

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 3, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Jay Thomas, Tom Hollingsworth, John Roberts, Trish Hatch, Ammon Allen, Emily Gonzalez, and Jimmy Anderson (remotely)

**STAFF:** Scott Langford, Larry Gardner, Tayler Jensen, Megan Jensen, Ray McCandless, Duncan Murray, Julie Davis

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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. It was necessary to appoint a new CDBG committee representative, and Jay Thomas volunteered. This action will be ratified at the next meeting.

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

**Pledge of Allegiance**

**1. Approve Minutes of May 20, 2025**

**MOTION:** Trish Hatch moved to approve the minutes of May 20, 2025. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

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**2. Terraine Plat 8; 7400 South SR-111; Preliminary Subdivision Plat (71 residential lots, 1 TDOS lot, and 6 park lots on 15.176 acres) and Final Subarea Development Plan; PCH Zone; Third Cadence/Gary Langston (applicant) [#34455, 34459; parcel 20-27-100-008; 20-28-200-009, 010]**

Gary Langston, Third Cadence, said this plat has 71 lots on about 15 acres with a mix of attached and detached product in two areas that allows them to meet the segmentation requirements for their builders. This is a logical extension of the existing infrastructure and what has been approved previously. It is their opinion that it meets the requirements of the MDA and the PCH Zone. He responded that they have sold about 35 homes, and they are trying to get all segments up and running by the end of the year. Generally, they are selling more of the most expensive homes, but they have seen sales amongst all housing types.

Ray McCandless said the plat complies with the PCH zone and the adopted master development agreement.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision Plat for Terraine Plat 8 Subdivision and Preliminary Sub Area Plan located on approximately 15.176 acres at 7400 South and SR-111, with the conditions and requirements of approval listed in the staff report.

Jay Thomas opened the public hearing.

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

**MOTION:** Trish Hatch moved to approve the Preliminary Major Subdivision Plat and Preliminary Sub Area Plan for Terraine Plat 8 Subdivision located on approximately 15.176 acres at 7400 South and SR-111, with the conditions and requirements of approval listed in the report. The motion was seconded by John Roberts and passed 7-0 in favor.

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**3. Saint Marcos Circle; 7892 & 7898 South 2200 West; Preliminary Subdivision Plat (5 lots on 1.73 acres); New Element Construction/Darin Juncker (applicant) [#34412; parcel 21-33-227-007, 008, 010]**

Darin Juncker, applicant, explained that they are requesting approval of a 5-lot cul-de-sac subdivision plat. They have addressed all comments presented during the review process, and the proposal meets the current zoning.

Megan Jensen said there are currently three parcels. The proposal meets all requirements of the R-1-10 zone for zoning, engineering, utilities, fire, and traffic as well as the future land use of low density residential. A fence is required along the canal and the applicant proposes vinyl or chain-link fencing.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision Plat for Saint Marcos Circle, a 5-lot single-family residential subdivision located in the R-1-10 Zone on approximately 1.73 acres at 7892/7898 South 2200 West, with the conditions and requirements of approval listed in the report.

Conditions and Requirements of Approval

1. The subdivision development shall comply with all applicable West Jordan City Code standards.
2. All applicable West Jordan City departmental requirements must be met prior to final subdivision approval and recordation of the approved final subdivision plat.
3. Apply for a Demolition Permit of the structures through the Building & Safety Department prior to Final Subdivision approval.
4. The approved preliminary subdivision plat shall remain valid for 1 year following the date of approval. 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.

Trish Hatch said her opinion as stated in previous meetings is that vinyl fencing is subject to graffiti, so she would lean toward chain-link.

Jay Thomas stated for those attending the meeting, that the Planning Commission has limited authority regarding subdivisions that meet the code. The request is not a rezoning, so it will not go to the city council.

Jay Thomas opened the public hearing.

Chris Healey, West Jordan resident, stated that he was speaking on behalf of 54 people who signed letters in opposition. He said in the past the city had preserved historical buildings and landmarks, and he thought that the area along 2200 West should receive the same consideration by keeping the area as it is. The property should showcase open spaces and homes with a history. Safety on 2200 West should be prioritized more than additional housing in this area. It is difficult for the residents to safely check their mail or exit a driveway on game days. Safety of the children and those gathering at the park is an issue. These issues should be addressed before adding more houses. He asked what will happen to those who currently live along 2200 West and if they will see their property reduced with eminent domain in an effort to accommodate more people and more traffic. He did not want progress at the cost of the current residents. If the subdivision cannot be stopped then he asked for an eight-foot stone fence along the boundary and some flood mitigation because there are a lot of houses in the area that use the South Jordan Canal for watering. He did not think that the proposal fit within the low density residential designation on the general plan map.

Dean Healey, West Jordan resident on 2200 West, said he contacted the City Council with their concerns and was told that the decision was made. He felt it was important for them to understand the history of the area. He explained the history beginning with his great-grandfather and then his grandfather who was given the property as a settlement for homesteading. There is a monument to the broom factory, which was part of the area.

Mark Healey, West Jordan resident, said their family history as it relates to West Jordan means a lot to them coming from pioneer ancestors. They want to preserve 2200 West with the agricultural lifestyle and to have as much privacy as possible. Their family has been here for multi-generations. He was not against rezoning or expansion, but he felt that 2200 West should be kept as safe as possible. It is already hard to pull out of his property, and they have to endure congestion and noise, baseball games, fireworks, and community events. This area is not good for expansion, and they want to keep it as safe as possible.

Rolayne Jewkes, West Jordan resident, said she lives on property that was once part of her husband's family farm, and she grew up on a farm in West Jordan. She said the development would not be as impactful to her, but it would add to the traffic on 2200 West where children walk from Westvale Elementary. The road is narrow, and cars are lined up to pick students up. Even though it is only a few more houses, it could be just enough to push it past the limit. Maybe there is a more reasonable number of homes, so it is not as impactful to people who use 2200 West.

Michael Goodman, West Jordan resident, said they need to solve the traffic problem on 2200 West before adding more construction. It is difficult to see past the cars parked on the road to pull out onto 2200 West from his subdivision. He fears for the safety of children playing in the park.

Bill Heiner, West Jordan resident, said he had seen a lot of changes and pushback on development throughout the years and the time he spent on the planning commission and board of adjustment. Development may not be popular, but the homes that will be built here will help to provide the middle housing that we are missing in the market for those wanting to move from starter homes. He agreed

that the traffic can be tough in this area, but he did not think that five houses that fit in the needed bracket would be a problem. He was in favor of the project.

Ben Prusse, West Jordan resident speaking remotely, said he was the neighbor to the north and was in support of the subdivision. There is a traffic problem especially during sports. The property has been largely unused, and he looks forward to getting some good neighbors.

Diane Lindsey, West Jordan resident, said she was against the proposal as she sees it. The lots seem to be narrow so that the new homes would be right next to the existing properties and would impinge on views and privacy. Maybe fewer homes would satisfy the need for homes and would cut down on traffic a little bit.

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

Jay Thomas pointed out that the lot size is considered low density and they will have at least 11,000 square feet, which meets the R-1-10 zoning.

Ammon Allen asked if there is a historical landmark on the property.

Megan Jensen said she was not aware of one.

Ammon Allen explained that with a subdivision there is a clear set of rules that if the proposal meets the code then it has to be approved. That can also be hard because the commissioners also have their own opinion and thoughts.

Trish Hatch said it sounds like the traffic on 2200 West is a problem whether this is approved or not, and she asked if the city could address that and vehicles parking near ingress/egress points.

Scott Langford said he would talk with the traffic engineer, and he pointed out that parking on city roads is enforced by the Police department.

Trish Hatch appreciated the comments of wanting to preserve their homes and their lifestyles. She said this housing is sorely needed in West Jordan and in a place where it will be close to family. The middle housing is something that we want in order to be well diversified and a place where their children can live. She understands what it is like to get on and off a road during rush hour, but she did not think that five homes would impact the traffic very much. She stated that home placement will have to meet setbacks. She stated that there is a strict set of criteria that they must follow for approval. Every property owner has rights, and the existing residents probably bought their property from someone who owned it, and those neighbors did not want them to come in either, which is a part of change. She proposed chain-link for the property that will back the canal. That owner could then choose to put in vinyl next to it and would have to maintain it.

Jay Thomas agreed, and he said they could install privacy slats.

Trish Hatch said she lives along the Jordan River Parkway with vinyl fencing along 16 homes and they have graffiti constantly in the summer, which is the reason she recommends chain-link.

John Roberts pointed out that the two lots that back the existing properties will have to keep at least 25 feet from the home to the property line. If the home was facing 2200 West then the side setback would only be 8 feet.

Dustin Juncker explained the canal road is not on this side of the canal so there is not traffic next to the fence, which might alleviate the concerns for graffiti. The owner would like to put in a vinyl fence for looks.

Trish Hatch said there is only one homeowner and if they understand the obligation to remove the graffiti and that they are responsible, then she is okay with it.

Ammon Allen said one of the reasons it was a problem with another subdivision was that the homeowner does not have the right to go on the canal property to maintain the fence.

**MOTION: Trish Hatch moved to approve the preliminary subdivision plat for the Saint Marcos Circle Subdivision located in the R-1-10 Zone located approximately at 7892/7898 South 2200 West subject to the requirements of approval listed in the staff report, adding:**

**5. The yard that backs on the canal will have a chain-link fence.**

**The motion was seconded by Emily Gonzalez and passed 7-0 in favor.**

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**4. Victory Builders; 1390 West 9000 South; Preliminary Site Plan and Preliminary Condominium Plat (36 lots on 2.65 acres); C-G Zone; Victory Builders/Tanner Hansen (applicant) [#34072, 34441; parcels 27-03-278-024, 025, 027]**

Tanner Hansen, Victory Builders, stated that the complex has thirty-six 1500 square foot units intended for small businesses that we want to stay in West Jordan. The proposal meets all code requirements, and he feels it is a good fit for the area. Each unit has a garage in front where they can pull a car in, if needed.

Tayler Jensen said this is a unique property that has seen a lot of concepts over the years. He felt that this concept is a good use that will help homebased businesses transition into a commercial space. These units will accommodate a business vehicle that can be pulled into the building. The buildings are attractive. He explained that there are no setbacks on some of the property lines.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Condo Subdivision and Preliminary Site Plan for Victory Builders located on approximately 2.65 acres at 9000 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 and Site Plan reviews.

John Roberts asked if all comments from the Design Review Committee had been addressed.

Tayler Jensen said that committee recommended approval and all comments regarding the facades had been addressed.

Jay Thomas opened the public hearing.

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

**MOTION: Trish Hatch moved to approve a thirty-six (36) unit condo plat for Victory Builders located at 1390 West 9000 South subject to all requirements of approval. The motion was seconded by John Roberts and passed 7-0 in favor.**

**MOTION: Trish Hatch moved to approve Preliminary Site Plan for Victory Builders located at 1390 West 9000 South subject to all requirements of approval. The motion was seconded by John Roberts and passed 7-0 in favor.**

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- 5. Parker Place II; 1739 West Drake Lane; Future Land Use Map Amendment for .6275 acres from Professional Office to Medium Density Residential and Rezone .6275 acres from P-O (Professional Office) Zone to R-1-5 (Single-family 5,000 square foot lot minimum) Zone; Gary Cannon (applicant) [#34414, 34415; parcel 21-27-326-039]**

Gary Cannon, applicant, stated that he is a business owner in West Jordan and had been involved in a number of successful subdivisions for over 30 years, including Brinkerhoff Bluffs. He stated that small infill projects are more difficult. Originally this piece was a commercial lot in the adjacent residential development. However, commercial has not been successful, so they are now considering four lots that are larger than the ones to the north. He noted all of the improvements that they provided when the subdivision was developed including a road and storm drain line.

Trish Hatch agreed that Brinkerhoff Bluffs turned out well. Mrs. Drake has seen some difficulties during development in this area, and she hoped that Mr. Cannon would take care of the Drake's needs and make sure it is a quality development.

Tayler Jensen reviewed the current zoning and surrounding uses. The proposal is for medium density residential with all lots exceeding 5,000 square feet with the minimum required frontage. These lots will require 22-foot driveways.

Based on the analysis contained in the report, staff recommended that the Planning Commission make a recommendation of approval (positive recommendation) to the City Council for the proposed Rezone and General Plan Map Amendment for Parker Place II.

Jay Thomas opened the public hearing.

Jeanette Drake, West Jordan resident, said she and her son own Drake Family Farms Goat Dairy, which was established in 1880. They are one of two properties directly west of Parker Place subdivision and they need open access for customers, employees, deliveries, horse trailers, and a



cement business. She thanked the commission and said that it is their responsibility to see that city codes are followed. She referred to a news story about her farm that she sent to the commission today. She gave a history of the whole process they have been through since the first approvals of Parker Place. Originally the property had a senior housing overlay so that there would be less traffic, but the plans have all changed. They did not receive compensation for emergency right-of-way easement, and they were not given information about changes to their irrigation ditch, which was a violation of their rights. They lost a lot of money during the time the gravel road was torn up, and a cement curb was installed across their lane, which had to be fixed with West Jordan taxpayer money. She wants to make sure city code is followed with this property and that there is room for garbage collection.

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

Trish Hatch said the Drake family has been through a lot with the history of this area. She wanted to state on the record to the developer to please be respectful of the Drake's needs and made sure that the generosity and willingness of the Drake's to work with the city will not be a regret for them.


Jay Thomas agreed.

**MOTION:** Trish Hatch moved to recommend approval (positive recommendation) to the City Council for the proposed General Plan Amendment changing the designation of approximately 0.63 acres from Professional Office to Medium Density Residential subject to all requirements of approval. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

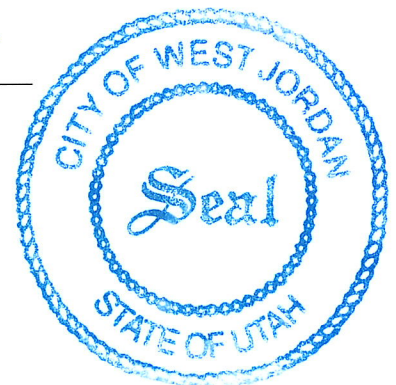
**MOTION:** Trish Hatch moved to recommend approval (positive recommendation) to the City Council for the proposed Rezone of approximately 0.63 acres from P-O (Professional Office) Zone to R-1-5 (Single Family Residential 5,000 Square Foot Minimum Lots) Zone to the West Jordan City Council, subject to all requirements of approval. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

**MOTION:** Emily Gonzalez moved to adjourn.

The meeting was adjourned at 7:03 p.m.

  
JAY THOMAS  
Chair

ATTEST:  
  
JULIE DAVIS  
Executive Assistant  
Community Development Department



Approved this 17 day of June, 2025