



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, November 8, 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 May 3, 2012 and October 18, 2012 Planning Commission meetings.
2. **Public Hearing:** On the request of Carl Patterson, representing Canyons School District for approval of a Site Plan in the RA1 zone regarding a junior high school at 13133 South 1300 East. The application is otherwise known as the Crescent View Middle School Site Plan, (Application #120822-1300E). The staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
3. **Public Hearing:** On the request of Marisa Vandebos, for approval of a Conditional Use Permit (CUP) in the RA1 Residential zone to allow an in home massage therapy located at 13232 South 300 East. The application is otherwise known as the Down to Earth Massage Home Occupation CUP Request, (Application #121019-13232S). Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@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.

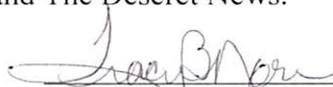
4. **Public Hearing:** On the request of Lynn Coon, for approval to amend the Draper Old Farm subdivision plat by splitting Lot 2 into two parcels. The subject parcel is located at 13323 South 230 East in the RA2 zone. The application is otherwise known as the Draper Old Farm Lot 2 Plat Amendment, (Application #120907-13323S). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
5. **Public Hearing:** On the request of Adam Maher, for approval of a Site Plan for a mixed-use commercial building on 0.52 acres in the CC zone located at 1344 E Draper Parkway. The application is otherwise known as the South Mountain Retail Site Plan, (Application #120917-1344E). Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
6. **Public Hearing:** On the request of Cameron Duncan with Ensign Engineering, for approval to amend Building 1 on Lot 1 of the Canyon Crest Medical Office plat at 11762 S State Street. The application is otherwise known as the Canyon Crest Medical Plat Amendment, (Application #120823-11762S). Staff contact is Ed James at 801-576-6338 or email Ed.James@draper.ut.us.
7. **Public Hearing:** On the request of Draper City, for approval of a Text Amendment to Section 9-26 of the Draper City Municipal Code regarding Freeway Frontage Signs. This application is otherwise known as the Freeway Frontage Signage Text Amendment, (Application #121019-1020E). Staff contact is Ed James at 801-576-6338 or email Ed.James@draper.ut.us.
8. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
10. **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 **November 8, 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

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.