



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, November 6, 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 and Site Visit:** to the Avan Terre Condominiums project located at 12227 South Draper Gate Drive.

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 August 7, 2008 Planning Commission Meeting.
2. Action Item: On the request of American Estates Management, for approval of a Site Plan Request for 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), known as the Avan Terre Condominiums Site Plan and Conditional Use Request, on a 3.06 acre site, in the CC (Community Commercial) zone, located at 12227 South Draper Gate Drive. Staff contact Margaret Pahl at 576-6566 or Margaret.Pahl@draper.ut.us. *This item was continued from the October 23, 2008 meeting.*
3. Public Hearing: On the request of Wayne Roberts, for approval of a Preliminary Plat request of a minor subdivision, known as the Apple Creek Subdivision Preliminary Plat Request, on approximately 2.19 acres, in the RA2 (Residential Agricultural) zone, located at 1060 East 13400 South. (Application # JS-2007-000178 & PLN-2008-0068). Staff contact Steve Schaefermeyer at 576-6337 or Steven.Schaefermeyer@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 Kelli Lundgren, representing Lapis Development, LLC, for approval of a Commercial Site Plan & Conditional Use Permit for a Self Service Storage Unit facility, known as Draper Storage Commercial Site Plan & Conditional Use Permit Request, on an approximately 2.2 acre site, in the CS (Commercial Services) zone, located at Approximately 965 East 12200 South. (Application # JS-2007-0656 & PLN-2008-0075). Staff contact Dan Boles at 576-6335 or email Dan.Boles@draper.ut.us.
5. Public Hearing: On the request of Dennis Bird, for approval of a Site Plan Amendment for a nursery and landscaping business, known as All States and Oregon Acres Site Plan Amendment, on a 2.58 acre site, in the CC (Community Commercial) zone, located at 591 and 611 West 12300 South. (Application # JS-2008-0221 & PLN-2008-0088). Staff contact Dennis Workman at 576-6522 or email Dennis.Workman@draper.ut.us. *This item was originally scheduled for the October 9th agenda but was postponed to November 6th.*
6. 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.
 - ii. Growth Area Discussion. Staff contact Grant Crowell at 576-6516 or Grant.Crowell@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 6th day of **November, 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