



PLANNING COMMISSION AGENDA

Thursday, February 8, 2024, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

1. 6:30 PM Business Meeting

2. Items for Commission Consideration

2.a Action Item: Approve Planning Commission Meeting Minutes for December 7, 2023 (Administrative Action)

2.b Action Item: Approve Planning Commission Meeting minutes for January 11, 2024 (Administrative Action)

2.c Public Hearing: Automatic Gate Installers Inc. Home Occupation Conditional Use Permit (Administrative Action)

On the request of Todd and Janet Olsen, representing the Olsen Family Trust 8/30/2018 for a Home Occupation Conditional Use Permit consisting of a home office with additional non-resident employees and work vehicles. The property is approximately 0.46 acres and is located at approximately 706 E Osborne Estate Circle. Known as application USE-0068-2023. Staff contact: Tevai Haunga, 801-576-6522, tevai.haunga@draperutah.com.

This application was continued from the January 11, 2024 Planning Commission Meeting.

2.d Action Item: Draper TOD Fourth Amended Plat Subdivision - Extension of Approval (Administrative Action)

On the request of Connor Roberts representing ICO MultiFamily Holdings, LLC and Ivory Innovations, an extension of the January 12, 2023 approval of the Draper TOD Fourth Amended Plat Subdivision, located at approximately 663 W. Vista Station Blvd. Application SUBD-86-2022. Staff Contact: Todd A. Draper, 801-576-6335, todd.draper@draperutah.gov.

2.e Public Hearing: Raining Hot Coupons, LLC Home Occupation Conditional Use Permit (Administrative Action)

On the request of Sarah Gibbons for a Home Occupation Conditional Use Permit for an assembly and repair, limited home based business. The property is located at approximately 1935 E. Stag Hill Circle in the RA2 (Residential Agricultural 20,000 sq ft, min lot size). Application 2023-4587-USE. Staff contact: Tevai Haunga, 801-576-6522, tevai.haunga@draperutah.gov.

2.f Public Hearing: Federal Heights Holdings LLC Zoning and Land Use Amendments (Legislative Action)

On the request of Marlon Bates, representing Chris Silvestro, a land use map amendment from Community Commercial to Neighborhood Commercial and a Zoning Map Amendment from RA1 (Residential Agricultural, 40,000 sq.ft. minimum lot size) to CN (Neighborhood Commercial) for approximately 1.19 acres located at approximately 11743 S. 700 East. Applications: TEXTMAP-204-2022 (Zoning) and TEXTMAP-206-2022 (Land Use). Staff contact: Maryann Pickering at 801-576-6391, maryann.pickering@draperutah.gov.

2.g Public Hearing: Chick-Fil-A Zoning Map Amendment (Legislative Item)

On the request of Kip Wadsworth, agent for Wadsworth Bangerter Crossing, LLC, represented by 4G Development and Consulting, a request for a Zoning Map Amendment for approximately 0.803 acres of a 1.68 acre property located at approximately 13673 S. 100 E. Known as application 2023-4605-MA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

2.h Public Hearing: City Initiated Draper-Lehi Zoning and Land Use Map Amendment Request (Legislative Action)

On the request of Draper City for a Zoning and Land Use Map Amendment to remove 1,035.49 acres of property from the Draper City Zoning and Land Use Maps. The properties located at approximately 1950 E 16365 South were part of a municipal boundary line adjustment with Lehi City in 2022 and are no longer located within Draper City jurisdiction. Application 2024-0022-MA, 2024-0023-MA. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **February 8, 2024**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Date Posted:



Laura Oscarson, MMC, City Recorder
Draper City, State of Utah



In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Laura Oscarson, City Recorder at (801) 576-6502 or laura.oscarson@draperutah.gov, at least 24 hours prior to the meeting.