



## PLANNING COMMISSION AGENDA

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Thursday, January 8, 2026, 6:30 PM  
1020 E. Pioneer Rd.  
Draper, Utah 84020  
Council Chambers

### 6:30 PM BUSINESS MEETING

#### AMENDED

Updated item 1a to correct the address.

#### 1. Items for Commission Consideration

##### **1.a Public Hearing: England Salon Home Occupation Conditional Use Permit (Administrative Action)**

On the request of Kayleen England, property owner, a Conditional Use Permit for a Home Occupation that provides personal; care services on approximately 1.34 acres, located at 13058 S. 1300 East. Known as application 2025-0418. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

##### **1.b Public Hearing: Western States Flooring Conditional Use Permit Request (Administrative item)**

On the behalf of Marshall Peterson, representing Western States Flooring, a Conditional Use Permit request to operate a limited wholesale and warehousing business on approximately 6.80 acres located at 12453 S. 265 W., Suite A. Known as application 2025-0184-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

##### **1.c Public Hearing: Bell, Peterson and Gustin Land Use and Zoning Map Amendment Requests (Legislative Items)**

On the request of Dave Johnson, representing all three property owners, to: 1) amend the land use designation for a portion of 693 E. 13800 South from Residential Low Medium Density to Residential Medium Density, 2) amend the land use designation for 13777 S. Shadow Mountain Lane from Residential Medium Density to Residential Low Medium Density, 3) amend the zoning designation from to RA1 (Residential Agricultural) to RA2 (Residential Agricultural) and R3 (Single-Family Residential) for 693 E. 13800 South, and 4) amend the zoning designation from RA1 to RA2 (Residential Agricultural) for the entire property at 703 E. 13800 South. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

#### 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 **January 8, 2026**, were posted at Draper City Hall, Draper City website [www.draperutah.gov](http://www.draperutah.gov), and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn).



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](mailto:nicole.smedley@draperutah.gov), at least 24 hours prior to the meeting.