



PLANNING COMMISSION AGENDA

Thursday, October 23, 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 September 25, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for September 25, 2025

1.b **Public Hearing: Pond Lane Plat Amendment Request (Administrative Action)**

On the request of Garrett Daw, representing Trent and Candice Eyre, for a Plat Amendment on 0.54 acres of property located at 291 East Pond Lane in the RA2 (Residential Agricultural) zone, application 2025-0082-SUB. Staff contact is Todd Draper, 801-576-6335, todd.draper@draperutah.gov.

1.c **Public Hearing: Specialized Manufacturing Site Plan, Conditional Use Permit, and Deviation Requests (Administrative Actions).**

On the request of Robert Simons, Site Plan, Conditional Use Permit, and Deviation Requests for construction of a new commercial building for limited manufacturing and limited wholesale and warehousing uses on approximately 4.2 acres located at approximately 687 W. 12300 S, Known as applications 2025-0123-SP, 2025-0079-USE, and 2025-0219-VAR. Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov

1.d **Public Hearing: Premier Engraving and Awards. Home Occupation Conditional Use Permit Request (Administrative Item)**

On the request of Chloe Wardle, representing Premier Engraving and Awards, a Home Occupation Conditional Use Permit to operate a cottage business for approximately 0.50 acres, located at approximately 201 E. 13560 S., known as application 2025-0173-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

1.e Public Meeting: Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment Request (Administrative Item)

On the request of John and Krista Lebaron, a Subdivision Plat Amendment on 0.83 acres of property located at

15641 S. Winged Trace Ct. in the RR-22 (Rural Residential) Zone, Suncrest Development Agreement, known as application 2025-0056-SUB. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

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

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

This item is being continued to the November 13, 2025 meeting.

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

On the request of Natalie Thorell, representing Robert and Debbie Fetzer, a Land Use Map and Zoning Map Amendment on 0.89 acres of property located at 1394 E. 12900 S. in the RA2 (Residential Agricultural) zone, applications 2025-0192-MA and 2025-0193-MA. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@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 **October 23, 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 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, at least 24 hours prior to the meeting.