



## PLANNING COMMISSION AGENDA

Notice is hereby given that the Draper City Planning Commission will hold a Regular Meeting at 5:30 pm on **Thursday, April 26, 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.)

**6:00pm. Dinner** (Administration Conference Room)

**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. 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. Action Item: PC Minutes March 22, 2018**

Minutes of the Draper City Planning Commission meeting held on Thursday March 22, 2018 in the Draper City Council Chambers.

Documents: [\(draft\)032218 draper planning commission meeting minutes - final.pdf](#)

**2. Action Item: Amend PC Minutes for January 25<sup>th</sup>, 2018**

Amend Minutes of the Draper City Planning Commission meeting held on Thursday January 11, 2018 in the Draper City Council Chambers.

Documents: [01-11-18 planning commission meeting minutes - amended \(draft\).pdf](#)

**3. Public Hearing: Text Amendment Regarding Land Use Appeals To The City Council**

On the request of Draper City in order to amend portions of Title 9 of the Draper City Municipal Code as it relates to the appeal body for administrative decisions. Staff Contact: Mike Barker, [mike.barker@draper.ut.us](mailto:mike.barker@draper.ut.us)

Documents: [memo on appeals.pdf](#)

**4. Public Hearing: Jenson Farms Preliminary Plat**

A request by Randy Bowler of Bowler Properties for approval of a preliminary plat application in order to develop an 85 lot single-family subdivision at 11875 S. 700 West. The property is located in the R4 (Single Family Residential) zoning district. Staff Contact: Maryann Pickering [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us)  
**Application Number: SUB-284-2017**

Documents: [04-26-2018 jenson farms pc staff report.pdf](#)

**5. Public Hearing: Draper Recreation Center Site Plan**

on the request of Angelo Calacino, representing Salt Lake County Parks and Recreation for the review of a County recreation center and field house, located at approximately 657 East Vestry Rd on 6.30 acres of property in the OS (Open Space) zone. Staff Contact: Jennifer Jastremsky , [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us) **Application: SP-038-2018**

Documents: [draper rec staff report -pcb.pdf](#)

**6. Public Hearing: Mountain Park Estates MPC Zone Change, Zoning Text Amendment And Development Agreement**

On the request of Ollie Michel, representing Michel Land, LLC, for approval of a Zoning Map and Zoning Text Amendment creating a new Master Planned Community (MPC) zone and rezoning approximately 83 acres at about 2100 East Lake Bluff Drive to the new MPC zone along with a development agreement. Staff Contact: Dan Boles, [dan.boles@draper.ut.us](mailto:dan.boles@draper.ut.us) **Application: 150323-2100E-1&2**

Documents: [mountain park estates pc third review staff report reduced.pdf](#)

**7. Public Hearing: Whisperwood Cove Phase 3 Plat Amendment**

Request for approval to amend the Whisperwood Cove Phase 3 subdivision plat by splitting Lot 325 in two. The property is zoned R3 (Residential one-third acre minimum) and is located at 12771 S. Whisper Bend Dr. Staff Contact: Dennis Workman, [dennis.workman@drpaer.ut.us](mailto:dennis.workman@drpaer.ut.us) **Application: SUB-021-2018**

Documents: [whisperwood cove iii pa at pc 4-26-18.pdf](#)

**8. Public Hearing: Danceology Studio**

A request by Tracy Curvelo for approval of a Site Plan on approximately 0.52 acres of property located at 112 W. 13100 South in the DC (Destination Commercial) zoning district. Staff Contact: Maryann Pickering [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us). **Application Number: SP-015-2018.**

Documents: [04-26 pc staff report \(danceology\).pdf](#)

**9. Public Hearing: Palomino Point Phase 4 Plat Amendment**

on the request of Ryan Button, representing Property Ventures Draper, LLC, for a Plat Amendment creating ten single-family residential lots on the property at 251 East Carlquist Dr. on 3.51 acres of property in the R3 (Single-family Residential) zone. Staff Contact: Jennifer Jastremsky, [jennifer.jastremsky@draper.ut.us](mailto:jennifer.jastremsky@draper.ut.us) **Application: SUB-045-2018**

Documents: [palomino 4 staff report -pc.pdf](#)

**10. Windsor Mill Office Land Use And Zoning Map Amendments**

Request for approval of a land use change from Residential High Density to Neighborhood Commercial, and a zone change from RM1 (Residential multi-family up to 8 units per acre) to CN (Neighborhood Commercial). The property contains 1.02 acres and is located generally at 11450 S. 700 W. Staff Contact: Dennis Workman, [dennis.workman@drpaer.ut.us](mailto:dennis.workman@drpaer.ut.us) **Application: MA-059-2018 & MA-060-2018**

Documents: [windsor office luc-zc at pc 4-26-18.pdf](#)

### **11. Public Hearing: Stewart Subdivision Plat Amendment**

A request by Gaylen and Michelle Stewart for a plat amendment to amend Lot 1 the DeVearl Decker Subdivision. The property is located at 814 E. 12500 South in the RA2 (Residential Agricultural) zoning district. Staff Contact: Maryann Pickering, [maryann.pickering@draper.ut.us](mailto:maryann.pickering@draper.ut.us) **Application Number: SUB-268-2017.**

Documents: [04-26 pc staff report \(stewart pa\).pdf](#)

### **12. Staff Reports**

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

### **13. 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, April 26, 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.

Date Posted:



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.