the public hearing.
No public comment was made.
Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Gary Ogden motioned that we approve the Dean fencing conditional use permit as requested by Barton Dean. Application USE-163-2022. Based on the findings and subject to the conditions listed in the staff report dated September 16, 2022.

Second: Commissioner Lisa Fowler

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Bingham, Tonks, Nixon and Fowler voted, “Aye”.

4. Public Hearing: Angela’s Finest Caramels Home Occupation Conditional Use Permit (Administrative Action)

On the request of Dan Bruns, representing Angela’s Finest Caramels, for a Home Occupation Conditional Use Permit for a candy making business in an accessory structure. The property is located at 1328 E. Hana Court in the RA2 zoning district and is approximately .44 acres in size. Application: USE-173-2022. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.

Maryann Pickering, Planner III, presented the project. Mr. Dan Bruns, the applicant, has requested a conditional use permit for an at home candy business. The applicant Mr. Dan Bruns has looked at the options and decided the best option would be to put the business in an accessory dwelling in the backyard. Allowing them to build a commercial kitchen which is required by the Department of Agriculture.

Commissioner Lisa Fowler asked if any other home occupations are in accessory structures. Ms. Jennifer Jastremsky stated there are several in the city that are in accessory structures.

A question was asked if there would be parking issues. Ms. Maryann Pickering noted this business is a wholesale business, there will be no customers. The applicant will make the deliveries to stores or shipping places.

Applicant, Dan Bruns, bought the business from a lady named Angela, she lives in West Jordan. Mr. Dan Bruns has teenagers and thought it would be something good to do as a family. In the requirements for the business the rules said the kitchen cannot be near bedrooms. This made their decision to build an accessory structure for this.

Vice Chairman Hawker opened the public hearing.

No comments were made.

Vice Chairman Hawker closed the public hearing.

Motion: Commissioner DeLaina Tonks made a motion to approve the home occupation conditional use permit as requested by Dan Bruns representing Angela's finest caramels. Application USE-173-2022. Based on the findings and subject to conditions listed in the staff report dated October 4, 2022.

Second: Commissioner Gary Ogden

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Fowler, Tonks and Ogden voted, "Aye".

5. Public Hearing: Elizabeth Jones Home Occupation Conditional Use Permit (Administrative Action)

On the request of Elizabeth Jones, for a Home Occupation Conditional Use Permit for a home salon, located at 13242 S. Lone Rock Dr. The property is 0.23 acres in size and located in the RSD-5-Bellvue zone. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutahgov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky reported on the project. Ms. Elizabeth Jones, the applicant, would like to have a salon in her basement. There is an exterior staircase that will provide access for salon visitors. There will be about five to six clients per day and parking in the current driveway will only have one client at a time.

Applicant, Ms. Elizabeth Jones owned and operated a salon in Murray for twenty-three years, she closed it in May and would like to open the salon in her home.

Vice Chairman Hawker opened the public hearing.

No comments were made.

Vice Chairman Hawker closed the public hearing.

Motion: Commissioner Lisa Fowler made a motion to approve the Elizabeth Jones Home Occupation Conditional use permit as requested by Elizabeth Jones. Application USE-173-2022. Based on the findings and subject to conditions listed in the staff report dated September 23, 2022.

Second: Commissioner Susan Nixon

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Bingham, Tonks and Ogden voted, “Aye”.

6. Public Hearing: First Steps Foot Zone Home Occupation Conditional Use Permit (Administrative Action)

On the request of Sara Derrick, representing First Steps Foot Zone, for a Home Occupation Conditional Use Permit for a personal care business located at 12646 S. 600 E. The property is 0.34 acres in size and located in the R3 zone. Application: USE-167-2022. Staff contact is Jonathan Concidine, 801-576-6522, j.concidine@draperutah.gov. Staff report by Jennifer Jastremsky.

Ms. Jennifer Jastremsky presented the project. The applicant is requesting personal care service. Operating Tuesdays to Thursdays 8:00 a.m.-10:00 p.m. Driveway would be available for patrons to park on.

Applicant, Sara Derrick stated First Step Foot Zone is a way to balance the body and bring it back to homeostasis. The business uses acupressure points and addresses all different systems in the body.

Vice Chairman Hawker opened the public hearing.

No comments were made.

Vice Chairman Hawker closed the public hearing.

Motion: Commissioner DeLaina Tonks made a motion to approve First Steps Foot Zone Home Occupation Conditional use permit as requested by Sara Derrick representing First Steps Foot Zone. Application USE-173-2022. Based on the findings and subject to conditions listed in the staff report dated September 15, 2022.

Second: Commissioner Tab Bingham

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Fowler, Nixon, Bingham, Tonks and Ogden voted, “Aye”.

7. Training: Origins of American City Planning Part 2

Fred Aegerter, Community Development Director, provided the training for this meeting.

Civic improvement and planning became important during the progressive era. Civic Leagues were found in 1894. The leagues promoted professional management of local government. They wanted to have a hands-on mayor and nonpartisan elections, looking to get away from politics. Some examples of Civic improvements league results include the 1914 Salt Lake City Civic Arts and Planning Commission establishment.

The next few things we see happening in planning are grand plans and standard enabling acts. The Burnham's plan for Chicago 1909 advocated for a different type of lake front, where there are parks to draw people to visits rather than railways

In 1928 there was the Standard City Planning Enabling Act, which allowed cities to establish zoning laws.

The New York City Zoning ordinance was adopted in 1916 and created height and setback standards for buildings allowing them to have a pyramid roofing and floor system to providing the sunlight to come down in the cities.

Village of Euclid v. Ambler Realty in 1926 established that zoning did not infringe on rights. The last part is the planning process looks at topical, geographic and implementation lists. It involves creating master development plans that are more specific. The implementation of planning had much to do with the annual budget, and from there would turn the words into actions of what each city could do depending on budgets. Which is very much like today.

- 8. Commissioner Lisa Fowler made a motion to adjourn. The meeting was adjourned at 7:36 p.m.**