

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING  
COMMISSION HELD OCTOBER 7, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Scott Langford, Larry Gardner, Ray McCandless, Tayler Jensen, Mark Forsythe, Duncan Murray, Paul Brockbank, 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.

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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 September 16, 2025**

**MOTION:** Trish Hatch moved to approve the Minutes of September 16, 2025. The motion was seconded by John Roberts and passed 7-0 in favor.

**2. Pierson Farms; 1996 West Gardner Lane; Amendment to Subdivision Condition of Approval for fencing material; R-1-8 Zone; McArthur Homes/John Gassman (applicant) [#34327; parcel 21-34-352-005]**

Jay Thomas asked the applicant to explain this business item.

John Gassman, McArthur Homes, explained that he was unprepared for a fence discussion at the preliminary plat approval in December, because up until that point all of the parties were in favor of vinyl. At that meeting, Commissioner Hatch was concerned with graffiti because of her experience with vinyl fencing along the Jordan River Parkway. He stated that since the meeting, he had walked the canal multiple times and noticed that it is heavily trafficked with pedestrians, so it is accessible. He felt that the intent of 'no trespassing' is for motor vehicles. On the mile long canal road from Sugar Factory Road to 9000 South, he saw no signs of graffiti or vandalism. Photos were shown of properties along the canal. In various areas, privacy screening was attempted in different ways with things such as plastic, fabric, bamboo, solid fencing, slats, vegetation, etc. If the homeowner installs a solid fence next to the chain-link it will create an area for volunteer trees and weeds to grow, and if there was a need to remove graffiti, it would be nearly impossible. He said that they believe white vinyl fencing will add to the perceived value to the future homeowners as opposed to chain-link, it is consistent with the treatment to the south, and it will not be a problem. The fence will be accessible and easily cleaned. As demonstrated by the photos, people want their privacy.

Mark Forsythe addressed the public visibility component with pictures from Gardner Lane that indicates there is not a lot of public visibility to the fence. If the change in fencing is approved, the treatment will be a mirror image of the Okubo subdivision to the south with vinyl fencing along the

canal and masonry along Gardner Lane. Maintenance of the fencing will be by individual homeowners, and vinyl panels can be easily replaced or cleaned.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the use of vinyl material for the fence along the South Jordan Canal in the Pierson Farms subdivision.

Conditions and Requirements of Approval:

1. Address and correct all redline comments generated by City departments.
2. The vacant area between the streetscape wall and the sidewalk along Gardner Lane shall be fully landscaped with a mix of rocks and boulders as approved by the West Jordan Parks Department.
3. Apply for a Demolition Permit of the existing house on the southwest corner of the subdivision (straddling Lots 126 & 127) or combine Lots 126 and 127 into a single lot prior to Final Subdivision approval.
4. *A 6' tall solid vinyl fence shall be constructed along the entire west boundary of the subdivision.*

Trish Hatch appreciated the efforts of the applicant to come back to the Commission to show that the damage would be minimal and that maintenance could be performed by the homeowner.

**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 Amendment to Subdivision Condition of Approval #4, changing the fencing material from chain-link to solid vinyl, for Pierson Farms located at 1996 South Gardner Lane in an R-1-8 zone. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

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3. **Addenbrook Phase 5; 6155 West Fallwater Drive; Preliminary Subdivision Plat (61 lots on 5.9 acres) and Development Plan; MFR Zone; Peterson Development/Barrett Peterson (applicant) [#34592; parcel 20-35-152-010]**

Victor Barnes, Peterson Development, said Addenbrook Village is part of the overall Highlands master planned community. Phase 5 is a multifamily product similar to Phase 2. Garbett Homes is ready to move forward with these homes. The request tonight is to renew the initial city approvals that have expired. Some city standards have changed, which they will work on with the engineers. The layout is the same as the original and it meets the intent of the original zoning and master plan for the community. He responded to the conditions of approval, stating that they would be met.

Ray McCandless gave an overview of the request. Phase 5 was approved in 2020 but development stalled out and approvals expired. The submittal is basically identical to the original. He stated that in 2021 the City Council limited some of the buildings to 2-story townhomes to be more consistent with the height of the surrounding single-family homes. That ordinance is in effect and they would like to tie that requirement back to this approval through a condition in the motion.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the preliminary subdivision plat (61 lots on 6.29 acres) for Addenbrook Phase 5 located at approximately 6155 West Fallwater Drive in a MFR Zone with the conditions and requirements of approval listed in the report.

Conditions and Requirements of Approval:

1. The proposed subdivision shall meet all applicable Zoning, Building, Engineering and Fire Department requirements.
2. The approved preliminary plat shall remain valid for one year following the date of approval. An approved, unrecorded final subdivision plat shall remain valid for two (2) years. 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 per City Code, Section 14-3-8.
3. All common areas and open space not dedicated to the City shall be owned and maintained by a homeowner's association or other legal entity as approved by the City.
4. Building heights shall be limited to 2 and 3 stories as approved by the City Council on August 25, 2021 (Ordinance Number 21-30).

Tom Hollingsworth said there is a bike lane on both sides of Fallwater Drive, and cars fill the Gladstone Apartments side of the road every night. He asked if this project would cause a problem with parking overspilling into the other neighborhoods and asked how that issue will be mitigated.

Ray McCandless stated that each unit is required to have an attached 2-car garage. If there are any issues beyond that, they would be addressed by the traffic engineer.

Tom Hollingsworth said until they can mitigate the problem he did not think adding more traffic to the neighborhood is conducive.

Larry Gardner said the concern is noted and will be taken to the traffic engineer. However, the Commission's authority is limited by the ordinance. He did not believe that the Planning Commission had the ability to restrict parking on streets.

Jay Thomas opened the public hearing.

Harmony Mitchell, West Jordan resident, expressed her concern with parking and access. One of the two entrances into the proposed development is from her neighborhood, so there will be a lot of added traffic, cars, and busyness on 8050 South. She pointed out an area and asked if that could be an access rather than bringing traffic through the neighborhood. She said she attended the original hearing with the discussions of 2- and 3-story buildings. It was her understanding that units behind existing homes would be 2-story, so she questioned the 3-story units on Parcel C.

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

Clarification was given on the style of building, which are townhomes attached side-to-side. All of the units are required to have two parking spaces.

Larry Gardner pointed out that each unit in Gladstone has a 2-car garage and there is adequate visitor parking. However, people might have more than two cars or it may be more convenient to park on the street instead of in the visitor parking. All products in the Highlands meet the code for required parking.

Victor Barnes said the city traffic engineer reviewed the plans and required them to install 'no parking' signs on Fallwater Drive on this side of the street.

**MOTION:** Jimmy Anderson moved, based on the analysis and findings contained in the staff report, to approve the Preliminary Subdivision Plat (61 lots on 6.29 acres) for Addenbrook Phase 5 located at approximately 6155 West Fallwater Drive in a MFR Zone with the conditions and requirements of approval listed in the staff report with the added requirement that the building heights shall be limited to 2 and 3 stories as approved by the City Council on August 25, 2021 (Ordinance Number 21-30). The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

Ammon Allen reviewed the placement of the buildings. The Commission is bound by the city code, including the ordinance that the City Council approved. Looking at the map he felt that the proposed layout is keeping in concert with the notion that there are no three-story units behind the existing single-family homes.

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4. **Text Amendment – Home Ownership Promotion Zone (HOPZ); Recommendation to the City Council to Amend the City Code Title 13-2-3 Definitions adding the “affordable housing” definition, and the creation of a new Title 13-5P Home Ownership Promotion Zone and amend Section 13-8-23(B)(1) exceptions to the Balanced Housing Ordinance; City-wide applicability; City of West Jordan (applicant) [#34903]**

Taylor Jensen provided an overview of the proposed text amendment. Senate Bill 168 created a Home Ownership Promotion Zone to encourage the development of affordable housing. The City is choosing to adopt this zone and to include it in next year's Affordable Housing Plan. The law requires the housing to be affordable and deed restricted. Developers get increased density and access to tax increment funding. Some reduced design standards are allowed including no required garage.

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 Home Ownership Promotion Zone.

Trish Hatch asked how much leeway the city has to adapt the code to fit the needs of our community.

Taylor Jensen said there are minimum requirements, but the city can make other changes. For example, the state does not require removal of the garage requirement. However, it was

recommended by the City Council based on input from the development community that it could help make housing more affordable.

Jay Thomas opened the public hearing.

Shane Sumption commented in the context of the naming of the initiative and indications as to what that means and the inclusion of the term affordable housing. He questioned the idea that increased density has a direct relationship to home affordability. He sees the argument that could be made for it, but did not see that it was true in his experience within Utah and the Salt Lake Valley when contemplating housing for his adult children.

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

Tayler Jensen said the minimum six units per acre is a requirement of SB 168. Regarding the question of if increased density reduces housing costs he referred to the State of Utah resources and published materials on their website including the state Affordable Housing Report. This has been an ongoing issue on at the capitol, and there have been studies and research conducted with the Gardner Institute and other organizations.

Jay Thomas said the state has implemented rules and laws to counteract some of the high price of housing, but he felt that it is mostly driven by the market.

**MOTION: Trish Hatch 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 proposed changes to titles 13-2-3, 13-8-23(B)(1), and the creation of a new title 13-5P. The motion was seconded by John Roberts and passed 7-0 in favor.**

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**5. Text Amendment – Parking Lots; Recommendation to the City Council to Amend the West Jordan City Code Title 13-12-6C 1-4 adding to and clarifying parking lot location, construction materials and requirements for specific zones; city-wide applicability; City of West Jordan (applicant) [#34799]**

Larry Gardner stated that the amendment clarifies parking standards such as location, construction materials, and requirements for specific zones. It clarifies the differences between required parking and storage in industrial and public facilities zones. Parking or storage in the drinking water source protection overlay zone must be constructed of concrete or asphalt. Definitions for ‘required parking’, ‘institutional use’, and ‘special event’ are being added. The purpose statement was simplified, they removed the restriction for recreational vehicle parking in multifamily developments, added an exception to front yard parking to allow a 9’ x 18’ stall for an accessory dwelling unit, and other requirements for specific uses have been put into one area of the code.

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 parking lots.

Jay Thomas 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 for the Text Amendment regarding Parking Lots. The motion was seconded by Trish Hatch and passed 7-0 in favor.

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**6. Text Amendment – Public Art; Recommendation to the City Council to Amend the City Code Title 13-8 “Supplementary and Qualifying Standards” adding 13-8-24 regulating public art and amending 13-2-3 adding definitions for “Public Art” and “Work of Art”; city-wide applicability; City of West Jordan (applicant) [#34904]**

Larry Gardner explained the parameters for allowance of public art. The city is contemplating sculpture and other public art to be allowed on city-owned property. Definitions for ‘public art’ and ‘work of art’ will be added, which are taken from state code.

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 Public Art.

Jay Thomas opened the public hearing.

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

**MOTION:** Emily Gonzalez moved, based on the information and criteria 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 Public Art. The motion was seconded by John Roberts and passed 7-0 in favor.

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**7. Text Amendment – Easements; Recommendation to the City Council to Amend the City Code Title 14-5-9: Utilities And Utility Easements: city-wide applicability; City of West Jordan (applicant) [#34905]**

Larry Gardner said city code for decades has required blanket rear yard public utility easements on all newly created subdivision lots. He reviewed the typical easements. In the past some public utilities would locate in rear yards, but that has not been the practice of the electric and gas companies for the last 20 years. This ordinance will remove the blanket requirement but leave the ability for the engineer to require a rear yard public utility easement if they feel it is needed.



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 easements.

Jay Thomas opened the public hearing.


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

It was clarified that this ordinance will only affect future development.

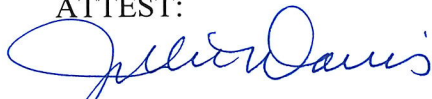
**MOTION:** Emily Gonzalez moved, based on the information and criteria set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Text Amendment regarding Easements. The motion was seconded by John Roberts and passed 7-0 in favor.

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

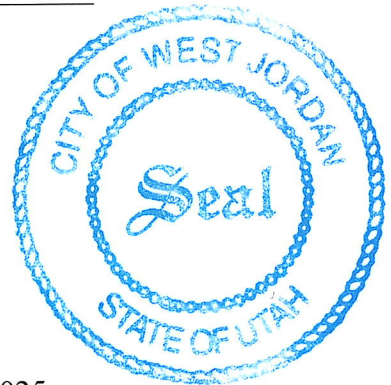
The meeting was adjourned at 6:52 p.m.

  
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JAY THOMAS  
Chair

ATTEST:



JULIE DAVIS  
Executive Assistant  
Community Development Department



Approved this 21<sup>st</sup> day of October, 2025