

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD SEPTEMBER 2, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Larry Gardner, Mark Forsythe, Megan Jensen, Tayler Jensen, Duncan Murray, Julie Davis, Nestor Gallo, Paul Brockbank

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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.

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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 August 5, 2025**

**MOTION:** Trish Hatch moved to approve the Minutes of August 5, 2025. The motion was seconded by Tom Hollingsworth and passed 5-0 in favor. Jimmy Anderson and Emily Gonzalez were absent.

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**2. Aligned Energy Transmission Line; Continued from 7-15-25; 6600 West from Wells Park Road to 9800 South; Amended Conditional Use Permit granted on November 19, 2024, relocating the transmission line along 6600 West to the public right-of-way; [#34762]**

Christopher Coughlin, Aligned Data Centers, thanked the Commission for allowing them 45 days to make sure that any infrastructure development that they do in West Jordan still allowed their neighbors to proceed with their own development. They have conferred with Novva and Rocky Mountain Power which are both in support of the move to the east side of the road. They understand that the approval tonight is for the conditional use permit only. They will go through engineering review with West Jordan and Rocky Mountain Power to make sure the relocation is within the required standards.

Megan Jensen said the proposal is the same as it was at the last meeting, and the city received letters in favor from Novva and Rocky Mountain Power. Staff recommended that they need to get approval from Public Works and Public Utilities to move the utilities.

Staff recommended that the Planning Commission approve the Conditional Use Permit for the Aligned Transmission Line, located approximately at 6534 West Wells Park Rd.

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 approve the Amended Conditional Use Permit for the Aligned Transmission Line, located approximately at 6534 West Wells Park Road. The motion was seconded by Ammon Allen and passed 5-0 in favor. Jimmy Anderson and Emily Gonzalez were absent.

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**3. LP4 Dogtown Pet Spa & Resort; 8014 South Welby Park Drive #202; Conditional Use Permit for Pet Boarding; M-P Zone; LP4 Dogtown Pet Spa & Resort, Inc./Jared Hamilton (applicant) [#34789; parcel 21-31-178-027]**

Amanda Patten, applicant with Dogtown, explained that their facility offers boutique-style pet boarding and grooming. They limit numbers and focus on high-quality care, enrichment activities and strict supervision. They feel that the business fills a growing need in the community. The facility is climate controlled with acoustic treatments to minimize noise. All dogs are temperament tested and staff are trained in supervision, sanitation, and emergency responses. They follow strict cleaning protocols. Waste is cleaned up immediately, sealed, and placed in approved containers and disinfected throughout the day. Pick-up and drop-off times are staggered, reducing congestion. Adequate onsite parking allows clients to come and go safely. Typical hours of operation are from 7 a.m. to 6 p.m. for daycare, with quiet, supervised overnight boarding. Play and rest periods are rotated to keep noise levels down. They do not anticipate any unusual demands on city services beyond a typical small business. They have three other locations in St. George, Sandy, and South Jordan. She felt that they do an excellent job meeting city standards and feel that they are a model for other pet care facilities.

Megan Jensen reviewed the location, zoning and types of neighboring businesses. The floor plan includes large recreation spaces and kennels of different sizes. The use is for dog daycare, overnight boarding, dog training, and grooming. Based on their other facilities they will have 12 daycare dogs and 18 overnight dogs for a total of 30. The overhead door will remain open for air flow. The business anticipates 10 customers per hour, and there will be two to four employees at a time on site.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Pet Boarding located at 8014 South Welby Park Drive #202; with the Conditions of Approval listed.

Conditions and Requirements of Approval:

1. Dogs will be supervised during play to minimize excessive barking.
2. All enclosures shall meet (or exceed) Animal Welfare Act (AWA) standards.
3. No animal shall be left alone, unattended for more than 24 hours.
4. No animals shall be allowed outside without staff present.
5. The overhead door shall stay open during daytime hours, weather permitting, to allow for fresh air flow. Proper screening shall be provided to keep pets indoors.
6. "Quiet time" (no dogs outside, except to potty, and overhead doors closed) shall be from 10:00 p.m. to 6:00 a.m.

There was a discussion regarding the reference to 24 hours in condition #3. It was presumed that there is always someone onsite and the reference could be removed.

Questions were raised as to where the dogs 'potty' and what constitutes 'proper' screening when the overhead door is open. Thoughts were a tall fence with privacy slats. There is fresh air in the facility even if the doors are closed at night or due to noise.

Jay Thomas opened the public hearing.

Thomas Zimmerman, owner of Unit #205, was reluctant to have his tenants share a common wall with the proposed business due to barking. He said it was a poor place for a kennel next to industrial businesses where people will hear the noise and he said the property was not zoned for it. Even with a supervisor onsite dogs will bark.

Matthew, owner of the adjoining wood shop, stated that they share a wall with the proposed business. They also share a wall with the hot tub store, and there are times when water comes under the walls. He asked what was planned for liquid containment on the floors. He asked if there is an occupancy limit and how large the kennels are. He said his son attends the daycare on the other side of the unit, and the sound carries through the walls. The entire building has shared systems for fire suppression, etc.

Jimmy Anderson arrived at 6:23 p.m.

Launa Christiansen, owner and director of Little Learners Academy speaking remotely, stated that they are next to the proposed unit, which is twice the size of hers. She was not opposed to this type of business, but she agreed that it is not the right location. She echoed the statement that the walls are very thin and noise travels through them, so they will hear the dogs barking. This is a concern to her because she does not want to interrupt her students' learning. They have been in this building for 19 years with a very good reputation. She supported small business but felt that this site would be problematic for the business as they try not to bother the other tenants. She thought that traffic will also be a problem with 8 to 10 dogs an hour and only 4 parking stalls in front of each unit. Sanitation was also a concern.

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

Ammon Allen explained that the proposed use is appropriate within the zone as allowed in the code. It is a conditional use so if they identify issues with the use, then conditions can be imposed to allow it.

Amanda Patten clarified that there is a period of time when animals are left alone. Employees are not in the building from 6:00 p.m. to 6:30 a.m. No animals will be left outside and they do not go outside without a lead. The overhead garage door would be screened with an 8-foot chain-link screen and would be closed if there was barking. Proper airflow with air conditioning is provided. She explained the holding area that is in between the front door and the kennel area provides a safety net to stop dogs from getting outside. Classical music is played during quite time.

Jacque Olson, facility assistant, stated that morning times can be loud because the dogs are excited. Once they are let out and potty and get something to eat they are out for the day. The dogs are provided an enrichment program throughout the day to keep them occupied and to get them tired so they sleep at night. Overnight the animals are monitored by camera and they stay asleep.

Amanda Patten said the kennel placement could be modified to be down the middle of the space. They make sure their facility is steam cleaned and provided with sanitation. Rubber matting can be put next to the drywall that would bring any water back to the middle of the space.

Jacque Olson stated that each individual kennel is sealed.

Amanda Patten restated that typically there are between 15-20 boarding dogs and 15 daycare dogs. There could be a jump in occupancy on a holiday weekend, but the typical number is between 30 and 35 dogs daily.

Jacque Olson stated that the dogs potty in the indoor play yard, and the waste is immediately cleaned up. They are not taken outside to potty. The staff plays with the dogs with various activities throughout the day to get them tired.

Amanda Patten explained that there are agility courses and structured play and rest times from 11:00 to 12:00 and to 2:00 to 3:00.

Regarding noise, Jacque Olson said the loudest times are usually between 6:30 a.m. and 8:00 a.m., then they are usually pretty quiet while they are occupied and during naps. Occasionally there is barking when a new dog comes in, but consistent barking does not happen at their other locations.

Amanda Patten said this is different than going in the humane society where there is constant barking because those dogs are excited and they have been in kennels all day. Regarding the types of neighbors the other facilities have, the Sandy location is industrial with a welding business next door, St. George is next to a restaurant, retail shop, and autobody shop, and the South Jordan location is in an industrial area next to a gymnastics studio. The drop off will trickle in at one to two cars at a time that last about 5 – 7 minutes starting from 7:00 a.m. to 8:45 a.m. then traffic drops off until the end of the day. Employees will park in the rear of the building. The facility is staffed 7 days a week.

There was a discussion regarding noise concerns not only from this business to the neighbors, but if noise such as machinery from the neighbors would impact the dog business. It was pointed out that they will play music during the quiet times. The applicant was willing to install noise abatement if it became a problem.

Suggested conditions of approval included sealing the floors so the liquid or waste does not go to the other units, acoustic panels for noise mitigation, and specifying an opaque screening.

Trish Hatch said she had gotten favorable results using a boarding facility like this, and she was not so concerned with the noise with the added conditions because the dogs would usually only get excited when getting dropped off or when they knew someone was going to pick them up.



Regarding a suggested condition that would allow the applicant and neighbors to work things out if any problems arise, Larry Gardner said the Commission can only propose conditions that mitigate a detrimental effect. That condition would delegate their authority, which would not be advisable. The normal process would be through code enforcement. Also, under the law, the detrimental effect does not have to be eliminated, just mitigated.

Tom Hollingsworth suggested floor to ceiling sound paneling would mitigate the majority of the issue even if it cannot be completely eliminated.

Trish Hatch mentioned that the other businesses are also producing sound.

Ammon Allen summarized his recommended conditions that add opaque slats to the chain-link fence on condition 5, adding condition 7 to seal the floor with rubber matting so waste and cleanup doesn't get to the other side, and condition 8 for acoustic paneling floor to the ceiling in the kennel areas.

John Roberts suggested that condition 5 be amended with the word 'may' so that the facility is allowed to close the overhead door in response to any noise complaints from the neighbors.

**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 Pet Boarding located at 8014 South Welby Park Drive #202 with the Conditions of Approval listed in the staff report, amending and adding:

1. Dogs will be supervised during play to minimize excessive barking.
2. All enclosures shall meet (or exceed) Animal Welfare Act (AWA) standards.
3. No animal shall be left alone, unattended for more than 24 hours.
4. No animals shall be allowed outside without staff present.
5. The overhead door may stay open during daytime hours, weather permitting, to allow for fresh air flow. Proper opaque screening shall be provided to keep pets indoors.
6. "Quiet time" (no dogs outside, except to potty, and overhead doors closed) shall be from 10:00 PM to 6:00 AM.
7. Seal the floor with rubber matting or other way to ensure material does not flow under the wall.
8. Install acoustic paneling from floor to ceiling anywhere there is a kennel.

Amanda Patten stated that they could comply with the proposed conditions for mitigation.

**The motion was seconded by Trish Hatch and passed 6-0 in favor. Emily Gonzalez was absent.**

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**4. Copper Meadows Phases 1 and 2; 7275 West 8200 South; Preliminary Subdivision Plat (58 lots on 14.7 acres); P-C Zone; Peterson Development/Barrett Peterson (applicant) [#34702; parcel 20-33-401-002]**

Kaylen Nichols, Peterson Development, stated that they are moving forward with phases 1 and 2 of the Copper Meadows subdivision. All 58 lots are single-family and comply with the development plan and development agreement that were approved in November 2024.

Taylor Jensen reiterated that the proposal conforms with the location and lot sizes as approved in the master development plan and master development agreement. It was noted that there are now 58 lots instead of 59.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision for Copper Meadows Phase 1 and 2 located on approximately 14.7 acres at 7275 W 8200 South, with the conditions and requirements of approval listed in the staff report.

Conditions and Requirements of Approval:

1. Address and correct all redline comments generated by the City during Final Subdivision review.

Jay Thomas opened the public hearing.

Kathy Stone, West Jordan resident, had questions about an area north of the road that is being constructed.

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

Taylor Jensen pointed out the native open space that is part of the trail network.

**MOTION: Tom Hollingsworth moved to approve a Preliminary Major Subdivision for Copper Meadows Phases 1 and 2 located at 7275 West 8200 South, subject to all conditions and requirements of approval. The motion was seconded by Trish Hatch and passed 6-0 in favor. Emily Gonzalez was absent.**

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**5. Dry Creek Highlands Sub-area 2; approximately 9000 South 6400 West; Preliminary Development Plan; P-C Zone; Ivory Development/Ross Dinsdale (applicant) [#34201; parcel 26-03-200-011, 010; 26-03-100-008]**

Ross Dinsdale, Ivory Development, said the eastern most portion of Dry Creek Highlands has been developed, this second subarea plan is north of Barney's Creek. There are 63 single-family homes in this sub-area similar to the homes that are at the entrance to 6400 West. In addition, this portion includes improvements to Barney's Creek from 6400 West to U-111. It will mostly include native open space, but there will be a paved trail on the south side and a natural surface single track biking/hiking trail on the north side. The trail will provide a good safe east/west route to school. The open space along Barney's Creek will have a 4-rail wood fence for separation, which is the same fence that is currently on the south side of the creek.

Mark Forsythe said this sub-area will be single-family lots that follow the standards adopted in the master development plan. He reviewed the open space percentages provided in this sub-area. Five of the ten additional required amenities are provided in this sub-area plan with two pedestrian tunnels along the trail, the 2-foot wide single track trail, and two trailheads that will include benches, shade structures, and/or signs, etc.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Dry Creek Highlands Sub-Area 2 Development Plan.

Jay Thomas opened the public hearing.

Rudy Stone, West Jordan resident, said his question was about the extension of 8600 South.

Ken, West Jordan resident, said his property backs 8600 South. He wanted to make sure there is continuity along 8600 South regarding width, green space, sidewalk space, shoulders, and turn lanes that are preserved the entire length. The other concern is the extremely large amounts of dirt that have been hauled onto the site. He wanted to be sure that the elevation of this property will be the same as the neighboring residences in the Oaks subdivision. He also asked that the widening of 8600 South take place immediately so that the construction trucks are not so close to the fence bringing dust and dirt onto their property.

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

Mark Forsythe said he received an email expressing concern with the large dirt piles on the site. He notified the engineering department so that an inspector can visit the site to see if there are mitigation measures to keep the dust down. 8600 South has been approved by the city and the current construction in the area is for the road itself. The plans for 8600 South were reviewed by the city for compliance with right-of-way width, sidewalk width, parkstrip width, and bike lanes, etc. and it met the standards.

Trish Hatch informed Mr. Stone that if there were other questions that were not addressed regarding 8600 South, he could talk with staff after the meeting.

**MOTION: Trish Hatch moved, based on the information analyzed in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council concerning the Dry Creek Highlands Sub-Area 2 Development Plan. The motion was seconded by Jimmy Anderson and passed 6-0 in favor. Emily Gonzalez was absent.**

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6. **Corridor - General Plan Text Amendment and Future Land Use Map Amendment; Recommendation to the City Council to Amend the General Plan creating a "Corridor" Land Use Designation and amending the Future Land Use Map on approximately 56 acres of property located along Redwood Road from Professional Office, Community Commercial, Low-Density Residential, Medium-Density Residential, High-Density**

**Residential, and Neighborhood Commercial designations to Corridor designation; City of West Jordan (applicant) [#34797]**

Taylor Jensen explained that the first proposal on this item is a text amendment in the General Plan to include the Corridor category. The second proposal is to apply the Corridor land use to certain properties along Redwood Road. He stated that the future land use map shows anticipated land use and is a guide when making land use decisions. He explained that the zoning map designations regulate and restrict property with regards to construction and uses. Tonight's proposal is not amending the zoning map, and the city does not propose to acquire property or use eminent domain. Rather, if someone chooses to make an application in the future for a rezone, that application would be considered according to the future land use map. A map of the proposed properties was shown. He pointed out that the properties within the City Center are not eligible for the Corridor zone because the station area plan is already associated with them.

Staff recommended that the Planning Commission make a recommendation of approval (positive recommendation) to the City Council for the proposed General Plan Text Amendment and the General Plan Map Amendment, as the proposal successfully complies with Criteria found in 13-7C-6.

Larry Gardner said there are no entitlements associated with the future land use map. However, it allows for the city to plan for utilities such as water and sewer.

Some specific properties were reviewed as to current uses. The plan could be used now or years in the future when it is time to redevelop.

Ammon Allen understood that this is a vision of a commercial corridor in the future and he asked why only a few parcels are being changed instead of the entire corridor.

Taylor Jensen said this was discussed at multiple City Council work sessions where they identified key nodes or those properties with the most potential for redevelopment and asked staff to present them for the amendment. However, an application for a change to the land use map could be made for any of the eligible properties.

Jay Thomas opened the public hearing.

Carol Crockett, West Jordan resident, understood that this change would make it easier to eventually change the zoning to commercial. She lives off of Redwood Road in a senior community. Her hope was that the three large properties behind her would be developed as single-family senior housing also. Other residential subdivisions have been built in the area. She only has 10 feet in the backyard, and she did not want to make it easier for the property to become commercial.

Joseph D. Smith, West Jordan resident, stated his home faces Shulsen Lane and not Redwood Road, so he wondered why it is included in the proposed amendments. He asked if any other properties have been designated to the Corridor land use previously. He wondered why the amendment was needed if a zoning change could be requested in the future.

Jospeh Smith, West Jordan resident, said he was confused as to what the future uses in the Corridor designation are. He said it was unsettling to have these changes being proposed to their property.

Cody Day, West Jordan resident speaking remotely, said that some of the proposed properties are much deeper than the 300 feet mentioned in the code. He asked if there is an impact to property values.

Jackie Shemp, West Jordan resident speaking remotely, was concerned with residential vs commercial. It was explained to her that this would allow for the high density the city wanted along the corridor and would be at least 2 stories high. She questioned the amount of traffic that will be added to an already busy road. She asked how the current residents are protected from the proposed 2-3 story buildings. She did not believe that the community is aware that these high-density buildings could be built next to residential homes. She was not in favor of the corridor zoning.

Natalie Madsen, West Jordan resident speaking remotely, said if people can apply to have their homes rezoned anyway she did not understand the purpose of the Corridor designation unless it is for bigger corporations to purchase large pieces of land for development. Her backyard is also very small and she did not want to stare at the wall of a three-story apartment building or having a commercial building in her backyard. She was not in favor of the corridor zone.

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

Taylor Jensen said as the city anticipates development pressure along Redwood Road, the change in land use designation helps to properly plan for upgrades to city infrastructure. He answered some of the other questions. Properties that are within 300 feet of Redwood Road are included, which could go back further than that if they are assembled and have frontage along Redwood Road. He explained that any development in the Corridor Zone requires a 25-foot setback, but if it is adjacent to residential then the setback needs to be as much as the building is tall. He said there are city pressures to have more high density residential and if they focus it on Redwood Road. It is more appropriate than within established lower density neighborhoods. The purpose statement in the Corridor Zone is to allow for and prioritize medium and high density multifamily and mixed use development. There are no properties that currently have the Corridor land use or zoning. Tonight, they are identifying properties that the city feels are appropriate.

Jay Thomas explained to those in attendance that the decision on this amendment will be made by the City Council at a future hearing.

Taylor Jensen pointed out that any development in the Corridor Zone will require a master development plan and master development agreement approved on a case-by-case basis that lays out density, building placement, height, and design, so it is not a blanket approval. He also explained that the form-based Corridor Zone has a mix of office, residential, retail, and commercial uses. The reason only certain parcels are being targeted in this application is because they were determined to have the most potential for redevelopment. However, any property that is eligible could request an amendment.

Trish Hatch encouraged residents to review the city maps to see what the zoning and future land use is for their own properties and those surrounding them.



**MOTION:** Ammon Allen moved to forward a positive recommendation to the City Council for the Proposed General Plan Text Amendment adding the “corridor” land use to the General Plan. The motion was seconded by Jimmy Anderson and passed 6-0 in favor. Emily Gonzalez was absent.

**MOTION:** Ammon Allen moved to forward a positive recommendation) to the City Council for the proposed Future Land Use Map Amendment, adding the Corridor designation to approximately 56 acres of property along Redwood Road. The motion was seconded by Jimmy Anderson and passed 6-0 in favor. Emily Gonzalez was absent.

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**7. Text Amendment – Traffic Calming Manual for New Development – Recommendation to the City Council to Amend the City Code Title 14-5-5C(2) regarding the requirement of traffic calming devices for new residential development; city-wide applicability; West Jordan Engineering Department (applicant)**

Nestor Gallo, traffic engineer, explained that Krista Riester received a grant from Wasatch Front Regional Council that allowed the city to team up with Avenue Consultants on the project. After more than a year of research and work the new traffic calming manual was produced for adoption along with a text amendment to reference the requirement for traffic calming measures in new residential developments.

Krista Riester, city associate engineer, said Avenue Consultants looked at all traffic calming tools that could be used in a city for existing and new subdivisions. Traffic calming is a big issue in the city especially when new infrastructure is abutting existing neighborhoods. Those tools were put in a concise platform. One component of the plan is to set a standard for developers to use these devices uniformly in new residential subdivisions. The second component is to incorporate the findings into the existing neighborhood traffic calming plan.

Kirby Snideman, Avenue Consultants, gave an overview of the new manual and the study that was completed that evaluated new tools for the existing traffic calming program and for use in new developments. He reviewed three strategies for traffic calming: road diet, roadway obstacles, and driver behavior and the tool impact as it relates to speed, traffic accidents, and cost. This new code requirement not only says traffic calming needs to be provided, but it gives clear guidelines to the developer on how to accomplish it. He reviewed the proposed manual and explained control points are spaced at 500 feet to achieve their goals. The manual includes standard drawings, and they also developed for residents a diagram of the decision process for the existing traffic calming program.

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 for the text amendment regarding the requirement of traffic calming devices for new residential development.

Trish Hatch appreciated the manual and the efforts that were made to secure the grant.



Tom Hollingsworth asked how they considered the impact on bicyclists when designing control points, such as a narrowing in the road.

Kirby Snideman said the purpose of the standard drawings is so the designing engineer can follow best practices in order to give the appropriate space to cyclists and pedestrians.

Jay Thomas opened the public hearing.

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

It was pointed out that the proposed code incorporated suggested changes from the Council's committee of the whole meeting.

Nestor Gallo explained that state law sets the speed limit in a residential zone at 25 mph with an exception to drop to 20 mph in a school zone. If a pedestrian is hit by a car at 20 mph they will likely survive it with few injuries, but at 32 mph there will be severe injuries or even a fatality. The police department has a threshold of 4-5 mph and citations are given in excess of 30 mph.

**MOTION: Ammon Allen 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 for the text amendment regarding the requirement of traffic calming devices for new residential development. The motion was seconded by Jimmy Anderson and passed 6-0 in favor. Emily Gonzalez was absent.**

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**8. Traffic Calming Manual for New Development – Recommendation to the City Council to adopt the Traffic Calming Manual; city-wide applicability; West Jordan Engineering Department (applicant)**

Nestor Gallo commented on a question from the previous item and said when the traffic calming measures were being designed they analyzed the different types of vehicles used on the road. A residential road is low volume. They model the roads for fire engines, snowplow operations, etc. During plan review they select traffic calming measures with the main idea being to control acceleration.

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 for the Traffic Calming Manual for New Developments.

Krista Riester did not have anything else to add from the presentation on the previous item.

Jay Thomas opened the public hearing.

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

**MOTION:** Ammon Allen moved, based on the information and criteria outlined in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Traffic Calming Manual for New Development. The motion was seconded by Trish Hatch and passed 6-0 in favor. Emily Gonzalez was absent.

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**9. Text Amendment – Motor Vehicle Sales in the C-M Zone; Recommendation to the City Council to Amend the West Jordan City Code Section 13-5E-3 Allowing Motor Vehicle Sales as a Conditional Use in the C-M (Heavy Commercial) Zone; city-wide applicability; City of West Jordan (applicant) [#34800]**

Larry Gardner stated that this use is allowed in several other commercial zones, and the amendment would allow motor vehicle sales as a conditional use in the C-M zone. He showed a map of the existing C-M zone locations.

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 Motor Vehicle Sales in the C-M Zone.

Jay Thomas opened the public hearing.

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

**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 forward a positive recommendation to the City Council for the text amendment regarding Motor Vehicle Sales in the C-M Zone. The motion was seconded by Trish Hatch and passed 6-0 in favor. Emily Gonzalez was absent.

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**10. Text Amendment – Veterinary Services; Recommendation to the City Council to Amend the City Code Title 13-5F-2 Permitted and Conditional Uses to allow Veterinary Services as a Permitted Use in the M-1 Zone; city-wide applicability; City of West Jordan (applicant) [#34819]**

Larry Gardner gave a brief explanation of the amendment.

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 Veterinary Services in the M-1 Zone.

Jay Thomas opened the public hearing.

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

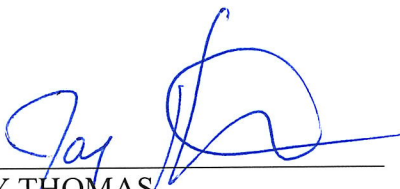
Ammon Allen said animal cremation uses require an added separation from residential and he asked if there would be a benefit to do the same for this use.

Larry Gardner said veterinarians are often next to residential uses and is usually not a problem, so he did not recommend the restriction.

**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 forward a positive recommendation to the City Council for the text amendment regarding Veterinary Services in the M-1 Zone. The motion was seconded by Jay Thomas and passed 6-0 in favor. Emily Gonzalez was absent.

**MOTION:** Jay Thomas moved to adjourn.

The meeting was adjourned at 8:17 p.m.

  
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JAY THOMAS  
Chair

ATTEST:



JULIE DAVIS  
Executive Assistant  
Community Development Department

Approved this 16<sup>th</sup> day of September, 2025

