

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY,
MAY 14, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS**

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Alternate Commission Member Laura Fidler
Alternate Commission Member Christine Green

EXCUSED: Commissioner Member Kendra Shirey
Commission Member Gary Ogden

NOT SITTING: Alternate Commission Member Joshua Best

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Maryann Pickering, City Planner
Todd Taylor, City Planner
Nick Whittaker, City Planner
Paul Geilman, Planning Coordinator
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

OTHERS PRESENT: Hemashree Dunakhe, Houseal Lavigne, City Consultant
John Houseal, Houseal Lavigne, City Consultant

6:30 PM Business Meeting

Chair Andrew Adams called the Planning Commission Meeting to order at 6:31 p.m.

1. Items for Commission Consideration.

**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 acres, located at approximately 12222 South Grizzly Hollow Drive. Known as Application 2025-0221-SUB. Staff Contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

City Planner, Maryann Pickering, presented the staff report and explained that this is a Plat Amendment request for The Cove at Bear Canyon Phase III. The Vicinity Map was shared, and the applicant property was highlighted. The location of this property is approximately 12222 South Grizzly Hollow Drive. The Aerial Map and Land Use Map were reviewed, and it was noted that the existing land use is Residential Low/Medium Density. The current zoning is RA2 (Residential Agricultural, 20,000-square-foot minimum) with the Sensitive Hillside Overlay Zone.

The proposal is to split the existing lot into two lots, both of which will meet the minimum standards for the RA2 Zone. The existing home will meet the applicable setbacks for the zone. Ms. Pickering reported that the proposed lot has easements that must be avoided with any new construction. Those easements have been clearly identified on the plat. The current subdivision plat was shared with the Planning Commission, and the subject property was identified. The proposed plat amendment was shared, and it was reiterated that both lots meet the minimum size for the zone. The easements mentioned earlier were identified on the plat.

Commissioner Susan Nixon noted that the original plat shows a non-buildable area, but she does not see that on the new version of the plat. Ms. Pickering stated that it has not been included. The applicants, Merissa and Jason Davis, provided additional information. Ms. Davis believed the non-buildable area was due to slopes, but that was addressed in the geotechnical report. It was determined that if a building is on the slopes, certain building standards will be required.

Motion: Commissioner Nixon moved to APPROVE the Subdivision Plat Amendment, as requested by Merissa Davis, property owner, for The Cove at Bear Canyon Phase III, Application 2025-02221-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated May 5, 2026:

Findings for Approval:

1. There is a good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

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				
Best, Alternate				X	

- 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 South 300 East. Known as Application 2026-0045-MA, Staff Contact: Paul Geilman, (801) 576-6551 or paul.geilman@draperutah.gov.

Planning Coordinator, Paul Geilman, presented the staff report and explained that this is a Zoning Map Amendment request. The Vicinity Map was shared, and the applicant property was highlighted. The location is approximately 12738 South 300 East. There was recently a rezoning directly to the south. The applicant saw that a rezoning occurred and expressed a desire for their lot to match the current land use, which is Residential Medium Density. The applicant lot is nonconforming in the RA1 (Residential Agricultural; 40,000-square-foot minimum lot size) Zone. To come into compliance, the request is for a rezone to the R3 (Single-Family Residential, 13,000-square-foot minimum lot size) Zone. The Aerial Map and Land Use Map were shared.

Mr. Geilman shared the current zoning map and pointed out RA1 and R3 in other areas. He provided an overview of the request, comparing the current and proposed zoning. It was reiterated that the request is to move from the RA1 Zone to the R3 Zone. The applicant's lot is just over 14,000 square feet, so it would be congruent in the R3 Zone, but it could not be subdivided under that zone. Images of the property were shared with the Planning Commission. It was noted that the applicant, Spencer Nielsen, is present at the meeting to answer questions.

Chair Adams invited the applicant to come forward.

Spencer Nielson, applicant addressed the Planning Commission and stated he had nothing to add to the presentation. The Commission did not have any questions for the applicant.

Chair Adams opened the public hearing.

Chris White explained that he lives across the street from the applicant property on the east side. He wanted to know how the Zoning Map Amendment would impact access in the area.

Kathleen Keller gave her address in Draper and requested additional clarification about the property and asked whether it can be subdivided if the request is approved.

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

Mr. Geilman explained that the lot does not have enough square footage to be subdivided into two conforming lots in the zone. The Zoning Map Amendment would bring the property into conformity, but would not allow a subdivision. There would be no new lots or access. It was noted that the model motion language included in the Meeting Materials Packet may be incorrect. Discussions were had about the appropriate language for a motion on this item.

Motion: Commissioner Fowler moved to forward a POSITIVE RECOMMENDATION to the City Council for the Zoning Map Amendment, as requested by Spencer Nielsen, Application 2026-0045-MA, based on the following findings and the criteria for approval listed in the Staff Report dated April 24, 2026:

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 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				
Best, Alternate				X	

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 West Golden Harvest Road. Known as Application 2026-0065-USE. Staff Contact: Nick Whittaker, 801-576-6522 or nick.whittaker@draperutah.gov.

City Planner, Nick Whittaker, presented the staff report and explained that this is a Home Occupation Conditional Use Permit ("CUP") for The Cookie Ballery, LLC. The Vicinity Map was shared, and the applicant property was highlighted. The location is approximately 286 West Golden Harvest Road. The Aerial Map and Land Use Map were reviewed. Mr. Whittaker reported that the land use is Residential Low/Medium Density and the property is located in the RA2 Zone.

This is a Home Occupation CUP, and the applicant requests permission to operate a Cottage Business producing baked goods from home. Orders will be placed online and then picked up by the customer at the applicant's property. Pick-up times will be scheduled to ensure that only one customer is at the property at a time. Customers will be provided with an off-street parking stall located on the applicant's driveway in front of the third car garage. The hours of operation are proposed as Monday to Friday, 9:00 a.m. to 5:00 p.m. All business will be conducted within the applicant's home. The original and updated site plans were shared. Mr. Whittaker explained that an updated site plan was requested, and it has already been submitted.

The updated site plan shows where customers will park their vehicles during order pick-ups. It was reiterated that vehicles will be parked in front of the third car garage. The floor plan was shared. Mr. Whittaker explained that the applicant will use the entire kitchen to produce

the baked goods. A portion of the living room will be used as office space to conduct administrative tasks.

Impact analysis and mitigation information were provided. Identified potential impacts include:

- Customers coming to the home and the associated traffic;
- Customer vehicles parked on the street.

Mr. Whittaker shared several proposed mitigation strategies to address the potential impacts:

- That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied;
- That a Draper City Business License shall be obtained;
- That only one (1) customer at a time shall be permitted at the subject property and only to pick up their orders;
- That the customer orders shall be picked up by appointment only;
- That business hours of operation shall be limited to weekdays from 9:00 a.m. to 5:00 p.m.

Mr. Whittaker provided photographs of the home and pointed out where customers will park. There are no issues with the width of the driveway. Commissioner Lisa Fowler asked for clarification regarding the site plan change. It appears the cement parking stall on the left side of the driveway has been removed. Mr. Whittaker explained that the parking was narrowed down to a single location. Everything west of the identified parking spot in the driveway is gravel. He clarified that gravel would not be acceptable to use as a parking spot for customers.

The applicant, Cheryl Swenson, introduced herself to the Planning Commission and explained that she originally hoped to open a food truck. However, that would result in high operating costs. She is thrilled to have the option to work from home, which is the reason for the CUP application.

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

Chair Adams noted that this is a fairly straightforward application. With Home Occupation CUP applications, the concerns tend to be related to traffic and parking. Those concerns have been addressed with the parking location and the scheduled pick-ups. Commissioner Fowler agreed.

Motion: Commissioner Fowler moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Cheryl Swenson, representing The Cookie Ballery, LLC, Application 2026-0065-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated April 30, 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.
2. The applicant has already updated the Site Plan, as requested by Staff.

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				
Best, Alternate				X	

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 Center 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 or todd.taylor@draperutah.gov.

City Planner, Todd Taylor, presented the staff report and explained that this is a Master Area Plan ("MAP") Amendment, a Zoning Text Amendment, and a CUP request. The Vicinity Map was shared, and the applicant property was highlighted. The location is approximately 13708 South 600 West. The Aerial Map and Land Use Map were reviewed. He noted that the land use and zoning are Transit Station District. He noted that a MAP Amendment is required in the Transit Station District. The Veranda West MAP was originally approved on March 5, 2019, and a minor amendment was made on May 5, 2020.

The applicant is proposing changes to the uses, including 32 additional apartment units. It was clarified that the townhouses within the MAP are already built. There is a proposed increase of 1.16 acres for retail/restaurant from the original approval; office has been removed; and a new outdoor recreation use, a surf park, is being added for 8.8 acres. The open space has decreased by 4.4 acres, but still meets the zone's minimum requirements.

The Land Use Map and Concept Site Plan were shared with the Planning Commission. Mr. Taylor pointed out the existing townhouses to the north and explained that the southern portion of the site will utilize the existing entrance and another entrance being proposed to the south of the existing entrance. The Circulation and Pathways Map was provided. The purple lines on the map represent the pedestrian pathways running through the site and there is extensive connectivity throughout. He next shared the Open Space Map. Concept Elevations have also been provided by the applicant.

To mitigate potential noise impacts, several conditions of approval are recommended, including conditions specific to the surf park that require it to open no earlier than 6:00 a.m. and close no later than 11:00 p.m. The surf park must also submit a noise study with the site plan application to ensure noise impacts to the proposed residential areas to the south are mitigated. The surf park must comply with the Noise Control Ordinance and the Salt Lake County Health Regulation No. 21 – Community Noise Pollution Control. Mr. Taylor explained that there is also a condition of approval that states the CUP shall not take effect unless and until the MAP Amendment and Zoning Text Amendment have been approved by the City Council.

Commissioner Nixon noted the drought conditions and asked whether a surf park is an appropriate use. She also wanted to understand the Condition of Approval related to quiet hours. It would make sense to coincide the hours with the City Code, which is from 10:00 p.m. to 7:00 a.m. Mr. Taylor clarified that the code does not prohibit businesses from operating during those hours, but it does prohibit excessive noise. If it is possible for a business to operate during those hours without creating excessive noise, then there is no issue.

The applicant team provided additional information to the Planning Commission. Jackson Sheppard explained that the property has been owned since 2019. Wasatch Residential Group and Wasatch Commercial Group have done a lot of the work with the city so far. He noted that the architects and builders are present at the Planning Commission Meeting. As for water conditions, the surf park uses the least water of all the approved uses. The wave pool is net-neutral, and third-party engineers have confirmed this. He reported that one hole on a golf course uses 18 times as much water as the proposed wave pool. Having outdoor recreation venues available for those in multi-family dwellings will be beneficial.

Commissioner Fowler explained that the street is fairly busy without the full development on either side, so she is concerned about parking. Mr. Sheppard reported that the Traffic Impact Study has been updated and can be shared with the Planning Commission. The wave pool will operate as semi-private, with times available to the public and times available to members. He believes there is adequate parking based on the membership structure and times.

Commissioner Fowler asked whether the applicant team had considered placing parking for the apartments underneath the buildings. Mr. Sheppard confirmed that this has been considered, but clarified that the apartment will be constructed later. The team believes the apartment is adequately parked. Adam Lankford from Wasatch Residential Group introduced himself to the Planning Commission and shared comments about parking. The code is met by the proposal, and beyond that, their own parking standards are also being met. Parking is important because people will not visit the area if there is not an adequate amount provided. He reiterated that it is adequately parked.

Commissioner Fowler expressed concerns about pedestrians crossing the street from the development on the other side. Mr. Lankford explained that, according to the City, once the traffic count reaches a high enough level, the goal is to install a signal at the main entrance. People would then be able to cross at the signal. There is a desire to see a signal there, as it would improve access.

Alternate Commissioner Fidler noted that there are townhouses and apartments. She assumes the townhouses will be for sale products. Mr. Lankford explained that the townhouses are the community on the north end, and those are already built. The stacked

flats are at the south end and will be four stories tall, with garages underneath. The townhouses and apartments are both for rent rather than for sale.

Alternate Commissioner Green asked how much water will be used for the surf park. Connor Sheppard reported that the pool will consist of about 4 million gallons of water, but only evaporation will need to be addressed. Mr. Jackson Sheppard added that there is a wave pool in Munich, Germany, which has a similar climate. The wave pool in that location is net neutral between rainfall, snow, and evaporation.

Additional information about the surf park was provided. There was also additional information about water use shared. It was noted that there could be approximately 75 single-family homes on the site where the surf park is proposed, resulting in approximately 9.7 million gallons of water used per year. In terms of the surf park, this is similar to a swimming pool, with a one-time fill up. Mr. Connor Sheppard reported that many studies have been conducted. What is proposed is a recirculating system, so the only water loss will be evaporation.

Commissioner Nixon asked whether this use is desired by residents. Mr. Lankford explained that amenities like this are a draw. The surf park will not only serve nearby residents but also be a regional draw. Mr. Jackson Sheppard shared information about the market studies conducted. He explained that there is no desire to build something that will not be attractive to residents and visitors. Utah is unique because of its close proximity to the mountains, so people tend to enjoy spending time outdoors in various ways. The market studies indicate a high level of support.

Alternate Commissioner Green expressed concerns about water use and the perception of a surf park in the area. Commissioner Fowler pointed out that the Transit Station District allows for higher density, which could result in a residential building with units that would consume significantly more water resources. The applicant team stated that additional information about water use can be provided to Commissioners for review. This amenity will be used by community members. Chair Adams understood the concerns expressed about water use, but noted that this will require a one-time fill, and then the only loss will be due to evaporation.

Commissioner Nixon feels better about the proposed use after hearing more about the studies and the water use numbers. As for the traffic, she is not concerned, based on the submitted Traffic Impact Study. Chair Adams is pleased to hear that there will be a one-time fill with recirculated water. He asked how often the surf park will be open. It was noted that in the winter months, there will likely be fewer visits, but the pool will be open year-round and heated. The pool does not need to be drained because it has a closed circulation loop.

Chair Adams asked what other amenities were considered for this portion of the site. Mr. Lankford reported that office buildings were originally anticipated, but studies show that offices would use more water than is currently proposed. Comments were shared about the commercial village. It will benefit the City through restaurants and retail. Commissioner Nixon asked when the work would start if approvals were granted. It was reported that the intention is to start this year. The architects are working diligently on all the documents, but City Council approvals are also needed. The pool takes 10 months to build. Mr. Lankford reported that the land has been owned for a long time and that many options have been considered for the site. What is proposed is the highest and best use of the land.

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

It was noted that three separate motions will be needed. Commissioner Nixon explained that she feels much better about the proposal after receiving additional information from the applicant team. Alternate Commissioner Green understands that what is proposed fits in the zone, but asked about the appropriateness of adding a water-focused use in the community. It was noted that this is not the kind of application that must be approved if it meets certain criteria. There are three applications associated with this agenda item: MAP Amendment, Zoning Text Amendment, and CUP. The Transit Station District requires developers to create a MAP.

The Veranda West MAP already exists, but the applicant is requesting an amendment. The MAP and Zoning Text Amendment will move forward to the City Council for consideration. The CUP application is for outdoor recreation use, which is an existing use allowed in the zone with a CUP. If the CUP is approved, it will not become effective until the City Council makes a decision on the MAP Amendment and Zoning Text Amendment. The Planning Commission further discussed the proposed surf park and the water volume required for its operation.

Motion: Commissioner Fowler moved to forward a POSITIVE RECOMMENDATION to the City Council for the MAP Amendment, as requested by Keith Hansen of AE Urbia, representing City Center Draper Holdings, LLC, Application 2024-0336-MAP, based on the findings for approval as listed in the Staff Report dated April 20, 2026:

Findings for Approval:

1. The proposal complies with all of the required elements under DCMC Section 9-14-060.
2. The Master Circulation Plan adequately serves the MAP area and areas surrounding the project.
3. The proposal provides for a community character substantially consistent with the purposes of the TSD, including the provision for at least twenty-five percent (25%) commercial, retail, or office uses.
4. The proposed development standards and design guidelines are high-quality transit-oriented design standards, including the use of high-quality building materials.

Second: Commissioner Nixon seconded the motion.

Vote on Motion: 4-to-1 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			
Best, Alternate				X	

Motion: Commissioner Squire moved to forward a POSITIVE RECOMMENDATION to the City Council for the Zoning Text Amendment, as requested by Keith Hansen of AE Urbia, representing City Center Draper Holdings, LLC, Application 2024-0456-TA, based on the findings for approval as listed in the Staff Report dated April 20, 2026:

Findings for Approval:

1. The proposed amendment is consistent with the goals, objectives, and policies of the City's General Plan.
2. The proposed amendment furthers the specific purpose statements of the zoning ordinance.
3. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance.
4. The proposed amendment will not create a conflict with any other section or part of this Title or the General Plan.
5. The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare, and represents an overall community benefit.
6. The proposed Text Amendment implements best current, professional practices of urban planning, design, and engineering practices.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-to-1 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			
Best, Alternate				X	

Motion: Commissioner Nixon moved to APPROVE the Conditional Use Permit, as requested by Keith Hansen of AE Urbia, representing City Centre Draper Holdings, LLC, Application 2026-0028-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated April 20, 2026:

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 Fowler seconded the motion.

Vote on Motion: 4-to-1 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			
Best, Alternate				X	

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 South 1700 East, known as Applications 2025-0185-SUB, 2025-0289-USE, and 2026-0064-USE. Staff Contact: Todd Draper, (801) 576-6335 or todd.draper@draperutah.gov

Planning Manager, Todd Draper, presented the staff report and explained that this is a Preliminary Subdivision Plat and CUP request for Shadow Crest Cove. The Vicinity Map was shared, and the applicant property was highlighted. The location is approximately 12696 South 1700 East. The Aerial Map and Land Use Map were reviewed. Mr. Draper reported that the land use is Residential Low/Medium Density and the property is located in the RA2 Zone. He reiterated that there are Preliminary Subdivision Plat and two Conditional Use Permit (CUP) requests associated with the Shadow Crest Cove application.

The Preliminary Subdivision Plat was reviewed. Mr. Draper reported that the site is currently vacant and that the proposal is for 18 lots. He explained that there will be a cul-de-sac on both ends of the street system. There is a parcel on the west side that will be deeded to the city. Some of the storm drain improvements in that portion have already begun. There was an overhead power line in that area as well, but that has already been undergrounded. It was noted that there are minor items to address, such as the gas easement running through the middle of some lots. The gas company released the easement, so there is no issue with building.

Information about the Street Tree Plan was shared. Mr. Draper pointed out the additional landscaping that is proposed around the gate. Two of the selected tree species are not on the street tree list, so they need to be replaced with species that are on the list. There are a few other minor adjustments that need to be made. He reported that the applicant has submitted new documents and plans, but the staff have not had the opportunity to review them.

Mr. Draper shared information about the CUP requests. He reported that one CUP is for the gate. What is proposed meets the code, and the gate will not block the pedestrian access. The second CUP concerns the fencing. Most of the fence will be a six-foot-tall precast concrete fence, but on the eastern side, there are some existing fences that are slightly taller. The request is to match that to some degree. Mr. Draper shared example images with the Commission.

The Gate Plans were reviewed, and the sidewalk location was highlighted. The gates will have a double swing on each side, and pedestrian traffic will not be impeded. Some photographs of the site were shared with the Planning Commission for reference.

The applicant, Ryan Button, stated that there is excitement about this process moving forward. He shared information about the underground power lines, which have had a positive impact on the area.

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

Motion: Commissioner Fowler moved to APPROVE the Preliminary Subdivision Plat, as requested by Brooklyn Chadsey, representing Ensign Engineering and Draper 1700, LLC, for the Shadow Crest Cove Subdivision, Application 2025-0185-SUB, based on the findings for approval and subject to the listed conditions and requirements in the Staff Report dated May 5, 2026:

Finding for Approval:

1. Once the identified corrections are made to the Preliminary Subdivision Plat, the application will meet all applicable City Ordinances.

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				
Best, Alternate				X	

Motion: Commissioner Nixon moved to APPROVE the Conditional Use Permit, as requested by Brooklyn Chadsey, representing Ensign Engineering and Draper 1700 LLC, for a Gated Subdivision Entry, Application 2026-0064-USE, based on the findings and conditions for approval listed in the Staff Report dated May 5, 2026:

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-80(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.

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				
Best, Alternate				X	

Motion: Commissioner Squire moved to APPROVE the Conditional Use Permit, as requested by Brooklyn Chadsey, representing Ensign Engineering and Draper 1700 LLC, for the construction of fencing between six feet (6') and ten feet (10') in height, Application 2025-0289-USE, based on the findings and conditions for approval listed in the Staff Report dated May 5, 2026:

Finding for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-80(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.

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				
Best, Alternate				X	

- 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 West 12300 South. Known as Application 2026-0029-

SP. Staff Contact: Maryann Pickering, (801) 576-6391 or
maryann.pickering@draperutah.gov.

The above item was continued to an uncertain date.

2. Other Business.

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

Chair Adams reported that there was a Work Session item on the agenda for a Zoning and Subdivision Code update. Jennifer Jastremsky, Community Development Director, noted that Houseal Lavigne has been assisting the City in rewriting the code. During this Work Session, there will be a review of proposed changes to a few chapters, uses, and zoning districts, so that the Planning Commission can provide feedback. There will then be feedback received from the City Council, as well as public comment.

John Houseal and Hemashree Dunakhe from Houseal Lavigne introduced themselves to the Planning Commission. The purpose of this Work Session discussion is to look at Chapter 2: Base and Overlay Districts and Chapter 4: Use Standards. In addition, the next steps will be reviewed.

Mr. Houseal explained that the last update was done in 2001, and since then, the population in Draper has doubled. The rewrite will address Moderate-Income Housing and Station Area Plans and align the code with the amended State laws. During this process, the General Plan, Moderate-Income Housing Plan, and Town Center Station Area Plan have been considered, as these are documents that set the policy foundation for Draper. The Zoning and Subdivision Codes were also reviewed, which are technical and detailed. These outline what can and cannot be done.

The Scope of Work information was shared. Mr. Houseal reported that the first three steps shown have been completed: Project Initiation, Community Engagement, and Current Code Analysis and Preliminary Recommendations. The discussion during the current Planning Commission Meeting will focus on the fourth item, District and Use Standards. The additional Scope of Work items include Development, Sign, and Subdivision Standards, Administrative Procedures, and the Draft and Final Code. The remaining items will return to the Planning Commission for consideration and discussion at a future Work Session.

Mr. Houseal explained that work has been done to streamline the existing zones. Three residential zones were consolidated into one new zone. He explained that many of the zones are similar, with only minor changes. With improved standards, there is no need for three different zones. 13 commercial zones were reduced to six. In the commercial zones, there was significant overlap. The two public facility districts were merged into one. He clarified

that most of the zones were carried forward, but some reorganization occurred. There was also the establishment of districts and bulk and dimensional standards. The standards were presented in table formats with clear footnotes. The intention is to align the districts with the City's General Plan.

Ms. Dunakhe reviewed a table comparing the current and proposed base districts. She explained that the General Plan was adopted in 2024 and the Zoning Code dates back to 2001, so there was some misalignment. To ensure alignment with the long-range plan, some cleanup of the districts was undertaken. Ms. Dunakhe reviewed information for the Agricultural Zones. It is proposed that RH - Single-Family Residential (Hillside) be added to A5 - Agricultural to become A5 - Agricultural Very Low Density. It is also proposed that some of the names be revised within the Residential Zones. This will ensure there is alignment with the purpose statement. It will be easier for applicants to understand the residential zones. RM1 - Multiple-Family Residential and RM2 - Multiple-Family Residential are proposed to become MFR - Multiple-Family Residential. MXR - Mixed Residential is a new district based on the General Plan recommendations.

Information about the Commercial Zones was shared. Ms. Dunakhe reported that the city has many commercial zones, but most of them are similar. CN - Neighborhood Commercial, CS - Commercial Services, and CBU - Commercial Buffer have been consolidated to become CN - Neighborhood Commercial. CR - Regional Commercial, CI - Interchange Commercial, and DC - Destination Commercial have been consolidated to become CR - Regional Commercial. As for the MARF (Major Freeway Arterial Frontage) and the TC (Town Center), they have been relocated to the Master Planned Development chapter. CO1 - Professional Office and O-R - Office Residential have been consolidated to become CO1 - Professional Office. For the Public and Open Space Zones, one change is proposed: consolidating PF - Public Facility and PI - Public Institution into PF - Public Facility, as these are fairly similar and can be combined.

For the Manufacturing Zones, the zones have remained, but the regulations and the purpose statement have been cleaned up. In the Overlay Zones section, some items are missing because they have been moved to the Master Planned Development chapter. OSL - Sensitive Lands Overlay is proposed to be renamed OSL - Hillside Sensitive Lands, and OHD - Historic District Overlay is proposed to be renamed OHL - Historic Landmarks. This is to provide additional clarity. There are two additions: ORI - Residential Infill and OAH - Affordable Homeownership.

Additional information about the Residential Zones was provided. Ms. Dunakhe reported that a table has been created for additional clarity. The intention is to ensure everything is clear and easy to read. In addition, the purpose statement aligns more closely with the General Plan.

Ms. Dunakhe discussed MXR – Mixed Residential, a new district not included in the existing code. This focuses on one to four-unit dwellings and townhomes. These will be located near transit, commercial, and employment hubs. She next reviewed MFR (Multiple-Family Residential), which includes apartments, condominiums, and townhomes. She reiterated that the two multi-family RM1 and RM2 districts have been consolidated into one to create the MFR - Multiple-Family Residential zone.

ORI - Residential Infill Overlay is a completely new overlay district not included in the existing code. Ms. Dunakhe explained that this has come from the Master Plan recommendation that there be infill overlay. This overlay creates a transition between the single-family and multi-family. OAH - Affordable Homeownership Overlay was created with the staff. Information about House Bill (“H.B.”) 37 was provided to the Commission, which was passed in 2025. It added affordable homeownership density bonuses as recognized strategies. It is not mandatory, but Draper is allowing this through an overlay district so more parcels can qualify. The regulation was divided between single-family residential and multi-family residential. The qualifying conditions include:

- 60% owner-occupied for five years;
- 25% affordable priced;
- 25% under 1,600 square feet;
- First-time buyers get 30 days first pick; and
- Single-family can pick one, multi-family must meet all four.

In addition, there are some extra incentives. Ms. Dunakhe reported that an associated Development Agreement will be in place. She reiterated that this will not be a new zone, but an overlay district. Commissioner Fowler asked what the General Plan says about affordable homeownership. Ms. Dunakhe explained that the General Plan was adopted before H.B. 37 was passed, so the options presented come from H.B. 37 rather than the General Plan. Ms. Jastremsky reported that State law provides a set of strategies for Moderate-Income Housing, and six have been selected. This specific one was not included because it was added to the State Code in 2025. The Moderate-Income Housing Plan has not been amended at this time, but there is Staff support for the proposal.

Commissioner Fowler was not certain that increasing the density in a single-family area would be supported by neighbors. This could create pockets that do not match the surrounding area. Ms. Jastremsky explained that the overlay would need to be requested, which would require a public hearing, a recommendation from the Planning Commission, and a City Council decision. There would still be an opportunity to review the area and take it into consideration.

Commissioner Fowler expressed concerns about reduced parking. Mr. Houseal reported that most communities are facing housing issues right now. The challenge in discussing

affordability or attainability for a housing product is bridging the financial gap between the product and the market rate. One way to do that is by increasing density. This does not need to be mandated, but it can be offered as an option for consideration. These overlays can be proposed, and the city can then consider them. The OAH - Affordable Homeownership Overlay creates options.

There was discussion about affordable housing and the qualifying conditions for the overlay. Ms. Jastremsky explained that the State Code standards have been included. She offered to share H.B. 37 with the Planning Commission. Mr. Houseal pointed out that there are situations where affordable housing is not proposed in certain cities because it does not pencil out for the developer. The more expensive the land is in a community, the more difficult it becomes. Affordable housing is typically proposed in areas where there is a financial incentive. There are developers who specialize in affordable housing and seek out grant funding, but much depends on what is put forward for consideration.

Chair Adams asked if there is anything that Houseal Lavigne has noticed that works well in other cities. He shared an example scenario with the Planning Commission. Ms. Jastremsky provided clarifying information about the Kimballs Station development. She explained that 30 workforce housing units will result from that, in partnership with Edge homes and the City. Chair Adams wanted to know if the overlay would address incentives in a similar way. Ms. Jastremsky reported that the State has made it possible to create an overlay that will allow developers to focus on affordable housing. She shared the definition of affordable housing.

Mr. Houseal shared information about the Regional Housing Needs Allocation ("RHNA") in California. Even with certain requirements in place, there might not be developers proposing affordable housing in Draper. However, in some States, developments with a certain number of units must include a set number of affordable units. If at least 15% of the units are affordable, additional market-rate units may be permitted to offset the affordable units.

Chair Adams likes that the proposed OAH - Affordable Homeownership Overlay provides opportunities. Commissioner Fowler appreciates that an overlay request will still need to be reviewed and considered by the Planning Commission and City Council. Chair Adams would prefer to see something similar to what happened with Edge homes and the workforce housing.

Mr. Houseal explained that the proposed measure creates opportunities within the community that the current code does not. The overlay has created these opportunities with intention and direction. There is a lot of demand for affordable housing in communities, so that has been taken into account. Chair Adams asked whether there have been situations in which cities have provided developers with information on how to use the code to benefit all involved. Mr. Houseal liked the suggestion. There has been post-adoption training for

real estate professionals, so there is some awareness of certain changes, but a more targeted educational event for developers would make sense.

Commissioner Fowler asked for additional information about the incentive related to fast-track approval. Ms. Jastremsky explained that this relates to the process. There could be shorter review times, so the process moves through more quickly. Chair Adams reiterated the need for an educational event for developers to make all of this information clear.

The Planning Commission took a short break from 8:45 pm to 8:52 pm before resuming the Work Session items.

Ms. Dunakhe shared example diagrams with those present to illustrate what will be included. She explained that there is a desire to make all of the information clear and easy to understand. Mr. Houseal shared Use Table information and noted that there are Principal Uses, Accessory Uses, and Temporary Uses. Everything has been put into tables to make it easier to understand. The letters in the tables will include: P for Permitted, C for Condition, and PR for Prohibited. There are separate tables for Temporary Uses, with T indicating a Temporary Use Permit is required and A indicating it is allowed without a Permit. There are often supplemental standards depending on the use.

Ms. Dunakhe reviewed the Principal Uses information and shared a table outlining the residential uses. In the Principal Uses Supplemental Standards, the three-unit/four-unit and cottage court regulations are provided. This will make it simple for the applicant and Staff to look at the existing regulations and determine what would be appropriate. The townhome regulations are already in the existing code, but additional clarity was provided. Mr. Houseal explained that there is no desire to dictate design. The objective of the supplemental standards is to establish a quality threshold. There are proposed standards that will encourage high-quality development.

The information for Commercial Uses was shared. Ms. Dunakhe explained that most of the existing commercial uses would remain, but some were consolidated, and some clearer definitions were added. The prohibited uses were also shown upfront. The information for Accessory Uses was reviewed. Ms. Dunakhe reiterated the desire to make everything easy to follow.

The Accessory Uses Supplemental Standards information was provided. This is currently in the code, but some cleanup was done to ensure everything is easy to read and follow. Ms. Dunakhe discussed the Alternative Energy Systems section. The solar energy collection system includes canopy, ground-mounted, and roof-mounted systems to ensure that modernized uses are considered. There is also clear information about stacking requirements for drive-through facilities. She next discussed Temporary Uses and explained that this was consolidated from Municipal Code Chapter 16 into the new Use Standards

chapter. It identifies uses that are allowed and uses that require a permit. Clear standards have been added to reflect adopted ordinances.

The next steps in the process were outlined. Ms. Dunakhe reported that after this Work Session, members of the Planning Commission are invited to provide feedback to Staff about what has been presented. Those revisions will be documented, and then the draft will be posted on the project website. Staff will share information on social media to let residents know that new chapters are available for review and comment. Ms. Dunakhe explained that there is a public feedback section on the project website, which allows all feedback to be directly submitted.

Ms. Jastremsky stated that there is a desire to receive feedback from the Planning Commission. She reminded those present that a recommendation will eventually be forwarded to the City Council. Chair Adams has never seen diagrams included in code before. He asked whether the diagrams were proposed for addition. Ms. Jastremsky clarified that the diagrams are examples. Once the language is finalized, the Houseal Lavigne team will create relevant diagrams. Chair Adams believed the proposed diagrams would make the code much easier for people to understand.

Commissioner Nixon asked if her questions about the proposal should be emailed to the staff following the Planning Commission Meeting. Ms. Jastremsky confirmed this and explained that questions can be answered and feedback can be forwarded to Houseal Lavigne. Ms. Dunakhe shared additional information about the next steps. Commissioner Nixon asked about detached accessory dwelling units ("D-ADU"). She noted that the minimum lot size is 12,000 square feet, but the State now mentions 11,000 square feet. It was noted that some updates are needed.

Ms. Dunakhe reported that once feedback is received from the Planning Commission and the draft has been posted on the project website, the draft will be taken to the City Council for their review. The next chapter that will be reviewed is the Master Planned Developments chapter.

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

Ms. Jastremsky reported that within the City email, the Planning Commission is now receiving a daily email from AppRiver. These are from the IT Department and show the emails blocked by the security system. Because the City has a robust security system in place, legitimate emails are sometimes blocked. This app allows Commissioners to see what was blocked. If a legitimate email was blocked for one reason or another, it can be released.

3. Adjournment.

Draper City Planning Commission Meeting
May 14, 2026
Page 24

Motion: Commissioner Squire moved to ADJOURN.

The Planning Commission Meeting adjourned at 9:12 p.m.