

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JULY 30, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Commission Member Susan Nixon
Commission Member Kendra Shirey
Alternate Commission Member Laura Fidler
Commission Member Mary Squire
Alternate Commission Member Joshua Best

EXCUSED: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Gary Ogden
Alternate Commission Member Christine Green

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Todd Taylor, City Planner
Nick Whittaker, City Planner
Reed Reimschuessel, City Engineer
Lori Stout, Executive Assistant
Kennady Smith, Administrative Assistant
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Community Development Director Jennifer Jastremsky reported that neither the Chair nor the Vice-Chair was in attendance and asked for a motion to appoint an Acting Chair.

Motion: Commissioner Squire moved to **APPOINT Commissioner Susan Nixon as Acting Chair.**

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				

Acting Chair Nixon called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for June 25, 2026. (Administrative Action)

Approval of Planning Commission Meeting Minutes for June 25, 2026

Motion: Commissioner Shirey moved to APPROVE the June 25, 2026, Planning Commission Meeting Minutes, as presented.

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				

B. Public Meeting: Hidden Canyon Estates Phase 5 Amended Subdivision Plat Request. (Administrative Item)

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.

City Planner Todd Taylor presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property carries a land use designation of Residential Medium Density, is zoned Residential Multi-Family, and is part of the Hidden Canyon Estates Development Agreement.

The current Subdivision Plat was reviewed, showing the three existing lots and private slope easement. The Amended Subdivision Plat expanded the private slope easement and adjusted the

lot line between Lots 514-516. These lots will be renumbered to 521-523 with the amended plat. The associated public utility easement was also shifted to follow the new property boundary.

The requirements of the Amended Subdivision Plat were 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 required notice of consent for the boundary adjustment from the City be recorded together with the conveyance documents, and the Amended Subdivision Plat.
3. That per DCMC Section 17-9-070, if the Amended Subdivision Plat is not recorded within one (1) year from the date of approval, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.
4. That per DCMC Section 17-4-030(O), a current title report dated within 60 days must be submitted to the City when submitting the mylar for final signatures from City personnel.

The applicant, Brandon Watson, stated that Edge Homes had invested significant time and effort in repairing the hillside and were now finalizing the process.

Motion: Commissioner Shirey moved to APPROVE the Amended Subdivision Plat, as requested by Brandon Watson of Edge Homes Utah, LLC, for the Hidden Canyon Estates Phase 5 Amended Subdivision Plat, Application No. 2026-0061-SUB, based on the Findings for Approval and subject to the requirements listed in the Staff Report dated July 16, 2026.

Finding for Approval:

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

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: Bakehouse Cottage Home Occupation Conditional Use Permit.

(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.

City Planner Nick Whittaker reported that there was an error in the staff report: the business was named Bakehouse, not Bakehouse Cottage. Vicinity, aerial, land use, and zoning maps were displayed. The property is designated Residential Medium Density and zoned R4.

The applicant requested permission to operate a cottage business producing baked goods in their home. They and their spouse own and operate the business, and there are no additional employees. Hours of operation are Tuesday through Saturday from 11:00 a.m. to 9:00 p.m., and the baked goods are sold at farmers markets and other events. Customers may also order online for pickup at the subject property Thursday through Saturday during regular business hours. Only one pickup is allowed at a time, and off-street parking is provided. Baked goods are prepared in the kitchen, and some supplies are stored in the garage. The site plan, floor plan, and photographs were reviewed.

Potential impacts included:

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

Proposed mitigation:

- 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 and maintained by the business owner for as long as the business remains in operation.

- That all other required licensing and regulatory agency approvals shall be obtained and shall be kept current and in good standing.
- That customer pickups shall only take place on Thursday, Friday and Saturday between the hours of 11:00 a.m. and 9:00 p.m.
- That customer pick-up times shall be scheduled so that only one customer at a time shall come to the home to pick up their order.
- That an off-street parking stall shall be provided to the customer at the time of their pickup.

Staff recommended approval, as the proposal would not negatively impact the neighborhood or the City, would contribute tax revenue to the City, and would support the Economic Vitality Goals found in the Draper City General Plan.

Tyler Thomas was present on behalf of the applicant. In response to a question from Acting Chair Nixon, Mr. Thomas stated that he had previously owned a beignet business and that he loves baking. He began working on the new business in January and sells cinnamon rolls at farmers markets.

Acting Chair Nixon opened the public hearing.

Sheila Smith reported that she also lives in Big Willow Creek, which has 250 homes and is accessed from 11400 South. The streets are very narrow, and it is difficult to get by vehicles parked on the street. The Thomas home is on the main thoroughfare. She was concerned that the business may create a lot of traffic. There is also a bus stop nearby.

Jim Smith stated that he lives two houses down from the subject property. When the Thomas family has a gathering at their home, visitors park along the street, and you can barely get by them. The school bus stop is on the opposite corner. He was concerned due to how narrow the roads are.

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

Acting Chair Nixon stated that traffic concerns were addressed in the proposed conditions. At least one parking stall must be provided for customers, as shown in the Site Plan. Only one customer was allowed at a time, and pickups were only allowed during the specified times.

Mr. Thomas reported that there would be no truck deliveries or pickups at the home. In response to a question from Commissioner Squire, he indicated that he expected between 15 and 25 pickups per week. There would be no outside employees, and pickups would be scheduled one at a time.

Commissioner Squire stated that Draper City Municipal Code allows residents to operate businesses out of their homes as long as the request is reasonable and any potential negative impacts can be mitigated. She did not anticipate any issues as off-street parking was provided, and narrow streets were beyond the Planning Commission's scope.

Motion: Commissioner Squire moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Thomas Thomas, representing Bakehouse, Application 2026-0142-

USE, based on the following Finding for Approval and subject to the Conditions listed in the Staff Report dated July 11, 2026.

Finding for Approval:

- 1. The proposal complies with the standards for approval found in DCMC Section 9-5080(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
Best, Alternate	X				

**D. Public Hearing: City Initiated Town Center Residential Zoning Text Amendment Request.
(Legislative Action)**

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.

Mr. Taylor reported that the proposed Text Amendments were in response to text that prohibited residential uses on properties smaller than 0.50 acres.

- DCMC Section 9-11-090(C)(6) specified that residential densities in the Town Center range from six (6) to twenty-five (25) dwelling units per acre.
- DCMC Table 9-11-1 allowed *dwelling, multiple-family* with a Conditional Use Permit and prohibited *dwelling, single-family* in the Town Center zone.
- DCMC Section 9-3-040 defined *dwelling, multiple-family* as a dwelling having three (3) or more units.

The existing density would allow two or fewer units on properties smaller than 0.50 acres, but fewer than three units were prohibited by the definition and Use Table. The proposal would correct

this issue by amending the Use Table to allow single-family dwellings by Conditional Use Permit, subject to the provisions of Section 9-11-090. A new subsection for conditional uses would also be added to Section 9-11-090(E). Staff believed the amendments would allow for some residential uses in smaller historic properties in the Town Center.

Acting Chair Nixon asked if the proposal would allow live-work units. Mr. Taylor clarified that the Town Center does not allow live-work units, so any residential units would have to be separate from the commercial space. A single-family residential unit would be allowed on the second floor above a commercial use but must have a separate entrance. No requirements for owner occupancy were proposed. Ms. Jastremsky added that Town Center does not allow residential units on the ground floor, so only mixed-use buildings would be permitted, and both the commercial and residential spaces could be sold or rented.

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

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the City Initiated Town Center Residential Zoning Text Amendment, as requested by Draper City, Application No. 2026-0175-TA, based on the Findings and Criteria for Approval listed in the Staff Report dated July 16, 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 is consistent with the purpose of the Town Center zone, which is intended to support the preservation and adaptive reuse of existing structures.
3. The proposed amendment is appropriate given the context of the request, and there is sufficient justification for a modification to the development codes;
4. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
5. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represent an overall community benefit; and
6. The proposed Text Amendment implements best current, professional practices of urban planning, design, and engineering.

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				

2. Other Business.

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

Ms. Jastremsky provided the following updates from the July 21, 2026 City Council Meeting:

- The Adamo rezoning request from RA1 to RA2 was approved.
- The Solid Construction rezoning request was continued at the Applicant's request.
- The short-term rentals Text Amendment was continued to the August 4, 2026 meeting due to a minor error in the ordinance document. The Council also requested clarification on enforcement mechanisms.
- An item regarding changes to the Planning Commission governance structure was also continued.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

Acting Chair Nixon adjourned the meeting at 7:00 PM.