



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, October 27, 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 (Administration Conference Room)
- 6:00 p.m.** Study Meeting (City Council Chambers)
- 6:30 p.m.** Business Meeting (City Council Chambers)

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 of the September 22, 2016 Planning Commission meeting.
Documents: [09 22 2016 PC Minutes for Approval.pdf](#)

2. **Public Hearing:** On the request of James and Hannah Balderson for approval of a Zoning Map Amendment from the RA1 (Residential Agriculture-40,000/sf minimum lot) to the RA2 (Residential Agriculture-20,000/sf minimum lot) zone on roughly 1.87 acres at approximately 13414 and 13466 S. Fort Street. This application is otherwise known as the **Balderson Farms Zone Change Request**. (Application #MA-274-2016). Staff contact is Maryann Pickering at (801) 576-6391 or email maryann.pickering@draper.ut.us.
Documents: [Balderson Farms Zone Change.pdf](#)

3. **Public Hearing:** On the request of Taylor Moody, representing Residences at Vista Station North, LLC. for approval of a Plat Amendment on 4.527 acres in the Transit Station District zone at roughly 13108 S. Vista Station Boulevard. This application is otherwise known as the **Draper TOD Plat Amendment Request**. (Application #SUB-294-2016). Staff contact is Dan Boles at (801) 576-6335 or email dan.boles@draper.ut.us.
Documents: [Draper TOD Plat Amendment.pdf](#)

4. **Public Hearing:** On the request of Chris Nelson for approval of an Home Occupation Conditional Use Permit (CUP) in the Residential Multi-Family zone at 918 E. Rocky Mouth Lane producing soaps, lotions, and oils. This application is otherwise known as ***The Hive Mind Apiary Home Occupation Conditional Use Permit Request***. (Application #CUP-284-2016). Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.
Documents: [The Hive Mind Apiary CUP.pdf](#)

5. **Public Hearing:** On the request of Bryce Green for approval of a Conditional Use Permit (CUP) to operate a reception center on about 1.44 acres in the Community Commercial zone at approximately 1442 E. Draper Parkway Dr., Suite E. This application is otherwise known as the ***Catering by Bryce Conditional Use Permit Request***. (Application CUP-276-2016). Staff contact is Maryann Pickering at (801) 576-6391 or email maryann.pickering@draper.ut.us.
Documents: [Catering by Bryce Events CUP.pdf](#)

6. **Public Hearing:** On the request of Mark Murdock, representing Gardner Company for approval of a Commercial Site Plan on about 4.4 acres in the Draper Point Mixed Use Commercial Special District zone at approximately 409 W. 13490 S. for retail buildings. This application is otherwise known as the ***Academy Retail Shops Site Plan Request***. (Application #SP-245-2016). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.
Documents: [Academy Retail Shops Site Plan.pdf](#)

7. **Public Hearing:** On the request of Nate Boyer, representing Boyer Company for approval of a Commercial Site Plan on approximately 10.81 acres in the 136 Center Commercial Special District zone at roughly 13705 S. 200 W. for a new office building. This application is otherwise known as the ***136 Center Building 1 Site Plan Request***. (Application #SP-288-2016). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.
Documents: [136 Center Building 1 Site Plan.pdf](#)

8. **Staff Reports**
 - a) Discussion of adopted General Meeting Schedule
 - b) Administrative Reviews
 - c) Other items**Documents:** [2016 PC Meeting Calendar.pdf](#)

9. **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.

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 Rachele Conner, MMC, City Recorder at (801) 576-6502 or rachele.conner@draper.ut.us, at least 24 hours prior to the meeting.

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, October 27, 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



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