



## **PLANNING COMMISSION AGENDA**

Notice is hereby given that the Draper Planning Commission will hold a **Business Meeting** on **Thursday, March 28, 2019 at 6:30 PM**, in the 1020 East Pioneer Road, Draper, Utah, 84020.

**The Agenda will be as follows:**

### **6:30 Business Meeting p.m.**

- a. Discussion Items
  - i. Discussion Item: Master Transportation Plan  
A discussion on the 2019 Master Transportation Plan update.
- b. Other Items
  - i. Action Item: Planning Commission Meeting Minutes for February 28, 2019  
Minutes of the Draper City Planning Commission Meeting held February 28, 2019 in the Draper City Council Chambers.

### **1. Public Hearing: La Z Boy Site Plan Request**

On the request of David Berkovitz, representing Property Acquisitions, LLC, for approval of a site plan for 1.68 acres of property located at 81 West Ikea Way, otherwise known as the La Z Boy Site Plan Request, application SPR-404-2018. Staff report by Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us), 801-576-6328.

### **2. Public Hearing: Lone Peak Center Text Amendment**

A request by Harbert MSB Lone Peak Campus, LLC to amend Sections 9-3-040 and 9-26-070 for the Draper City Municipal Code as it relates to definitions and signs. The proposed change would apply citywide. Application number: TEXTMAP-292-2018. Staff contact: Maryann Pickering at (801) 576-6391 or [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us)

### **3. Public Hearing: Steven's Cove Zoning Map Amendment**

On the request of Corey Jones, for approval of a zoning map amendment to change the zoning on the property located at 663 East 12200 South from RA1 (Residential Agricultural, 40,000 sq. ft. minimum) to R3 (Single-family Residential, 13,000 sq. ft. minimum). Staff contact is Dan Boles, [dan.boles@draper.ut.us](mailto:dan.boles@draper.ut.us), 801-576-6335.

### **4. Public Hearing: Deer Field Meadows Land Use and Zone Change**

A request by John Bechard to change the land use designation from Residential Low Density to Residential Medium Density, and to change the zoning designation from RA1 (Residential Agricultural, 40,000 square foot lot minimum) to R3 (Single-family Residential, 13,000 square foot lot minimum). The subject property is located at

13254, 13276, 13294, 13296, 13310 and 13322 S. 1300 E. Staff contact: Dennis Workman, dennis.workman@draper.ut.us, 801-576-6522. Applications TEXTMAP-506-2019 and TEXTMAP-507-2019

**5. Public Hearing: Ferran Land Use Map Amendment**

A request by Troy Ferran to change the land use designation from Residential Medium Density to Neighborhood Commercial. The subject property is located at 681 e. Pioneer Rd. and 12388 S. 700 E. Staff contact: Dennis Workman, dennis.workman@draper.ut.us Application TEXTMAP-517-2019

**6. Public Hearing: Allen Piano Studio Conditional Use Permit**

On the request of Jessica Allen representing Allen Piano Studio for approval of a conditional use permit to allow her to operate private piano lessons in her home at 1805 E. Lone Oak Dr. Application # USE-505-2019. Staff contact: Ellen Xanthos at ellen.xanthos@draper.ut.us or 801-576-6551.

**7. 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 this agenda were posted on the Draper City Electronic Bulletin Board, Draper City website [www.draper.ut.us](http://www.draper.ut.us), the Utah Public Meeting Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn), and sent by email to The Salt Lake Tribune, and The Deseret News.

Date Posted:



Laura Oscarson, 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 Laura Oscarson, City Recorder at (801) 576-6502 or [laura.oscarson@draper.ut.us](mailto:laura.oscarson@draper.ut.us), at least 24 hours prior to the meeting. Meetings of the Draper City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone and the meeting will be conducted pursuant to Draper City Municipal Code 2-1-040(e) regarding electronic messages.