



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, July 12, 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 October 11, 2011, October 20, 2011, November 3, 2011, November 17, 2011, December 8, 2011, May 17, 2012, and June 21, 2012 Planning Commission meetings.
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, June 7, 2012 and June 21, 2012 Planning Commission meetings.*
3. **Action Item:** 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. *This item is continued from the June 21, 2012 Planning Commission meetings.*

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 Adam Lankford, representing Wasatch Advantage Group, for approval of a Site Plan and Preliminary Plat on approximately 13.94 acres located at approximately 450 East 12200 South in the Day Dairy CSD zone to allow a 228 unit townhome development. The application is otherwise known as The Parc at Day Dairy Site Plan and Preliminary Plat Request, (Application #120502-609E). Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
5. **Public Hearing:** On the request of Ramon Campbell, for approval of a Conditional Use Permit and Commercial Site Plan for an Assisted Living Facility on 2.07 acres in the CN zone located at 11990 South 700 East, (Application #120420-11990S). The application is otherwise known as the Tuscany Crossing Assisted Living Conditional Use Permit and Commercial Site Plan. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
6. **Public Hearing:** On the request of Marlon Hill, representing HM Investment Corporation, for approval of a Plat Amendment to split the approximately 2.17 acre lot located at 13867 South Bangerter Parkway into two one acre parcels in the CC Community Commercial zone. The application is otherwise known as Rockwell Square Commercial Subdivision Plat Amendment Request, (Application #120524-13867S). Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
7. **Public Hearing:** On the request of Tim Soffe, representing Senior Living Facilities, LLC for approval of a Conditional Use Permit and Site Plan for a senior living center in the IC Institutional Care zone at 14075 S. Bangerter Parkway. The application is otherwise known as the Rosegate Senior Living Center, (Application #120507-14075S). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
8. **Action Item:** On the request of Draper City, for approval of an Omnibus Text Amendment, for the purpose of revising certain provisions and making technical correction to Chapters 9-16, Hillside Sensitive Land Overlay Zone; 17-3, Preliminary Plat; 17-4, Final Plat; 17-5, Streets; and 18-2, Land Disturbance Permit Required, of the Draper City Municipal Code. The application is otherwise known as the Omnibus Text Amendment Request. Staff contact is Doug Ahlstrom at 801-576-6322 or email Doug.Ahlstrom@draper.ut.us. *This item is continued from the June 27, 2012 Planning Commission meeting.*
9. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
10. **Adjournment**

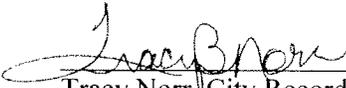
Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit may appeal such decision to the City Council by filing written notice of appeal stating the grounds therefore within fourteen (14) days from the date of such final 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 **July 12, 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