



## 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 25, 2018** 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 Meeting** (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. Public Hearing: 136 Center Text Amendment – CONTINUED TO 2/8/2018**

Request to amend the CSD-136C zone to allow residential use and regulations, by Ryan Simmons of The Boyer Company. This item has been continued to the February 8, 2018 Planning Commission Agenda. Staff Contact Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us). **Application Number: TA-130-2017**

### **2. Public Hearing: South Point Station Land Use And Zoning Map Amendment**

Request for approval of a Land Use Map amendment from Cultural/Institutional and Community Commercial to Community Commercial. Also a request for a Zoning Map Amendment from PF (Public Facility) and A5 (Agricultural) zones to Community Commercial. Staff Report by Dan Boles. **Application Number: MA-313-2017**

Documents: [south point station staff report.pdf](#)

### **3. Public Hearing: Steps Recovery Center Conditional Use Permit**

Request for approval of a conditional use permit to allow a Residential Facility for Persons with a Disability to be conducted from the property located at 12039 S.700 E. Staff Report by Dennis Workman. **Application Number: CUP-000333-2017**

Documents: [steps recovery center cup at pc 1-25-18 \(2\).pdf](#)

### **4. Public Hearing: The Season There Of Conditional Use Permit**

Request for a Conditional Use Permit by Amy and Jessica Smith, to allow Restaurant Use within a Historic Structure on approximately 1 acre, located at approximately 12825 South Fort Street. Staff Report by Jennifer Jastremsky. **Application Number: CUP-327-2017.**

Documents: [season there of staff report -1-25-18.pdf](#)

### **5. Public Hearing: Moda Lone Peak Conditional Use Permit, Site Plan and Plat Amendment**

Request for a Conditional Use Permit, Site Plan, and Plat Amendment by Matt Scott, representing Jack Fisher Land Company, to allow for a mixed-use development in the Town Center zone on approximately 2.01 acre site located at approximately 12332 South 970 East. Staff Report by Dan Boles. **Application Numbers: CUP-294-2017, SP-295-2017, SUB-293-2017.**

Documents: [moda lone peak staff report reduced.pdf](#)

### **6. Public Hearing: Moda Town Center Conditional Use Permit, Site Plan and Plat Amendment**

Request for a Conditional Use Permit, Site Plan, and Plat Amendment by Matt Scott, representing Jack Fisher Land Company, to allow for a mixed-use development in the Town Center zone on approximately 1.74 acre site located at approximately 12553 South Fort Street. Staff Report by Jennifer Jastremsky. **Application Numbers: CUP-291-2017, SP-292-2017, SUB-290-2017.**

Documents: [moda town center staff report -1-25-18b.pdf](#)

## 7. Staff Reports

- a) Discussion Items
- b) Administrative Reviews
- c) Other items

## 8. 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 / 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 25, 2018**, were posted on the Draper City Bulletin Board, Draper City website [www.draper.ut.us](http://www.draper.ut.us), the Utah Public Meeting Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn), and sent by facsimile to the Salt Lake Tribune, and the Deseret News.

City Seal :



A handwritten signature in blue ink that reads "Rachelle Conner".

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](mailto:rachelle.conner@draper.ut.us), at least 24 hours prior to the meeting. Meetings of the Draper City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone and the meeting will be conducted pursuant to Draper City Municipal Code 2-1-040(e) regarding electronic messages.