



PLANNING COMMISSION AGENDA

May 13, 2021 at 6:30 PM

1020 E. Pioneer Rd. Draper, UT 84020

Council Chambers

AMENDED

6:30 PM Business Meeting

1. Electronic Meeting Notice

- Listen through our website – <http://www.draperutah.gov/95/Agendas-Minutes>
- Email your comments to the project planner listed on the agenda item by Noon on the day of the meeting. These will become part of the public record.
- If you wish 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 by Noon, on the day of the meeting.

2. Written Determination 2021-24 Pursuant to Utah Code Ann. 52-4-207(4)

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.

B. 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 isn't 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. Action Item: Approve Planning Commission Meeting Minutes

for April 8, 2021 (Administrative Action)

4. Action Item: Approve Planning Commission Meeting Minutes for April 22, 2021 (Administrative Action)

5. Public Hearing: NCS Residential Development Land Use and Zoning Map Amendment Requests (Legislative Action)

A request by Tyler Bordrero of PACE CM for Draper School Development to: 1) change the land use designation from Neighborhood Commercial to Residential High Density, and 2) change the zoning designation from A5 (Agricultural) to RM2 (Multiple Family Residential) on approximately 9.81 acres. The property is located at approximately 12197 S. 300 East. Applications TEXTMAP-060-2021 and TEXTMAP-061-2021. Staff contact: Maryann Pickering at 801-576-6391 maryann.pickering@draperutah.gov.

6. Public Hearing: Kimball Home Plat Amendment (Administrative Action)

On the request of Greg Kimball for a Plat Amendment in the TC (Town Center) zone. The property is 0.38 acres in size and located at 12587 South Fort St. Application SUBD-837-2019. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

7. Public Hearing: Lone Peak Specialty Centre Condominium 2nd Amended Plat (Administrative Action)

On the request of Andy Hubbard representing Women's Hospital of Indianapolis, L.P., a Delaware limited partnership, a Subdivision Plat Amendment request on .78 acres at approximately 96 E. Kimballs Ln., known as application SUBD-1076-2020, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

8. Public Hearing: River Park Hill 2nd - Plat Amendment Request (Administrative Action)

A request by Jeffry Anderson to amend the existing River Park Hill Subdivision by dividing Lot 103 into two lots. The property is located at approximately 12194 S. Jerema Court in the R3 (Single Family Residential) zoning district. Application SUB-232-2018. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.

9. Public Hearing: Willow Creek Industrial Properties Lot 2 Amended Site Plan (Administrative Action)

On the request of Bruce Kenner, representing Willow Creek Industrial Properties #1 LLC and Willow Creek Industrial Properties #3 LLC an Amended Site Plan request including a deviation from site and architectural design standards request for construction of a new industrial building on approximately 2.06 acres located at approximately 432 E. 12300 S., known as application SPR-1026-2020, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

10. Public Hearing: Ironhorse Run - Plat Amendment Request

(Administrative Action)

A request by Greg Wilson of Flint Engineering on behalf of Kip Wadsworth, Tod Wadsworth and Cory to amend the the lots lines and boundary in both the Ironhorse and Deer Run subdivisions. No new lots will be created and no lots will be removed. All lots will continue to meet the standards for the zoning districts they are located within. The subdivisions total approximately 23.31 acres and are located in the RA1 and RA2 (Residential Agricultural) zoning districts at approximately 2108 E. Pioneer Rd and 12352 S. Deer Shadow Cove. Application SUBD-1078-2020. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.

11. Public Hearing: South Willow Pad Site - Java Express Amended Site Plan (Administrative Action)

On the request of James Duffin, representing South Willow Business Park, LLC and Thomas A. Duffin, an Amended Site Plan request and a deviation from site design standards request for the purpose of constructing a drive through restaurant on approximately 3.05 acres, at approximately 177 W. 12300 S., known as application SPR-1032-2020, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

12. Public Hearing: Bear Canyon Preschool Home Occupation Conditional Use Permit (Administrative Action)

This item has been continued to a date uncertain.

On the request of Shon and Emily Wettstein representing Bear Canyon Preschool LLC for a Home Occupation Conditional Use Permit for a Limited Preschool on 0.13 acres, located at 14116 S. Winfield Scott Way, known as application USE-0046-2021, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

13. Training: General Powers and Duties and State Law Changes

14. 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, 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: May 7, 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, at least 24 hours prior to the meeting.