

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD
ON THURSDAY, AUGUST 8, 2019 IN THE DRAPER CITY COUNCIL CHAMBERS**

PRESENT: Planning Commissioners Andrew Adams, Craig Hawker, Traci Gunderson, Kent Player & Greg Ogden

ABSENT: Commissioners John Van Hoff, Mary Squires, Lisa Fowler

STAFF PRESENT: Mike Barker, Spencer DuShane, Jennifer Jastremsky, Maryann Pickering, Brien Maxfield and Ellen Xanthos

ALSO, PRESENT: Roll on File

Business Meeting:

1. Action Item: Planning Commission Meeting Minutes for July 11, 2019

Jennifer Jastremsky commented that she emailed the Planning Commission changes to include in the minutes for approval.

Commissioner Greg Ogden indicated that the minutes list him as absent and requested the record be corrected.

Motion: Commissioner Ogden motioned to approve the minutes for the meeting on July 11, 2019 Planning Commission meeting with noted changes.

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, Adams, Hawker and Ogden voted "Aye".

2. Action Item: Planning Commission Meeting Minutes for July 25, 2019

Jennifer Jastremsky, Senior Planner mentioned that she has similar changes to these minutes as well.

Commissioner Ogden stated that he was in attendance at this meeting as well.

Motion: Commissioner Ogden motioned to approve the minutes for the meeting on July 25, 2019 Planning Commission meeting with noted changes.

Second: Commissioner Kent Player 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, Adams, Hawker and Ogden voted “Aye”.

3. Public Hearing: 7th East Business Park Rezone Zoning Map Amendment

A request by Corey Jones for a zoning map amendment in order to change the zoning from RA1 (Residential Agricultural, 40,000 square foot lot minimum) to CN (Neighborhood Commercial). The approximate location is 12154 S. 700 East. Staff contact: Maryann Pickering at (801) 576-6391 or maryann.pickering@draper.ut.us. Application: TEXTMAP-688-2019.

Maryann Pickering, Planner III presented the three-subject parcels in an aerial view. The properties front on 700 East. The Planning Commission recently approved a project across the street on 700 East. The current land use designation is Neighborhood Commercial and the proposed zoning would match this land use. The current zoning district is RA1. She then overviewed a photo of the properties. She mentioned staff has included both positive and negative findings for a recommendation to the City Council.

Commissioner Hawker asked if the property is rezoned what is the applicant proposing to do with the existing houses.

Ms. Pickering stated that the applicant is in attendance and can answer this question.

Corey Jones, Applicant stated that his objective is to build a two story-24,000 square foot office building similar to what is being constructed at 119th and 700 East. Both homes will be torn down and he is the owner on the one on the north side. He is representing the Yamamoto Family who owns the middle parcel and the corner parcel owned by the Woods Family.

Commissioner Player asked if the new building and parking lot will encompass all three lots.

Mr. Jones replied that they would.

Commissioner Adams opened the public hearing. There were no comments. He then closed the public hearing.

Commissioner Ogden noted a building on the aerial located on the north property line. He asked if there is a conflict with the property line or is it a GIS map issue.

Ms. Jastremsky responded that the aerial and property lines are not lined up.

Commissioner Adams asked if they would figure out access to the site during the site plan process.

Ms. Pickering mentioned that development of the site would be processed through the Planning Commission and UDOT oversees access onto 700 East.

Motion: Commissioner Hawker motioned to forward a positive recommendation to the City Council for the 7th East Business Park Zoning Map Amendment Request as requested by Corey Jones, Application # Text Map 688-2019, based on the findings listed in the staff report, dated July 30, 2019.

Second: Commissioner Kent Player 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, Adams, Hawker and Ogden voted “Aye”.

4. Public Hearing: Deer Field Meadows Preliminary Plat

The property is located at 13254 S. to 13322 S. 1300 E. in the R3 (Single-family Residential, 13,000 square foot lot minimum) zoning district. Staff contact: Dennis Workman, 801-576-6522, dennis.workman@draper.ut.us Application # SUBD-673-2019

Ms. Jastremsky mentioned that the Planning Commission saw the rezone application for this property a few months ago to R3. The land use designation is Medium Density. The property is located off 1300 East, south of 134th South. There are four homes existing on the property today. The applicant is proposing a 12-lot subdivision. All lots will meet the 13,000 square foot minimum. The proposed roads are public and will comply with applicable standards. A city detention pond is proposed on the northeast end of the property. A street tree plan was provided as well. She presented photos of the existing homes on the site.

Commissioner Hawker asked if lot 103 with the detention pond contains 13,000 square feet as well.

Ms. Jastremsky replied that it is but that lot 103 does not include the detention pond. She indicated that sidewalks are included on both sides of the street.

Commissioner Adams invited the applicant to speak.

John Bechard, Applicant introduced himself.

Commissioner Adams opened the public comment.

Clark Benson, Park Place Bungalows Development Treasurer stated the north two lots used to be horse property and a few years ago during a large storm event, these properties drained unto the Park Place development causing damage. He requested the Planning Commission make sure the proposed lots drain to the street and not through the rear of the project.

Commissioner Adams closed the public comment portion of the meeting.

Brien Maxfield, City Engineer mentioned that he reviewed the subdivision application and storm water plan. Retention has been designed on the west side of the project. The applicant is planning to bring in grade to ensure drainage flows toward 1300 East.

Commissioner Hawker asked how does the city prevent sites like this one from draining onto abutting parcels and if the current drainage system will prevent this from happening.

Mr. Maxfield responded that the current site drains from 1300 East to the west. The proposed street will be raised which will stop most water from draining towards the west. The city looks at what will happen to the site during a 100-year storm event and anticipates containing it and directing the flow to the public right-of-way.

Commissioner Adams asked why they are not providing a detention pond on the west side of the development.

Mr. Maxfield indicated that there is no way to get a public pipe to the back of the western lots. Each home will have its own small basin designed to hold their own storm water.

Commissioner Hawker asked if there will be an easement notifying the buildings and future owners of the storm water ponds and obligations to keep them operational.

Mr. Maxfield replied that the plat will have easements identified on the lots that will notify builders of restrictions and location of ponds.

Mr. Hawker asked if the city would allow accessory structures or sports courts placed within the ponds.

Mr. Maxfield indicated that the easement would be written to protect the functionality of the ponds. The volume would have to be maintained.

Commissioner Adams requested the applicant come back to the podium.

Steve Daily, Applicant's Partner and Project Contractor stated that three-quarters of the project site will drain to the northeast corner of the property and the remaining one-quarter will be retained on individual lots.

Commissioner Player asked if there is any slope north to south.

Mr. Daily indicated that there is. The property is lower on the north-end than the south-end. The street will be raised to get the property to drain to the northeast. The retention pond has been increased in size to meet Draper's standards.

Motion: Commissioner Player motioned to approve the Deer Field Meadows Preliminary Plat as requested by John Bechard for a residential 12-lot subdivision, Application 673-2019, based on the findings and subject to the conditions in the staff report dated July 26, 2019.

Second: Commissioner Gary Ogden 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, Adams, Hawker and Ogden voted “Aye”.

Ms. Jastremsky stated that she has information on Soccer City that the Planning Commission requested. The site plan was approved in October of last year and includes 38 additional parking spaces. They have until October to start construction before the site plan expires. She indicated that she emailed the property owner to find out there time line and will update the Planning Commission when she finds out. She then presented a Google Map of the property. The parking lot addition will contain another drive aisle to the south.

Commissioner Player stated that this project is adjacent to his backyard and the builder will have to deal with the slope of the property.

Mr. Adams asked if they can start construction or will they need to come back in.

Ms. Jastremsky stated that they can pull their land disturbance permit now. The site plan was an amended site plan and went through an administrative staff approval process. The total number of parking stalls will be 197 at build-out. The applicant is required to have 173-289 stalls per code.

Commissioner Ogden asked if they can park in the office building property to the west.

Ms. Jastremsky indicated that they would have to work with the office building property owner to work something out. She mentioned that a few years ago they installed a gate on 700 West. The gate will be closed and locked at 10:00 PM every night. The hours of operation are 8:00 AM – 11:00 PM Sunday – Thursday and 8:00 AM – 12-Midnight Friday and Saturday.

Commissioner Ogden indicated that they do not follow the hours of operation or close the gate.

Ms. Jastremsky commented that they can send code enforcement out to ensure they are closing the gate.

Commissioner Adams agreed that the gate is never closed on 700 West.

5. Adjournment

Motion: Commissioner Player motioned to adjourn.

Second: Not audible.

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, Adams, Hawker and Ogden voted “Aye”.

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