



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, October 23, 2008, in the City Council Chambers at 1020 East Pioneer Road.

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

5:30 Dinner

Study Meeting: 6:00 p.m., City Council Chambers on the 1st floor

a. Study Business Items

Business Meeting: 7:00 p.m., City Council Chambers on the 1st floor

1. Approval of minutes from the October 9, 2008 Planning Commission Meeting.
2. Public Hearing: On the request of Martin Schellenberg, Clyde Companies, for approval of a Site Plan Amendment request to modify landscaping and a Conditional Use Permit for an eight foot high pre-cast concrete wall, on 259 acres, in the M2 (Major Manufacturing) zone & CR (Regional Commercial) zone, located at 15547 South Minuteman Drive. (Application # JS-2006-00128 & PLN-2008-0120). Staff Mindy Dansie at 576-6532 or email Mindy.Dansie@draper.ut.us.
3. Public Hearing: On the request of Giles Reaves, for approval of a Home Occupation Conditional Use Permit for a recording studio, on 0.32 acres, in the RA-1 (Residential) zone, located at 12298 South 1840 East. (Application # JS-2008-000264 & PLN-2008-0105). Staff Mindy Dansie at 576-6532 or email Mindy.Dansie@draper.ut.us.

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.

Times listed above are approximate. Items may be held earlier or later than listed. For inquiries, please call the Planning Department, at 576-6539. In compliance with the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Tracy Norr, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

4. Public Hearing: On the request of Marty Biljanic, representing Wadsworth Development Group, for approval of a Plat, on 2.18 acres, located at 139 East 13800 South, in the CR (Regional Commercial) zone. (Application # JS-2008-00276 & PLN-2008-0114). Staff contact Dan Boles at 576-6335 or email Dan.Boles@draper.ut.us.
5. Public Hearing: Public Hearing: On the request of Draper City, for approval of a Text Amendment to Section 17-4-070 & Section 17-5-080 of the Draper Municipal Code to change the warranty period for all public improvement construction to comply with current Utah State Law. Staff contact Troy Wolverton at 523-7488 or email Troy.Wolverton@draper.ut.us.
6. Public Hearing: On the request of American Estates Management, for approval of Site Plan request of a mixed use building (Application # JS-2008-00252 & PLN-2008-0101) and a Conditional Use Permit to allow height in excess of 45 feet (Application # JS-2008-00252 & PLN-2008-0118), on 3.06 acres, located at 12227 South Draper Gate Drive, in the CC (Community Commercial) zone. Staff contact Margaret Pahl at 576-6566 or Margaret.Pahl@draper.ut.us.
7. Public Hearing: Public Hearing: On the request of Draper City, for approval of a Text Amendment to Chapter 9-15 Draper Municipal Code as it relates to development along the 700 East Commercial Corridor. (Application # JS-2008-00164 & PLN-2008-0059). Staff contact Margaret Pahl at 576-6566 or Margaret.Pahl@draper.ut.us.
8. Staff Reports
 - a) Discussion items:
 - i. Streamlining the Zoning Ordinance and Planning Commission By-laws relating to the Delegation of Authority. Staff Contact Dennis Workman at 576-6522 or Dennis.Workman@draper.ut.us.
 - b) Administrative Reviews
 - c) Other Items

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held the **23rd** day of **October, 2008**, were posted on the Draper City Bulletin Board, Draper City website www.draper.ut.us, and sent by facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal



Tracy Norr, City Recorder
Draper City, State of Utah