

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 1, 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, Mark Forsythe, Duncan Murray, Julie Davis

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed.

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

Pledge of Allegiance

1. Approve Minutes of June 17, 2025

MOTION: Ammon Allen moved to approve the Minutes of June 17, 2025. The motion was seconded by John Roberts and passed 7-0 in favor.

2. Sprinkler Supply Hardscape Rezone; 1394 & 1378 West 7800 South; Rezone .865 acres from R-2 (Two-family Residential) Zone to C-G (General Commercial) Zone; Sprinkler Supply Co., (applicant) [#34575; parcels 21-27-476-026, 066]

Mike Canning, Sprinkler Supply Company, said they are asking to rezone two parcels to expand their existing operations west of the parcels. The request is in line with the retail uses to the east. He explained that about four years ago they expanded from their location on the south side of 7800 South to the north. They estimated a period of 8 to 10 years for buildout of the hardscape line, but it was maximized at three years. This expansion should allow them to stay at this location for a longer period of time.

Mark Forsythe pointed out that a parcel with a 5-plex residential building fronting 7800 South will remain in the R-2 zoning district and is not included in the request. The land use designation for the proposed site is community commercial, which matches the requested zoning district. The rezone will continue the commercial pattern of the C-G zone. The combined acreage of the C-G zoning in this area exceeds the minimum of two acres for a total of 4.2 acres. The C-G zone allow for retail and outdoor display areas. The ERC count is limited in the area, but the proposal to continue the outdoor display area will not use water or sewer, which is beneficial to the utility situation.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council concerning the proposed Rezone for 0.865 acres of property from an R-2 (Two-Family Residential) Zone to a C-G (General Commercial) Zone.

Ammon Allen asked why they are not asking for the CC-F zone to match their other parcel for this business.

Mark Forsythe said the future land use map calls for community commercial, so a request to expand the CC-F zone would require a future land use map amendment.

Trish Hatch said she was not a fan of keeping the small R-2 zoning, but hopefully in time it will be rezoned to C-G as well.

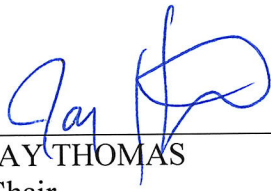
Jay Thomas opened the public hearing.

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 to Rezone the parcels comprising 0.865 acres and located at 1394 and 1378 West 7800 South from an R-2 Zone to a C-G Zone. The motion was seconded by Tom Hollingsworth and passed 7-0 in favor.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:11 p.m.



JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 15 day of July, 2025

