



PLANNING COMMISSION AGENDA

May 27, 2021 at 6:30 PM

1020 E. Pioneer Rd. Draper, UT 84020

Council Chambers

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 May13, 2021 (Administrative Action)

4. Public Hearing: Lot 14 Alan Point Plat Amendment (Administrative Action)

This item is continued until a meeting date uncertain.

On request by Kirk Cullimore, approval of a Plat Amendment in the RA2 zone to vacate a wetlands no build area in the rear yard at approximately 849 W Alan Point Dr. Application: SUBD-0055-2021. Staff Contact: Travis Van Ekelenburg, 801-576-6522, travis.vanekelenburg@draperuta.gov.

5. Public Hearing: The Flowers Place Home Occupation Conditional Use Permit (Administrative Action)

On request by Carmen Gerth for approval of a Home Occupation Conditional Use Permit in the RA2 zone located at 12169 S Andrew View Circle regarding a home occupation business in the home as a Florist. Application: USE-0054-2021. Staff Contact: Travis Van Ekelenburg, 801-576-6522, travis.vanekelenburg@draperutah.gov

6. Public Hearing: Michel Fence - Conditional Use Permit Request (Administrative Action)

A request by Ben Michel for approval to increase fence height to eight feet for a portion of the rear lot lines on the east and west sides of the property. The property is located at approximately 1257 E. Manfield Way in the RA1 (Residential Agricultural, 40,000 square foot minimum) Zone). Application: USE-048-2021. Staff contact: Maryann Pickering at 801-576-6391 or maryann.pickering@draperutah.gov.

7. Public Hearing: Salz Cove Lot 3 Plat Amendment (Administrative Action)

On request by Eric and Kimberly Rea approval of a Plat Amendment in the RA2 zone located at 12926 S Salz Way, regarding decreasing the storm drain easement from 20-feet to 10-feet for Lot 3 of the Salz Cove Subdivision. Application SUBD-0032-2021. Staff Contact: Travis Van Ekelenburg, 801-576-6522, travis.vanekelenburg@draperutah.gov.

8. Training: Open Meetings

9. 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 21, 2021

Laura Oscarson

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.