



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 28, 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 August 14, 2014 Planning Commission meeting.
2. **Action Item:** 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 a 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. **This item was continued from the August 14, 2014 Planning Commission meeting.**
3. **Public Hearing:** On the request of Nate Shipp, representing DAI for approval of a Zoning Map and Zoning Text Amendment creating a new Master Planned Community (MPC) zone and rezoning approximately 61.052 acres at about 2025 E. Stoneleigh Drive to the new MPC zone. The application is otherwise known as the ***Edelweiss Zoning Map Amendment and Zoning Text Amendment Request***, Application #140515-2025E-1 & 2. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
4. **Public Hearing:** On the request of Keith Casey, representing Wasatch Product Development, LLC. for approval of a Site Plan in the CSD-LP (Lone Peak Commercial Special District) zone regarding the development of a manufacturing and warehousing building on roughly 7.92 acres at 12044 S. Lone Peak Pkwy. The application is otherwise known as the ***Wasatch/Casepak Building Site Plan Request***, Application #140707-12044S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.

5. **Public Hearing:** On the request of Mark Murdock, representing the Gardner Company for Site Plan approval to allow Phase 3 of their office park to be developed on approximately 8.13 acres of the 29.63 acre site located in the CSD-DPOP (Draper Pointe Office Park Commercial Special District) zone at about 265 W Galena Park Blvd. The application is otherwise known as the ***Draper Pointe Office Park Phase 3 Site Plan Request***, Application #140804-265W. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
6. **Public Hearing:** On the request of Draper City for approval of bulk Text Amendments, making various changes to the Land Use and Development Code and Subdivision Ordinance sections of the Draper City Municipal Code. This application is otherwise known as the ***City Initiated 2014 Bulk Text Amendments Request***, Application #140808-1020E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
7. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
8. **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 **Thursday, August 28, 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

Rachelle Conner, MMC, City Recorder
Draper City, State of Utah