



PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, March 23, 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.*

- Action Item:** Approval of minutes from the February 23, 2017 and March 9, 2017 Planning Commission meetings.

Documents: [item 1 - 02 23 2017 pc minutes for approval.pdf](#)
[item 1 - 03 09 2017 pc minutes for approval.pdf](#)
- Public Hearing:** On the request of Boyd Bradshaw, representing Bradshaw Homes for approval of an 8-Lot Minor Subdivision in the RA2 zone (Residential Agriculture-20,000/sf minimum lot size) on approximately 5.26 acres located at 1290 East 13400 South. This application is otherwise known as the **Banbury Park Minor Subdivision Request**, (Application #SUB-369-2016). Staff contact is Maryann Pickering at (801) 576-6391 or email maryann.pickering@draper.ut.us.

Documents: [item 2 - banbury park minor sub..pdf](#)
- Public Hearing:** On the request of Alene Bentley, representing Rocky Mountain Power for approval of a Conditional Use Permit (CUP) for an eight-foot chain link fence and a ten-foot concrete block wall on 1.14 acres in the CC zone (Community Commercial) at 502 West 12300 South. This application is otherwise known as the **Rocky Mountain Power Substation Fence CUP**, (Application #CUP-058-2017). Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.

Documents: [item 3 - rocky mntn power cup.pdf](#)
- Public Hearing:** On the request of Renalyn Cortez for approval of a Home Occupation Conditional Use Permit (CUP) to operate a home based daycare in the R3 zone (Single-Family Residential) at approximately 11882 S. Aztec Road. This application is otherwise known as the **Lyn's Smart and Fun Childcare Home Occ. CUP Request**, (Application #CUP-44-2017). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.

Documents: [item 4 - lynes childcare home occ cup.pdf](#)

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.

5. **Public Hearing:** On the request of Chantal Fairbourn for approval of a Conditional Use Permit (CUP) to operate a home occupation creating custom artistic cakes and desserts in the RA2 zone (Residential Agriculture-20,000/sf minimum lot size) at 12232 S. Graystone Lane. This application is otherwise known as the *Sugar and Dessert Studio Home Occ. CUP Request*, (Application #CUP-035-2017). Staff contact is Dennis Workman at (801) 576-6322 or email dennis.workman@draper.ut.us.
Documents: [item 5 - sugar art home occ cup.pdf](#)
6. **Public Hearing:** On the request of Brian Davis, representing Criterium, LLC. for approval of a Plat Amendment of 6.86 acres in the CC zone (Community Commercial) at approximately 258 E. 13800 S. to adjust property lines, participation in the existing HOA and vacate platted but unbuilt condominium units. This application is otherwise known as the *Rockwell Square 2nd Plat Amendment Request*, (Application #SUB-364-2016). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.
Documents: [item 6 - rockwell squared 2nd pa.pdf](#)
7. **Public Hearing:** On the request of Brent Andersen for approval of a Zoning Map Amendment of 9.09 acres at 12047 S. Lone Peak Pkwy. from the CBP (Business/Manufacturing Park) to CSD-LPA (Living Planet Aquarium Commercial Special District) zone and a Text Amendment to Section 9-18F of the Draper City Municipal Code (DCMC) to accommodate changes to the aquarium's business model. These applications are otherwise known as the *Living Planet Aquarium Zone Change and Text Amendment Requests*, (Applications: MA-062-2017 and TA-063-2017). Staff contact is Dennis Workman at (801) 576-6522 or email dennis.workman@draper.ut.us.
Documents: [item 7 - living planet aquarium zc and ta.pdf](#)
8. **Public Hearing:** On the request of Neil and Katheryn Hughes for approval of a Text Amendment to Section 17-1-110 of the Draper City Municipal Code (DCMC) to allow properties with historically registered homes to be subdivided. This application is otherwise known as the *Crossgrove House Text Amendment Request*, (Application #TA-030-2017). Staff contact is Jennifer Jastremsky at (801) 576-6328 or email jennifer.jastremsky@draper.ut.us.
Documents: [item 8 - crossgrove text amendment.pdf](#)
9. **Staff Reports**
 - a) Discussion Items
 - b) Administrative Reviews
 - c) Other items
10. **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 the **Thursday, March 23, 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:



A handwritten signature in blue ink, appearing to read "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, at least 24 hours prior to the meeting.