



PLANNING COMMISSION AGENDA

Thursday, February 12, 2026, 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 December 11, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for December 11, 2025

1.b Action Item: Approve Planning Commission Meeting Minutes for December 18, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for December 18, 2025

1.c Public Hearing: Devan Fence Conditional Use Permit Request (Administrative Item)

On the behalf of Devon Garcia, a Conditional Use Permit request to Install a fence in the front yard area that is taller than four feet (4'), on approximately 0.40 acres located at 373 E. Draper Downs Dr. Known as application 2025-0256-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.d Public Hearing: Velocity Corner Sales Site Plan Request (Administrative Item)

On the behalf of Andy Whitelock, representing Velocity Auto and VAS Investments, LLC., a request for approval of a Site Plan, on approximately 1.28 acres located at 12276 S. Galena Park Blvd. Known as application 2024-0341-SP, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.e City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendment Requests (Legislative Items)

On the request of Draper City, Land Use Map and Zoning map amendment requests to remove the Land Use designation and Zoning Designation from the Land Use Map and Zoning Map for an area located at approximately 16199 S. 3300 E. that will become part of Highland City after a pending boundary adjustment is completed. Known as applications 2026-0017-MA and 2026-0018-MA. Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov

This item has been continued to the February 26, 2026 Planning Commission meeting.

1.f 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.

This item has been 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 **February 12, 2026**, 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 blue 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.