



PLANNING COMMISSION AGENDA

Thursday, July 30, 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 Action Item: Approve Planning Commission Meeting Minutes for June 25, 2026 (Administrative Action)

Approval of Planning Commission Meeting Minutes for June 25, 2026

1.b Public Meeting: Hidden Canyon Estates Phase 5 Amended Subdivision Plat Request (Administrative Action)

On the request of Brandon Watson of Edge Homes Utah, LLC, representing Edge Homes Utah, LLC and Birgit Reeves, a request for approval of an Amended Subdivision Plat to expand the boundaries of the private slope easement and amend the boundaries of two (2) lots on approximately 0.813 acres located at approximately 2463, 2477, and 2483 E Springtime Road. Known as Application No. 2026-0061-SUB. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

1.c Public Hearing: Bakehouse Cottage Home Occupation Conditional Use Permit Request (Administrative Item)

On the request of Thomas Thomas, representing Bakehouse Cottage, a Home Occupation Conditional Use Permit request on approximately 0.31 acres, located at 478 W. Sandberg Ln., Known as application 2026-0142-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

1.d Public Hearing: City Initiated Town Center Residential Zoning Text Amendment Request (Legislative Item)

On the request of Draper City seeking approval of Zoning Text Amendments to Chapter 9-11 of the Draper City Municipal Code (DCMC) in order to permit a residential unit on smaller properties in the Town Center zone. Known as application 2026-0175-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

2. Other Business

2.a 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 **July 30, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



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.