

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, August 14, 2014 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 p.m. Dinner

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

Study Business Items

Business Meeting: 6:30 p.m., City Council Chambers on the 1st floor

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:** Approval of minutes from the July 10, 2014 and July 31, 2014 Planning Commission meetings.
2. **Action Item:** On the request of Ryan Bybee of Cadence Homes for approval of a Plat Amendment changing the front garage setback from 25 feet to 20 feet on the Rockwell Estates subdivision plat. This application is otherwise known as the *Rockwell Estates Plat Amendment Request*, Application #140715-553E. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
3. **Public Hearing:** On the request of Pete Simmons, representing Verizon Wireless for approval of a Conditional Use Permit (CUP) on 3.88 acres in the M1 (Manufacturing) zone to allow installation of an 90-foot monopole at 15101 S. Minuteman Drive. The application is otherwise known as the *Sal Sand Jump Conditional Use Permit Request*, Application #140715-15101S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
4. **Public Hearing:** On the request of Emily Carruth Fuller for approval of a Home Occupation Conditional Use Permit (CUP) on approximately 0.33 acres in the R3 (Residential) zone at 12956 South Brook Haven Cove to allow art instruction classes in the home. The application is otherwise known as the *Fine Art Studio and Classes Home Occupation Conditional Use Permit Request*, Application #140715-12956S. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.

5. **Public Hearing:** On the request of Brian Davis for approval of a Site Plan in the CC (Community Commercial) zone to allow construction of an office building on 2.17 acre site at 13867 S. Bangerter Parkway. The application is otherwise known as the *Draper Warehouse Site Plan Request*, Application #140709-13867S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
6. **Public Hearing:** On the request of Matt Lepire for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential Agricultural) to RA2 (Residential Agricultural) on approximately 2.33 acres at 13322 South 1300 East. The application is otherwise known as the *Bechard Estates Zone Change Request*, Application #140718-13322S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
7. **Public Hearing:** On the request of Matt Lepire for approval of a Zoning Map Amendment changing the zoning designation from RA1 (Residential Agricultural) to RA2 (Residential Agricultural) on approximately 5.5 acres at 13000 South 1300 East. The application is otherwise known as the *Dun Roamin Estates Zone Change Request*, Application #140718-13000S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
8. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
9. **Adjournment**

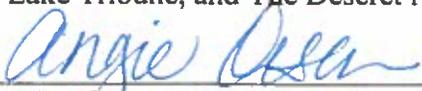
Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final determination.

SALT LAKE COUNTY/UTAH COUNTY, STATE OF UTAH

I, the Deputy City Recorder of Draper City, certify that copies of the agenda for the **Planning Commission** meeting to be held **Thursday, August 14, 2014**, 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.

City Seal




Angie Olsen, CMC, Deputy City Recorder
Draper City, State of Utah

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 Rachele Conner, Draper City Recorder, 576-6502, at least 3 days prior to meeting.