

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 5, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Larry Gardner, Ray McCandless, Mark Forsythe (remotely), Megan Jensen, David Murphy, Greg Davenport, Duncan Murray, Julie Davis

The briefing meeting was called to order by Trish Hatch with a quorum present. The agenda was reviewed and clarifying questions were answered. Training was provided by Duncan Murray.

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

Pledge of Allegiance

1. Approve Minutes of July 15, 2025

MOTION: Ammon Allen moved to approve the Minutes of July 15, 2025. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

2. Truck Ranch Pylon Sign; 5701 West 9000 South; Conditional Use Permit for a Freeway-Oriented Pylon Sign; SC-3 Zone; Wagner Core, LLC/Jadon Wagner (applicant) [#34443; parcel 26-02-426-006]

Matt Gilbert, applicant, said the sign is larger than 200 square feet and is freeway oriented on the corner of 9000 South and Mountain View Corridor. Thirty-six square feet of the sign is static and says Truck Ranch and the remainder is electronic display. The sign meets the height and setback requirement, they are asking for approval of the square footage. The electronic portion will mainly be used for advertising Truck Ranch. Clarification on the square footage was given.

Megan Jensen pointed out the sign location. It is considered a freeway oriented sign since it is on the Truck Ranch premises and is advertising for Truck Ranch along Mountain View Corridor. Overall height is 25 feet, and the overall area for the sign is 315 square feet, including the pole cover. The area for the electronic message portion is 178 square feet. The sign will be located outside of the public utility easement. Conditions to minimize distractions to travelers on Mountain View Corridor are taken from the city code for billboards with electronic display.

Staff recommended that the Planning Commission approve the Conditional Use Permit for a pylon sign, located at 5701 West 9000 South with the Conditions of Approval listed.

1. The text, images and graphics on the sign shall be static and complete within themselves, without continuation in content to the next image or message or to any other. Serial messages that require multiple passes or multiple signs to comprehend the message are prohibited.

2. All text and images must be of a size and shape to not cause drivers to reduce speed or become unreasonably distracted in order to comprehend the message. The city's focus under this condition shall be the method (in terms of letter size and other quantifiable physical attributes) used to convey a message on the sign rather than the content of such message.
3. The sign shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out or any other imitation of movement or motion, or any other means not providing constant illumination.
4. The transition from one static display to another must be effectively instantaneous, with a twirl time not exceeding 0.25 second.
5. The sign shall be equipped with a mechanism that automatically controls the sign's display period at all times. The dwell time for each message on the electronic display shall be at least eight (8) seconds, such that each message shall be illuminated and static for at least eight (8) seconds before transitioning to a new static display.
6. The sign shall not cause illuminance in excess of three-tenths (0.3) foot-candle above ambient light as measured perpendicular to the billboard at a distance of 157 feet. The sign shall be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's illuminance in direct correlation with natural ambient light conditions at all times.

Ammon Allen asked if the conditions are already requirements of the code or if they are determined on a case-by-case basis.

Megan Jensen said they are specifically for electronic billboards in the code, but she is applying them to this sign, which is not considered a billboard.

Trish Hatch opened the public hearing.

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

MOTION: Emily Gonzalez 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 a freeway-oriented pylon sign, located at 5701 West 9000 South with the Conditions of Approval listed in the staff report. The motion was seconded by Ammon Allen and passed 6-0 in favor. John Roberts was absent.

3. **Salt Depot (West Storage Yard); 5510 West Wells Park Road; Conditional Use Permit for Outdoor Storage & Operations and Salt/Sand Piles in the Drinking Water Source Protection Overlay Zone and modification to design standards for loading bay doors facing the street; M-1 Zone; Steve Mills (applicant) [#34764; parcel 26-12-102-015]**

Steve Mills, contractor with S & S Barns, pointed out the location of the existing operations for Salt Depot. The newly acquired property and proposed building will be used for strictly indoor storage and the remainder of the site will be paved with asphalt.

Mark Forsythe provided an overview of the site, which is located within the drinking water source protection overlay zone 3. The purpose of the overlay is to protect the groundwater from chemicals, salt, and sand that could drain into the wells. The applicant will pave the majority of the site with asphalt to protect the groundwater. He explained how the property will drain south and go first into an oil water separator to sort out salt, sand, and chemicals before discharging into the city systems. Regarding outdoor storage, the site is already screened with a solid metal fence on the south, east, and west. Gates on the south require solid metal panels and the north side chain-link fence requires opaque slats. Conditions of approval primarily serve to protect the groundwater from contamination. The best management practices are a carryover from the previous conditional use permit.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission grant approval of the Conditional Use Permit and the Modification to Design Standards for Salt Depot (West Storage Yard) located at 5510 West Wells Park Road in the M-1 zone with the conditions and requirements of approval listed.

Conditions of Approval

1. All loose material piles including, but not limited to, salt, sand, snowmelt, etc., shall be contained within a fully enclosed building. New buildings shall reviewed and approved through the Amended Site Plan and Building Permit processes, as required by City ordinances.
2. The on-site storm water drainage system shall be equipped with filtration and clean-out equipment that prevents salt and other contaminants from entering the City storm water system.

Requirements of Approval

1. All motor vehicles must be parked on a paved asphalt or concrete surface per §13-12-6C of the West Jordan City Code.
2. All chain link fencing along the side and rear property lines must have full coverage of opaque privacy slats as required by §13-14-3B of the West Jordan City Code.
3. The front gate must be composed of solid metal wall panels to screen the outdoor storage yard in accordance with §13-14-3B of the West Jordan City Code.
4. All Best Management Practices required with the 2019 Conditional Use Permit for Salt Depot and approved by the City in 2022 shall be followed at all times.

Trish Hatch opened the public hearing.

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

Ammon Allen said the staff report addressed his concerns and the best management practices in place were good.

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 & operations and salt/sand piles in the Drinking Water Source Protection Overlay Zone for Salt Depot (West Storage Yard) located at 5510 West Wells Park Road in the M-1 zone with the Conditions and Requirements of Approval listed in the staff report. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

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 Modification to Design Standards for Salt Depot (West Storage Yard) located at 5510 West Wells Park Road in the M-1 zone. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

4. **South Valley Water Reclamation Facility; 7495 South 1300 West; Recommendation to the City Council for a Future Land Use Map Amendment for 6.508 acres from Business Research Park to Public Facilities or other designation and Rezone 6.508 acres from BR-P (Business Research Park) Zone to P-F (Public Facilities) Zone or other zoning district; SVWRF/Taigon Worthen, P.E. (applicant) [#34548, 34549; parcel 21-26-306-001]**

Taigon Worthen, Facility Engineer for South Valley Water Reclamation Facility, said this facility is an appendage of city and the city is involved in capital funding projects for the facility. They were surprised to learn that the subject parcel was not zoned P-F like the rest of the property. When they submitted plans for a new administration building they were told that the zoning was BR-P and required a larger setback. This was a problem because 1300 West is elevated from the rest of the property and a greater amount of fill would be needed for the larger setback. The request is to rezone the property to P-F, which is more in line with their operations, that benefit the citizens. He stated that the option for a P-O zone was brought up at a discussion with City Council. However, that is more restrictive and would not allow for the future needs of a maintenance shop, shipping/receiving, vehicle facility shop, and a warehouse. With the current setup, those operations are inside the facility, which is a security risk. Moving those buildings closer to 1300 West would take them outside of the process area and benefit security. It is also more economical for them to be able to have a setback of 30 feet instead of 50 feet. He pointed out that the existing entire facility is bordered next to residential areas. He said odor control is a top priority. The parcel is not intended for process uses but is for support functions.

Ray McCandless stated that the property had been designated as Business Research Park since at least 2012. A research park would be something like the University of Utah's with large buildings and large open spaces. The Commission should consider if the BR-P zoning is a good fit for the property. If not, is the more appropriate zone public facilities or professional office as was recommended by the City Council. The City Council was concerned that the P-F zone would allow for expansion of facilities on the property. South Valley was not anticipating it, but it opens the door for more intensive uses. The Administrative offices are allowed in either zone with a reduced front yard setback. City Council felt that the P-O zone could be an interim thing and then when the uses are established in the future they could come back with a request for the P-F zone.

Based on the analysis contained in the report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the West Jordan General Plan Future Land Use Map from BR-P Business and Research Park to P-O (Professional Office) and rezone the property from a BR-P (Business Research Park) Zone to P-O (Professional Office) Zone for 6.508 acres of land located at 7495 South 1300 West.

Jimmy Anderson asked if staff's opinion had changed based on the applicant's explanations for the request.

Ray McCandless said the concern is they had heard it could be used for maintenance facilities and a dump station in the future, but staff does not know where they will be located. So, in the interest of protecting the adjoining residential uses, staff felt that professional office is better.

Ammon Allen said he would rather see everything the same. He asked which of the proposed uses cannot go in the P-O zone that are allowed in the P-F zone.

Ray McCandless said the maintenance facility, and he was not sure about the dump station.

Ammon Allen said there are roads on two sides of the property and an increased setback next to the senior housing to the south. He asked what types of disturbances are expected for staff to recommend the P-O zone. He asked if staff would support a change to P-F in the future.

Ray McCandless said the intensity of the potential uses is the concern. A future recommendation would depend on what the plan showed and how that might affect the neighbors and traffic.

Scott Langford shared that part of the struggle at the committee of the whole meeting seemed to be that the P-F zone is without a lot of control to mitigate impacts. Given the two options with the two existing tools, the Council opted for the P-O zone with the option to revisit the issue in the future when more concrete plans are presented. There could be a third option for amendments to the P-F zone.

Ammon Allen said he was trying to understand what they are trying to do. He said at some point they need a maintenance facility, and we are either going to say no or yes, but they cannot condition a P-F zoning.

Duncan Murray said there is an option of creating a new zone and in the meantime rezone to P-O. A new zone, such as a P-F limited zone, could exclude undesired uses that are currently in the P-F zone.

Trish Hatch said it seemed logical to her that it is the same as the P-F zone surrounding it. She was interested in seeing the topography of the area as it relates to the adjoining residential areas.

Trish Hatch opened the public hearing.

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

Jay Thomas said he is a very close neighbor to the facility and was concerned in giving a blank approval to the process. He asked what the traffic pattern would be and what kind of new traffic would be added with a dump station, and about the noise impacts from a repair shop. He was comfortable with the P-O zone with the possibility to change it to a different zone in the future.

Jimmy Anderson asked the applicant to explain his comment about security and the maintenance facility.

Taigon Worthen stated that the current maintenance buildings border residential homes on the northwest across the canal and currently suppliers are brought into the process area. Moving it outside of the process area will keep the site secure. The current maintenance building is closer to homes than the new one would be. Maintenance is done within a closed building and there would not be any further noise. The larger parcel will allow them to move even further away from the residents.

Jimmy Anderson noted that the only building in review now is the administration building, and he asked if there was a timeline for the maintenance buildings.

Taigon Worthen said it would probably be 10 years because they are not in the capital improvements plans. Within the current capital improvement plan is the construction of a second road on the south side and a bridge over the canal so they can rebuild the original bridge. That will also allow another way in to control how contractors come into the facility. Their intention is to build the road on the south side of the parcel and cross the canal.

Jimmy Anderson asked if the P-O zone would give them everything they need for what they want to construct at this time.

Taigon Worthen said he did not know, because he did not consider the P-O zone. He did know that it is too restrictive for the maintenance shop and shipping/receiving.

Tom Hollingsworth asked where the future facilities would be located in relation to the administration building.

Taigon Worthen said they would be to the east closer to the canal, and the parcel will have to be terraced.

Trish Hatch asked the applicant to address the question of new traffic with regards to the administration building.

Taigon Worthen said Ensign Engineering looked at all impacts to all public infrastructure. He said nothing will be different from what they are already doing but with the destination of the traffic being closer to 1300 West rather than coming into the facility.

Jay Thomas said if a dump station is installed there will be more traffic with trailers and RVs.

Taigon Worthen said they do not accept residential RVs at this time. Currently they utilize commercial waste haulers and member entities. There is a residential RV dump nearby at 7000 South. He said that the same traffic will come to the site as it currently does, but the location will be closer to 1300 West. The location of the dump station would be far enough away from 1300 West to avoid trucks stacking onto the road.

Ammon Allen felt that the zoning should go straight to P-F.

Tom Hollingsworth agreed. Making the applicant come back in the future is causing unnecessary churn in the system.

Jimmy Anderson said it would have been nice to be included in the discussions at the committee of the whole meeting. He understood where the Council is coming from, but this is a really long-range plan.

MOTION: Ammon Allen moved to forward a positive recommendation to the City Council to amend the West Jordan General Plan Future Land Use Map from Business and Research Park to Public Facilities for 6.508 acres of land located at 7495 South 1300 West. The motion was seconded by Jimmy Anderson and passed 5-1 in favor with Jay Thomas casting the negative vote. John Roberts was absent.

MOTION: Ammon Allen moved to forward a positive recommendation to the City Council to rezone 6.508 acres of land located at 7495 South 1300 West from a BR-P (Business Research Park) Zone to P-F (Public Facilities) Zone. The motion was seconded by Jimmy Anderson and passed 5-1 in favor with Jay Thomas casting the negative vote. John Roberts was absent.

- 5. Visionary Square; approximately 3860 West 9000 South; Recommendation to the City Council for a Future Land Use Map Amendment for 6.81 acres from Neighborhood Commercial and Low Density Residential to Professional Office, a Rezone for 2.89 acres from SC-1 (Neighborhood Shopping Center) Zone to P-O (Professional Office) Zone, and Master Development Agreement; Joel Frost (applicant) [#34429, 34430, 34593; parcels 27-05-179-040, 27-05-180-006, 001]**

Chad Jones, representing the applicant, explained the location and request for 3 parcels. He reviewed the current and proposed land use and zoning designations with a request for the P-O zone to better match the surrounding area. Fifty percent of 9000 South has non-residential uses, and the majority of the residential backs 9000 South. The 2023 General Plan states that Professional Office is considered an ideal buffer between commercial and residential uses. The proposal will build upon existing and established patterns. Given the conditions of the property, there were several uses that UDOT would not allow in the existing SC-1 zone. Most commercial uses in the SC-1 zone are already provided in the area. UDOT supports the proposal with a right in/right out only. They completed a water and sewer analysis and they have been working with the city and the extra density created by this amendment is addressed in the master development agreement. The concept is for small incubator space for start-up businesses. All activities will comply with the Professional Office zone. Along with the right in/right out there will be a deceleration lane off Bangerter. The required emergency access points to the north will be a locked gate only accessed by fire and EMS in either direction.

Ammon Allen asked if they had tried to get access from Copper Ridge to the west.

Joel Frost, property owner, said there had been no interest from any of the owners for a joint venture or in purchasing their property.

Mark Forsythe stated that the City Council saw the concept at the Committee of the Whole in April and the feedback was positive. A neighborhood meeting was held before that, and the main concern being traffic coming in and out of the residential neighborhood or kids cutting through to 9000 South. He reviewed the master development agreement, which had been provided to the commission for review, which includes a provision to close the north access off with gates for fire and EMS only, and no pedestrian access. Those details will be worked out with the site plan if this request is approved. The MDA also addresses stormwater improvements. This development would add a little more to the storm drain systems to the north that will require some upsizing to tie in properly, which would be addressed at the site plan.

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 concerning the proposed Future Land Use Map Amendment for 6.81 acres of property from Neighborhood Commercial and Low Density Residential to Professional Office, and the proposed Rezone for 2.89 acres of property from an SC-1 (*Neighborhood Shopping Center*) Zone to a P-O (*Professional Office*) Zone, and the Master Development Agreement.

Trish Hatch opened the public hearing.

Kim Turner, West Jordan resident, said the main concern was the access and making sure that it is cut off and that it will not change in the future. He said that the water pressure in the area had been bad for the last few years and is getting worse. He wanted to be sure, especially since this is a higher density, that the development puts in the right water flow that this use requires.

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

MOTION: Jimmy Anderson 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 amend the Future Land Use Map land use designations concerning 6.81 acres at approximately 3860 West 9000 South from Neighborhood Commercial and Low Density Residential to Professional Office. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. John Roberts was absent.

MOTION: Jimmy Anderson 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 2.89 acres and located at approximately 3860 West 9000 South from an SC-1 Zone to a P-O Zone. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. John Roberts was absent.

6. Sanitary Sewer Master Plan Update; Recommendation to the City Council to Amend the West Jordan 2023 General Plan to include the Sanitary Sewer Master Plan Update; City-wide applicability; City of West Jordan (applicant)

David Murphy presented the Sanitary Sewer Master Plan update and process. The plan is part of the General Plan, the update examined current and future demands, and recommends capital facilities projects to meet existing and future needs. He invited all comments.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Questions from the Commission were answered regarding water and sewer availability, ground water source protection as it relates to chemicals from asphalt, and cost increases for sewer and water services.

Ammon Allen said that he liked that the city is being proactive in the process by maintaining our systems and not waiting for breakdown.

Trish Hatch opened the public hearing.

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

MOTION: Ammon Allen moved to forward a positive recommendation to the City Council to update the West Jordan Sanitary Sewer Master Plan as presented. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

7. Text Amendment – Vehicles in Residential Zones; Recommendation to the City Council to Amend the West Jordan City Code Title 13-2-3: Definitions, 13-5B-7: General Provisions, 13-8-14: Storage of Vehicles in Residential Zones – Updating types of vehicles and equipment permitted to be stored in residential zones and adding associated definitions; city-wide applicability; City of West Jordan (applicant)

Megan Jensen said this amendment is mostly the result of enforcement issues with commercial vehicles being stored in residential zones and lack of clarity in the code regarding size, quantity and location. The City Council had discussed the item in the past and completed a survey for input. Section 13-5B-7 is proposed to be consolidated with the new section. Section 13-8-14 is the main section to address the issue. The classification system is from the Federal Highway Administration. The update includes a chart, definitions, and a table that was created from the feedback of the City Council.

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 Vehicle Parking in residential zones.

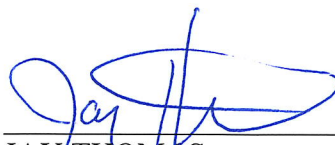
Trish Hatch opened the public hearing.

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

MOTION: Emily Gonzalez moved, based on the information and findings set forth in this staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to amend Sections 13-2-3, 13-5B-7, and 13-8-14 as presented. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 7:41

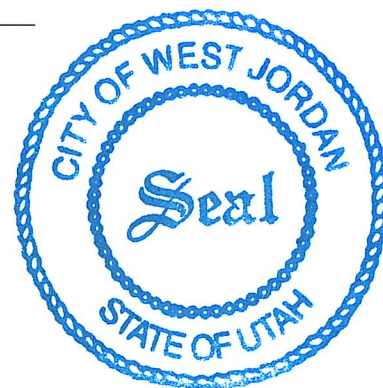


JAY THOMAS
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 2nd day of September, 2025