



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper Planning Commission will hold a **Business Meeting** on **Thursday, April 2, 2020, at 6:30 PM**, in the 1020 E Pioneer Rd. Draper, Utah 84020.

The Agenda will be as follows:

Electronic Meeting

This meeting will be held via electronic means

This meeting can be viewed through our website and Zoom

We have several ways to participate:

- Listen through our website - <https://www.draper.ut.us/95/Agendas-Minutes>.
- Zoom meeting - <https://zoom.us/j/961351873> meeting ID 961 351 873

If you would like to participate and provide feedback:

- Email your comments to planning.comment@draper.ut.us up until 5 p.m. the day of the meeting.
- Call into the meeting using Zoom - +1 253 215 8782 meeting ID: 961 351 873

6:30 PM Business Meeting

1. **Action Item: Approve Planning Commission Meeting Minutes for February 13, 2020 (Administrative Action)**
2. **Action Item: Approve Planning Commission Meeting Minutes for February 27, 2020 (Administrative Action)**

3. **Public Hearing: Seidel Residence Plat Amendment (Administrative Action)**

A request by Stephen & Diana Seidel for approval of a Plat Amendment in the RA2 (Residential Agricultural, 20,000 square foot lot minimum) Zone to vacate a portion of an access easement to allow for a new home construction. The property is located at 1888 E 12200 S. Application SUBD-890-2020. Staff contact: Pete Kane, 801-576-6335, pete.kane@draper.ut.us.

4. **Public Hearing: EPG Pony Express Development Agreement, Land Use Map Amendment, & Zoning Map Amendment (Legislative Action)**

A request by C. Ryan Dickson, representing Exeter Draper PSA, LLC, for approval of a Development Agreement, Land Use Map Amendment from Residential Low/Medium Density and Community Commercial to Business/Light Manufacturing, and a Zoning Map Amendment from the RA1 (Residential Agricultural, 40,000 square foot minimum lot) Zone to M1 (Light Manufacturing) for the redevelopment of the Greenfield Farms Subdivision into a warehouse distribution development. The project is located on multiple properties - the Greenfield Farms Subdivision (all of Wheatfield Circle; all of Wheatfield

Way; 79, 101, & 123 W Golden Harvest Road). Applications DA-955-2020, TEXTMAP-948-2020, & TEXTMAP-949-2020. Staff contact: Pete Kane, 801-576-6335, pete.kane@draper.ut.us.

5. Public Hearing: Restaurant Sign Text Amendment Request (Legislative Action)

On the request of Justin Grubb with YESCO LLC to amend Chapter 9-26-070(7)(e) of the Draper City Municipal Code to accommodate electronic message menu boards for restaurant drive-throughs. Staff Contact is Travis Van Ekelenburg, 801-576-6522 or travis.vanekelenburg@draper.ut.us. Application number: TEXTMAP-952-2020

6. Public Hearing: Highline Signage Text Amendment Request (Legislative Action)

On the request of Justin Grubb with YESCO LLC to amend Draper City Municipal Code (DCMC) Section 9-18K-070 Signage. The applicant is requesting that a Text Amendment be approved to increase the allowed sign area in the CSD Highline Zone. Staff Contact is Travis Van Ekelenburg, 801-576-6522 or travis.vanekelenburg@draper.ut.us. Application number: TEXTMAP-952-2020

7. Public Hearing: Draper Plaza Plat Amendment (Administrative Item)

A request by David Hamilton, representing Mountain High Real Estate Advisors, for a plat amendment of the Draper Plaza Subdivision. The applicant is proposing to internally reconfigure the existing four lots into six new lots. The exterior boundary of the subdivision will not be affected. The property is located at approximately 11479 S. State Street in the CR (Regional Commercial) zoning district. Staff contact: Maryann Pickering at (801) 576-6391 or maryann.pickering@draper.ut.us.

8. Public Hearing: Burt Brothers Tire Remodel Plat Amendment & Site Plan Review (Administrative Action)

A request by Sam Gowans, representing Legendary Construction, for the approval of a Site Plan and Plat Amendment in the CR (Regional Commercial) Zone for the remodel and addition of a previous automotive service center and construction of an additional parking lot. The property is located at 263 E & 267 E 12300 S. Applications SPR-898-2019 & SUBD-899-2019. Staff contact: Pete Kane, 801-576-6335, pete.kane@draper.ut.us.

9. Public Hearing: Big Willow Creek 2nd Amendment Development Agreement Request (Legislative Action)

On the request of Bryon Prince, representing Ivory Development, LLC, for a development agreement on 20.9 acres of property located approximately at 491 West 11400 South. The agreement will authorize various deviations to the Draper City Municipal Code Title 9 Land Use and Development standards in regards to density allocation and minimum lot size. Application number DA-931-2019. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draper.ut.us.

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 AND 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, the Utah Public Notice website at www.utah.gov/pmn, and sent by email to the *Salt Lake Tribune* and the *Deseret News*.

Date Posted: March 30, 2020



Laura Oscarson, City Recorder
Draper City, State of Utah



In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Laura Oscarson, City Recorder at (801) 576-6502 or laura.oscarson@draper.ut.us, at least 24 hours prior to the meeting.