

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JANUARY 8, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS**

**PARTICIPATING:** Andrew Adams, Chair  
 Lisa Fowler, Vice-Chair  
 Commissioner Member Kendra Shirey  
 Commission Member Susan Nixon  
 Commission Member Gary Ogden  
 Alternate Commission Member Christine Green

**EXCUSED:** Commission Member Mary Squire

**NOT SITTING:** Alternate Commission Member Laura Fidler

**STAFF:** Jennifer Jastremsky, Community Development Director  
 Todd Draper, Planning Manager  
 Nick Whitaker, 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 6:32 PM and reported that the meeting would begin with the election of a Chair and Vice-Chair for 2026.

**Motion:** Commissioner Ogden moved to APPOINT Andrew Adams as Planning Commission Chair for 2026.

**Second:** Commissioner Fowler seconded the motion.

**Vote on Motion:** 5-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	
Green, Alternate	X				

**Motion:** Commissioner Nixon moved to APPOINT Lisa Fowler as Planning Commission Vice-Chair for 2026.

**Second: Commissioner Ogden seconded the motion.**

**Vote on Motion: 5-to-0 in favor.**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstained</b>	<b>Not Participating</b>	<b>Absent</b>
Chair Adams				X	
Fowler	X				
Squire					X
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Green, Alternate	X				

**1. Items for Commission Consideration.**

**A. Public Hearing: England Salon Home Occupation Conditional Use Permit (Administrative Item)**

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 South 1300 East. Known as Application 2025-0418. Staff Contact: Maryann Pickering, (801) 576-6391, [maryann.pickering@draperutah.gov](mailto:maryann.pickering@draperutah.gov).

Planning Manager, Todd Draper, presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps, as well as site and floor plans. The subject property is designated Residential Low/Medium Density and zoned RA2. The salon will be located in an accessory dwelling unit (“ADU”) at the rear of the property.

The identified potential impacts include customer visits to the home, parking, and related traffic. Proposed mitigations include allowing one customer at a time, by appointment only, between 9:00 a.m. and 5:00 p.m., Monday through Friday, and providing one designated off-street parking stall for customer vehicles. Site photographs were displayed, indicating the designated parking stall and path to the salon.

The applicant, Kayleen England, reported that the salon has two main rooms: the hair salon and an aesthetics room. The parking stall is near the walkway and does not block the garage.

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

**Motion: Commissioner Fowler moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Kayleen England, property owner, Application 2025-0418-USE, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated December 30, 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: 5-to-0 in favor.**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstained</b>	<b>Not Participating</b>	<b>Absent</b>
Chair Adams				X	
Fowler	X				
Squire					X
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Green, Alternate	X				

**B. Public Hearing: Western States Flooring Conditional Use Permit (Administrative Item)**

On 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 South 265 West, Suite A. Known as Application 2025-0184-USE, Staff Contact: Nick Whittaker, (801) 576-6522, 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 is designated Industrial and Manufacturing and zoned CBP. The applicant intends to store carpet at the location for pickup by installers. The floor plan shows the main entrance and parking area at the north end of the building and the loading bay at the rear.

The proposed use of Limited Wholesale and Warehousing of carpet requires a Conditional Use Permit (“CUP”) in the CBP Zone. Draper City Municipal Code (“DCMC”) 9-3-040 defines the use as follows:

*An establishment that is engaged in the small-scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. No outside storage is permitted.*

Identified potential impacts include the following:

- Potential parking lot congestion due to large trucks delivering and collecting shipments.
- Potential for unauthorized storage outside of the building and suite.
- Potential for trucks or trailers to be parked on the property for lengthy periods of time.

Proposed mitigation:

- No manufacturing shall take place at the property.
- Shipping and receiving shall only be conducted at Unit A's designated shipping bay.
- Shipping and receiving may not block or interfere with vehicular parking stalls, drive aisles, or the dock bays of other businesses on the property.
- All storage related to the wholesale and warehousing business operation must be located inside the subject suite.
- No trucks or trailers may be parked on the property for over 12 hours.

Commissioner Fowler inquired about other conditional uses on the property. Mr. Whittaker identified two suites on the building floor plan that had been issued CUPs, one for Limited Wholesale and Warehousing of cabinetry and one for the Nutrastrips company.

Chair Adams remarked that the proposed use would have a very low impact and asked why a CUP was required. Mr. Whittaker clarified that it is a zone-specific requirement to mitigate any potential negative impacts. However, this type of use is common in the vicinity.

The applicants, Marshall Peterson and Jamie Kempton, were in attendance. Mr. Peterson stated that no sales would take place on the property. Ms. Kempton indicated that it will be used exclusively for storage and is not open to the public. No adhesive or chemicals are stored onsite. Their installers will pick up carpet and padding from the location to install in customers' homes.

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

**Motion: Commissioner Shirey moved to APPROVE the Conditional Use Permit, as requested by Marshall Peterson, representing Western States Flooring, Application 2025-0184-USE, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated December 23, 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 Nixon seconded the motion.**

**Vote on Motion: 5-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	
Green, Alternate	X				

**C. Public Hearing: Bell, Peterson and Guston Land Use and Zoning Map Amendment Requests (Administrative Item)**

On the Request of Dave Johnson, Representing All Three Property Owners, To: 1) Amend the Land Use Designation for a Portion of 693 East 13800 South from Residential Low Medium Density to Residential Medium Density, 2) Amend the Land Use Designation for 13777 South Shadow Mountain Lane from Residential Medium Density to Residential Low Medium Density, 3) Amend the Zoning Designation from RA1 (Residential Agricultural) to RA2 (Residential Agricultural) and R3 (Single-Family Residential) for 693 East 13800 South, and 4) Amend the Zoning Designation from RA1 to RA2 (Residential Agricultural) for the Entire Property at 703 East 13800 South. Staff Contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

Mr. Draper presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. He then reviewed the proposed changes.

693 East 13800 South

- Amend the Land Use designation on the front portion of the lot to Residential Medium Density and rezone this portion from RA1 to RA3.
- The rear portion of the property will retain the Residential Low/Medium Density designation but will be rezoned from RA1 to RA2.

703 East 13800 South

- Rezone the property from RA1 to RA2. No changes were proposed to the Residential Low/Medium Density designation.

13777 South Shadow Mountain Lane

- Amend the Land Use designation from Residential Medium Density to Residential Low/Medium Density. The property will retain the existing RA2 zoning.

The above changes were proposed to facilitate a boundary line agreement between the property owners.

Site photographs were reviewed. Commissioner Fowler asked if the rezoned portion of 693 East 13800 South would be developable if the boundary line agreement was not finalized. Mr. Draper stated that the parcel may be large enough to subdivide, but flag lots are not allowed on major arterial streets, so that would prevent development. Community Development Director, Jennifer Jastremsky clarified that the property would not be large enough to subdivide.

The applicant, Dave Johnson, stated that one property owner is older and does not want to take care of so much land, and their neighbors have older children who need room to practice sports.

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

**Motion: Commissioner Nixon moved to forward a POSITIVE recommendation to the City Council for the Land Use Map Amendment, as requested by Dave Johnson, representing the property owners, application 2024-0408-MA, based on the following Findings for Approval and subject to the Conditions listed in the Staff Report dated December 30, 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 Shirey seconded the motion.**

**Vote on Motion: 5-to-0 in favor.**

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstained</b>	<b>Not Participating</b>	<b>Absent</b>
Chair Adams				X	
Fowler	X				
Squire					X
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Green, Alternate	X				

**Motion:** Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Dave Johnson, representing the property owners, application 2025-0135-MA, based on the following Findings for Approval as listed in the Staff Report dated December 30, 2025.

**Findings for Approval:**

- 1. The proposed Zoning Map Amendment is consistent with 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 Fowler seconded the motion.

**Vote on Motion:** 5-to-0 in favor.

<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstained</b>	<b>Not Participating</b>	<b>Absent</b>
Chair Adams				X	
Fowler	X				
Squire					X
Nixon	X				
Shirey	X				
Ogden	X				
Fidler, Alternate				X	
Green, Alternate	X				

**2. Other Business.**

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

Ms. Jastremsky reported that the annual Conflict of Interest Disclosure forms need to be returned to Executive Assistant, Lori Stout. She will also bring hard copies to the next meeting. One plat was ready for Chair Adams' signature.

Mr. Draper thanked the Planning Commissioners for completing their required training for 2025 before the end of the year.

**3. Adjournment.**

**Motion: Commissioner Squire moved to ADJOURN.**

The meeting adjourned at 7:06 PM.