



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, April 28, 2016**, 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

Ethics and Open Meeting Training by City Attorney Mike Barker
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. **Action Item:** Approval of the minutes from the April 14, 2016 Planning Commission meeting.

Documents: [04 14 2016 PC Minutes for Approval.pdf](#)

2. **Action Item:** On the request of Roy Bartee for approval to extend the Conditional Use Permit (CUP) and Site Plan approvals that were reinstated by the Planning Commission on May 14, 2015. The subject property is located in the CN (Neighborhood Commercial) zone on 2.07 acres at 11990 South 700 East. This application is otherwise known as the ***Tuscany Crossings Assisted Living Conditional Use Permit and Site Plan Extension of Approvals Request***, Application #150403-11990S. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [Tuscany Extension of Approvals.pdf](#)

3. **Public Hearing:** On the request of Chris Roth for approval of a Zoning Map Amendment of 5.26 acres at approximately 1266 E. 13400 S. from the RA1 (Residential Agricultural, 40,000/sf lot minimum) to the RA2 (Residential Agricultural, 20,000/sf lot minimum) zone. This application is otherwise known as the *Sherland Court Rezone Request*, Application #MA-59-2016. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.
Documents: [Sherland Court Rezone.pdf](#)
4. **Public Hearing:** On the request of Jenny Harrison, representing Dairy Council of Utah & Nevada, for approval of a Commercial Site Plan for a small office building at 98 W. 13100 S. on 0.53 acres in the DC (Destination Commercial) zone. This application is otherwise known as the *Dairy Council of Utah & Nevada Site Plan Request*, Application #SP-49-2016. Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.
Documents: [Dairy Council SP.pdf](#)
5. **Public Hearing:** On the request of Danny Larson for approval of a Home Occupation Conditional Use Permit (CUP) for a mobile sales business at 11982 S. 645 E. which is located in the RA2 (Residential Agricultural) zone. This application is otherwise known as the *A1 + D3 Inc. Home Occupation Conditional Use Permit*, Application #CUP-44-2016. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.
Documents: [A1 D3 Home Occ CUP.pdf](#)
6. **Public Hearing:** On the request of Krisel Travis, representing D.R. Horton, for approval of a Zoning Map Amendment of 0.36 acres at 538 W. Fox Chase Dr. from the CC (Community Commercial) to the RM1 (Multi-Family Residential up to 8 units per acre) zone. This application is otherwise known as the *Galena Park Place Zone Change*, Application #MA-87-2016. Staff contact is Dennis Workman at (801) 576-6322 or email dennis.workman@draper.ut.us.
Documents: [Galena Park ZC.pdf](#)
7. **Public Hearing:** On the request of Dan Nixon, representing SLC Developers, LLC. for approval of a Conditional Use Permit (CUP) and Site Plan on 1.51 acres at 12336 S. 700 E. for a self storage facility. This application is otherwise known as the *Cubes Self Storage Conditional Use Permit and Site Plan Request*, Application #CUP-40-2016 and SP-41-2016. Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.
Documents: [Cubes Staff Report Full.pdf](#)

8. **Public Hearing:** On the request of Matt Rindlisbacher, representing Wasatch Commercial Management, for approval of a Commercial Site Plan of a retail building on 0.91 acres in the CC (Community Commercial) zone at approximately 615 East 12300 South. This application is otherwise known as the **Day Dairy Retail East Site Plan Request**, Application #SP-000096-2016. Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents: [Day Dairy East Staff Report -PC.pdf](#)

9. **Staff Reports**
a) Discussion Items
b) Administrative Reviews
c) Other items
10. **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, April 28, 2016**, were posted on the Draper City Electronic 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.