

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY,
NOVEMBER 13, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS**

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Kendra Shirey
Alternate Commission Member Laura Fidler
Alternate Commission Member Shivam Shah

EXCUSED: Commission Member Susan Nixon
Commission Member Mary Squire
Commission Member Gary Ogden
Alternate Commission Member Christine Green

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

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:30 PM and reported that item 1L had been withdrawn, and that item 1M had been continued to an uncertain date.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for October 9, 2025.
(Administrative Action)
Approval of Planning Commission Meeting Minutes for October 9, 2025.**

Motion: Commissioner Fowler moved to APPROVE the October 9, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-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

B. Action Item: Approve Planning Commission Meeting Minutes for October 23, 2025.

(Administrative Action)

Approval of Planning Commission Meeting Minutes for October 23, 2025

Motion: Commissioner Shirey moved to APPROVE the October 23, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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

C. Action Item: 2026 Draper City Planning Commission Meeting Schedule Recommendation to the Draper City Council

(Administrative Action)

Planning Manager, Todd Draper, reviewed the draft meeting schedule. It was noted that the second July meeting will take place on the fifth Thursday, July 30. The November and December meetings will be held on the second and third Thursdays.

Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the 2026 Planning Commission Meeting Schedule, as presented.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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. Action Item: Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment Request.

(Administrative Action)

On the Request of Brett and Elizabeth Lewis for a Subdivision Plat Amendment located at 1952 East Gray Fox Drive on 0.34 acres of property in the RSD-2-Corner Canyon Vista (Residential Special District) Zone. Application known as Corner Canyon Vista Amendment No. 6 Subdivision Plat Amendment. Application 2025-0099-SUB. Staff contact is Nick Whittaker at 801-576-6522 or nick.whittaker@draperutah.gov.

City Planner Nick Whittaker presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property was designated Residential Low-Medium Density and zoned RSD-2-Corner Canyon Vista. The property is 0.34 acres in size with a current non-disturbance area of 0.10 acres. The proposed amendment will remove the non-disturbance area on the subject property to allow for the development of a single-family

home. A geotechnical study concluded that the non-disturbance area has adequate stability and suitable buildable area with regard to geological hazards for the proposed development.

In response to a question from Commissioner Fowler, Mr. Whittaker clarified that the non-disturbance area discussed in a previous meeting was in a different development. Amendments 4 and 5 to the original subdivision plat were to remove non-disturbance areas on lots 27 and 36. Commissioner Fowler asked if it was fair to allow this applicant to increase the usable size of their property when others in the development had accommodated the non-disturbance area. Mr. Whittaker stated that any property owner can apply to have the non-disturbance area removed. A geotechnical report would be required. Chair Adams noted that it would be unfair not to allow property owners to use their property, and that other amendments were intended to accommodate features like tennis courts.

Commissioner Fowler asked about the purpose of the non-disturbance area. Mr. Whittaker stated that in this development, the non-disturbance area was originally geological in nature. However, geotechnical studies indicated that it could be developed. Mr. Draper added that the majority of the non-disturbance area was due to slopes created by fill from the development of the subdivision. The slope appeared steeper when the subdivision was first constructed, but more recent measurements indicate it can be safely developed.

In response to a follow-up question from Commissioner Fowler, City Engineer Brien Maxfield stated that fill stability depends on how it is placed. He believed that there was previously some protected vegetation in the area. A staff engineer reviewed the submitted geotechnical report and had no concerns.

The applicant, Elizabeth Lewis, stated that the neighborhood was developed around 2006, and her understanding was that the non-disturbance area was related to vegetation. They hoped to expand the yard and possibly install a pool. She noted that many properties in the area had been built over the non-disturbance areas.

Commissioner Fowler asked for more information on the vegetation in the area. Mr. Draper stated that in other subdivisions, non-disturbance areas are sometimes based on the tree canopy, but that did not appear to be the case for the subject property. Mr. Whittaker stated that vegetation in the area is typically scrub oak.

Motion: Commissioner Shah moved to APPROVE the Subdivision Plat Amendment, as requested by Brett and Elizabeth Lewis for the Corner Canyon Vista Amendment No. 6 Subdivision Plat, Application 2025-0099-SUB, based on the following findings for approval and subject to the requirements as listed in the staff report dated November 3, 2025.

Finding for Approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-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 Hearing: The Ozzy Shepherd, LLC Home Occupation Conditional Use Permit Request.

(Administrative Item)

On behalf of Kim Mazzucchelli, representing Ozzy Shepherd LLC, a Home Occupation Conditional Use permit request on approximately 0.34 acres, located at 13034 South Mountain Crest Circle. Known as Application 2025-0156-USE. Staff Contact: Nick Whittaker, (801)576-6522, Nick.Whittaker@draperutah.gov.

Mr. Whittaker presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property is designated Residential Low-Medium Density and zoned RA2. The applicant requested a Home Occupation Conditional Use Permit ("CUP") to operate an online business selling novelty Australian items that are not stored at the property, as well as to provide firearm transfer services. For those services, customers would come to the home to fill out the required paperwork to obtain a firearm.

The site plan, floor plan, and site photographs were displayed. Dedicated customer parking will be in front of the third-car garage. Business will be conducted in the basement, with storage areas in the basement and garage. Mr. Whittaker reviewed the impact analysis and proposed mitigation. The identified potential impacts included customer visits to the home, parking, and related traffic. Proposed mitigation was to allow customer visits by

appointment only, limited to one customer at a time, and provide one designated off-street parking stall for customer vehicles.

In response to a question from Commissioner Fowler, Mr. Whittaker confirmed that the firearm transfer would occur at the property. Chair Adams stated that online firearm purchases require that a Federal Firearms Licensed ("FFL") dealer conduct a background check and deliver the item.

The applicant, Kim Mazzuchelli, stated that the FFL process is very stringent. The Bureau of Alcohol, Tobacco, and Firearms ("ATF") conducts a background check and a home visit to ensure that security and other requirements are met. The city has additional requirements. He estimated fewer than 10 FFL transfer customers per week. Customers can order the firearm from any online dealer, but it must be physically transferred to them by another FFL. In response to a question from Commissioner Shah, Mr. Mazzuchelli stated that he carries full business insurance, including liability coverage.

Commissioner Fowler asked about firearm safety and storage. Mr. Mazzuchelli stated that no firearms will be kept as stock. Customer orders are drop-shipped to his home and stored in dedicated, locked firearm storage until they are picked up.

Chair Adams asked if a storefront area is still required for an FFL. Mr. Mazzuchelli stated that his office setup meets all requirements. Regarding novelty items, Mr. Mazzuchelli noted that it is a separate, online-only business. Items are warehoused in California and drop-shipped directly to customers.

Commissioner Shah asked about the applicant's qualifications and whether he had spoken to his neighbors about the planned business. Mr. Mazzuchelli stated that the FFL licensing process takes approximately four months. The ATF determines if the business can be operated safely at the location and conducts an extensive background check. As he is Australian, he is subject to an additional background check. The ATF also inspects the business and conducts an in-person interview. He had spoken with his neighbors, and they supported the application.

Commissioner Fidler asked about traffic impacts. Mr. Mazzuchelli stated that he expected between five and ten customers per week, so there would not be a high impact. Chair Adams noted that the actual number of customers may be lower, as there were many FFLs in the area.

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

Commissioner Shah stated that the applicant seemed to have done his due diligence, but he was hesitant to approve the use in a residential zone. Chair Adams stated that online firearm purchases must go through a local FFL so a background check can be conducted. It is the same process as if someone purchased a firearm in person at Scheels. A clean background check is required before the firearm can be released, and the FFL may refuse to release it if they notice red flags. Mr. Mazzuchelli would also not store large amounts of cash. Commissioners noted that a CUP was recently approved for another FFL, and the city ordinance does not restrict this type of business. Similar questions were raised for all home occupations to determine the impact on the neighborhood.

Community Development Director Jennifer Jastremsky stated that CUPs had been approved for other FFL businesses in the city. Applications are reviewed on a case-by-case basis, but the use has been approved elsewhere in Draper. Standards for home occupations cover safety, noise, odors, etc., and a business that stores ammunition will not be allowed. Mr. Mazzuchelli stated that his FFL does not allow him to manufacture ammunition.

Motion: Commissioner Fowler moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Kim Mazzucchelli representing The Ozzy Shepherd, LLC, Application 2025-0156-USE, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated October 31, 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 Shirey seconded the motion.

Vote on Motion: 3-to-1 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

F. Public Hearing: Huber Land Use and Zoning Map Amendment Requests. (Legislative Item)

On the request of Tom Spencer of Wright Homes, representing the Huber Family, a Zoning Map Amendment from the RA1 (Residential Agricultural) Zone to the R3 (Single-Family Residential Zone) and a Land Use Map Amendment from the Residential Low/Medium Density to Residential Medium-Density Land Use Designation for approximately 1.38 acres, located at approximately 11730 South 700 West. Known as Applications 2025-0222-MA and 2025-0223-MA. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

City Planner, Maryann Pickering, presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property is on the western edge of the City near 700 West. It was designated Residential Low-Medium Density and zoned RA1, with a minimum lot size of 1 acre. The applicant requested changing the land use category to Residential Medium Density and the zoning to R3, which requires a minimum lot size of 1/3 acre. The change would apply to the rear one-third of the property, which would eventually be added to the Fox Landing subdivision to the west. The remaining portion of the lot in the RA1 Zone would continue to meet all zone standards. No public comments were received on the item.

The applicant, Tom Spencer, stated that Wright Homes intends to purchase the western 19,000 square feet of the Huber property. The approximately one-half-acre parcel would be added to Fox Landing Phase 3. Wright Homes had spent considerable time addressing the engineering concerns noted in departmental reviews, including compliant access, sewer, drainage, and irrigation wastewater runoff.

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

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the Land Use Map Amendment, as requested by Tom Spencer of Wright Homes, representing the Huber Family, Application 2025-0222-MA, based on the Findings for Approval listed in the Staff Report dated November 4, 2025.

Findings for Approval:

1. The proposed Land Use Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.
2. The proposed Land Use Map Amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Land Use Map Amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. The proposed Land Use Map Amendment complies with DCMC Section 9-2-020(F).
6. The legislative body may adopt any amendment to the General Plan Land Use Map that the legislative body considers appropriate.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 4-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 Fowler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Tom Spencer of Wright Homes, representing the Huber Family, Application 2025-0223-MA, based on the Findings for Approval listed in the Staff Report dated November 4, 2025.

Finding for Approval:

1. The proposed Zoning Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.
2. The proposed Zoning Map Amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Zoning Map Amendment is consistent with the standards of any applicable overlay zone.
4. The proposed Zoning Map Amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Second: Commissioner Shirey seconded the motion.

Vote on Motion: 4-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

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

On the request of Robert Fetzer, Land Use Map and Zoning Map Amendments for approximately 0.89 acres of property located at 1394 East 12900 South, known as applications 2025-0192-MA and 2025-0193-MA. Staff contact is Nick Whittaker at 801-576-6522 or Nick.Whittaker@draperutah.gov.

Mr. Whittaker presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The property was designated Residential Low-Medium Density and zoned RA2, with a minimum lot size of 20,000 square feet. The applicant proposed amending the land use to Medium Density and rezoning the property to R3, which has a minimum lot size of 13,000 square feet. The Land Use Map Amendment was required as the R3 Zone was not compatible with the current land use.

Mr. Whittaker reported that the purpose of the RA2 Zone is *to foster low-density development with little impact on its surroundings and municipal services; to preserve the character of the city's semirural areas generally; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.*

The purpose of the R3 Zone is *to permit medium-density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the General Plan.*

Two comments were received regarding the application. A comment received in October 2025 indicated that the public notice had been taken down, but Mr. Whittaker reported that the comment pertained to the original Planning Commission hearing notice. Notice for the current hearing was displayed as required.

The applicant, Robert Fetzer, stated that he and his wife have owned and lived at the property at 1394 East 12900 South for 20 years and hope to continue living there. They anticipated being unable to care for the property at some point and wanted to take steps to secure their future. The Land Use and Zoning Map Amendments would provide them with the most options moving forward.

Commissioner Shirey asked about the applicant's plans for the property. Mr. Fetzer stated that they originally wanted their daughter to build a home in the orchard location and take care of them as they aged, but they later decided against it. They did not plan to subdivide the property at that time.

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

In response to a question, Mr. Whittaker clarified that whether a future front lot will be accessed from 12900 South or a private lane would be determined during Site Plan review. It was noted that a written comment mentioned concerns about traffic on the private lane. Chair Adams stated that it would be beneficial to the future resident if the home could be accessed via 12900 South. Ms. Jastremsky added that private lanes run with the land, so the owner of a future second lot would likely have access to the private lane.

Commissioner Fowler stated that a potential negative impact from the amendments was that the lot could be accessed from the private lane. Only one single-family home could be built on the future second lot, and it would need to meet all setback requirements.

Commissioner Shah asked whether spot zoning was a concern, as all properties south of the subject property were zoned RA2. Commissioner Shirey agreed but noted that the Commission would consider more such requests as the city continues to develop. Additionally, the State Legislature was pressuring cities to approve these types of projects. Her preference was to maintain control when creating higher-density opportunities. Commissioner Shah stated that, due to setback requirements, a second home on the property would be very small. However, he agreed with Commissioner Shirey's points. Chair Adams noted that there are many smaller 1,900-square-foot homes in Draper. He supported allowing owners to do what they would like with their property.

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the Land Use Map Amendment, as requested by Robert Fetzer, Application 2025-0193-MA, based on the Findings for Approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

1. The proposed Land Use Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.
2. The proposed Land Use Map Amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Land Use Map Amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. The proposed Land Use Map Amendment complies with DCMC Section 9-2-020(F).
6. The legislative body may adopt any amendment to the General Plan Land Use Map that the legislative body considers appropriate.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 4-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 Fowler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Robert Fetzer, Application 2025-0192-MA, based on the Findings for Approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

1. The proposed Zoning Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.
2. The proposed Zoning Map Amendment is compatible with the subject property's existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Zoning Map Amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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

H. Public Hearing: Water Use and Preservation Element General Plan Amendment Request.

(Legislative Item)

On the request of Draper City, to adopt the Water Use and Preservation Element as Part of the General Plan. Known as Application No. 2025-0258-TA. Staff Contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

City Planner Todd Taylor reported that Senate Bill 110 from 2022 requires the adoption of a Water Use and Preservation Element by December 31, 2025. The city contracted with a consultant who worked with several stakeholders, including Planning, Engineering, and Public Works staff, as well as WaterPro and the Utah Division of Water Resources ("DWR"). Work sessions were also held with the Planning Commission on October 9, 2025, and the City Council on October 21, 2025. The proposed element would be adopted as Chapter 7 of the City's General Plan. The existing Chapter 7, City Goals and Policies, would become Chapter 8.

The Water Use and Preservation Element includes the following:

- Introduction of the Draper City and WaterPro water systems
- Water use
 - Total Draper City in gallons and WaterPro water use in gallons per capita.
 - The majority of water users are residential, but each residential customer uses considerably less water than commercial and institutional customers.
 - Therefore, it is important to include strategies for reducing water usage by all customer types.
- Water demand
 - Existing water demand is discussed, as well as future projections through 2060.
 - Considers existing and future source capacity in comparison to demand.
 - Draper City will need to increase its contract with the Jordan Valley Water Conservancy District ("JWCD").
 - WaterPro is considering developing shallow wells to increase irrigation supply.
- Water conservation
 - Draper City is installing advanced metering infrastructure.
 - Outdoor Landscaping and Water Efficiency Standards had already been adopted by the City.
 - WaterPro is considering a water reuse program to use treated wastewater for irrigation.
- Goals and strategies
 - Strengthen the City's water conservation efforts through dedicated leadership, support, and collaboration.

- Create a Water Conservation Team to support the Water Quality and Conservation Coordinator.
 - Hire a Water Conservation intern for development and support of additional programming, outreach, and education.
- Develop additional citywide policies and ordinances that enhance water conservation and efficiency through irrigation restrictions for existing developments.
 - Implement a time-of-day watering ordinance to restrict outdoor watering between the hours of 10:00 a.m. and 6:00 p.m. for all users.
 - Develop a water shortage plan to help protect public health, safety, and welfare during periods of drought, temporary water shortage, or supply interruption.
- Reduce water demand through water-conserving development patterns that increase development density through mechanisms such as modified lot size and configuration.
 - Transit-oriented development: Implement adopted Station Area Plans
 - Complete the update to zoning ordinances to propose new or modified districts that encourage infill of a variety of housing types in the City's medium-high residential areas, including "missing middle" housing.
- Increase public awareness of water conservation through educational programming.
 - Expand existing Localscapes classes and create new workshops.
 - Provide free water-conserving tools at public events.
 - Develop a Beautiful Yard Award program to encourage and recognize waterwise design.
 - Partner with the JWCD to provide businesses the opportunity to learn about water conserving practices alongside incentive and rebate programs.
- Increase public awareness of water conservation through the City's website, social media, and other digital tools.
 - Consolidate water conservation information on the city website.
 - Promote commercial rebate programs on the water conservation webpage.
 - Develop a social media calendar to schedule messages throughout the year.
 - Promote the EyeOnWater app to track water usage in real time.
- Lead by example and increase water efficiency throughout Draper City's public landscapes.
 - Develop a plan to convert city park strips to waterwise landscapes gradually.
 - Develop a plan to reduce turf in city parks and other civic properties that do not fill a recreational role.

- Develop a plan to upgrade older park and irrigation systems to more water-efficient systems.

In response to a question from Chair Adams, Mr. Taylor confirmed that the goal is for the City to convert its own existing park strips into water-wise landscaping. The Outdoor Landscaping and Water Efficiency Standards regulate new private development. Chair Adams stated that some “Rip Your Strip” projects in residential areas were poorly done, and he believed the standards needed to be higher. He agreed that the city should lead by example.

Chair Adams opened the public hearing.

Chad Sumsion commented that the presentation indicated that higher-density housing would save water. He asked to see those statistics because he had heard that landscaping wastes water, whereas high-density housing does not waste water but uses more. He liked the areas where park strips had been well designed. He lives on the corner of 1300 East and 13200 South, and many trees had been installed in the area that the city later removed. He believed there should be a way to keep trees healthy and alive. He does not like it when weeds grow through rocks and prefers cement or brick.

There were no further comments. The public hearing was closed.

Commissioner Fowler stated that weeds are more noticeable with rocks than turf. Commissioner Shah noted that xeriscaping is also expensive.

In response to a question from Commissioner Shirey, Mr. Taylor reported that the City and State are experiencing growth and an increase in density. As density increases, per-capita water use decreases because high-density housing uses less water for landscaping than larger single-family lots. Commissioner Shirey noted that residential use is lower than commercial and institutional use. Mr. Taylor agreed that per-user usage is lower. Ms. Jastremsky clarified that multifamily residential is included in that category. Chair Adams stated that most of the State’s water is used for alfalfa production.

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0258-TA, based on the following Findings for Approval and the criteria for adoption as listed in the Staff Report dated October 29, 2025.

Findings for Approval:

1. A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-20-405.
2. The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Second: Commissioner Fowler seconded the motion.

Vote on Motion: 4-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

**I. Public Hearing: Plummer Zoning Map Amendment.
(Legislative Item)**

On the request of Benchmark Engineering, representing LRP TR and Home Ice, LLC, for a Zoning Map Amendment on 1.31 acres of property located at 1360 East 13200 South and 0.97 acres of property located at 13239 South 1300 East in the RA1 (Residential Agricultural) Zone. Application 2025-0137-MA. Staff contact is Nick Whittaker at 801-576-6522 or Nick.Whittaker@draperutah.gov.

Mr. Whittaker presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The amendment included two properties designated Residential Low-Medium Density and zoned RA1, which requires a minimum lot size of 40,000 square feet. The application was to rezone the properties to RA2, which requires a minimum lot size of 20,000 square feet. The Land Use Designation will not change.

The purpose of both the current and proposed zones was *to foster low-density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The*

predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.

Site photographs were displayed, and Mr. Whittaker indicated that the properties totaled 2.28 acres or 99,316.8 square feet. Once rezoned, the property could be subdivided into four to five lots.

The applicant, Burke Plummer, stated that he intends to retain the two existing homes on 0.5-acre lots and build a family home on the third 1.3-acre lot.

Chair Adams opened the public hearing.

Chad Sumsion lives near the subject property and supported the Zoning Map Amendment. He believes that more people will need to subdivide their lots because property is becoming harder to obtain and more expensive to own. He appreciated the Commission's comments on spot zoning and believed the city should consider rezoning areas by block instead of by parcel. He noticed that the engineering report discussed traffic. It was agreed that during the school approval process, there would be no queueing on the streets, but that is not working as hoped. The two sides of the street had signs posted prohibiting parking, drop-off, and pick-up, but it was all a queueing zone. He hoped that the area in front of the Plummer property would not also become a queueing zone.

Allison Albert with Benchmark Engineering presented the Subdivision Plat showing the planned three-lot subdivision.

There were no further comments. The public hearing was closed.

Commissioner Shah noted that if the property were rezoned, a future owner could build four homes, which may add to traffic concerns. Chair Adams stated that the Planning Commission often reviews applications for a higher density than the applicant actually requires to accommodate lot dimensions or features.

Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Benchmark Engineering, representing LRP TR and Home Ice, LLC, Application 2025-0137-MA, based on the following Findings for Approval listed in the Staff Report dated October 31, 2025.

Findings for Approval:

1. The proposed Zoning Map Amendment is consistent with the goals, objectives, and policies of the City's General Plan.

2. The proposed Zoning Map Amendment is compatible with the subject property's existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed Zoning Map Amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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

**J. Public Hearing: Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans General Plan Amendment.
(Legislative Action)**

On the request of Draper City to adopt an Amendment to the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans to change several figures. Known as Application No. 2025-0255-TA. Staff contact: Todd Taylor, (801) 576-6510, todd.taylor@draperutah.gov.

Mr. Taylor reported that the Draper FrontRunner (Vista), Kimballs Lane, and Crescent View Station Area Plans were adopted by the City Council on September 2, 2025, and certified by

the Wasatch Front Regional Council ("WFRC") on October 23, 2025. The next step in the process would be certification by the Utah Transit Authority ("UTA"). However, a request had been received from UTA to add a building to the Vista Station area. An aerial photograph of the subject property and modified renderings were displayed, showing the addition of proposed future development. Modifications included amending figures 18, 19, 20, and 22, as well as a small adjustment to figure 24.

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

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the General Plan Amendment, as requested by Draper City, Application No. 2025-0255-TA, based on the following Findings for Approval and the criteria for adoption as listed in the Staff Report dated October 17, 2025.

Findings for Approval:

1. A Public Hearing before the Planning Commission was held in accordance with Utah State Code Section 10-20-405.
2. The General Plan Amendment is consistent with the requirements of Utah State Code and is appropriate.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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

K. Public Hearing: City-Initiated Boundary Adjustment Update Text Amendment Request.

(Legislative Item)

On the request of Draper City for Text Amendments to portions of Titles 9 and 17 of the Draper City Municipal Code (DCMC) to address recent changes to Utah State Code related to boundary adjustments. Known as Application 2025-0254-TA. Staff contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

Mr. Taylor presented the Staff Report and indicated that the proposed Text Amendments were in response to Senate Bill 104, which modified the provisions for boundary changes and went into effect on May 7, 2025. Other text changes were also made for clarity.

Mr. Taylor reviewed the proposed changes:

- The following definitions were added:
 - Boundary Adjustment, Simple: A boundary adjustment that does not affect a public right-of-way, municipal utility easement, or other public property; affect an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations.
 - Boundary Adjustment, Full: A boundary adjustment that is not a simple boundary adjustment.
- Lot Line Adjustment and Parcel Boundary Adjustment definitions were removed.
- Subdivision and Subdivision Amendment definitions were modified to reflect current State Code language.
- Language was added to Title 17 to reference the changes to the Title 9 definitions.
- Section 17-1-185 was amended to add noticing requirements for public meetings. Notice will be mailed to abutting properties and affected entities and published on the City and Utah Public Notice websites.
- Section 17-9-060 was added to specify requirements for Simple and Full Property Boundary Adjustments.

City Attorney Traci Gundersen confirmed that the legal department had reviewed and approved the Text Amendment.

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

Motion: Commissioner Fowler moved to forward a POSITIVE recommendation to the City Council for the City-initiated Boundary Adjustment update Text Amendment, as requested by Draper City, Application No. 2025-0254-TA, based on the following Findings and the criteria for approval listed in the Staff Report dated October 17, 2025.

Findings for Approval:

1. The proposed amendment is consistent with the goals, objectives, and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request, and there is sufficient justification for a modification to the development codes.
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare, and represent an overall community benefit; and
5. The proposed text amendment implements the best current professional practices of urban planning, design, and engineering practices.
6. 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 Shirey seconded the motion.

Vote on Motion: 4-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

L. Public Hearing: Donald Tate Home Occupation Conditional Use Permit Request.

(Administrative Item)

On the request of Donald Tate, a Conditional Use Permit request for a Home Occupation to allow for Private Glass Engraving Lessons within the home on approximately 0.39 acres located at 12891 South Trailside Drive. Known as Application 2025-0133-USE. Staff contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

The above application was withdrawn prior to the publication of the meeting agenda.

M. Public Hearing: City-Initiated Geologic Hazards Zoning Text Amendment. (Legislative Item)

On the request of Draper City, a Zoning Text Amendment to Draper City Municipal Code (DCMC) Chapter 9-19, related to the applicability of geologic hazard study reports. Known as Application No. 2025-0259-TA. Staff contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

The above application was continued to a date uncertain.

2. Other Business.

A. Coordination between City Staff and Planning Commission (as needed).

Mr. Draper reported that he forwarded training items to members of the Planning Commission who had not yet completed their required training hours. Commissioners who did not receive an email had met or exceeded the requirement. There will also be an additional training session during the December 11, 2025, Planning Commission meeting.

Ms. Jastremsky stated that she had a plat that needed to be signed by Chair Adams after the meeting.

3. Adjournment.

Motion: Commissioner Fowler moved to ADJOURN.

The Chair adjourned the meeting at 8:07 PM.