

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, FEBRUARY 12, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Commissioner Member Kendra Shirey
 Commission Member Mary Squire
 Commission Member Gary Ogden
 Alternate Commission Member Christine Green
 Alternate Commission Member Laura Fidler

EXCUSED: Andrew Adams, Chair
 Lisa Fowler, Vice-Chair
 Commission Member Susan Nixon
 Jennifer Jastremsky, Community Development Director

STAFF: Todd Draper, Planning Manager
 Nick Whittaker, City Planner
 Lori Stout, Executive Assistant
 Brien Maxfield, City Engineer
 Spencer DuShane, Assistant City Attorney
 Traci Gundersen, City Attorney

6:30 PM Business Meeting

Planning Manager, Todd Draper, began the meeting and reported that both Chair Andrew Adams and Vice-Chair Lisa Fowler were absent. He directed the Planning Commission to nominate and vote on a Chair Pro Tempore for the evening.

Motion: Commissioner Squire moved to NOMINATE Commissioner Gary Ogden to serve as Chair Pro Tempore.

Second: Commissioner Shirey 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				

Chair Pro Tempore Gary Ogden called the meeting to order.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for December 11, 2025. (Administrative Action)

Approval of Planning Commission Meeting Minutes for December 11, 2025.

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

Approval of Planning Commission Meeting Minutes for December 18, 2025.

Motion: Commissioner Squire moved to APPROVE the December 11, 2025, and December 18, 2025, Planning Commission Meetings, as presented.

Second: Commissioner Fidler 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: 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

City Planner Nick Whittaker presented the staff report and stated that the vicinity, aerial, Land Use, and Zoning Maps were reviewed. The subject property is designated Residential Medium-Density and zoned R3. The applicant requested installation of a six-foot-tall brick fence extending into the front yard area by four feet. The purpose of the fence is to provide privacy for the backyard pool.

The site plan, concept drawings, and photographs were reviewed. The fence will be constructed of black brick and will be a total of 15 feet long. Identified potential impacts include minor visibility impacts for pedestrians utilizing the adjacent sidewalk. Proposed conditions were as follows:

1. That all requirements of the Draper City Engineering, Building, and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing shall not exceed six feet (6) in height and shall be constructed only in the locations indicated on the approved Site Plan.

The applicant, Devan Garcia, reported that he has lived in Draper for 25 years and is the original owner of the home. There is an existing vinyl fence in the backyard, and he would like to upgrade the aesthetics by installing a brick fence and moving it forward to improve access. It will be setback approximately 18 feet from the sidewalk.

Chair Pro Tempore Ogden opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Shirely moved to APPROVE the Conditional Use Permit, as requested by Devan Garcia, Application 2025-0256-USE, based on the following Findings for Approval and subject to the conditions listed in the staff report dated February 2, 2026.

Findings 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 Fidler 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				

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

On 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.

Mr. Whittaker presented the staff report and the vicinity, aerial, Land Use, and Zoning Maps were reviewed. The subject property is located at the intersection of 12300 South and is surrounded by Velocity Auto Sales property. Its land use designation is Neighborhood Commercial, and it is zoned Community Commercial (“CC”).

Plans and site photographs were reviewed. The proposed site plan is for a parking lot to store Velocity Auto Sales vehicle inventory. Access easements are provided through the property to the north and west. The Landscaping Plan includes street trees and other required perimeter plantings to soften the parking lot's appearance. The photometric plan shows lighting in both the day and evening. Mr. Whittaker reported that the plan complies with all DCMC requirements except the maximum illumination ratio, and recommended that the plan be corrected prior to construction.

The recommended conditions of approval are as follows:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That the site shall be constructed and landscaped in compliance with the approved site plan and landscaping plan.
3. That the applicant provides City Staff with an updated photometric plan and after-hours lighting plan that has a maximum illumination ratio that does not exceed 5:1.
4. That the proposed site shall only be used to store vehicle stock being sold by Velocity Autos.
5. That the number of vehicles stored at the site shall not exceed the number of parking stalls provided in the approved Site Plan.

In response to a question from Commissioner Shirey, Mr. Draper confirmed that the correct illumination ratios for a parking lot are 5:1 during business hours and 2.5:1 after hours.

The applicant, Andy Whitelock, stated that they purchased the property two years previously. Their inventory is currently at the rear of the property; they believe that by moving it to the front they will enhance their street presence and beautify the corner.

Chair Pro Tem Ogden opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Shirey moved to APPROVE the Site Plan, as requested by Andy Whitelock, representing Velocity Auto and VAS Investments, LLC., Application No. 2024-0341-SP, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated January 30, 2026, with a modification to condition 3 regarding lighting that per Table 5 in the staff report, the maximum illumination ratio during business hours will be 5:1, and after hours will be 2.5:1.

Findings for Approval:

1. **The Site Plan reflects the full development of the property.**
2. **The Site Plan conforms to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.**
3. **The proposed development plans meet the intent, goals, and objectives of the General Plan and the purpose of the CC Zoning District in which the site is located.**
4. **The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.**
5. **The proposed development plans will comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.**

Second: Commissioner Fidler 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				

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

The above item was continued to the February 26, 2026, Planning Commission meeting.

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.

The above item was continued to a date uncertain.

2. Other Business.

There was no other business.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The Chair Pro Tempore adjourned the meeting at 6:50 PM.