

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 21, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Jay Thomas, Tom Hollingsworth, John Roberts, Ammon Allen, Emily Gonzalez, and Jimmy Anderson. Trish Hatch was excused.

**STAFF:** Scott Langford, Larry Gardner, Ray McCandless, Tayler Jensen, Mark Forsythe, Duncan Murray, Julie Davis, Nathan Nelson

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The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Duncan Murray provided training on the Open and Public Meetings Act.

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The regular meeting was called to order at 6:00 p.m. with a quorum present.

**1. Pledge of Allegiance**

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**2. Approve Minutes from January 7, 2025**

**MOTION:** Ammon Allen moved to approve the minutes from January 7, 2025. The motion was seconded by John Roberts and passed 6-0 in favor. Trish Hatch was absent.

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**3. Copper Rim Phases 5-9; 6150 West 7800 South; Preliminary Subdivision Plat (319 lots on 67.92 acres); P-C Zone; Tri Pointe Homes/Colton Chronister (applicant) [#34266; parcel 20-26-101-008]**

Sam Barlow, representing the property owner and developer, said that this request is to follow up with the updated Preliminary Development Plan that was approved last year. He stated that representatives from the engineering group and builder partner were in attendance.

Ray McCandless reviewed the overall phasing plan for Copper Rim and clarified how the layout had changed with the updated preliminary subdivision plat from what was approved in 2018. Phase 9 was going to be senior housing but now that will be single-family homes. The layout for Phase 6 now includes the dry wash and provides for a better configuration. Phases 5, 7, and 8 remain much the same as they were in the original approval. Each of the proposed plats is consistent with the approved Preliminary Development Plan and master development agreement.

Staff recommended that the Planning Commission approve the preliminary subdivision plats for Copper Rim Phases 5 through 9. Located at approximately 6150 West 7800 South in a Planned Community (P-C) zone subject to the conditions and requirements listed in the staff report.

Conditions and Requirements of Approval:

1. The Copper Rim Phases 5-9 preliminary subdivision plats will need to comply with the terms and conditions of the updated Preliminary Development Plan and Ordinance 24-26, updating the Copper Rim Master Development Agreement.
2. The approved preliminary subdivision plats shall remain valid for one year following the date of approval.
  - A. A preliminary subdivision plat consisting of phases will remain valid provided a final plat on at least one phase is approved, recorded and developed within twelve (12) months of the date of preliminary approval, and provided each successive phase is approved, recorded and developed within twelve (12) months of the previous phase's recording date.
  - B. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city. The decision of the zoning administrator may be appealed to the planning commission as provided in section 15-5-2 of the West Jordan City Code.
3. The approved, unrecorded final subdivision plat shall remain valid for two (2) years. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city.
4. A Final Development Plan is required to be submitted and approved for each phase.

Clarification was provided regarding which streets are private and public. The Fire Department will review each plat during the final approval to make sure emergency access and proper turnarounds are provided. It was also noted that the new layout for the dry wash in Phase 6 follows the existing channel better than the 2018 plan did.

Jay Thomas opened the public hearing.

Stacia Karen, West Jordan resident, stated that she was disappointed that more amenities are not provided with the addition of more homes. Planned amenities for small and growing families are what drew them and many of their neighbors to the area three years ago, but this plan is showing more homes that will bring even more children and there are not enough amenities in the area.

Nate Hurst, West Jordan resident speaking remotely, echoed Stacia's sentiment that they would like more amenities. There are already more than 200 homes in the area with only a small pool and clubhouse. He was also concerned with water problems that caused grass in the open spaces to die from lack of a proper irrigation system. He asked if those problems will be solved prior to the construction of new homes. Also, parking on the street and on the bike lanes has become a problem, and he asked if there will be adequate off-street parking, especially for the townhouses and cottage homes.

Becky Tucker, West Jordan resident speaking remotely, shared the same concerns about the lack of promised amenities such as parks and a pickleball court. She said that the plan shows more houses and less open space and amenities, which is disappointing. Improper maintenance had resulted in dying

grass and dead trees, which makes the whole community look like trash. She hoped that the rest of the phases would improve the community and that it will not continue to go downhill.

Further public comment was closed at this point for this item.

Ray McCandless stated that the approval tonight is only for the subdivision plat layout. The overall amenity package includes tot lots, a pool, and a clubhouse, etc., which are not shown on a plat. He pointed out the general location of some of those. Staff will ensure that they are constructed as shown in the approved development plan. He also concurred with Commissioner Allen's comment that there are fewer units under this new plan than with the original layout.

Duncan Murray clarified that all the amenities were listed in the approved development plan and those must be built, they are just not shown on the preliminary plat.

Sam Barlow said there are more than nine acres of open space in the preliminary development plan including tot lots and public gardens that will come in future phases. They are aware of the water issue and are working with the management company to fix it when the weather permits in the spring. He stated that nothing had been changed from the original, approved, parking design. With the decrease in density with Phase 9, they felt even more confident with the parking plan.

**MOTION: Tom Hollingsworth moved to approve the Preliminary Subdivision plats for Copper Rim Phases 5 through 9 located at approximately 6150 West 7800 South in a Planned Community (P-C) zoning district subject to the conditions and requirements listed in the staff report. The motion was seconded by Ammon Allen and passed 6-0 in favor. Trish Hatch was absent.**

Ammon Allen reviewed the main points raised by the residents. The water issue should be worked out through the HOA, and the city will make sure that all the amenities in the approved development plan will be installed.

Duncan Murray clarified that final approvals are through the staff and not the Planning Commission.

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**4. IHC Copper Hills Clinic; 5557 Highlands Loop Road; Preliminary Site Plan; SC-2 Zone; FFKR Architects/Keith Jensen (applicant) [#34250; parcel 20-25-351-002]**

Keith Jensen, applicant, provided an overview of the area, which is primarily retail shopping. The proposed health clinic, which is allowed in the zone, will provide a needed community service to an underserved area of West Jordan. Challenges with grading, access points, and building orientation were worked through and this plan is designed to maximize the services offered and allow for future expansion. The building front faces 5600 West and is set back from the street. Public access is from 5600 West and Highlands Loop Road with a service entrance from a private road on the east. Pedestrian access points and bicycle pathways are provided. The primary exterior finish is brick with a stone accent at the entrance and some glazing and metal panel accents. The building is one-story with a screened mechanical penthouse. This building will be mid-sized and consistent with massing and sizing of the buildings in the area. The exterior design is a new prototype for IHC, but the function of

the building is like other IHC clinics. Services provided in the first phase will be family medicine, women's services, pediatrics, and psychiatric counseling. Future additions will accommodate four or five specialty clinics to be determined.

Ray McCandless pointed out an area to the south where a future addition is likely. The site meets the parking requirement for the first phase, but additional parking will have to be provided with the second phase. Staff liked the separation of customer parking from the loading area. The site will be well landscaped. Plenty of access to the site is provided as well as pedestrian connections to the public ways and sidewalks. He pointed out that the final review is by staff.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for a new medical clinic on 4.13 acres of land located at 5557 Highlands Loop Road in a SC-2 Zone, with the conditions and requirements of approval listed in the staff report.

Conditions and Requirements of Approval:

1. Per City Code, Section 13-7B-5, an approved preliminary site plan shall remain valid for one year following the date of the approval and final site plan approval is void if the development does not commence within two (2) years of the approval.
2. Site plan approval shall be subject to meeting all applicable City Code requirements.
3. An amended site plan application is required to be submitted in the future when the building addition is proposed to be constructed.

Ammon Allen asked for clarification of where additional parking would be located since this plan seemed to contain all viable parking areas or if the future expansion will be limited based on parking.

Ray McCandless said the applicant had another layout that showed additional parking around the south drive aisle and potentially along the south side of the building. The expansion will not be approved unless it meets the parking requirement for both phases.

Jay Thomas opened the public hearing.

Paul Stringham, Peterson Development, thanked those working with IHC on the project and stated that they are looking forward to having this service, which will support the residents and the retail businesses in the area. He also thanked the Commission and staff on behalf of Peterson Development for the many years of developing in West Jordan.

Further public comment was closed at this point for this item.

**MOTION: Emily Gonzalez moved to approve the Preliminary Site Plan for IHC Copper Hills Clinic, located on 4.13 acres of land at 5557 Highlands Loop Road, subject to all requirements of approval. The motion was seconded by Ammon Allen and passed 6-0 in favor. Trish Hatch was absent.**

Ammon Allen noted that the renderings were displayed for the Commission and said that this will be great to have in that area.

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**5. Taylor's Grove Subdivision; 7218 South Temple Drive; Preliminary Subdivision Plat (30 lots on 9.92 acres); R-1-8 Zone; Hallmark Homes (applicant) [#34281; parcel 21-27-276-021, 022]**

Robbie Thomson, Utah Land Company, stated that the property was rezoned about one year ago. The layout is much the same with 30 single-family lots. Some of the residents' comments at the rezoning suggested a cul-de-sac layout on one of the roads, but it did not work out. He acknowledged the requirement for corner lots to have at least 9,000 square feet and there is enough property that they can comply. The existing commercial building will remain, and the owner is trying to find someone to take over the business.

Tayler Jensen reviewed the application and the surrounding uses and zoning, which are R-1-8 or denser. He agreed that there is enough property to shift the square footage to accommodate the minimum corner lot square footage, which will be verified by staff with the final plat approval. The subdivision complies with the future land use of low density, with the zoning designation, and with city ordinances.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision for Taylor's Grove located on approximately 9.92 acres at 7230 South 1300 West, with the conditions and requirements of approval listed in the staff report.

Requirements of Approval:

1. Address and correct all redline comments generated by the City during Final subdivision reviews.
2. Corner Lots (Lots 20 and 21) must be increased in size to 9,000 SF.

Tom Hollingsworth asked if there would be any traffic calming measures for the street since it is connected to two stub streets.

Tayler Jensen pointed out some measures that use traffic calming principles that are already in place such as curves. He said that the city traffic engineer reviews every project and if at final plat he feels it needs something more, such as a chicane or bulb-out, that could be added. Responding to a question regarding nonconforming uses, he stated that if the same use for the existing building does not occupy the space within a year or if the property is not rezoned then the non-conformity expires.

Jay Thomas opened the public hearing.

Ken Nelson, West Jordan resident speaking remotely, asked for clarification regarding the developer's comment that a cul-de-sac layout didn't work out. At the last meeting there were concerns with additional traffic onto Erickson Park. He asked if the public walkway connecting to Erickson Park would remain.

Tayler Jensen said the plat that is proposed today is the plat they are seeking approval for. City ordinance requires connection of the stub roads, and it has been planned to be that way since those roads were constructed.

Andrea Hurd, West Jordan resident speaking remotely, asked for clarification of the process for the traffic analysis and review of the results. She thought that there would be more opportunities to voice opinions. She asked about a plan for the trees surrounding the land.

Further public comment was closed at this point for this item.

Tayler Jensen explained that the trail was installed by Mr. Taylor and is not public, so there are no plans to maintain it. People can use the public sidewalk to go around the 4-pack of homes. He commented on the approval process stating that this is the last public hearing for the item. The final review and approval by staff is to make sure the final plan complies with city ordinances and standards.

Ammon Allen repeated for the record that the trail will be removed, and pedestrians will use the public sidewalk instead. Regarding the process, staff reviews the submittal for compliance with city code, practices, and land use maps, which this project meets. There were two stub streets that were always intended to connect in this way to 1300 West. A cul-de-sac was never a consideration in the city code. The trees that surround the land are on private property and he believed it would be up to the property owner whether they decide to disturb them during development. He indicated that staff agreed with the statement.

**MOTION: Ammon Allen moved to approve a Preliminary Major Subdivision for Taylor's Grove located at 7230 South 1300 West, subject to all requirements of approval. The motion was seconded by Jimmy Anderson and passed 6-0 in favor. Trish Hatch was absent.**

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## **6. Review of Balanced Housing Report for 2024**

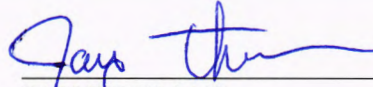
Mark Forsythe provided information on the Balanced Housing Report for 2024. The ordinance was initially adopted in 2014 in response to concerns from residents and elected officials with increased numbers of high-density, high-intensity developments. The purpose is to guide these types of developments to areas where infrastructure and roads are sufficient. With some exceptions, the ordinance does not allow new multi-family development until the city can balance the ratio of 77% single-family to 23% multi-family. A report on the status is required at the beginning of the new year, which is currently 73% single-family. He discussed some of the trends over the last few years.

It was clarified that the units within the exceptions are still counted in the calculations for multi-family, but they are approved outside of the ordinance. With the completion of water tanks, the number of single-family homes should increase this year. The 77% to 23% ratio was established as a goal in the 2012 general plan. While the ratio is no longer in the general plan, it is in the city code.

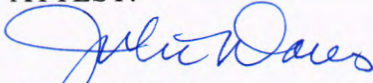
Scott Langford said the City Council has several tools to guide and direct growth, including the general plan and ordinances. This ordinance is an extra layer that helps direct growth in areas that are ready with infrastructure like light rail and transit overlays. It also helps the development community with predictability.

**MOTION: Jay Thomas moved to adjourn.**

The meeting was adjourned at 7:07 p.m.

  
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JAY THOMAS  
Chair

ATTEST:



JULIE DAVIS  
Executive Assistant  
Community Development Department



Approved this 4<sup>th</sup> day of February, 2025