

## 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, September 11, 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 1<sup>st</sup> floor**

Study Business Items

**Business Meeting: 6:30 p.m., City Council Chambers on the 1<sup>st</sup> 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:** On the request of Nate Shipp, representing DAI for approval of a Zoning Map Amendment 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 applications are otherwise known as the *Edelweiss Zoning Map Amendment and Zoning Text Amendment Request*, Application #'s 140515-2025E-1 & 2. Staff contact is Dan Boles at 801-576-6335 or email [Dan.Boles@draper.ut.us](mailto:Dan.Boles@draper.ut.us). **This item was continued from the August 28, 2014 Planning Commission meeting.**
2. **Public Hearing:** On the request of Ryan Kimball, representing Draper Business District, LLC for approval of a Text Amendment creating the White Mountain Business District Commercial Special District (CSD-WMBD) and rezoning the approximately 38.68 acres of property located at about 220 W. Golden Harvest Road from M1 (Light Manufacturing) to the newly created CSD-WMBD zone. The applications are otherwise known as the *White Mountain Business District Text Amendment and Zoning Map Amendment Requests*, Application #'s 140515-2025E-1 & 2. Staff contact is Jennifer Jastremsky at 801-576-6328 or email [Jennifer.Jastremsky@draper.ut.us](mailto:Jennifer.Jastremsky@draper.ut.us).
3. **Public Hearing:** On the request of Tony Benich, representing Biche Boards, LLC. for approval of a Home Occupation Conditional Use Permit (CUP) in the RA2 (Single Family Residential) zone to allow an at home business assembling long boards at 13527 S. Fair Hill Court. The application is otherwise known as the *Biche Boards Home Occ. CUP Request*, Application #140819-13527S. Staff contact is Dan Boles at 801-576-6335 or email [Dan.Boles@draper.ut.us](mailto:Dan.Boles@draper.ut.us).

4. **Public Hearing:** On the request of Adam and Alisha Page for approval of a Home Occupation Conditional Use Permit (CUP) in the R3 (Single Family Residential) zone to allow an at home business creating custom window and door screens at 331 W Election Road. The application is otherwise known as the **Clean Cut Screens, LLC. Home Occ. CUP Request**, Application #140709-331W. Staff contact is Jennifer Jastremsky at 801-576-6328 or email [Jennifer.Jastremsky@draper.ut.us](mailto:Jennifer.Jastremsky@draper.ut.us).
5. **Public Hearing:** On the request of Matt Wollam and Guy Wollam, representing CW Investments for approval of a Site Plan for commercial uses on the formerly residential property at approximately 12764 S. Pony Express Road and to approve a Conditional Use Permit (CUP) for Construction Sales and Service use classification and Outdoor Storage. The applications are otherwise known as the **CW Investments Site Plan and CUP Requests**, Application #'s 140628-12764S 1&2. Staff contact is Jennifer Jastremsky at 801-576-6328 or email [Jennifer.Jastremsky@draper.ut.us](mailto:Jennifer.Jastremsky@draper.ut.us).
6. **Public Hearing:** On the request of Ken Watson, representing Ivory Development for approval of a Preliminary Plat on approximately 9.02 acres in the RM1 (Residential Multi-Family) zone at 12052 South 300 East to allow a 34 lot, single-family residential subdivision with a Development Agreement. The application is otherwise known as the **Redmond Place Preliminary Plat Request**, Application #140717-12052S. Staff contact is Dan Boles at 801-576-6335 or email [Dan.Boles@draper.ut.us](mailto:Dan.Boles@draper.ut.us).
7. **Public Hearing:** On the request of G. Chas Johnson, representing Bangerter Clinic, LLC. for approval of a Site Plan for a medical office building on roughly 1.2 acres in the CC (Community Commercial) zone at 13957 S. Bangerter Pkwy. The applications are otherwise known as the **Foothill Family Clinic Site Plan Requests**, Application #140717-13957S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email [Jennifer.Jastremsky@draper.ut.us](mailto:Jennifer.Jastremsky@draper.ut.us).
8. **Staff Reports**
  - a) Discussion Items
  - b) Administrative Reviews
  - c) Other Items
9. **Adjournment**

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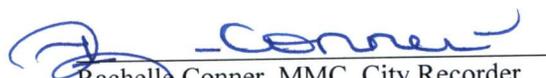
*Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such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

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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, September 11, 2014**, were posted on the Draper City Bulletin Board, Draper City website [www.draper.ut.us](http://www.draper.ut.us), the Utah Public Meeting Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn), and sent by facsimile to The Salt Lake Tribune, and The Deseret News.



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