

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 17, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Scott Langford, Larry Gardner, Tayler Jensen, Megan Jensen, 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. Training on the land use appeal authority was provided by Assistant City Attorney Patrick Boice.

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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 June 3, 2025**
2. **Ratify Action Appointing Jay Thomas to the CDBG Committee**

**MOTION:** John Roberts moved to approve the Consent Calendar. The motion was seconded by Ammon Allen and passed 6-0 in favor. Jimmy Anderson was absent.

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3. **Beck Construction; 5434 West Leo Park Road; Conditional Use Permit for Outdoor Storage in the Drinking Water Source Protection Overlay; M-1 Zone; Beck Construction /Garen Beck (applicant) [#34442; parcel 26-01-351-012]**

Garen Beck, applicant, said they have been doing business in this area for 13 years and it was recently brought to their attention that in order to comply with the code they need a conditional use permit for outdoor staging of their trucks and some materials used for emergency repairs. They will be building a 3,000 square foot shop that they will use for light fleet repairs, and they will pave the parking area. He explained that they handle some materials like gravel, sand, and cement on a limited basis. Focus Engineering and Megan Jensen have helped them through this process to come into compliance. He stated that they will have to keep some of their equipment onsite while they construct the building.

Megan Jensen said the site is in the groundwater protection zone for outdoor storage and the main concern is parking vehicles on a paved surface. The site plan is currently under review that shows a gravel area for storage and paved area around the building, which will be for vehicles and equipment. Solid metal screening is required in the front and privacy slats are required on the back and side yards. When asked, she indicated that a code enforcement case initiated this application.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Outdoor Storage and Operations, located at 5434 West Leo Park Road in an M-1 zone and Drinking Water Source Protection Overlay zone, with the conditions of approval listed in the staff report.

1. All vehicles and equipment shall be stored on the designated asphalt parking area. No vehicles or equipment with the potential to leak contaminating substances shall be stored on the gravel areas.

Trish Hatch wanted to be sure the applicant and his employees understood that vehicles must be parked on a paved surface and not in the gravel storage area. She asked about enforcement on parking.

Megan Jensen said it would be a matter of code enforcement to make sure vehicles are maintained and parked on a paved surface.

Jay Thomas opened the public hearing.

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

Garen Beck explained that they will only have enough gravel on site to make 20 cubic yards of cement for emergencies. All their staging is done on concrete. He said they do not want to contaminate the material with their vehicles.

Tom Hollingsworth asked if any liquids are stored on the site.

Garen Beck said they have minimal 5-gallon containers with additives, but they will be stored indoors.

Ammon Allen pointed out that he knows the applicant and recognizes that they are one of the cleanest construction companies he has worked with so there should not be a problem. However, the code is not specific to an individual and the site may change hands, and he felt that the review reflects the code requirements.

**MOTION: Ammon Allen moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Conditional Use Permit for Outdoor Storage and Operations, located at 5434 West Leo Park Road in an M- 1 zone and Drinking Water Source Protection Overlay zone, subject to all the conditions of approval. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Jimmy Anderson was absent.**

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4. **Lumina; 8399 South Dunlop Drive; Rezone 2.70 acres from R-1-8C (Single-family residential, 8,000 square foot minimum lots) Zone to R-1-8C(IDO-1) (Infill Development Overlay) Zone; Garbett Homes/Damian Mora (applicant) [#34532; parcel 21-33-378-011]**  
Damian Mora, Garbett Homes, stated that the property is 2.7 acres within an established neighborhood for more than 25 years. The proposal is for 13 single-family detached homes. They are asking for the IDO-1 zone, which was created to help develop difficult sites. The property is bordered on the south by

the Trax line and the Salt Lake Canal. The proposed amendment is consistent with the goals, objectives, and policies of the adopted general plan and future land use map. The proposed density is 4.8 units per acre, which matches the current land use that has a range of 3.1 to 5 units per acre. He stated that the findings regarding a compatible relationship are met. Implementation of the IDO zone does not change the allowed use and density, and it will not impact public services and facilities. The plan includes a full 50-foot right-of-way and connects to the existing roads, which is also why they need to ask for a reduction in the lot and bulk standards. Utilities Department asked them to connect the water line on McGregor to Dunlop Drive, which will be a city benefit. He explained Garbett Hommes building standards.

Taylor Jensen said the Infill Development Overlay zone allows the applicant to propose different development standards, but they cannot increase the density. The infrastructure will take a large part of the property so the IDO will allow them to have smaller lots but with the underlying density. The applicant provided a concept layout, however that is not being approved tonight. If the zoning is approved, the subdivision will have to be engineered properly and comply with the adopted development standards, which could change the layout slightly from the concept. The IDO requires that the property be undeveloped for a significant period of time, which is the case for this property. He showed the proposed building elevations. The Design Review Committee was concerned with adequate parking so the applicant changed the development standards for a minimum driveway length of 22 feet except where the lot is not long enough and then a 9' x 22' long pad next to the driveway would be provided. He reviewed the proposed setbacks, lot width, and lot size.

Based on the analysis contained in the report, staff recommended that the Planning Commission make a positive recommendation to the City Council for the proposed Rezone.

Trish Hatch said the proposed lot size is a significant change to the surrounding lots, and she felt that they are asking a lot.

Taylor Jensen explained that the IDO allows the applicant to propose standards that would allow them to develop the infill property. If the property is rezoned by the City Council, development standards will be adopted for that specific property. He stated that the Commission could recommend approval of the proposed standards along with the rezoning or recommend changes if they feel it is appropriate.

Jay Thomas opened the public hearing.

Mandy Snyder, West Jordan resident speaking remotely, said her back yard faces the field. She asked how far away from her back fence the proposed road will be. She was also concerned with the congestion and noise that 13 homes would put on the roads. She asked how the water that comes onto the property will be protected and what the building process would look like. She asked if the rezoning would change taxes for the neighborhood or if there would be any other changes that would affect the whole community.

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

Taylor Jensen said a rezoning will not change taxes. The road will ideally be as close to the existing property line as possible, so it does not create a no man's land. The possibility of providing that land to adjacent property owners would be talked through at the platting stage. He said that the traffic engineer had looked at the layout and the proposal will cause 13 houses worth of traffic on the local roads, but it will not create a significant amount of traffic, and a study was not required. The subdivision will maintain all storm water that will be gathered and sent to a city system. A detention basin is shown on the concept.

John Roberts said he is on the Design Review Committee and the primary concern was traffic related so he appreciated them changing the driveways to 22 feet. He stated that the subdivision layout is a conversation for a different day because it will have to be engineered to meet the standards and could change. He pointed out that there are only 18 homes that currently use the two streets that will connect to this development, so even though they aren't approaching the threshold for a traffic study, the number of homes and traffic will double for these people.

Ammon Allen agreed that the property needs the IDO if it is going to be developed, but he found it difficult to propose changes to the standards without approving the plat at the same time.

John Roberts said if the zone change is approved and then the Commission does not like the subdivision layout when it comes before them, they would not have a recourse. He would not be in favor of a plat that included lot 12. He wondered if they were giving up control by not having something more solid.

Jay Thomas said he was also concerned with the setbacks.

Taylor Jensen said they would not be giving up control. As the Planning Commission and City Council, they are setting the rules for development and then the applicant has to prove that they can comply with them on a plat, or they might lose a lot. He explained that because of state law, the city can only require engineering on the final plat, so the preliminary plat might not change much from the concept. He stated that the Commission should decide if the proposal is appropriate or if any changes are recommended.

Ammon Allen was not prepared to make changes to the proposal, but he did not like it. The lots are very deep and very narrow. With five-foot setbacks it will be difficult to construct anything, such as a retaining wall, in the backyard once the home is built.

Jay Thomas was concerned with emergency services access and the possibility of a fire spreading to a neighboring home.

John Roberts asked if there was an estimate of what the smaller lot sizes are on the concept plat. He was also hesitant to suggest changes but also hesitant to approve it. He was considering an increase to the minimum lot size.

Taylor Jensen said the applicant has proposed 3,000 square foot minimum, so the smallest lot is probably about that size.

John Roberts said that is less than half of what the minimum is for the area.

Trish Hatch asked what else would they put on this infill property. She thought it was better to develop it than to leave it, and homes are the only thing that could go there. She was willing to give the applicant a green light to see how the property could be developed.

Jay Thomas agreed, but he was still concerned with the lot sizes.

Ammon Allen said the rezone includes the proposed standards. They are either going to pass this forward to the City Council with recommended changes to the proposed standards or give a negative recommendation and let the City Council debate the standards. He would like the minimum lot size increased with the majority being 8,000 square feet or that they limit the number of small lots.

**MOTION:** Ammon Allen moved to forward a negative recommendation to the City Council to Rezone 2.7 acres from R-1-8C to R-1-8C (IDO-1) for Lumina located at 8399 South Dunlop Drive based on Finding 2, the rezone may result in incompatible land use relationships due to the size of the lots in comparison with the neighbors, and Finding 3 the proposed setbacks are a concern for the health, safety, and general welfare of the citizens of the city from a public safety perspective. The motion was seconded by Jay Thomas and passed 5-1 in favor of a negative recommendation with Trish Hatch casting the negative vote. Jimmy Anderson was absent.

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- 5. Text Amendment – Massage Therapy; Amend the West Jordan City Code Title 13 removing “Massage Therapy” as a permitted or conditional use from Sections 13-5C-4 Planned Community zone; 13-5E-4 C-G, C-M, SC-1, and SC-2 zones; 13-5F-2 M-P, M-1, M-2 zones and 13-5I-4 CC zone; City-wide applicability; City of West Jordan (applicant)**

Larry Gardner explained that Massage Therapy has been allowed in the referenced zones for many years. There has been increased criminal activity, human trafficking, and prostitution with this use in some of the commercial zones. Information regarding calls for service from the police department was provided to the commissioners today. The report showed where several of the businesses were at the same location. This occurred when a business license was revoked but then the same operations returned under a different name. This ordinance amendment will remove the use from certain zones, including zones that are close to neighborhoods. This use would remain in SC-3, P-O, and BR-P zone as well as home occupations. The SC-3 zone is for larger shopping centers and tenants are usually vetted more thoroughly.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Text Amendment regarding Massage Therapy.



Brock Hudson, Community Preservation Manager, explained that several of these businesses are located in strip malls. Recently a police sting operation resulted in charges filed at a location that has had six different business names. This was within 100 feet of a Pizza Hut where families come and go. The text amendment will help to regulate the businesses to non-family oriented locations. He had no objection to the businesses if they stay within the law.

Larry Gardner added that current businesses in these zones will become a non-conforming use. If they operate within the law they can operate forever. If their business license should be revoked then they would not be able to apply for another business license at that location.

John Roberts did not want to prohibit legitimate locations completely and asked if there was a way to carve out an exception for businesses such as a health and beauty spa that might have a massage therapist onsite.

Larry Gardner said massage therapy is a standalone business. This is not intended for spas that have a massage therapist. He said there are other zones where a massage therapist could open a business or have a home occupation.

John Roberts said he agreed with the idea of the amendment but want to avoid the law of unintended consequences.


Jay Thomas opened the public hearing.

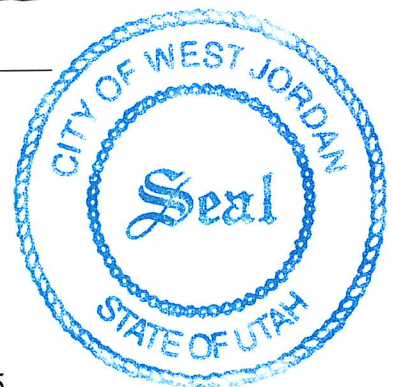
Further public comment was closed at this point for this item.

**MOTION: Trish Hatch moved based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Text Amendment regarding Massage Therapy. The motion was seconded by John Roberts and passed 6-0 in favor. Jimmy Anderson was absent.**

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

The meeting was adjourned at 6:53 p.m.

  
JAY THOMAS  
Chair



ATTEST:  
  
JULIE DAVIS  
Executive Assistant  
Community Development Department

Approved this 1 day of July, 2025