



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, February 13, 2014 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. Public Hearing:** On the request of Phillip Piercy, representing Little John Engineering for approval of a Commercial Site Plan on approximately 6.32 acres in the CR (Regional Commercial) zone to allow a new four story medical office building on the hospital site at 96 East Kimballs Lane. This application is otherwise known as the **Lone Peak Specialty Center Commercial Site Plan Request**, Application #131120-96E. Staff contact is Dan Boles at 801-576-6335 or email Dan.Boles@draper.ut.us.
- 2. Public Hearing:** On the request of Matt Lepire, representing D.R. Horton, for approval of a Site Plan of a 78-unit townhome development on 9.68 acres in the RM1 (Residential Multi-Family) zone at 12223 S. Galena Park Boulevard. The application is otherwise known as the **Galena Park Place Townhomes Site Plan Request**, Application #131118-12223S. Staff contact is Dennis Workman at 801-576-6522 or email Dennis.Workman@draper.ut.us.
- 3. Public Hearing:** On the request of Steve and Donna Bryant for approval of a Home Occupation Conditional Use Permit regarding a pottery business on 0.41 acres in the RA2 (Residential Agricultural) zone at 659 E Pioneer Road. This application is otherwise known as the **Two Dogs Pottery Conditional Use Permit (CUP) Request**, Application #131218-659E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@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.

Times listed above are approximate. Items may be held earlier or later than listed. For inquiries, please call the Planning Department, at 576-6502. In compliance with the American's with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Rachele Conner, Draper City Recorder, 576-6502, at least 3 days prior to meeting.

4. **Public Hearing:** On the request of Charlie Openshaw, representing CJO Holdings, LLC, for approval of a Commercial Site Plan on 0.651 acres in the DP-CSD (Draper Peaks –Commercial Special District) zone at 12179 South State Street. The application is otherwise known as the ***Draper Peaks Lot 106 Commercial Site Plan Request***, Application #131223-12179S. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
5. **Public Hearing:** On the request of Draper City for approval of a Text Amendment modifying definitions and the permitted and conditional use charts in several zoning districts in relation to Vehicle and Equipment Rental or Sales.. The application is otherwise known as the ***City Initiated Vehicle and Equipment Rental or Sales Text Amendment Request***, Application #140127-1020E. Staff contact is Jennifer Jastremsky at 801-576-6328 or email Jennifer.Jastremsky@draper.ut.us.
6. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other Items
7. **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 **Thursday, February 13, 2014**, 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




Rachelle Conner, MMC, City Recorder
Draper City, State of Utah