

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 4, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Larry Gardner, Tayler Jensen, Duncan Murray, Julie Davis, Paul Brockbank, Nathan Nelson

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered.

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

1. Pledge of Allegiance

2. Approve Minutes from January 21, 2025

MOTION: Ammon Allen moved to approve the minutes from January 21, 2025. The motion was seconded by John Roberts and passed 7-0 in favor.

3. Wasatch Electric; 9000 South 6800 West; Preliminary Site Plan and Preliminary Subdivision Plat; SWQ-MU (proposed) Zone; ARCO Design Build and Gardner Group (applicant) [#33811, 33809; parcel 26-03-326-001; 26-03-300-008]

Cole Peterson, Gardner Company, said the proposed 160,000 square-foot multi-level building and subdivision will be located along the newly constructed 9000 South. There will be approximately 40,000 square feet of office and the rest will be for the truck shop and industrial space. The entire staff of Wasatch Electric will be moving to this location. He expressed appreciation for the city staff who have helped to get it to this point and said that the tenant is excited to get started on the project.

Tayler Jensen indicated that there are between 400 and 500 employees, which is one of the reasons that this has been an economic development priority. The elevations and layout are unchanged from what was shown at the recent rezoning hearing and what was presented to the Design Review Committee.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision and Preliminary Site Plan for Wasatch Electric located on approximately 54.35 Acres at 9000 South 6800 West with the conditions and requirements of approval listed in this staff report.

Requirements of Approval:

1. Address and correct all redline comments generated by the City during Final Subdivision and Site Plan reviews.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved to approve a two (2) lot, and one (1) parcel Preliminary Major Subdivision for Wasatch Electric located at 9000 South 6800 West subject to all requirements of approval. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

MOTION: Trish Hatch moved to approve a Preliminary Site Plan for Wasatch Electric located at approximately 9128 South 6700 West subject to all requirements of approval. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

4. **Oquirrh Highlands; approximately 5900 West to 6400 West and 6600 South to 7000 South, Annexation of approximately 160.501 acres assigning a Future Land Use Map designation from Salt Lake County designation of Residential to West Jordan land use designation of Medium Density Residential, High Density Residential, and Parks and Open Land and from a Salt Lake County Zoning Designation of RM/ZC (Multiple Family/Zoning Conditions) and R-1-6/ZC (Residential Single Family Dwelling/Zoning Conditions) to West Jordan zoning map designation of P-C (Planned Community) Zone; City of West Jordan (applicant) [#34346]**

Larry Gardner said the City Council accepted the annexation petition for the Oquirrh Highlands area. When some of the property for Wood Ranch was annexed, the city agreed that if a petition came in for this area that we would annex it. This area is entirely built-out with single-family, multi-family, and attached residential products, parks, and a church. This annexation will create a clean border with West Valley City. He reviewed the current density with the corresponding West Jordan land use designations. The medium density residential and high density residential ranges meet those in the general plan. The parks and open space should be designated as such to help guarantee that they remain as parks. Oquirrh Highlands was built as a planned residential development in Salt Lake County and the adjacent properties were as well, so the recommended zoning classification is P-C (Planned Community). He felt that the P-C zone would lessen the number of non-conformities that the annexation might create.

Based on the information and Criteria set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to assign a land use designation of Medium Density Residential, High Density Residential, and Parks and Open Land and zoning designation of P-C (Planned Community) for the Oquirrh Highlands annexation area.

Jay Thomas opened the public hearing.

Brandi Frandsen, one of the original petitioners and part of the petitioning group, stated that she has lived in the Oquirrh Highlands area for 21 years and she has been working on this annexation for 20 years. When they got the approval from West Jordan to begin collecting signatures, they were able to

obtain 58% or more of property owner signatures in less than 30 days, which shows the support of the neighborhood. She thanked the West Jordan Attorney and Recorder's offices.

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

MOTION: Jimmy Anderson moved, based on the information and criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to assign a land use designation of Medium Density Residential, High Density Residential, and Parks and Open Land to the Oquirrh Highlands annexation area. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

MOTION: Jimmy Anderson moved, based on the information and criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to assign a zoning designation of P-C (Planned Community) to the Oquirrh Highlands annexation area. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

MOTION: Jay Thomas moved to adjourn.

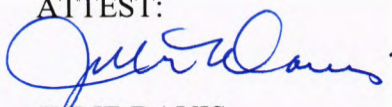
The meeting was adjourned at 6:17 p.m.



JAY THOMAS
Chair



ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 18th day of February, 2025