



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, March 22, 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. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. 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: PC Minutes February 22,2018 & March 8,2018

Minutes of the Draper City Planning Commission meeting held on Thursday February 22, 2018 and March 8, 2018 in the Draper City Council Chambers.

Documents: [02-22-18 draper city planning commission meeting minutes - final.pdf](#)

[03-08-18 draper city planning commission meeting minutes - final.pdf](#)

2. Action Item: Planning Commission By Laws- Section 3.2 Amendment

Request to update Planning Commission By Laws to amend Section 3.2 Regular Meetings

Documents: [pc bylaws - section 3.2 amendment -- mgb -- 3-9-18.pdf](#)

3. Public Hearing: Brooks Lane Land Use And Zone Change

Request for approval of a land use change from Residential Low Density to Residential High Density, and a zone change from RA1 to RM1 on 2.2 acres. The property is located at 13568, 13610 and 13660 S. 300 E. Staff Contact: Dennis Workman dennis.workman@draper.ut.us **Application Number: MA-212-2017 & MA-213-2017**

Documents: [brooks lane luc-zc at pc 3-22-18.pdf](#)

4. Public Hearing: Draper Gateway Phase III

A request to utilize the property as a new office warehouse development in the CBP (Commercial Business Park) zoning district. The property is located at 381 W. 12300 South. Staff Contact: Maryann Pickering maryann.pickering@draper.ut.us. **Application Number: CUP-025-2018**

Documents: [03-22 pc staff report \(draper gateway\).pdf](#)

5. Public Hearing: Coster Zoning Map Amendment

On the request of Samuel Coster for a Zoning Map Amendment from RA1 (Residential Agricultural, 40,000 square foot lot minimum) zone to the RM2 (Multi-family Residential, 12 dwelling units per acre maximum) zone on a 0.13 acre property located generally at 13040 South 1300 East, with a Development Agreement to remove a Notice of Violation. Staff Contact: Jennifer Jastremsky jennifer.jastremsky@draper.ut.us . **Application Number: MA-028-2018**

Documents: [coster rezone staff report -pc.pdf](#)

6. Public Hearing: Morgan Land Use And Zone Change

Request for approval of a land use change from Neighborhood Commercial to Office/Service on 0.79 acre, and a zone change from RA1 to O-R on 0.24 acre. The property is located generally at 690 E. 12200 S. Staff Contact: Dennis Workman dennis.workman@draper.ut.us **Application Number: MA-041-2018 & MA-057-2018**

Documents: [morgan luc-zc for pc 3-22-18.pdf](#)

7. Public Hearing: Draper Mill Townhomes

A request by Russ Tolbert of Hallmark Homes for approval of Residential Site Plan and Preliminary Plat applications in order to develop a 31 unit townhome complex located at 736 W. 12300 South. The property is located in the RM2 (Multiple Family Residential) zoning district. Staff Contact: Maryann Pickering maryann.pickering@draper.ut.us. **Application Number: SP-377-2017 & SUB-378-2017**

Documents: [03-22-2018 draper mill pc staff report.pdf](#)

8. Public Hearing: Cyprus Credit Union Site Plan

On the request of Gordon Clark, representing JRCA Architects, Inc. for approval of a Site Plan on 0.97 acres of property located at 183 East 13800 South in the CR (Regional Commercial) zoning district. Staff Contact: Jennifer Jastremsky jennifer.jastremsky@draper.ut.us . **Application Number: SP-310-2017**

Documents: [cyprus cu staff report -pc.pdf](#)

9. Public Hearing: Lone Peak Specialty Center Plat Amendment

A request by Andy Hubbard representing Great Basin Engineering for a plat amendment specifically amending unit 406 of the Lone Peak Specialty Center building. The property is located at 96 East Kimaballs Lane and is zoned Regional Commercial (CR). Staff contact is Dan Boles at dan.boles@draper.ut.us. **Application Number: SUB-042-2018**

Documents: [lone peak specialty final staff report.pdf](#)

10. Public Hearing: Rockwell Park Development Agreement

A request by Ryan Simmons of The Boyer Company for the Planning Commission to consider and recommendation of a development agreement to develop the property located at 258 E. 13800 South. The property is currently located in the CC (Community Commercial) zoning district. Staff Contact: Maryann Pickering maryann.pickering@draper.ut.us. **Application Number: DA-047-2018**

Documents: [03-22-2018 pc report \(rockwell\).pdf](#)

11. Staff Reports

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

12. 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, March 22, 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.

Date Posted:



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.