



## PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 6:00 pm on **Thursday, June 14, 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.)

**6:00 p.m. Dinner** (Administration Conference Room)

**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: Minutes For Planning Commission Meeting Held May 10th 2018**

Minutes of the Draper City Planning Commission meeting held on Thursday, May 10, 2018, in the Draper City Council Chambers.

Documents: [05-10-18 draper city planning commission meeting minutes - final.pdf](#)

2. **Action Item: Evans Square Site Plan Reinstatement**

On the request of Jeremy Peterson, representing LF Evans Square LLC, for the reinstatement of the Evans Square Site Plan approval. Staff Contact: Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us), Application Number SP-194-2016.

Documents: [evans square site plan reinstatement.pdf](#)

3. **Public Hearing: 136 Center #2 Site Plan Request**

A request by Ryan Simmons of The Boyer Company for site plan approval to allow the construction of a new office building. The property is located at approximately 13697 S. 200 West in the CSD-136C (Commercial Special District 136 Center) zoning district. Staff contact: Maryann Pickering, [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us). *Application Number: SP-101-2018.*

Documents: [06-14 pc staff report \(136 center\).pdf](#)

4. **Public Hearing: Evans Square Plat Amendment II**

On the request of Jeremy Peterson, representing LF Evans Square LLC, for a Plat Amendment to the Draperville Plat within the TC (Town Center) zone on approximately 0.99 acres of property located at 12245 South 900 East. Staff Contact: Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us) Application Number SUB-032-2018.

Documents: [evans square plat ii staff report -pc.pdf](#)

5. **Public Hearing: Point Of View Apartments**

On the request of Zane Morris, representing Triton Investments, Inc. for approval of a site plan for an apartment building in the Highline Commercial Special District zone located at approximately 275 East Highland Drive. Staff Contact: Dan Boles, [dan.boles@draper.ut.us](mailto:dan.boles@draper.ut.us) Application Number SP-052-2017

Documents: [pov staff report.pdf](#)

6. **Public Hearing: Sunset Ridge At South Mountain Plat Amendment**

A request by Tony Powell of Perry Construction for a plat amendment to allow the limits of disturbance line to be adjusted. The property is located at approximately 1182 Sunset Dunes Way in the RM (Multiple Family) zoning district. Staff Contact: Maryann Pickering, [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us) ,Application Number *SUB-020-2018*.

Documents: [06-14 pc staff report \(sunset ridge\).pdf](#)

7. **Public Hearing: Harmony Hills Text Amendment**

On the request of Derk Pardoe, representing TC Enterprises for a Text Amendment to the IC (Institutional Care) zone DCMC Section 9-21-070 to allow Preschool as a Conditional Use. Staff Contact: Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us) , Application Number TA-110-2018.

Documents: [harmony hills ta staff report -pc.pdf](#)

8. **Public Hearing: City Initiated Text Amendment For Subdivision Approval Process**

A city initiated text amendment to Chapter 17 of the Draper City Municipal Code (DCMC) as it relates to the review process for various subdivision applications. The changes would apply citywide. Staff Contact: Maryann Pickering, [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us) ,Application Number: *TA-157-2018*

Documents: [06-14-2018 pc report \(sub text amend\).pdf](#)

9. **Staff Reports**

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

10. **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, June 14, 2018**, were posted on the Draper City Bulletin Board, Draper City website [www.draper.ut.us](http://www.draper.ut.us), the Utah Public Meeting Notice website at [www.utah.gov/pmn](http://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](mailto: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.