



PLANNING COMMISSION AGENDA

Thursday, December 11, 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 November 13, 2025 (Administrative Action)**

Approval of Planning Commission Meeting Minutes for November 13, 2025

1.b **Public Hearing: Butler Zoning Map Amendment Request (Legislative Item)**

On the request of Lannea Butler, a Zoning Map Amendment from RA1 to R3, on approximately 1.04 acres, located at approximately 283 E Tanager Ln. Known as application 2025-0241-MA, Staff Contact: Paul Geilman, (801) 576-6551, paul.geilman@draperutah.gov

1.c **Public Hearing: Jim Duncan Fence Conditional Use Permit Request (Administrative Action)**

On the request of Jim Duncan, A Conditional Use Permit to allow for a fence that is taller than six feet (6') on approximately 0.16 acres, located at 296 E. Red Leaf Dr. Known as application 2025-0233-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.d **Public Hearing: Pinnacle Towers Conditional Use Permit Amendment (Administrative Item).**

On the behalf of Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC. a Conditional Use Permit Amendment request for 0.90 acres, located at approximately 16211 S Minuteman Dr. Known as application 2025-0328-USE. Staff Contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

1.e Public Hearing: Tamed Beauty, LLC. Home Occupation Conditional Use Permit Request (Administrative Action)

On the request of Marissa Lacanienta, representing Tamed Beauty, LLC. A Conditional Use Permit for a Home Occupation that provides personal care services, on approximately 0.01 acres, located at 182 E. Daisyfield Dr. Known as application 2025-0214-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.f Public Hearing: Granite Construction Yard Site Plan and Deviation Requests (Administrative Items)

On the behalf of Tina Mudd representing Granite Construction Company and Stack Bangerter LLC. a Site Plan application and associated Deviation requests for approximately 0.85 acres located at approximately 13488 S. 200 W. Known as applications 2025-0103-SP, 2025-0211-VAR, and 2025-2012-VAR. Staff Contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

1.g Public Hearing: City Initiated Geologic Hazards Ordinance Text Amendment (Legislative Item)

On the request of Draper City, a Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9, 10, 17 and 18 in order to update and move the Geologic Hazards Ordinance. Known as Application No. 2025-0259-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.h Public Hearing: Peterson and Bell Properties Land Use and Zoning Map Amendment Requests (Legislative Items)

A request by Dave Johnson, representing the Peterson and Bell families, to amend the land use designation for a portion of 693 E. 13800 South from Residential Low Medium Density to Residential Medium Density and to amend the zoning designation from RA1 (Residential Agricultural, 40,000 square foot minimum) to R3 (Single Family Residential, 13,000 square foot lot minimum) for a portion of 693 E. 13800 South, and from RA1 to RA2 (Residential Agricultural, 20,000 square foot minimum) for the entire property at 703 E. 13800 South. The rezoning is being requested in order to facilitate a future boundary line adjustment between the property owners.

This item has been continued to a date uncertain.

2. Other Business

2.a Annual Planning Commissioner Training by City Staff

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **December 11, 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 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.