



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, November 5, 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 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. 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. **Public Hearing: The Dancers' Place Home Occ. CUP**

On the request of Chelsea Clark for approval of a home based dance studio in the RSD-3 South Fork Estates (Residential Special District) zone at approximately 323 E. Fairmont Hill Court. This application is otherwise known as **The Dancers' Place Home Occupation Conditional Use Permit (CUP) Request**, Application #CUP-000037-2015. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents: [dancers place home occ cup.pdf](#)

2. **Public Hearing: Palomino Point Phase 3 Amended Subdivision**

On the request of Ryan Button, representing Property Ventures Draper, LLC. for approval to amend the Palomino Point Phase 1 Subdivision plat in the R3 (single-family residential) zone in order to create an additional five lots on an approximately 1.73 acre site at roughly 12980 South 300 East. This application is otherwise known as the **Palomino Point Phase 3 Amended Subdivision Request**, Application #SUB-000002-2015. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents: [palomino point 3 pa.pdf](#)

3. **Public Hearing: 1114th South Office Building Zone Change**

On the request of Justin Hohl for a Zoning Map Amendment of 2.36 acres at 11506 S. State St. from CI (Interchange Commercial) to CC (Community Commercial). This application is otherwise known as the **114th South Office Building Zone Change Request**, Application MA-000047-2015. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [114th s. office bldg zc.pdf](#)

4. **Public Hearing: Silverhawk General Plan And Zoning Map Amendments**

On the request of Tom Hasleton for approval to change the Land Use Map from CC (Community Commercial) to CN (Neighborhood Commercial) and the zoning from RA2 (Residential Agriculture) to CN (Neighborhood Commercial) on 0.8 acres at 11845 South 700 East. These applications are otherwise known as the **Silverhawk General Plan and Zoning Map Amendments**, Application #MA-000041-2015. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [silverhawk land use and zoning amendments.pdf](#)

5. Public Hearing: Youth Care Site Plan

On the request of Jeffrey Nelson for a Site Plan approval for recreation and dormitory/administration buildings with associated parking and landscaping on 1.33 acres in the CR (Regional Commercial) zone at 12595 S. Minuteman Drive. This application is otherwise known as **the Youth Care Site Plan Request**, Application #SP-000004-2015. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [youth care sp.pdf](#)

6. Staff Reports

- a) Discussion Items
- b) Administrative Reviews
- c) Other items

7. 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, November 5, 2015**, 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 email 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, at least 24 hours prior to the meeting.