



PLANNING COMMISSION AGENDA

Thursday, November 20, 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 Public Hearing: Elite Esthetics Conditional Use Permit Request (Administrative Action)

On the request of Dustin Haas representing Elite Esthetics and Draper Land Company No. 2 a conditional use permit to approve the Trade/Vocational School Use in the CO2 zone for this location at approximately 66 E Wadsworth Park Dr. (approximately 3.15 acres), Known as application 2025-0253-USE, Staff Contact: Paul Geilman, (801) 576-6551, paul.geilman@draperutah.gov.

1.b Public Hearing: Sunshine Preschool Home Occupation Conditional Use Permit Amendment Request (Administrative Item)

On the request of Jennifer O'Neal, representing Sunshine Preschool, an amendment to a Conditional Use Permit for operation of a Limited Preschool on approximately 1.61 acres located at 11501 S. 700 W., known as application 2025-0239-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

1.c Public Hearing: Highpointe Office Building II Site Plan and Deviation Requests (Administrative Item)

On the request of Riley Young of Mint Architecture, representing Highpointe Partners, LLC, Site Plan and Deviation requests for the construction of a new office building on approximately 1.02 acres located at approximately 193 E. Highland Drive. Known as applications 2024-0350-SP and 2024-0217-VAR. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.d Public Hearing: Bangerter Crossroads Land Use Map and Zoning Map Amendment Requests (Legislative Items)

On the request of Duaine Rasmussen representing Tom Lloyd and Lloyd's TLC Limited, an amendment to the Land Use Map to the Regional Commercial Designation and a Zoning Map Amendment to the CR (Regional Commercial) zone for approximately 17.88 acres located at approximately 13782 S. 300 E., Known as applications 2025-0064-MA and 2025-0065-MA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

1.e Public Hearing: Openshaw Draper 138 Land Use Map and Zoning Map Amendment Requests (Legislative Items)

On the request of Charlie Openshaw and Porter Openshaw an amendment to the Land Use Map to the Regional Commercial Designation and a Zoning Map Amendment to the CR (Regional Commercial) zone for approximately 1.44 acres located at approximately approximately 231 E. 13800 S., Known as applications 2025-0080-MA and 2025-0074-MA, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

1.f Public Hearing: Pinnacle Towers Conditional Use Permit Amendment Request (Administrative Action)

On the request of Todd Daoust representing Commscapes, Crown Castle International, and Pinnacle Towers, INC, a Conditional Use Permit Amendment for an existing wireless telecommunication facility on approximately 0.90 acres located at approximately 16211 S Minuteman Dr., Known as application 2025-0238-USE, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

This item is being continued to the December 11, 2025 Planning Commission Meeting.

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 20, 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, reading "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.