



PLANNING COMMISSION **AMENDED** AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a **Regular Meeting at 5:30 pm on Thursday, February 26, 2015**, in the City Council Chambers at 1020 East Pioneer Road, Draper, Utah.

**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 pm, 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: 01/22/2015 PC Minutes**

Approval of the minutes from the January 22, 2015 Planning Commission meeting.

Documents: [01.22.2015 pc minutes for approval.pdf](#)

**2. Public Hearing: 965 Residential Rezone Request**

On the request of Kelli Lundgren, representing Lapis Development, LLC. for approval to rezone 2.51 acres at approximately 965 East 12200 South from CS (Commercial Services) to RM2 (Residential Multi-family, up to 12 dwelling units per acre). The application is otherwise known as the **965 Residential Rezone Request**, Application #150107-965E. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us).

Documents: [965 residential rezone staff report.pdf](#)

**3. Public Hearing: Food For Thought Conditional Use Permit And Minor Site Plan Amendment**

On the request of Steve Sugiyama, representing Food for Thought for approval of Conditional Use Permit (CUP) and Site Plan Amendment to add a single drive through lane associated with the existing restaurant located at 12640 S. Fort St. in the TC (Town Center) zone. This application is otherwise known as the **Food for Thought CUP and Minor Site Plan Amendment**, Application #150120-12640S. Staff contact is Dan Boles at 801-576-6335 or [dan.boles@draper.ut.us](mailto:dan.boles@draper.ut.us).

Documents: [food for thought staff report full.pdf](#)

**4. Public Hearing: Ptarmigan Pointe Phase II Plat Amendment**

On the request of Taylor Cotterell to amend the Ptarmigan Pointe Phase II subdivision plat in the RA2 zone by dividing lot 201 into two lots known as 201A and 201B. This

application is otherwise known as the ***Ptarmigan Pointe Phase II Plat Amendment***, Application #141124-13128S. Staff contact is Dennis Workman at (801) 576-6522 or email at [dennis.workman@draper.ut.us](mailto:dennis.workman@draper.ut.us).

Documents: [pc packet for ptarmigan pa.pdf](#)

**5. Public Hearing: City Initiated Text Amendment Re: Multi-Family In Commercial Zones**

On the request of Draper City to create standards and set limits on multi-family developments in commercial zones throughout the city. This ordinance will resolve the temporary land use regulation enacted by Ord. 1126 on September 16, 2014. This application is otherwise known as the ***City Initiated Text Amendment Re: Multi-Family in Commercial Zones***, Application #150212-1020E. Staff contact is Dan Boles at 801-576-6335 or [dan.boles@draper.ut.us](mailto:dan.boles@draper.ut.us).

Documents: [multi-family in commercial zones staff report.pdf](#)

**6. Public Hearing: City Initiated Text Amendment Re: Tower Signs**

On the request of Draper City to amend the text of the Draper City Municipal Code Section 9-26-090 to allow tower signs in Zone A of the Freeway Frontage area for businesses or groups of businesses in a single development which have three acres and a minimum of 400 linear feet of frontage. This application is otherwise known as the ***City Initiated Text Amendment Re: Tower Signs***, Application 150122-1020E. Staff contact is Dennis Workman at (801) 576-6522 or email [dennis.workman@draper.ut.us](mailto:dennis.workman@draper.ut.us). **This public hearing is being continued to the March 12th, 2015 PC meeting.**

**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 the **Thursday, February 26, 2015**, 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.

City Seal:



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



PUBLIC HEARING PROCEDURE AND ORDER OF BUSINESS. In compliance with the American with Disabilities Act, any individuals needing special accommodations including auxiliary communicative aides and services during this meeting shall notify Rachelle Conner, MMC, City Recorder at (801) 576-6502 or [rachelle.conner@draper.ut.us](mailto:rachelle.conner@draper.ut.us), at least 24 hours prior to the meeting.