



## PLANNING COMMISSION AGENDA

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Thursday, April 24, 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: Windsor Mill Townhomes Site Plan Approval Extension Request (Administrative Action)

On the request of David Jenkins, representing Olsen and Associates, a 6-month extension to the site plan approval of Windsor Mill Townhomes located at 11450 South 820 West, application 2023-0239-SP. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

##### 1.b Action Item: Baumann-Taylor I-ADU Deviation Request (Administrative Action)

On behalf of Zach Gordon, representing Sean Baumann & Jacob Taylor, a Deviation Request from strict compliance with the geographical restrictions for Internal Accessory Dwelling Units (I-ADU's), for approximately 0.45 acres, located at 13963 S Jarvie Ln., Known as application 2025-0030-VAR, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

##### 1.c Public Hearing: Academy Plaza Zoning Text Amendment (Legislative Item)

On the request of Joe Johnsen of J Development, representing Dumar, LLC, a request for approval of a Zoning Text Amendment to the CSD-DPMU (Draper Pointe Mixed Use Commercial Special District) zone to add two new districts for approximately 7.7 acres located at 383 W 13490 S. Known as Application No. 2024-0025-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

**1.d Public Hearing: Janisch Home Occupation Conditional Use Permit Request (Administrative Item)**

On the request of James Janisch a Conditional Use Permit to operate a Home Occupation of a home office for an electrical contracting business that includes the use of a business vehicle that is stored at the property, on approximately 0.30 acres, located at approximately 584 W. Sunset Crest Way. Known as application 2024-0373-USE, Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov

**1.e Public Hearing: Canyon Crest Medical Condos Plat Amendment Request (Administrative Item).**

On the request of Cameron Duncan, representing Canyon Crest South, LLC, Canyon Crest 11800 LLC, SHW Associates Enterprises, LLC and Canyon Crest Medical Condominium Homeowners Association, a Subdivision Plat Amendment for approximately 2.7 acres, located at approximately 11762 S. State Street, Known as application 2025-0021-SUB, Staff Contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

**1.f Public Hearing: Alpine Trails Studio, LLC Home Occupation Conditional Use Permit Request (Administrative Item)**

On behalf of Jackson Jared, representing Alpine Trails Studio, LLC., a Conditional Use Permit for a Cottage Business Home Occupation, on approximately 1.61 acres, located at 1094 E 13800 S., Known as application 2025-0035-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

**1.g Public Hearing: Granite Construction Zoning Map Amendment Request (Legislative Item)**

On the request of Tina Mudd representing Granite Construction Company and Stack Bangerter LLC. a Zoning Map Amendment, for approximately 0.85 acres, located at approximately 13488 S. 200 W., Known as application 2025-0046-MA, Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov

**1.h Public Hearing: 136 Center CSD Text Amendment (Legislative Item)**

On the request of John Bankhead, representing AREP III DD Land Owner, LLC., a Text Amendment to the 136 Center CSD zone, located at approximately 13697 S. 200 W., Known as application 2024-0397-TA, Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.  
**(Application to be continued to a date uncertain)**

**1.i Public Hearing: Cherry Canyon Block Valve Conditional Use Permit Request (Administrative Item)**

On the behalf of Alex Howard representing Enbridge Gas Utah and Steeplechase Homeowners Association, a Conditional Use Permit for installation of a new utility substation for Enbridge Gas on 3.39 acres located at approximately 13461 S. Highland Drive, Known as application 2025-0025-USE, Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov. **(Application to be continued to a date uncertain)**

**2. Adjournment**

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **April 24, 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 blue ink 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.