



## PLANNING COMMISSION AGENDA

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Thursday, August 28, 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 June 12, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for June 12, 2025

**1.b Action Item: Approve Planning Commission Meeting Minutes for June 26, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for June 26, 2025

**1.c Action Item: Approve Planning Commission Meeting Minutes for July 10, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for July 10, 2025

**1.d Public Hearing: Big Willow Creek 6th Development Agreement Amendment (Legislative Item)**

On the request of Peter Gamvroulas, representing Ivory Homes, a Development Agreement Amendment for the Big Willow Creek Phase 5 development on approximately 9.3 acres located at approximately 11670 S. Wildrye Field Way. Known as application 2025-0196-DA. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

**1.e Public Hearing: Think Him, INC. Home Occupation Conditional Use Permit Request (Administrative Item)**

On the request of Tami Schlappi, representing, Think Him, Inc. A Home Occupation Conditional Use Permit to operate a cottage business home occupation that creates small jewelry. Approximately 0.32 acres, located at 641 E. Pheasant Haven Ct. Known as application 2025-0134-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

**1.f Public Hearing: Goodrich Pointe Land Use Map and Zoning Map Amendments (Legislative Item)**

On the request of Alan Prince, representing the Crescent Irrevocable Trust, a Land Use Amendment from Residential Low/Medium Density to Residential Medium Density and a Zoning Map Amendment from RA1 (Residential Agricultural) to R4 (Single-Family Residential) for approximately 8.7 acres, located at approximately 11775 S. 700 West. Known as applications, 2025-0109-MA and 2025-0105-MA. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

**1.g Public Hearing: Pratt Fence, Conditional Use Permit Request (Administrative Action)**

On the request of Spencer and Holli Pratt, A Conditional Use Permit to allow for a fence that is taller than six feet (6'). Approximately 0.16 acres, located at 296 E. Red Leaf Dr. Known as application 2025-0031-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

**1.h Public Hearing: City Initiated Concord Properties Land Use and Zoning Map Amendments Request (Legislative Item)**

On the request of Draper City, a Land Use Map and a Zoning Map Amendment to change the land use designation from Open Space/Parks to Community Commercial and the zoning designation from RA2 (Residential Agricultural) to CG (General Commercial) for approximately 0.27 acres, located at approximately 687 W. 12300 S. Known as applications 2025-0197-MA and 2025-206-MA. Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

**1.i Public Hearing: City Initiated Preschool, Limited Text Amendment Request (Legislative Action)**

On the request of Draper City for a Text Amendment to Draper City Municipal Code Section 9-3-040 in order to adjust the number of children allowed in a Preschool, Limited use. Application number 2025-0189-TA. Staff report by Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

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

On the request of Draper City, a request to adopt the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans as part of the General Plan. Known as Application No. 2025-0195-TA. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

**2. Other Business:**

Planning Commission coordination and updates (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 **August 28, 2025**, were posted at Draper City Hall, Draper City website [www.draperutah.gov](http://www.draperutah.gov), and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn).



A handwritten signature in cursive script that reads "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](mailto:nicole.smedley@draperutah.gov), at least 24 hours prior to the meeting.