

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON
THURSDAY, SEPTEMBER 11, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS**

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Gary Ogden
Alternate Commission Member Christine Green
Alternate Commission Member Shivam Shah

NOT SITTING: Alternate Commission Member Laura Fidler

EXCUSED: Commission Member Mary Squire
Commission Member Kendra Shirey

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Todd Taylor, City Planner
Nick Whittaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for July 31, 2025. (Administrative Action)
Approval of Planning Commission Meeting Minutes for July 31, 2025.

This item was included in the motion for Item 1B.

B. Action Item: Approve Planning Commission Meeting Minutes for August 14, 2025. (Administrative Action)
Approval of Planning Commission Meeting Minutes for August 14, 2025.

Motion: Commissioner Nixon moved to APPROVE the July 31, 2025, and August 14, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Ogden seconded the motion.

Vote on Motion: 5-to-0 in favor.

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Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler	X				
Squire					X
Nixon	X				
Shirey					X
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate	X				
Green, Alternate	X				

C. Public Hearing: Jiffy Lube Conditional Use Permit Amendment and Site Plan Requests. (Administrative Action)

On the request of Robert Poirier of McNeil Engineering, representing Don Ballard and Lube Management Corp., a request for approval of a Conditional Use Permit Amendment and a Site Plan for a limited vehicle repair business on approximately 0.32 acres located at approximately 681 East 12300 South, known as Application Nos.: 2025-0188-USE and 20250139-SP. Staff contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

City Planner, Todd Taylor, presented the Staff Report and indicated that the subject property is near the intersection of 12300 South and 700 East. Vicinity and Aerial Maps were displayed. The property is designated as Neighborhood Commercial Land Use and is zoned Community Commercial.

Mr. Taylor reported that the Planning Commission approved a CUP for the “Vehicle Repair, Limited” Use at this property on July 21, 2025. A boundary issue had since been resolved, and this amendment was required to cover the entire property as shown on the Site Plan.

The Site Plan, Landscaping Plan, and elevations were reviewed. Materials will include rock, stucco, and brick. The after-hours Lighting Plan indicates that all lights will be turned off at night. Mr. Taylor then reviewed the listed Conditions of Approval.

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That a Draper City business license shall be obtained prior to operating and shall be maintained by the business owner for as long as the business remains in operation.
3. That there shall be no noise, glare, dust, pollutants, odor, or other impacts discernible outside of the building.
4. That there shall be no storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory outside of the building.

5. That all exterior lighting be turned off after hours in compliance with the after-hours lighting plan for the property; however, a security lighting plan in compliance with DCMC Section 9-20-060 and Table 9-20-2 may be approved by City staff if submitted as part of the building permit application.
6. That a reciprocal cross-access easement to the parcel to the north be recorded prior to issuance of a building permit.
7. That UDOT approval be obtained for access onto 12300 South prior to issuance of a building permit.
8. That UDOT Region 2 Drainage approval be obtained for connection into the UDOT system on 12300 South prior to issuance of a building permit.

In response to a question regarding the cross access, it was noted that an aquarium store had previously been located on the parcel to the north.

Commissioner Shah asked if a traffic study had been conducted to determine how traffic on 12300 South would be affected. Mr. Maxfield reported that the business is not large enough to warrant a traffic study. The applicant was working with the Utah Department of Transportation ("UDOT") on the access; UDOT would place any conditions related to traffic.

Robert Poirier of McNeil Engineering and Shaun Thomas of Lube Management Corporation were present on behalf of the applicant. Mr. Poirier reported that per UDOT's recommendation, the approach was widened from 25 to 29 feet. A variance request was in place, and UDOT had indicated that it would be approved. The two previous approaches will be condensed into a single right-in/right-out access point, with usage less intense than before, resulting in a total of 60 to 70 trips per day.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Green asked for clarification on the northern access. Mr. Taylor indicated that there is currently access to the parcel to the north, and a cross-access easement will be required prior to issuance of the building permit.

Commissioner Shah asked if the UDOT variance needed to be mentioned in the motion. Assistant City Attorney Spencer DuShane stated that the City could not place a Condition of Approval for something that is within UDOT's sole jurisdiction. He noted that UDOT uses the term "variance" differently than it is defined by the Utah Land Use, Development, and Management Act ("LUDMA"). Commissioner Fowler noted that Condition of Approval 7 references the need for UDOT approval prior to issuance of the building permit. Community Development Director Jennifer Jastremsky added that final UDOT approval would include any variances.

Motion: Commissioner Fowler moved to APPROVE the Conditional Use Permit Amendment, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube

Management Corp., Application No. 2025-0188-USE, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated August 26, 2025:

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.

Second: Commissioner Shah seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler	X				
Squire					X
Nixon	X				
Shirey					X
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate	X				
Green, Alternate	X				

Motion: Commissioner Nixon moved to APPROVE the Site Plan, as requested by Robert Poirier, McNeil Engineering, representing Don Ballard and Lube Management Corp., Application No. 2025-0139-SP, based on the following Findings for Approval and subject to the Conditions listed in the Staff Report dated August 26, 2025:

Findings for Approval:

1. The Site Plan reflects the full development of the property.
2. The Site Plan, with approval of the Conditional Use Permit request, conforms to applicable standards set forth in ordinance, including but not limited to building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the General Plan and the purpose of the zoning district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.

5. The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Second: Commissioner Shah seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler	X				
Squire					X
Nixon	X				
Shirey					X
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate	X				
Green, Alternate	X				

D. Public Hearing: Beta-J LLC Home Occupation Conditional Use Permit Request. (Administrative Item)

On the request of Bryanne Fidler, representing Beta-J, LLC., a Home Occupation Conditional Use Permit to operate a cottage business for approximately 0.30 acres, located at approximately 563 W. Sunset Crest Way, known as Application 2025-0067-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

City Planner, Nick Whittaker, presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property is designated Residential Medium Density and is zoned R3. The applicant is seeking a Home Occupation CUP to operate a cottage business that creates custom magnets that are sold online. The DCMC defines a cottage business as one *where products are created in the home. The products are unique in nature, such as handicrafts, art, and jewelry. Limited food production can also be considered. Anything that uses a material, a mixture of materials, or a quantity of materials that could be classified by the Fire Marshal or building official as dangerous or hazardous will not be allowed.*

The Site Plan, Floor Plan, and interior photos were reviewed. There are no designated parking stalls because no customers are visiting the home, and no additional employees are required. The business will be contained within a single room in the basement of the house.

Typical potential impacts for a cottage business include the following:

- The potential for loud noises.
- Traffic generated by customers.

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Proposed mitigations were as follows:

- All business operations are conducted entirely within the Applicant's residence.
- All production and assembly of the custom magnets shall be confined to the area indicated in the Staff Report and site plans.
- No customers come to the home, and there are no business vehicles.
- All requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions shall be satisfied.
- The Applicant shall maintain an active business license for as long as the business is in operation in the residence.

The applicant, Bryanne Fidler, stated that her children wanted to learn how to run an online business, so the family developed a plan for this venture. The name Beta-J includes the initials of all family members.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Ogden moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Bryanne Fidler, representing Beta-J, LLC., Application 2025-0067-USE, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated August 28, 2025:

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams			X		
Fowler	X				
Squire					X
Nixon	X				
Shirey					X
Ogden	X				
Fidler, Alternate				X	
Shah, Alternate	X				
Green, Alternate	X				

E. Public Meeting: Corner Canyon Vista Subdivision Plat Amendment No. 6 Request. (Administrative Item)

On the request of Brett & Elizabeth Lewis, a Subdivision Plat Amendment for approximately 0.34 acres, located at approximately 1952 E Gray Fox Dr., known as application 2025-0099-SUB, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

This item was continued to a date uncertain.

2. Other Business.

A. Planning Commission Coordination and Updates (as needed).

Ms. Jastremsky provided an update from the previous City Council Meeting.

- The Vista, Kimballs Lane, and Crescent View Station Area Plans were approved. That information was provided to the Wasatch Front Regional Council ("WFRC") to initiate the certification process, the final step in the procedure.
- The Text Amendment for preschools was approved, so the Planning Commission would likely see amendment requests for additional students.
- The Warhorse Ranch and Big Willow Creek 6th Development Agreements were approved.

Chair Adams noted that the pending applications from Edge Homes are different from those specified in the Station Area Plan. The plan envisions three-story buildings with flat roofs, but Edge Homes does not build in that style. Ms. Jastremsky stated that the renderings showed flat roofs, but they were just a vision of what the area could potentially look like. In response to Chair Adams' follow-up question, Ms. Jastremsky confirmed that the Station Area Plans will influence future zoning. State law requires that the zoning code be amended to permit the development density and height specified in the plan; however, the Edge Homes development has a Development Agreement in place and will not be affected. The zoning code for the Town Center will be updated first.

Commissioner Fowler asked how the Edge Homes development differed from the concepts in the Station Area Plan. Ms. Jastremsky stated that the Development Agreement allows for 25 to 27 units per acre, three- to four-story condominiums, and townhomes, all of which are encouraged by the plan. The Station Area Plan features cottage courts with smaller single-family lots, but Edge Homes does not offer a similar product. Chair Adams noted that the City can approve deviations through Development Agreements.

Commissioner Shah asked if, after the areas are rezoned to match the Station Area Plans, a future developer could ask to rezone a property again. Ms. Jastremsky clarified that any property owner can request rezoning at any time, and approval would be at the discretion of the City Council. State law requires the adoption of a Station Area Plan and the amendment of the City Code to permit its

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construction. The code will be modified to accommodate the specified height and density, as well as meet architectural and parking standards.

Ms. Jastremsky reported that the City was working with a consultant on a new Water Preservation element for the General Plan as required by State law. Recommendations will be discussed at an October Planning Commission meeting, followed by a review of the actual document in November. Landscaping will be a primary component of the plan, which will suggest ways for the City and its residents to conserve water. Chair Adams asked if “Flip Your Strip” was a recommendation.

Mr. Draper reminded the commission about the Utah Chapter of the American Planning Association conference that will be held on October 9-10 in Salt Lake City, and reminded the Commissioners that attendance would count toward their training hours. Interested Commissioners should email Staff. Chair Adams encouraged the Commission to take advantage of the opportunity.

3. Adjournment.

Motion: Commissioner Ogden moved to ADJOURN and the Chair adjourned the meeting.

The meeting adjourned at 6:59 PM.