



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, June 23, 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

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 May 12, 2016, May 26, 2016, and June 9, 2016 Planning Commission meetings.

Documents: [05 12 2016 PC Minutes for Approval.pdf](#)
[05 26 2016 PC Minutes for Approval.pdf](#)
[06 09 2016 PC Minutes for Approval.pdf](#)

2. **Action Item:** On the request of Douglas Thimm, representing Architectural Nexus to extend the June 25, 2015 Planning Commission approval of the Liberty Point Site Plan at 12227 S. Draper Gate Drive. This application is otherwise known as the **Liberty Point Site Plan Extension Request**, Application #150220-12227S. Staff contact is Jennifer Jastemsky at (801) 576-6328 or email jennifer.jastemsky@draper.ut.us.

Documents: [Liberty Point Extension Memo.pdf](#)

3. **Public Hearing:** On the request of Lee Conant for approval of a 2-Lot Minor Subdivision on roughly 2.68 acres in the RA2 (Residential Agricultural) zone at approximately 1620 E. Pioneer Road. This application is otherwise known as the **Relation Minor Subdivision Request**, Application #SUB-028-2016. Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.

Documents: [Relation Subdivision.pdf](#)

4. **Public Hearing:** On the request of Mike Skalla for approval to amend the Bangerter Crossing Plat by splitting Lot 1 into two separate parcels. The subject property is located on 1.39 acres in the CR (Regional Commercial) zone at 115 East 13800 South. This application is otherwise known as the ***Bangerter Crossing Lot 1 Plat Amendment Request***, Application #SUB-101-2016. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.
Documents: [Bangerter Crossing Lot 1 PA.pdf](#)
5. **Public Hearing:** On the request of Mike Skalla for Site Plan approval of a commercial building on 1.39 acres in the CR (Regional Commercial) zone at 115 East 13800 South. This application is otherwise known as the ***Bangerter Crossing Subdivision Lot 1 Site Plan Request***, Application #SUB-102-2016. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.
Documents: [Bangerter Crossing Lot 1 SP.pdf](#)
6. **Public Hearing:** On the request of Daniel Newell, representing Lake City Capital for approval of a Plat Amendment in the RM (South Mountain) zone to adjust the building pad lot lines. This application is otherwise known as the ***Montreaux Lot 124 Plat Amendment Request***, Application #SUB-142-2016. Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.
Documents: [Montreaux Plat Amendment.pdf](#)
7. **Public Hearing:** On the request of Dan Stewart for approval to amend Lot 5 of the Canbury Cove Subdivision and combine with the 1.04 acre lot that abuts on the west resulting in the creation of a new subdivision to be known as Grayson Cove. This application is known as the ***Grayson Cove Subdivision Request***, Application #SUB-98-2016. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.
Documents: [Grayson Cove PA.pdf](#)
8. **Public Hearing:** On the request of Russ Tolbert, representing Hallmark Homes and Development for approval of a Zoning Map Amendment from the CO1 (Professional Office) to the RM2 (Multi-family Residential) zone and a Land Use Map Amendment from Office/Service to Residential High Density on roughly 2.64 acres at approximately 736 West 12300 South. This application is otherwise known as the ***Draper Mill Rezone and Land Use Amendment Request***, Application #'s: MA-113-2016 and MA-114-2016. Staff contact is Jennifer Jastremsky at (801) 576-6328 or jennifer.jastremsky@draper.ut.us.
Documents: [Draper Mill Map Amendments.pdf](#)
9. **Public Hearing:** On the request of Shawn Eaton for approval of a Conditional Use Permit (CUP) and Site Plan for a commercial building on 2.58 acres in the CR (Regional Commercial) zone at 12781 S. Minuteman Drive. This application is otherwise known as the ***Jenson Refrigeration CUP and Site Plan Request***, Application #'s: CUP-127-2016 and SP-128-2016. Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.
Documents: [Jenson Refrigeration CUP and SP.pdf](#)
10. Staff Reports:
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other items

11. 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, June 23, 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.