



PLANNING COMMISSION AGENDA

Thursday, November 13, 2025, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a Action Item: Approve Planning Commission Meeting Minutes for October 9, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for October 9, 2025

1.b Action Item: Approve Planning Commission Meeting Minutes for October 23, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for October 23, 2025

1.c Action Item: 2026 Draper City Planning Commission Meeting Schedule Recommendation to the Draper City Council (Administrative Action)

1.d Action Item: Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment Request (Administrative Item)

On the request of Brett and Elizabeth Lewis for a Subdivision Plat Amendment located at 1952 E Gray Fox Dr. on 0.34 acres of property in the RSD-2-Corner Canyon Vista (Residential Special District) zone. Application known as Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment. Application 2025-0099-SUB. Staff contact is Nick Whittaker, 801-576-6522, nick.whittaker@draperutah.gov.

1.e Public Hearing: The Ozzy Shepherd, LLC. Home Occupation Conditional Use Permit Request (Administrative Item)

On the behalf of Kim Mazzucchelli representing The Ozzy Shepherd LLC, a Home Occupation Conditional Use Permit request on approximately 0.34 acres, located at 13034 S. Mountain Crest Cir, Known as application 2025-0156-USE. Staff Contact: Nick Whittaker, (801)576-6522, Nick.Whittaker@draperutah.gov.

1.f Public Hearing: Huber Land Use and Zoning Map Amendment Requests (Legislative Action)

On the request of Tom Spencer of Wright Homes, representing the Huber Family, a Zoning Map Amendment from the RA1 (Residential Agricultural) zone to the R3 (Single Family Residential Zone) and a Land Use Map Amendment from the Residential Low/Medium Density to Residential Medium Density land use designation for approximately 1.38 acres, located at approximately 11730 S. 700 West. Known as applications 2025-0222-MA and 2025-0223-MA. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.g Public Hearing: Fetzer Land Use and Zoning Map Amendment Requests (Legislative Item)

On the request of Robert Fetzer, Land Use Map and Zoning Map Amendments for approximately 0.89 acres of property located at 1394 E. 12900 S., known as applications 2025-0192-MA and 2025-0193-MA. Staff contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.h Public Hearing: Water Use and Preservation Element General Plan Amendment Request (Legislative Action)

On the request of Draper City, a request to adopt the Water Use and Preservation Element as part of the General Plan. Known as Application No. 2025-0258-TA. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

1.i Public Hearing: Plummer Zoning Map Amendment (Legislative Item)

On the request of Benchmark Engineering, representing LRP TR and Home Ice, LLC, for a Zoning Map Amendment on 1.31 acres of property located at 1360 E. 13200 S. and 0.97 acres of property located at 13239 S. 1300 E. in the RA1 (Residential Agricultural) zone, application 2025-0137-MA. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.j Public Hearing: Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans General Plan Amendment (Legislative Action)

On the request of Draper City, a request to adopt an amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans to change several figures. Known as Application No. 2025-0255-TA. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

1.k Public Hearing: City Initiated Boundary Adjustment Update Text Amendment Request (Legislative Item)

On the request of Draper City, approval of text amendments to portions of Titles 9 and 17 of the Draper City Municipal Code (DCMC) in order to address recent changes to Utah State Code related to boundary adjustments. Known as application 2025-0254-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.l Public Hearing: Donald Tate Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of Donald Tate a Conditional Use Permit Request for a Home Occupation to allow for private glass engraving lessons within the home on approximately 0.39 acres located at 12891 S Trailside Dr. Known as application 2025-0133-USE. Staff contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

This application was withdrawn prior to the publication of the meeting agenda.

1.m Public Hearing: City Initiated Geologic Hazards Zoning Text Amendment (Legislative Item)

On the request of Draper City, a Zoning Text Amendment to Draper City Municipal Code (DCMC) Chapter 9-19, related to the applicability for geologic hazard study reports. Known as Application No. 2025-0259-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

This item is being continued to a date uncertain.

2. Other Business

Coordination between City Staff and Planning Commission (as needed).

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **November 13, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in black ink, appearing to read "Nicole Smedley".

Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.