



## PLANNING COMMISSION AGENDA

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April 22, 2021 at 6:30 PM

1020 E. Pioneer Rd. Draper, UT 84020

Council Chambers

### **6:30 PM Business Meeting**

#### **1. Electronic Meeting Notice**

- Chairperson Adams stated that the meeting is electronic and can be accessed through the website:  
<https://www.draper.ut.us/95/Agendas-Minutes>
- Comments should be emailed to the project planner listed on the agenda item below by noon on the day of the meeting. This will become part of the public record.
- If anyone wishes to speak during the Public Comment or Public Hearings portion of the meeting, please send a request for the Zoom Meeting ID to the project planner listed on the agenda item below by noon on the day of the meeting.

#### **2. Written Determination 2021-24**

I, Andrew Adams, do hereby determine conducting an electronic meeting of the Draper City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Draper City Planning Commission to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Draper City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- While COVID-19 cases and hospitalizations in Draper show an encouraging downward trend and vaccines are becoming available to a larger segment of the Draper population, vigilance is required so that there is not a rebound in cases and hospitalizations.
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with state and local health departments health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Draper City residents.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

**3. Public Hearing: Greg Zitting Fine Art Home Occupation Conditional Use Permit (Administrative Action)**

On the request of Greg Zitting for approval of a Home Occupation Conditional Use Permit. The property is approximately 0.96 acres in size and is located at approximately 13086 S. Green Clover Rd. Application: USE-0033-2021. Staff Contact: Todd A. Draper (801) 576-6335 or todd.draper@draperutah.gov

**4. Public Hearing: Moore Tennis Court Conditional Use Permit (Administrative Action)**

On request of Tyson Moore for approval of a Conditional Use Permit in the RA2 zone, regarding an increase in fence height to 10-feet for a future tennis court. The property is located at 12041 S 645 E. Application USE-30-2021. Staff Contact: Travis Van Ekelenburg, 801-576-6522, travis.vanekelenburg@draperutah.gov.

**5. Public Hearing: Rosee Florals Home Occupation Conditional Use Permit (Administrative Action)**

On the request of Sandy Mataele, for approval of a Home Occupation Conditional Use Permit. The property is approximately 0.23 acres in size and is located at approximately 14636 Snow Leopard Ln. Application: USE-0031-2021. Staff Contact: Todd A. Draper (801) 576-6335 or todd.draper@draperutah.gov.

**6. Public Hearing: Quality Diamond Tools 2 Home Occupation Conditional Use Permit (Administrative Action)**

On the request of Jim and Lois Duncan for a Home Occupation Conditional Use Permit at 12138 S 800 E for a home office and assembly and repair, limited business. Application USE-013-2021. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

**7. Public Hearing: 700 E Draper Medical Site Plan (Administrative Action)**

On request of Adam Watts, representing Northstar Builders for approval of a Site Plan in the CN zone regarding the construction of a medical office building located at 12188 S 700 E. Application SPR-0007-2021. Staff Contact: Travis Van Ekelenburg, 801-576-6522, travis.vanekelenburg@draperutah.gov.

**8. Public Hearing: Big Willow Creek Ph 1A 1st Amendment and Ph 1B 2nd Amendment Plat Amendment (Administrative Action)**

On the request of Bryon Prince, representing Ivory Development LLC for a Plat Amendment to Phases 1A and 1B of the Big Willow Creek Subdivision located at 11507 S Wildrye Field Way. Application SUBD-1033-2020. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastresmky@draperutah.gov.

**9. Public Hearing: City Initiated State Law Changes Text Amendment (Legislative Item)**

On the request of Draper City for a Text Amendment to amend

portions of Titles 9 and 17 of Draper City Municipal Code. This application is known as the City Initiated State Law Changes Text Amendment. Application: TEXTMAP-0047-2021. Staff contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

## 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.draperutah.gov](http://www.draperutah.gov), the Utah Public Notice website at [www.utah.gov/pmnm](http://www.utah.gov/pmnm), and sent by email to the *Salt Lake Tribune* and the *Deseret News*.

Date Posted: April 16, 2021



Laura Oscarson, CMC, 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@draperutah.gov](mailto:laura.oscarson@draperutah.gov), at least 24 hours prior to the meeting.