

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, APRIL 23, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Commissioner Member Kendra Shirey
Commission Member Susan Nixon
Commission Member Gary Ogden
Commission Member Mary Squire
Alternate Commission Member Laura Fidler

EXCUSED: Lisa Fowler, Vice-Chair
Christine Green, Alternate Commission Member

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Maryann Pickering, 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 6:31 PM.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for February 12, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for February 12, 2026
- B. Action Item: Approve Planning Commission Meeting Minutes for February 26, 2026. (Administrative Action)**
Approval of Planning Commission Meeting Minutes for February 26, 2026

Motion: Commissioner Squire moved to APPROVE the February 12, 2026, and February 26, 2026, Meeting Minutes, as presented.

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. Action Item: Canyon Crest Medical Condo 2nd Amendment Plat Amendment Extension Request. (Administrative Item)

On the request of Cameron Duncan, representing Canyon Crest South, LLC, Canyon Crest 11800 LLC, SHW Associates Enterprises, LLC, and Canyon Crest Medical Condominium Homeowners Association, a six-month extension to the Plat Amendment approval for Canyon Crest Medical Condo 2nd Amendment located at 11762 S. State Street, application 2025-0021-SUB. Staff contact is Maryann Pickering, 801-576-6391 or maryann.pickering@draperutah.gov.

City Planner, Maryann Pickering, presented the staff report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The Subdivision Plat was reviewed in April 2025 and is set to expire on April 24th, as it had not been recorded. The applicant was reconfiguring the office and common spaces to create additional units and requested a six-month extension to accommodate unexpected delays.

The applicant, Cameron Duncan, with Ensign Engineering, thanked the staff for getting the item on the agenda.

Motion: Commissioner Nixon moved to APPROVE the Amended Subdivision Plat, Application No. 2025-0021-SUB, based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 15, 2026.

Findings for Approval:

- 1. Good cause exists for the Subdivision Plat Amendment, and no public street, right-of-way, or easement has been vacated or amended**

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

**D. Public Hearing: Basset Furniture Site Plan and Deviations Request.
(Administrative Item)**

On the request of Brandon Wangsgaard of Dutson Builders, representing the property owner Ikea Property, Inc., a site plan and a deviation request for the construction of a new retail building on approximately 1.24 acres located at approximately 51 W. Ikea Way. Known as applications 2025-0208-SP and 2025-0207-VAR. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

Ms. Pickering presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property was one of the two remaining building pads from the initial Ikea development. It is designated as a Commercial Special District and zoned as Dahle Retail Center Commercial Special District (“CSD-DRC”).

The new furniture retail building will be approximately 16,000 square feet in size and one story and 25 feet tall. The site, landscaping, and lighting plans, as well as the proposed elevations, were reviewed. The exterior will have a combination of Exterior Insulating Finishing System (“EIFS”) and stucco, as permitted in the zone. The request complied with all CSD standards, except for parking requirements, and a parking deviation had been requested.

A minimum of 80 parking stalls was required, and 40 were proposed. Ms. Pickering reported that the retail store will have only a showroom. Furniture will be ordered at the location and shipped to the customer’s home. There is ample parking on the Ikea property. Similar parking deviations had been approved for Alice Lane Home Collection and La-Z-Boy Furniture, and no issues had arisen from those deviations.

Ms. Pickering reported that one public comment was received in response to the item and that it was forwarded to the Planning Commission for review.

The applicant, Brandon Wangsgaard, stated that they were looking forward to breaking ground.

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

Commissioner Nixon stated that she was happy to see the parking study, as it was very helpful with the retail use. Chair Adams remarked that the Ikea parking lot is always empty.

Commissioner Squire asked if the public comment should be considered in the Planning Commission’s decision. City Attorney Traci Gundersen reported that it was a civil matter between the property owners and had no bearing on the decision.

Parking Deviation

Motion: Commissioner Ogden moved to **APPROVE** the Parking Deviation, as requested by Brandon Wangsgaard of Dutson Builders representing the property owner Ikea Property, Inc., Application No. 2025-0207-VAR, based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 19, 2026.

Findings for Approval:

1. Adequate parking will be provided.
2. The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site-specific factors of the application.
3. Estimated tradeoffs between businesses that are open when others are closed will not overburden the parking provided;
4. There is an adequate availability of approved on-street or shared parking for all associated uses;
5. Site or use specific conditions or factors do not provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;
6. Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking;
7. Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition; and
8. ADA-compliant parking requirements are not proposed for adjustment.

Second: Commissioner Squire 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
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Site Plan

Motion: Commissioner Nixon moved to APPROVE the Site Plan, as requested by Brandon Wangsgaard of Duston Builders representing the property owner Ikea Property, Inc., Application No. 2025-0208-SP, based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 19, 2026.

Findings for Approval:

1. The proposal represents the development of the entire site at one time.
2. With the imposed conditions and approval of a parking deviation, the Site Plan conforms to applicable standards set forth in Title 9 of the DCMC, 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 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 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 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

**E. Public Hearing: Jensen Farms Phase 4 Preliminary Subdivision Plat and Park Strip Deviation Requests.
(Administrative Items)**

On the request of Peter Gamvroulas of Ivory Homes, Preliminary Subdivision Plat and Park Strip Deviation requests for a new single-family residential development on approximately 11.74 acres at approximately 11867 S. 700 West. Known as applications 2025-0057-SUB and 2026-0043-VAR. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

Ms. Pickering presented the Staff Report and reviewed the Vicinity, Aerial, Land Use, and Zoning Maps. The property was designated Residential Medium Density and zoned R4. The proposed project was a 28-lot single-family residential subdivision and would be part of the Jensen Farms development for which a Development Agreement was approved in 2017. The subject property was Phase 4 of the development. It was initially sold to Canyons School District for a future school, but was later sold to Ivory Homes. The proposal conformed with the original phasing plan and would connect with the Jensen Farms subdivision to the west and Big Willow subdivision to the north.

The Preliminary Plat was reviewed, and Ms. Pickering reported that it conformed with all requirements with the exception of the following deviations to two park strip areas:

- Reduction from 10 feet to five feet along two cul-de-sacs abutting the City park.
- A retaining wall would be placed in the park strip area, not the park, as requested by the Draper City Parks & Recreation Department.

Ms. Pickering reported that the Draper City Engineering Department agreed with the design and that the Planning Commission had authority to modify it per Draper City Municipal Code (DCMC) Section 17-5-030(D). No public comments were received on the item.

In response to a question from Commissioner Squire, Ms. Pickering clarified that Phase 4 was originally intended to be housing. The subject property was then sold to the Canyons School District, which later determined that it was not an appropriate area for a school and sold it to Ivory Homes.

Commissioner Nixon asked about the planned stamped concrete. Ms. Pickering reported that stamped concrete would be used only in areas where park strip deviations were requested. City Engineer, Brien Maxfield, added that it will be used to replace landscaping in the park strip and reduce City maintenance responsibilities.

The applicant, Peter Gamvroulas, was present to answer questions.

Chair Adams opened the public hearing.

Mark Roberts stated that he lives north of the subject property, a 12-acre fire hazard he was glad would be developed. The developer did a great job of controlling dust and noise during the

construction of Phases 1, 2, and 3 of Jensen Farms, but Big Willow was a disaster. He was concerned about whether construction would be properly controlled to avoid those issues.

Scott Jensen stated that he lives on Windmill Gate Cove, west of the subject property. He had spoken with neighbors who shared his concerns about the park strip deviations, but it may be an issue of terminology. He asked whether the park or the sidewalk would be reduced in size.

Rick Taylor gave his address as 11443 South 700 West and stated that he was also present on behalf of West Crescent Irrigation Company. He would typically prefer to see agricultural and horse properties in the area, but in this case, he approved the development. The creek they irrigate from gets water from tributaries of the subdivision that were once farmers' fields, and there was previously no regard for where that water went. The company struggled each year to get enough water to pump. Before the Jensen farm was sold, they purchased East Jordan water and had a delivery system through their old siphon line, which was expensive and intended to remain active. However, the line was cut when they constructed June Grass Drive, and it had been his mission ever since to reactivate those water sources. Mr. Gamvroulas and Ivory Homes had helped him get the line back in place. It was planned as an 18-inch C-900 water line, but he had informed them it could be reduced to 12 inches.

Stacy Jensen stated that she lives on Windmill Gate Cove and has a very nice view of the bridge and main street, but there is a lot of speeding on the road. With the completion of the park and more homes being built, she asked that the City consider adding traffic-calming measures, such as speed bumps or signs, to protect children on neighborhood roads.

There were no further comments. The public hearing was closed.

Mr. Gamvroulas reported that Phase 5 was completed in late fall of 2025. Dust is always an issue during development, but their contractors work under a dust-control plan and treat the area with a water truck as needed. He encouraged residents to contact Ivory Homes if any problems arise. Regarding the park strip, he clarified that it is the area between the sidewalk and the curb or road, typically landscaped with street trees, sod, or other plants. It is not related to the City park. The park strips in two areas will be reduced to 5 feet and will have stamped concrete rather than landscaping. He thanked Mr. Taylor for his comments and support.

Chair Adams asked about the dust mitigation process. Mr. Gamvroulas stated that water is typically the only means of mitigating dust. Community Development Director Jennifer Jastremsky added that residents can call the City if problems arise. City inspectors are on site during construction and can speak with the contractors about mitigation measures.

Mr. Maxfield addressed Ms. Jensen's concern about speeding. The City's Traffic Committee evaluates streets as conditions change or new growth happens and will be watching the area. He anticipated future speed studies on Rolling Hills Way and other access roads to the park. If enforcement does not resolve the issue, more in-depth studies may be warranted to determine an engineering solution to any safety issues.

Park Strip Deviation

Motion: Commissioner Squire moved to APPROVE the Park Strip Deviation, as requested by Peter Gamvroulas of Ivory Homes, Application No. 2026-0043-VAR, based on the following Finding and the Criteria for Approval listed in the Staff Report dated April 14, 2026.

Finding for Approval:

1. The modification of the park strip is adequate and appropriate based on the proposed design.

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

Preliminary Subdivision Plat

Motion: Commissioner Shirey moved to APPROVE the Preliminary Subdivision Plat, as requested by Peter Gamvroulas of Ivory Homes, Application No.2025-0057-SUB , based on the following Findings and the Criteria for Approval listed in the Staff Report dated April 14, 2026.

Findings for Approval:

1. The proposed Subdivision Plat complies with DCMC Section 17-3-040(A).
2. The proposed subdivision plat complies with the standards and criteria found in Draper City Municipal Code, including, but not limited to, the subdivision ordinance, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria.

Second: Commissioner Ogden 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

F. Public Hearing: City-Initiated Short-Term Rentals Text Amendment Request. (Legislative Item)

On the request of Draper City, approval of text amendments to portions of Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to require short-term rentals to be licensed and permitted and to add associated standards. Known as application 2026-0090-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

This item was continued to an uncertain date.

2. Other Business.

A. Annual Commissioner Training by City Staff.

Ms. Gundersen presented the Open and Public Meetings Act Training.

Open and Public Meetings laws are also known as sunshine laws. Their intent is to ensure that state agencies and political subdivisions take actions and conduct deliberations openly. The Continental Congress and Constitutional Convention were held in secret, but over time, there was a trend toward more open and public governmental operations. The Freedom of Information Act was passed by the federal government in 1966. Utah's Government Records Access Management Act ("GRAMA") laws are based on it, and all states had enacted an Open and Public Meetings law by 1976. The Open and Public Meetings Act ("OPMA") is outlined in Utah Code Section 52-4-101. Its legislative intent is for public bodies to deliberate and act openly.

Section 4.2 of the Draper City Planning Commission Bylaws and Rules of Procedure outlines the following expectations for Commissioner decorum:

- a. Commissioners in attendance at each meeting shall portray an appropriate appearance as a representative of Draper City to conduct the meeting in a serious, respectful, and sincere manner.
- b. Commissioners should be avoid leaving their seats except during approved recesses of a meeting or removing themselves for a conflict of interest.

- c. Commissioners should avoid conversation that is not plainly audible to all present at the meeting.

Utah Code Section 10-3-6 sets forth the requirement for rules of order and procedure, outlining rules for parliamentary order and procedure, ethical behavior, and civil discourse. Behavior that is likely to disrupt public peace or offend public decency constitutes disorderly conduct. If a Planning Commissioner is disorderly, they can be expelled from the meeting by a two-thirds vote or a supermajority. As five members represent a quorum, four would need to vote to expel a member. A member could make a motion in the moment.

Chair Adams asked about meetings where others become disorderly, such as the meeting about the hang-glider park. Ms. Jastremsky stated that if staff have concerns about an applicant's or citizen's potential unruly behavior, they will invite police officers to attend the meeting. They can also request police presence if needed during the meeting. Ms. Gundersen added that the Chair is required to maintain order during the meeting and has the authority to ask someone to leave. If necessary, the meeting could be put on hold until the police escort the disorderly person out. In the event of the threat of physical danger, they should take cover and then follow her to a safe location.

The OPMA defines a quorum as a simple majority of the membership of a public body. Section 3.5 of the Draper City Planning Commission Bylaws states that three members represent a quorum. The Chair is counted as a sitting member to establish a quorum and shall vote if only three Commissioners are present.

Closed meetings may be held for the following reasons:

- Discussion of the character, professional competence, or physical or mental health of an individual;
- Strategy sessions to discuss collective bargaining;
- Strategy sessions to discuss pending or reasonably imminent litigation;
- Strategy sessions to discuss the purchase, exchange, lease, or sale of real property;
- Discussions regarding deployment of security personnel, devices, or systems;
- Investigative proceedings regarding allegations of criminal misconduct; and
- Other reasons not common for municipalities.

However, per the Draper City Planning Commission Bylaws, all Planning Commission meetings must be open to the public and conducted in accordance with the OPMA.

Per Utah Code Section 52-4-202, public notice is required at least 24 hours before the meeting and must be posted for at least 24 hours; the annual meeting schedule must also be posted each year. OPMA training is required annually.

Approved minutes must be posted for the public within three business days after approval. Minutes must include the date, time, and place of the meeting; names of members present and absent; a

record of each vote taken by the public body, and the substance of the matters proposed, discussed, or decided. Verbatim transcription of all dialogue is not required.

Due to COVID-19, electronic meetings are no longer required to have an anchor location.

Chance meetings, social gatherings, and events like Draper Days, where a quorum of the public body is in attendance but are not part of a convened meeting, are not regulated by the OPMA. However, individuals constituting a quorum of the public body may not act together outside a meeting in a concerted and deliberate way to predetermine an action to be taken by the public body at a meeting on a relevant matter.

Chair Adams asked whether members could discuss Planning Commission business by phone, for example. Ms. Jastremsky stated that discussions with one another or Staff are allowed per the bylaws. Ms. Gundersen cautioned that they cannot predetermine an outcome or deliberate on the matter. Simply discussing an item would not be a violation, but Commissioners should be careful not to discuss it in a way that would predetermine a decision.

Chair Adams asked about communications between Planning Commissioners and City Council Members. Ms. Gundersen reported that the Planning Commission bylaws differ from the procedures governing the City Council. Planning Commissioners should not make public comments in advance of a decision, but can discuss their decision with the Council after it is rendered. However, the City Council prefers that they not be contacted in advance of their own decisions on legislative items.

The appropriateness of Planning Commissioners commenting at City Council Meetings was discussed. Ms. Gundersen reported that Commissioners may exercise their right to comment as residents of Draper after they have voted on all aspects of a specific project. However, she cautioned that members of the public are sometimes very oppositional to a decision, and any assumption of influence could put the Commissioner at risk of being named in a lawsuit. Commissioner Squire remarked that Commissioners can spend as much time as necessary discussing each item at Planning Commission meetings, so additional comment at a City Council meeting should not be necessary. Ms. Jastremsky added that optics should also be considered. Planning Manager Todd Draper noted that all written communication is part of the record and can be discovered in response to a GRAMA request.

Ms. Jastremsky reported that City Council members sometimes listen to Planning Commission meetings and reference them in their deliberations, and, in cases of split votes, they often ask for more information about the discussion. Staff always provides the Council with the Planning Commission's recommendation on all items.

Ms. Gunderson reported that per Utah Code Section 52-4-103(5), a "meeting" is defined as a gathering:

- a. Of a public body or specified body;
- b. With a quorum present; and

- c. That is convened:
 - i. by an individual:
 - A. with authority to convene the public body or specified body; and
 - B. following the process provided by law for convening the public body or specified body; and
 - ii For the express purpose of acting as a public body or specified body to:
 - A. receive public comment about a relevant matter;
 - B. deliberate about a relevant matter; or
 - C. take action upon a relevant matter.

The agenda must include reasonable specifications about topics to be considered. Per Section 3.8 of the Draper City Planning Commission Bylaws, the Agenda order is as follows:

- a. Introduction of the Agenda item by the Chair
- b. Presentation by Staff and Planning Commission questions
- c. Presentation by the applicant or their agent and Planning Commission questions
- d. Explanation and opening of the public hearing
- e. Public comment
- f. Closure of the public hearing
- g. Applicant conclusion and any Planning Commission questions
- h. Planning Commission discussion, questions, and deliberation
- i. Vote.

Commissioners may not text or email each other during a public meeting, including on unrelated topics. However, there were no restrictions on transmitting electronic messages when the public body is not convened in a meeting.

Motions to continue require a reason for continuance and a specific date for hearing (if possible). The applicant may request a continuance if the request is made before the vote. Commissioner Nixon stated that the Planning Commission recently discussed continuing an item, but Assistant City Attorney Spencer DuShane was adamant that the item must go to a vote. Ms. Jastremsky reported that per City Code, some items require approval or denial only and cannot be continued. Mr. Draper added that a public hearing had already been held for that specific item. Ms. Gundersen agreed that some items cannot be continued and noted that in other cases, the applicant may have deadlines that warrant a decision. Ms. Jastremsky reported that Staff would work with Ms. Gundersen and Mr. DuShane to compile a list of items that can and cannot be continued.

Chair Adams asked if the staff could provide reasons why specific items cannot be continued. Ms. Jastremsky reported that in some cases, that information cannot be provided for legal reasons. For example, they were not allowed to say the name of a specific grocery store for many months. In other cases, Staff may not be privy to the applicant's contract terms, and the applicant may not want to share that information. In response to a follow-up question from Chair Adams, it was clarified that the applicant need not agree to a continuance.

In response to a question from Commissioner Ogden, Ms. Gundersen confirmed that the City Code takes precedence over the bylaws.

Ms. Gundersen reported that sitting Commissioners may move to recess at any point during a Planning Commission meeting, and the motion must include a specific time to reconvene. To avoid the appearance of collusion, she recommended that any recesses be taken in between Agenda items.

Amendments to motions:

- Permission is not needed to amend another Commissioner's motion if made once seconded but before the vote.
- Amendments must be seconded.
- Amendments must not change the decision made in the first motion.
- The motion to amend must be voted on before the underlying motion is further considered.

Motions that have been passed may be reconsidered. Any Commissioner who voted in favor of the motion can move to reconsider that motion in the same meeting. The motion to reconsider must be seconded and pass, and reconsideration will only take place after legal notice is given.

Per Utah Code 52-4-305, a closed meeting violation is a Class B Misdemeanor.

In response to a question, it was reported that meeting slides and audio are available on the city website, but video of the proceedings is not available as the City's recording system would need to be upgraded to provide that capability.

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

Ms. Jastremsky provided updates on recent City Council decisions.

Fratto Farms Development Agreement

- Approved with changes:
 - The project was limited to a maximum of 14 lots.
 - The park shown on the Concept Plan is required.
 - No accessory dwelling units ("ADU") are allowed.
 - Home size is limited to 3,000 square feet of livable space. The height and number of stories were not specified.

Kimballs Junction Development Agreement

- Approved with changes:
 - Language was added to dedicate the trail to the City.
 - Language was added to require that all roadways and infrastructure comply with the DCMC as recommended by Staff and the Planning Commission.

- A one-half cul-de-sac is required on 11900 South.
- The Site Plan and Preliminary Plat had been submitted and were in Staff review.

Openshaw Development Agreement

- Approved with changes:
 - Language was added regarding temporary access and cross-access as recommended by the staff.
 - Landscape islands are required at the ends of parking rows but do not count toward the 10% overall landscaping requirement.
 - Mayor Walker will not sign the Development Agreement until the cross-access agreement has been signed and executed.

Bangerter Crossroads Development Agreement

- Approved with changes:
 - Verbiage changes as recommended by the staff.
 - A pork chop is required on the 300 East access. The applicant was also instructed to research ways to mitigate truck access to 300 East in addition to the pork chop and sign.
 - The sidewalk must continue from 300 East into the site on the north side.
 - If a High-Intensity Activated crosswalk ("HAWK") is warranted at 300 East, the cost will be shared equally between the developer and the City.
 - The fuel canopy must be painted a dark color, and canopy lighting must be limited to 51-foot candles. The dark color will reduce light pollution and glare.
 - Eight-foot walls are required along all residential buffer areas.
 - The 300 East berm and fence must equal 8.5 feet in height.
 - Landscape buffers adjacent to residential properties must comply with the DCMC in regard to both width and number of trees.
 - Mayor Walker will not sign the Development Agreement until the cross-access agreement has been signed and executed.
 - Deed gaps and overlaps of adjacent properties must be resolved prior to Site Plan approval.
 - The largest possible trees with the best chance of longevity should be installed on the property.

Juan Diego Zoning Text Amendment

- Approved with all changes recommended by the staff and the Planning Commission, including defining the term “ancillary”.

Commissioner Squire stated that *The Draper Journal* published an article about the Bangerter Crossroads development in which Duaine Rasmussen stated that they anticipated construction of the anchor building to begin in the fall of 2027. She asked if Openshaw had a similar timeline.

Ms. Jastremsky reported that she did not have information on their timeline. She expected that the Site Plan application for Bangerter Crossroads would be submitted in the summer.

Mr. Maxfield reported that construction had begun on frontage improvements to address the deficiencies at Bangerter Highway and 13800 South and should be completed within two months.

In response to a question, Mr. Maxfield reported that UDOT's priority is to keep traffic off of the main line of Interstate 15, and signals are managed accordingly. That can push traffic into Draper and the Bangerter Highway area. They had committed to widening the area between 150 East and the northbound onramp but had not provided a timeline for the work. One section of curb is too narrow for an official lane, so improvements are required prior to restriping. The City will be adding lanes between 150 East and 13800 South.

3. Adjournment.

Motion: Commissioner Ogden moved to ADJOURN.

The meeting adjourned at 8:16 PM.