

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD THURSDAY, JULY 25, 2019 IN THE DRAPER CITY COUNCIL CHAMBERS

PRESENT: Chairperson Andrew Adams, Traci Gunderson, Craig Hawker, Kent Player, John Van Hoff, Mary Squire, Gary Ogden, Lisa Fowler

ABSENT:

STAFF PRESENT: Jennifer Jastremsky, Christina Oliver, Brien Maxfield, Dennis Workman, Maryann Pickering, Spencer Dushane

ALSO PRESENT: Roll on File

Business Meeting: (Meeting does not begin until 1:02:57)

Chairperson Adams welcomed everyone in attendance and thanked Staff and volunteers for their preparation for the meeting.

- 1. Action Item: Planning Commission Meeting Minutes for June 27, 2019**
Minutes of the Draper City Planning Commission meeting held on Thursday June 27, 2019 in the Draper City Council Chambers.

Motion: Commissioner Squire motioned to approve the June 27, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Player

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Gunderson, Player, Hawker, Squire, and Van Hoff voted, "Aye".

- 2. Public Hearing: Kessler Lot Plat Amendment**
A request by Lane Myers Construction for a plat amendment in the RA1 (Residential Agricultural, 40,000 square foot lot minimum) zoning district to create one lot from two existing lots. The property is located at approximately 13462 South 1400 East. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draper.ut.us.

Maryann Pickering introduced the item and explained the- plat amendment.

Lane Myer shared the plans are to plant some trees and make the area like a park.

Chairperson Adams opened the meeting up for public comments. No comments were offered, and the public hearing was closed.

Commissioner Squire asked about access from the lot to the cul-de-sac. It was indicated that there is access to the cul-de-sac and no requirement for the access to be closed.

Motion: Commissioner Player motioned to approve the plat amendment as requested by Lane Myer Construction, application SUBD-503-2019 based on the findings and subject to the conditions listed in the Staff Report dated July 16, 2019.

Second: Commissioner Squire

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Gunderson, Player, Hawker, Squire, and Van Hoff voted, “Aye”.

3. Public Hearing: Windsor Mill Townhomes Preliminary Plat

A request by Jim Poloncic, representing Think Architecture, to subdivide 4.79 acres into 30 townhome lots and an office parcel. The property is located at approximately 11450 South 820 West in the RM1 and CN zoning districts. Staff Contact: Dennis Workman, dennis.workman@draper.ut.us, Application SUBD-658-2019.

Dennis Workman shared background information on the project and reviewed the Preliminary Plat.

Commissioner Player asked about the sewer right-of-way going through the development site. Mr. Maxfield stated they worked with South Valley Sewer which approved the location of the line.

Commissioner Player asked how many overflow parking spots they have. Jennifer Jastremsky explained each unit has a two-car garage and a 20-foot-wide driveway. She clarified that the site complies with the guest parking standard. Commissioner Player asked about amount of parking at the office building and if those spots could be use as overflow parking for Sport City.

Chairperson Adams opened the meeting up for public comments. No comments were offered, and the public hearing was closed.

Discussion was made about using office building parking for overflow parking space. Commissioner Player indicated they had talked about it with the applicant before but did not see it written out, which he felt was important. Ms. Jastremsky stated each private property meets code individually, but they can come up with an agreement on their own if they would like to use another private property as overflow.

Commissioner Player pointed out there are problems with parking along the street when big events are held at Sport City. Commissioner Van Hoff asked if there are restrictions on what events Sport City can hold based on their parking. Ms. Jastremsky indicated she would have to look into it.

Chairperson Adams asked what would have to be done in order to only allow on-street parking on one side of the street. Mr. Maxfield stated it would need to be reviewed by a traffic committee. He noted that there is also enforcement that can be contacted if someone comes across a problem such as the driveway being blocked.

Ms. Jastremsky stated that the City is aware that there are parking issues with Sport City, but they cannot require another property to solve that problem.

Motion: Commissioner Squire motioned to approve the Windsor Mill Townhomes preliminary subdivision as requested by Jim Poloncic representing Think Architecture, application SUBD-658-2019, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2019.

Second: Commissioner Gundersen

Vote: A roll call was taken with the Commissioners voting 4-1 in favor of the motion. Commissioners Gunderson, Hawker, Squire, and Van Hoff voted, “Aye”. Commissioner Player voted, “Nay”.

4. Public Hearing: Draper Towns Conditional Use Permit, Site Plan & Preliminary Plat

A request by Natalie Nichols, representing AWA Engineering, for approval of a conditional use permit, site plan, and preliminary plat for a 25-unit townhome project. The property is located at 11622 South Nate Lane in the CSD-11400-LPP zoning district. Staff contact Dennis Workman, dennis.workman@draper.ut.us, Application USE-666-2019, SPR-643-2019, and SUBD-654-2019.

Mr. Workman introduced the item and reviewed the zoning map, preliminary plat, landscape plan, and architectural Renderings among other things.

Commissioner Player asked if there was an exit along Nate Lane. Ms. Jastremsky explained that the project exits onto Nate Lane and River Chapel Road.

Commissioner Squire asked if the visitor parking had to be marked as such so it does not become overflow resident parking. Ms. Jastremsky remarked they are not required to mark visitor parking spaces.

Natalie Nichols, Applicant, indicated that the sidewalk on the southern portion of the property has been removed. She also noted the playground has been reconfigured. Ms. Jastremsky pointed out the criteria within the CSD zone does not allow for walk ways in the 20-foot landscaping buffer, but they have discussed a gravel pathway in the landscaping area to meet the CSD and still provide pedestrian access. Further discussion was made on if they should and could require more sidewalk on the property.

Chairperson Adams opened the meeting up for public comments. No comments were offered, and the public hearing was closed.

Motion: Commissioner Squire motioned to approve the Conditional Use Permit for Draper Towns as requested by Natalie Nichols representing AWA Engineering, application USE-

666-2019, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2019.

Second: Commissioner Gundersen

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Gundersen, Player, Hawker, Squire, and Van Hoff voted, “Aye”.

Motion: Commissioner Player motioned to approve the Site Plan for Draper Towns as requested by Natalie Nichols representing AWA Engineering, application SPR-643-2019, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2019.

Second: Commissioner Gundersen

Vote: A roll call was taken with the Commissioners voting 4-1 in favor of the motion. Commissioners Gundersen, Hawker, Squire, and Player voted, “Aye”. Commissioner Van Hoff voted, “Nay”.

Motion: Commissioner Gundersen motioned to approve the Preliminary Plat for Draper Towns as requested by Natalie Nichols representing AWA Engineering, application SEBD-654-2019, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2019.

Second: Commissioner Squire

Vote: A roll call was taken with the Commissioners voting 4-1 in favor of the motion. Commissioners Gundersen, Hawker, Squire, and Player voted, “Aye”. Commissioner Van Hoff voted, “Nay”.

5. Public Hearing: Marion Vista – Zoning Map and Text Amendment Requests

This application is a request for approval of a text amendment and zoning map amendment for approximately 6.5 acres located at approximately 14875 South Minuteman Drive. The property is currently zoned A5 (Agricultural, 5 acre lot minimum). The applicant is requesting to rezone the property to a newly created mixed use zoning district called Major Freeway Arterial Frontage Road (MARF). The proposed MARF zoning district will be located in Chapter 9-11 (Commercial Uses) in the Draper City Municipal Code (DCMC). Staff contact is Maryann Pickering at 801-576-6391 or maryann.pickering@draper.ut.us. Application TEXTMAP-670-2019 and TEXTMAP-671-2019.

Ms. Pickering reviewed the proposed Text Amendment. She then explained some of the concept plans provided by the applicant. Examples were shared of buildings in the City and their heights to give perspective of what allowing 100-foot building would be like.

Commissioner Van Hoff asked what the benefit of the new zone is in comparison to the CSD. Ms. Pickering explained it is not a CSD because of the size. Chairperson Adams asked if there are any other sites that could adopt this. Ms. Pickering indicated anyone could request a rezone, but it would require a text amendment.

Commissioner Squire asked about future plans to make Minuteman Drive being turned into a four-lane freeway. Brien Maxfield indicated the frontage road is owned by UDOT and so the City does not control it. He further explained that developers still have to meet frontage requirements on State roads.

Bruce Baird, Applicant's representative, explained why they are requesting a new zone that allows for multiple uses. He noted that it is a unique site in location and topography and that allowing for different uses will help them get the property developed.

Christina Oliver clarified property lines and the right-of-way ownership.

The Applicants Traffic Analyst Josh described some improvement plans to help with traffic including dual left turns as well as an east bound right turn signal to get on the frontage way among other things. He noted that the signal does not vary throughout the day, which they are hoping will change soon. Mr. Baird explained they will work with UDOT on these traffic concerns.

Commissioner Hawker indicated he did not feel the location was good for residential. Mr. Baird responded that they would consider office buildings first and explained why he felt the area could be a good location for residential as well.

Commissioner Squire asked if the applicant owned the property. Mr. Baird indicated they were a perspective owner.

Chairperson Adams opened the meeting up for public comment. No comments were offered, and the public hearing was closed.

Chairperson Adams expressed he liked the MARF zone and seems like a great solution. Commissioner Squire stated she feels they need a zone change but she does not feel the area would be good for residential and does not feel comfortable with the latitude the zone allows. She also noted her discomfort with allowing for 100-foot-tall buildings.

Chairperson Adams commented that this could be a nice buffer from the gravel pit, the freeway, and whatever will go in where the prison now is.

Motion: Commissioner Hawker motioned to forward a positive recommendation to City Council for the Marion Vista Text Amendment as requested by Gary Nordhoff representing Urban Chase Property LLC, Application TEXTMAP-671-2019, based on the findings and subject to the conditions listed in the Staff Report dated July 16, 2019.

Second: Commissioner Player

Vote: A roll call was taken with the Commissioners voting 4-1 in favor of the motion. Commissioners Gunderson, Hawker, Player, and Van Hoff voted, “Aye”. Commissioner Squire voted, “Nay”.

Motion: Commissioner Hawker motioned to forward a positive recommendation to City Council for the Marion Vista Zoning Map Amendment as requested by Gary Nordhoff representing Urban Chase Property LLC, Application TEXTMAP-670-2019, based on the findings and subject to the conditions listed in the Staff Report dated July 16, 2019.

Second: Commissioner Gunderson

Vote: A roll call was taken with the Commissioners voting 4-1 in favor of the motion. Commissioners Gunderson, Hawker, Player, and Van Hoff voted, “Aye”. Commissioner Squire voted, “Nay”.

DISCUSSION ITEMS:

Chari Adams noted there were three discussion items Sport City, code issues, and attendance for the next meeting. Ms. Oliver stated she had an additional item she would like to bring up.

Ms. Oliver announced plans to update the City’s General Plan. She noted that it had been over a decade since it was last updated. She noted that they are looking for more public feedback throughout the process and that it will be collected through a variety of means. It was indicated that housing along major transit corridors would become an important topic over the next few decades as they work to meet requirements by the State Legislature for moderate- and low-income housing. She further explained the new initiative for affordable housing being made by the State and what that means for the City.

Chairperson Adams called for a break.

Ms. Oliver explained that one of the goals is to have more multi-family housing along transit corridors to encourage people to take mass transit.

Commissioner Hawker suggested waving the developers’ impact fees in exchange for putting in affordable housing. Ms. Oliver indicated could be one of many options. Discussion continued on the requirement to address low- and moderate-income housing.

Ms. Oliver brought up the parking situation at Sport City. She noted Commission should be cognizant of building parking lots that are not put to the best use on a frequent basis and promote heat.

Chairperson Adams expressed concern that Sport City was violating regulations they were given and asked Staff to enforce those regulations. Ms. Jastremsky indicated they could look into their conditions of approval. She pointed out Sport City’s plans for a parking expansion. It was noted

that the expansion had not been completed. Discussion followed on the size of the parking expansion.

Ms. Jastremsky clarified that Staff would look into traffic concerns along the corridor by Sport City as well as Sport City's current approvals.

Ms. Oliver explained that the City's current code allows for sidewalk in the 20-foot buffer, but for CSD does not.

Ms. Jastremsky shared that Staff is working on text amendments and will bring the highest priority code changes to the Commission first. She then explained some issues with the code.

Chairperson Adams explained why he felt the applicant was disincentivized by the City to try and put sidewalk in.

Commissioner Hawker commented that it would have been nice to know the actual plans for the site earlier, so they could have addressed issues before the application came in.

Discussion was then made on who would attend the next meeting. It was noted they need at least three in order to form a quorum. Three members of the Commission were identified as being able to attend and it was noted there would be 2 items on the next agenda.

- 6. Adjournment: Chairperson Adams moved to adjourn the meeting. A voice vote was taken with all in favor. The meeting adjourned.**