



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, January 12, 2017**, in the City Council Chambers at 1020 East Pioneer Road, Draper, Utah.

The Agenda will be as follows: (Times listed on the agenda are approximate and may be accelerated or subject to change.)

- 5:30 p.m. - Dinner (Administration Conference Room)
- 6:00 p.m. - **Study Business Items** (City Council Chambers)
- 6:30 p.m. - **Business Meeting** (City Council Chambers)

***Citizen Comments:** To be considerate of everyone attending the meeting, public hearing comments will be limited to three minutes per person per item. 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. **Action Item: Election Of The 2017 Chairperson And Vice Chairperson**

2. **Action Item: Approval Of Minutes**

Approval of the minutes from the November 17, 2016 and December 8, 2016 Planning Commission meetings.

Documents:

- [11 17 2016 pc minutes for approval.pdf](#)
- [12. 08 2016 pc minutes for approval.pdf](#)

3. **Action Item: Draper Senior Assisted Living Site Plan And CUP Extension**

On the request of Ashford Assisted Living and Memory Care to extend the January 28, 2016 Planning Commission approval of the Draper Senior Assisted Living Conditional Use Permit (CUP) and Site Plan (SP) requests at 14178 S. Bangerter Pkwy. This application is otherwise known as the **Draper Senior Assisted Living CUP and SP Extension Request**, (Application #150717-14178S, 1 & 2). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents:

- [draper senior asst living extension memo.pdf](#)

4. **Public Hearing: KFC Plat "A" Amendment**

On the request of Dan Nixon, representing SLC Developers, LLC. for approval of a plat amendment in the CS (Commercial Services) zone on roughly 1.51 acres at approximately 12352 S. 700 E. combining five parcels into one. This application is otherwise known as the **KFC Plat "A" Plat Amendment Request**, (Application #SUB-339-2016). Staff contact is Dan Boles at (801)

576-6335 or email dan.boles@draper.ut.us.

Documents:

[kfc plat a amendment.pdf](#)

5. Public Hearing: Hello World Photography Home Occ. CUP

On the request of Lindsay Goeckeritz for approval of a Home Occupation Conditional Use Permit (CUP) in the RA2 (Residential Agricultural) zone on 0.35 acres to allow for the operation of a photography/portrait studio in the single-family residential home at 553 E. Corner Canyon Drive. This application is otherwise known as the ***Hello World Photography Conditional Use Permit Request***, (Application #CUP-349-2016). Staff contact is Maryann Pickering at (801) 576-6391 or email maryann.pickering@draper.ut.us.

Documents:

[hello world photography cup.pdf](#)

6. Public Hearing: Myrazine LLC/RAD Conditional Use Permit

On the request of Benjamin Cheng, representing Myrazine LLC/RAD for approval of a Conditional Use Permit (CUP) in the M1 (Light Manufacturing) zone on approximately 0.01 acres at roughly 110 W. 13775 S., #6. This application is otherwise known as the ***Myrazine LLC/RAD Conditional Use Permit Request***, (Application #CUP-329-2016). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents:

[myrazine cup.pdf](#)

7. Public Hearing: Draper South Point Apartments Amended Site Plan

On the request of Jim Allred and Chris Jensen, representing Think Architecture for a Site Plan Amendment approval in the CR (Regional Commercial) and OS (Open Space) zones on roughly 5.35 acres at about 166 E. Highland Dr. to allow the currently vacant site to be developed as a mixed use building. This application is otherwise known as the ***Draper South Point Apartments Amended Site Plan Request***, (Application SP-322-2016). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents:

[draper south pnt amended sp.pdf](#)

8. Public Hearing: Jenson Farms Map Amendments

On the request of Randy Bowler of Bowler Properties for approval of a Land Use Map Amendment from Low/Medium to Residential Medium Density and a Zoning Map Amendment from the A5 (Agricultural-5 acre minimum lot size) and RA1 (Residential Agricultural-40,000/sf minimum lot size) zones to the R4 (Residential-10,000/sf minimum lot size) zone on roughly 48.61 acres at approximately 11875 South 700 West. This application is otherwise known as the ***Jenson Farms Land Use Amendment and Zone Change Request***, (Application #'s: MA-372-2016, Land Use Amendment and MA-330-2016, Zone Change). Staff contact is Maryann Pickering at (801) 576-6391 or email maryannpickering@draper.ut.us.

Documents:

[jenson farms map amendments.pdf](#)

9. Public Hearing: Browns Pond Cove Zone Change

On the request of Alexander Hedrevich for approval of a Zoning Map Amendment from the RA2 (Residential Agriculture- 40,000/sf minimum lot size) with PRD Overlay to R3 (Residential - 13,000/sf minimum lot size) zone on 1.06 acres at 12863 S. 150 E. and 12856 S. Browns Pond Cove. This application is otherwise known as the ***Browns Pond Cove Zone Change Request***, (Application #MA-347-2016). Staff contact is Dennis Workman at (801) 576-6328 or email dennis.workman@draper.ut.us.

Documents:

[browns pond cove zc.pdf](#)

10. Public Hearing: Quinn Court Map Amendments

On the request of Jay Rice, representing JAR Development for approval of a Land Use Map Amendment from Neighborhood Commercial to High Density Residential and a Zoning Map Amendment from the CN (Neighborhood Commercial) to the RM2 (Multi-Family Residential; 12/du per acre) zone on roughly 2.01 acres at approximately 11980 South and 11900 South 700 East. This application is otherwise known as the ***Quinn Court Rezone and Land Use Amendment Request***, (Application #'s: MA-285-2016, Zone Change and MA-286-2016, Land Use). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents:

[quinn crt map amendments.pdf](#)

11. Staff Reports

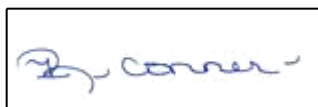
- a) Discussion Re: APA Conferences
- b) Administrative Reviews
- c) Other items

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 / 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 the **Thursday, January 12, 2017**, were posted on the Draper City Electronic Bulletin Board, Draper City website www.draper.ut.us, the Utah Public Meeting Notice website at www.utah.gov/pmn, and sent by email to the Salt Lake Tribune, and the Deseret News.

City Seal:



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



PUBLIC HEARING PROCEDURE AND ORDER OF BUSINESS. In compliance with the American with Disabilities Act, any individuals needing special accommodations including auxiliary communicative aides and services during this meeting shall notify Rachelle Conner, MMC, City Recorder at (801) 576-6502 or rachelle.conner@draper.ut.us, at least 24 hours prior to the meeting.