



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, January 11, 2018** in the City Council Chambers at 1020 East Pioneer Road, Draper, Utah.

The Agenda will be as follows: (Times listed on the agenda are approximate and may be accelerated or subject to change.)

5:30 p.m. Dinner (Administration Conference Room)

6:00 p.m. Study Meeting (City Council Chambers)

6:30 p.m. Business Meeting (City Council Chambers)

Citizen Comments: To be considerate of everyone attending the meeting, public hearing comments will be limited to three minutes per person per item. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting.

1. Action Item: Election of the 2018 Chairperson And Vice Chairperson

2. Action Item : PC Minutes 12/14/2017 (Pending Approval)

Minutes of the Draper City Planning Commission meeting held on Thursday, December 14, 2017 in the Draper City Council Chambers.

Documents: [12-14-17 draper city pc meeting minutes - final\(pending approval\).pdf](#)

3. City Initiated Text Amendment For Animal Units

City Initiated Text Amendment for Animal Units - The city initiated text amendment proposes to modify Chapters 9-3, 9-9 and 9-10 of the Draper City Municipal Code as it relates to animal units in the agricultural and residential zoning districts. Application: TA-074-2017. Staff presentation by Maryann Pickering.

Documents: [01-11-2018 pc report \(animal ta\).pdf](#)

4. Rockwell Park Land Use Map and Zoning Amendments

Rockwell Park Land Use Map and Zoning Amendments - A request by Ryan Simmons of The Boyer Company to change the land use plan from Community/Neighborhood Commercial to Residential High Density and to change the zoning from CC (Community Commercial) to RM2 (Residential High Density) on approximately 5.8 acres located at approximately 258 E. 13800 South. Applications: MA-298-2017 and MA-299-2017. Staff presentation by Maryann Pickering.

Documents: [01-11-2018 pc report \(rockwell\).pdf](#)

5. Public Hearing: Eastgate Subdivision 2nd Amended

Request to amend the Eastgate Subdivision Amended plat by subdividing an existing parcel to allow the property owner to make future ownership changes. The property is zoned CR and is located at 12101 S. State St. Staff presentation by Dennis Workman.

Documents: [eastgate sub. 2nd amended at pc 1-11-18.pdf](#)

6. Public Hearing: 6th Street Cottages Site Plan And Preliminary Plat

Request for site plan approval of a 16-unit single-family housing development, and preliminary plat approval of a 19-lot subdivision. The property is zoned R4 with a development agreement, and is located generally at 12447 S. 600 E. Staff presentation by Dennis Workman.

Documents: [6th street cottages sp-pp at pc 1-11-18.pdf](#)

7. Public Hearing: Verizon SAL Draper Conditional Use Permit

Request for a conditional use permit to install a telecommunications monopole without enclosing the base of the pole with a security fence. The subject property is zoned CN and is located at 963 E. Draper Parkway. Staff presentation by Dennis Workman.

Documents: [verizon sc3 cup at pc 1-11-18.pdf](#)

8. Staff Reports

- a) Discussion Items
- b) Administrative Reviews
- c) Other items

9. Adjournment

Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final determination.

SALT LAKE COUNTY / UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **Thursday January 11, 2018**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by facsimile to the Salt Lake Tribune, and the Deseret News.

City Seal :



A handwritten signature in blue ink that reads "Rachelle Conner".

Rachelle Conner, MMC, City Recorder
Draper City, State of Utah

PUBLIC HEARING PROCEDURE AND ORDER OF BUSINESS. In compliance with the American with Disabilities Act, any individuals needing special accommodations including auxiliary communicative aides and services during this meeting shall notify Rachelle Conner, MMC, City Recorder at (801) 576-6502 or rachelle.conner@draper.ut.us, at least 24 hours prior to the meeting. Meetings of the Draper City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone and the meeting will be conducted pursuant to Draper City Municipal Code 2-1-040(e) regarding electronic messages.