



PLANNING COMMISSION AGENDA

Thursday, May 14, 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 Public Meeting: The Cove at Bear Canyon Phase III Plat Amendment Request (Administrative Item)

On the request of Merissa Davis, property owner, a Subdivision Plat Amendment request to divide one existing lot into two on approximately 1.0 acre located at approximately 12222 S. Grizzly Hollow Drive. Known as application 2025-0221-SUB. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

1.b Public Hearing: Nielsen Zoning Map Amendment Request (Legislative Item)

On the request of Spencer Elroy Nielsen, property owner, a Zoning Map Amendment request to change zoning from RA1 (Residential Agricultural) to R3 (Single-Family Residential) for approximately 0.33 acres located at 12738 S. 300 E. Known as application 2026-0045-MA, Staff Contact: Paul Geilman, (801) 576-6551, paul.geilman@draperutah.gov.

1.c Public Hearing: The Cookie Ballery LLC. Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of Cheryl Swenson, representing The Cookie Ballery, LLC, a Home Occupation Conditional Use Permit for approximately 0.53 acres located at approximately 286 W. Golden Harvest Rd. Known as Application 2026-0065-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.d Public Hearing: Veranda West Master Area Plan Amendment, Zoning Text Amendment, and Conditional Use Permit Request (Legislative and Administrative Items)

On the request of Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, a Master Area Plan Amendment, Zoning Text Amendment, and Conditional Use Permit for approximately 31.27 acres located at approximately 13708 South 600 West. Known as Applications 2024-0336-MAP, 2024-0456-TA, and 2026-0028-USE. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.e Public Hearing: Shadow Crest Cove Preliminary Subdivision Plat and Conditional Use Permit Requests (Administrative Items)

On the request of Brooklyn Chadsey, representing Ensign Engineering and Draper 1700 LLC, a request for Preliminary Subdivision Plat approval and Conditional Use Permit approvals for fencing over six-feet (6') in height and for a gated entry on approximately 11.67 acres located at approximately 12696 S. 1700 E., Known as applications 2025-0185-SUB, 2025-0289-USE, and 2026-0064-USE. Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov

1.f Public Hearing: Lone Peak Retail 3 Site Plan Request (Administrative Item)

On the request of Eric Gaoiran of Price Real Estate, property owner, a request for approval of a site plan to construct two new retail buildings on approximately 0.85 acres located at 218 W. 12300 South. Known as application 2026-0029-SP. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

This item has been continued to a date uncertain.

2. Other Business

2.a Discussion Item: Zoning and Subdivision Code Update (Work Session)

2.b 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 **May 14, 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 cursive script, reading "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.