



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting, at 5:30 p.m., on Thursday, June 21, 2012, in the City Council Chambers at 1020 East Pioneer Road.

The Agenda will be as follows: (Times listed on the agenda are approximate and may be accelerated or subject to change)

5:30 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 and to more closely follow the published agenda times, 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:** Approval of minutes from the June 7, 2012 Planning Commission meeting.
2. **Action Item:** On the request of Jess Aylett, for approval of a Conditional Use Permit for outdoor storage of vehicles, motor homes, trailers, and various other equipment and material on 1.54 acres in the CR zone located at 48 East 13200 South. The application is otherwise known as the Sweet Barbara's Conditional Use Permit Request, (Application #120306-48E). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us. *This item is continued from the May 17, 2012 Planning Commission meeting*
3. **Public Hearing:** On the request of Marty Biljanic, for approval of the Site Plan for Building B of the Wadsworth office campus located in the CR zone at 145 East 14034 South,. The application is otherwise known as The Exchange @ 140th Request, (Application #120409-14034S). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.

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.

Times listed above are approximate. Items may be held earlier or later than listed. For inquiries, please call the Planning Department, at 576-6539. In compliance with the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Tracy Norr, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

4. **Public Hearing:** On the request of Robbie Thomson, representing DR Horton, for approval of a Site Plan and Preliminary Plat on approximately 8.76 acres in the RM2 Residential Multifamily zone to allow a 90 unit townhome development located at approximately 14251 S Minuteman Drive. The application is otherwise known as the Draper Hillside Homes Site Plan and Preliminary Plat Request, (Application #120411-14251S). Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
5. **Public Hearing:** On the request of Tim Soffe, representing The Staker Company, for approval to rezone approximately 40 acres located at 65 E. Highland Drive from the M2 Manufacturing to RM2 Residential Multifamily zone. The application is otherwise known as the Staker Gravel Pit Zone Change Request, (Application #120509-65E). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
6. **Public Hearing:** On the request of Brent Andersen, representing The Living Planet Aquarium for approval of a Site Plan on a 5.82 acre parcel in the Living Planet Aquarium CSD located at 12047 S. Lone Peak Parkway. The application is otherwise known as the Living Planet Aquarium Site Plan Request, (Application #120524-12047S). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
7. **Public Hearing:** On the request of Chris Dumouchel, for approval of a Commercial Site Plan Amendment to add 5,400 square feet to the building, and expand the parking lot located at 11706 South 700 East in the RA1 zone. The application is otherwise known as the Gateway Academy Commercial Site Plan Request, (Application #120328-11706S). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
8. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
9. **Adjournment**

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 **June 21, 2012**, 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 facsimile to The Salt Lake Tribune, and The Deseret News.

City Seal




Tracy Norr, City Recorder
Draper City, State of Utah