

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 25, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Larry Gardner, Ray McCandless, Megan Jensen, Duncan Murray, Nathan Nelson, Mike Jensen, Julie Davis, Alexandra Sanchez-Clegg

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Duncan Murray provided training on Ex Parte Communication.

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

Pledge of Allegiance

1. Approve Minutes of October 21, 2025

MOTION: Ammon Allen moved to approve the minutes of October 21, 2025. The motion was seconded by Trish Hatch and passed 7-0 in favor.

2. Padel Park; 9151 South Prosperity Road Suite 400; Conditional Use Permit for Personal Instruction Services; M-1 Zone; Padel Park Inc./Isaac Holt (applicant) [#35020; parcel 26-02-326-004]

Isaac Holt, applicant representing Padel Park, stated that the facility is an indoor instructional training center focused on Padel, a racquet sport. He explained their program and stated that all operations are indoors. They have one full-time employee and three part-time coaches. Their business centers around instruction, personal improvement, and community fitness. He referenced the positive findings in the staff report relating to compatibility with the general plan. The use is considered less intensive than manufacturing uses in the area. The business is 1100 feet from the nearest residential structure. Personal instruction services are harmonious with the intended zoning district. Padel Park will have 30 dedicated parking stalls, and at maximum capacity with all six courts and all staff present there would be 28 people in the building. Traffic is distributed throughout the day because lessons and open play are scheduled. Road access is adequate as stated in the report. The Fire Department identified the need to protect sprinkler heads from airborne balls, which they intend to provide with netting or guards. No new utility connections are needed and existing infrastructure supports the use. He concluded that the proposed use and site meet all code requirements.

Adam Ismail said padel is the fastest growing sport in the world. In Europe and South America, it is second only to soccer.

Megan Jensen reviewed the site plan and layout that provides 30,000 square feet and 30 parking stalls. Staff did not anticipate any traffic or parking issues. She reiterated the fire department condition regarding protection for the fire sprinklers.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Padel Park, located at 9151 South Prosperity Road Suite 400 in an M-1 zone, provided that all conditions of approval can be fully adhered to at all times.

The conditions below supported by substantial evidence as described in the analysis of section IV of the staff report are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use.

1. Netting or sprinkler head guards shall be installed and approved by the Fire Department to protect fire sprinklers.

Ammon Allen said noise coming from inside of the building could be an issue, and he asked who the neighboring businesses are.

Megan Jensen said the only other business license for the building is a mail order pharmacy. Businesses moving into the building will know that there is a padel facility

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 Conditional Use Permit for Personal Instruction Services for Padel Park located at 9151 South Prosperity Road Suite 400 with the condition that is supported by substantial evidence as described in analysis section IV of the staff report. The motion was seconded by John Roberts and passed 7-0 in favor.

3. **Copper Mountain Plaza; 8939 South 5600 West; Preliminary Site Plan and Conditional Use Permit for Restaurant, Fast Food; P-C Zone; Layton Davis Architects/John Davis (applicant) [#34952, 34967; parcel 26-01-153-035]**

John Davis, applicant speaking remotely, explained that two retail buildings are planned for the site with access from 5600 West. The building on the west will have a drive-through. After discussions with UDOT, they do not have plans to utilize the strip of property going to 9000 South as an access at this time. He felt that the proposed site plan meets all parking, setbacks, and site plan requirements. They have been working with the neighboring bank on the shared access.

Megan Jensen said the property is within the Planned Community zone. They propose a 2,000 square foot restaurant and a 7,000 square foot retail building for up to four tenants. The buildings meet all the setback requirements, which includes a 20-foot landscape buffer abutting residential to the north and east. A 6-foot masonry wall along the residential uses will also be required. Access from 9000 South is

currently not allowed by UDOT. There is an existing shared access from 5600 West. She stated that there was some concern from the neighbors regarding traffic going north on 5600 West and making U-turns, which impedes residents exiting from the subdivision. The traffic engineer told her that there are plans to extend the median in the future. Sixty parking stalls are required for the site and they have provided 61 as well as six stacking spaces in the drive-through lane. The site is heavily landscaped at 33%. She showed the proposed building elevations, which were accepted by the Design Review Committee.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission grant approval for the Preliminary Site Plan and the Administrative Conditional Use Permit for Copper Mountain Plaza located at 8939 South 5600 West in the P-C zone with the conditions and requirements of approval listed in the staff report.

Preliminary Site Plan -Requirements of Approval

1. Provide a 6-foot masonry wall along all property lines adjacent to a residential zone.

Administrative Conditional Use Permit - Conditions of Approval

There are no conditions of approval suggested by staff because staff has not identified any reasonably anticipated detrimental effects of this use.

Ammon Allen said traffic is problematic in the area. He noted that the Planning Commission makes sure the project meets code based on how people *should* behave, but people do not always act appropriately. So, he was glad to know there is a plan in place for the median.

Tom Hollingsworth asked if the traffic study recommended mitigation of the conflict with vehicles leaving the bank on 5600 West that turn in front of traffic coming around the corner from 9000 South.

Nathan Nelson did not know if that had been specifically addressed, but he could look at the traffic study for the area to see if that issue had been studied.

Jay Thomas opened the public hearing.

Eric McKenna, West Jordan resident directly adjacent to the restaurant site, read questions/concerns from the neighborhood. 1) where does the storm water drain to and how will it be managed. 2) What type of fencing or landscaping will be provided for privacy. 3) What kinds of traffic studies were completed for the area and what safety measures will be required. 4) How will noise from the drive-through operations, and lighting be controlled. Is there an odor mitigation plan for exhaust systems. 5) Where is the dumpster location, is there screening, and will it be maintained to prevent odors and pests. He presented a list of his concerns with the corresponding code references.

Brian Oakeson, West Jordan resident, agreed with the previous concerns. He noted that the elevation of the proposed site is much higher than that of the homes. His concern was that if the elevation remained the same as the bank, then the line of sight would go down into their homes. He said that an 8-foot privacy fence would do a better job to shield them from noise generated on the site. He stated that 5600 West is the safe walking route from the elementary school to the apartments. He asked if that route needed to be adjusted, especially with an increase in traffic that the businesses will generate.

James Gammell, West Jordan resident, was concerned with the traffic. In addition to extending the median he thought there should be signage that pushes traffic to a safe and legal place for a U-turn. There is a conflict in the afternoon when school traffic is exiting and people leaving the bank block traffic as they execute illegal U-turns. He was recently blocked from sidewalk access by the bank traffic. He thought that these traffic issues should be addressed, because adding more businesses would increase the conflicts.

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

John Davis said he understood the existing traffic concerns, but he was not sure how they could help mitigate those issues through their development site, but they would be open to comments from the Commission. The storm water calculations were done and they will be installing underwater chambers to keep all water onsite. The photometric plans have been completed, and all light levels will be kept on the property. He stated that the elevation of the 6-foot fence should be close to the elevation of the parking lot. The fence along with the landscaping buffer should block any vehicle traffic that circulates on the site. The dumpster is on the north property line with vegetation as a buffer. He did not know what the collection schedule would be, but a business would not want a mess on the property. They would like to protect pedestrians and children but was not sure how that could be accomplished on their site.

Ammon Allen said the credit union is at a higher elevation than the homes. He asked if the proposed wall would be at the same top elevation as the existing residential fence.

John Davis said it will likely be at the same location tying into the property line. The building will match the same elevation as the credit union and the storm chambers are to the north, so the grade will be taken down to tie into the grade where the existing fence is. All drainage will positively drain into their system.

Ammon Allen appreciated the comments and code references from the neighbors. He felt that the concerns had been addressed, but recommended that the residents could contact staff after the meeting to answer additional questions. He was of the opinion that the proposal meets code requirements. Living in the area he is aware of traffic speeds, which could be solved if people had more patience while driving. He was glad to know the median will be installed. He also thought that there would be natural slowing in the area as the west side of the road develops.

MOTION: Ammon Allen moved, based on the information and findings set forth in the staff report, to approve the Preliminary Site Plan for Copper Mountain Plaza located at 8939 South 5600 West with the conditions and requirements of approval listed. The motion was seconded by Trish Hatch and passed 7-0 in favor.

MOTION: Ammon Allen moved, based on the information and findings set forth in the staff report and explanations received today, to approve the Administrative Conditional Use Permit for Restaurant, Fast Food for Copper Mountain Plaza located at 8939 South 5600 West. The motion was seconded by Trish Hatch and passed 7-0 in favor.

4. Terraine Pool Complex; 7173 W. Hikers Pass Drive; Preliminary Site Plan and Preliminary Subdivision Plat (1 lot on .714 acres); PCH Zone; Third Cadence LLC/Gary Langston (applicant) [#34878, 34879; parcel 20-27-100-009]

Gary Langston, applicant, said this is the first of two required pool sites for the Terraine development and serves the middle to southern area. The building is oriented to be opposite of the Bistro and Community Hall. The architecture is similar to those buildings with concrete, steel, and wood. Parking is intended to be on-street and there is angled parking and a drop off zone. The facility will be open generally from Memorial Day to Labor Day. The site is also connected to the trail system. There will be higher density residential to the east in the future.

Ray McCandless explained that the approvals include a site plan and a subdivision plat.

Based on the analysis and findings contained in the report, staff recommended that the Planning Commission approve the Preliminary Site Plan and Preliminary Subdivision Plat (1 lot on .714 acres) for the Terraine Pool Complex located at 7173 West Hikers Pass Drive in a PCH zone, with the conditions and requirements of approval listed in this report.

Conditions and Requirements of Approval:

1. Per City Code, Section 13-7B-5: Expiration of Approved Site Plans: An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. The preliminary site plan shall comply with all applicable City Department and City Code requirements.
3. Expiration of preliminary and final subdivision approvals are subject to the standards listed in City Code, Section 14-13-8 Expiration of Subdivision Approval.

Jay Thomas opened the public hearing.

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

MOTION: Emily Gonzalez moved to approve the Preliminary Site Plan and Preliminary Subdivision Plat for Terraine Pool Complex located at 7173 West Hikers Pass Drive with the conditions and requirements of approval as listed in the report. The motion was seconded by Jimmy Anderson and passed 7-0 in favor.

5. Wagstaff Investments; 9047 South Copper Dust Lane; Recommendation to the City Council for a Future Land Use Map Amendment for 3.73 acres from Low Density Residential to Neighborhood Commercial and Rezone from R-1-10D (ZC) (Single-family residential 10,000 square foot lots with zoning conditions) Zone to SC-1 (Neighborhood Shopping Center) Zone; Wagstaff Investments, LLC/Brent Neil (applicant) [#34983, 34984; parcels 26-02-304-018, 019]

Brent Neil, applicant, said they had been in communications with the Catholic Church for 1-2 years but now with the realignment of 9000 South and connection to Bacchus Highway they felt it was a great place for commercial uses. He said they had met with the Council at their committee of the whole meeting as well as a neighborhood meeting that generated a lot of comments. He felt that the

concept plan reflects the feedback from those meetings. Residential buffering includes a masonry fence and landscaped setbacks of 20 feet or more, which he knows will be addressed at the time of site plan approval.

Ammon Allen explained that today's action is for a recommendation to the City Council to change the future land use map and zoning map and not for planning the site plan. He asked about the connection to 9000 South and if it was approved by UDOT.

Brent Neil said UDOT would accept a 350-foot spacing, and that is what is shown on the concept.

Ray McCandless explained that the property has unusual circumstances with the shape and being adjacent to 9000 South and New Bingham. The application is to change the future land use map from low density residential to neighborhood commercial and to change the zoning from R-1-10 to SC-1. He reviewed the zoning and land use designations for the surrounding properties. The realignment of New Bingham Highway will provide for a safer intersection at 9000 South. The concept plan shows two commercial buildings, a gas station, and a carwash. However, if the property is rezoned, then any of the uses allowed in the SC-1 zone could go on the property. The site plan process requires a hearing with the Planning Commission and addresses details like building setback, landscaping, parking, access points, etc. Some rezonings are straight-forward, but this situation is more difficult. Single-family homes could provide buffering for existing residents, but it would place more homes across from industrial uses. There are other subdivisions that back onto an arterial road, so there is a case to be made for either option. Commercial uses could act more as a buffer to the heavier industrial uses. If the property is rezoned to commercial, the impacts are typically mitigated through the zoning ordinance or through building orientation or through fencing, etc. He explained that with any change in the future land use map and zoning map, the Commission needs to make positive findings on all criteria. If they cannot identify a finding that supports the request then a negative recommendation is required. The Commission should determine if this is an appropriate location for a commercial use rather than single-family and if there is a need for it.

Staff recommended that the Planning Commission forward a favorable recommendation to the City Council to amend the Future Land Use Map from Low Density Residential to Neighborhood Commercial and Rezone from R-1-10D (ZC) to SC-1, approximately 3.73 acres of property located at 9047 South Copper Dust Lane.

Jay Thomas said it would be difficult to develop single-family there due to the shape. Commercial could also be difficult, but fewer structures allow for setbacks to be more easily met.

Ray McCandless agreed that single-family lots would probably be odd-shaped, and there is more flexibility on building placement with commercial.

Jay Thomas opened the public hearing.

Brett Seegmiller, West Jordan resident, stated that there were more than 50 people at the meeting with City Council and none of them wants this change. He said the neighbors would even support higher density housing over commercial. He pointed out the safe walking route for children and said that there is no safe plan for kids to cross 9000 South. There are no plans for a crosswalk or flashing stop sign, etc. They understand the difficulties developing the property, so even condos or townhomes

could make it profitable. Another concern is with all of the commercial vacancies and that this project could also sit empty.

Logan Gregory, West Jordan resident, stated that the residents appreciated the City Council opening the dialogue with this request. He referred to a letter received from Joe Colosimo, who represents the Catholic church, which states the property was acquired by them 30 years ago. He felt that this is a bait and switch because it was supposed to be a church. There have been 12 accidents at the intersection of 9000 South and 6400 West in less than a year since it has been open. There are safety concerns for the children and that commercial would entice them to cross the street. He referred to the letter from Edge Homes stating that they would not be interested in the property for single-family residential. However, they would be open to a zoning that allowed smaller lot residential. He asked the Commission to consider the residents and asked for it to stay residential and as safe as possible.

Gene McEntire, West Jordan resident speaking remotely, echoed the previous comments. His home would be in line with the gas station based on the plan. He was concerned with the additional, noise, traffic, and increased lighting that would make it difficult for his health. His research showed that a gas station and retail space next to residential often reduces property values. He said the property could support townhouses not an additional gas station. He was opposed to the request.

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

Jimmy Anderson said it seemed that the Planning Commission had more latitude with this type of application to voice concerns. He echoed the concerns of the residents that it is unfair that they were told it would be a church and now it will be a gas station or something else unknown.

John Roberts provided some thoughts based on his 25 years of real estate and appraisal experience. It does feel like a bait and switch, but that is the risk with church uses because they usually go on residential properties. So, if the church goes away or does not happen, whatever comes next will seem inferior to those existing residents. As an appraiser or potential developer, there is not a single home site that is appealing. Almost every house will back a five-lane road. Even looking at high density or commercial, neither is appealing to the residents. The highest and best use is generally the most financially productive. The church has their best offer from the commercial developer, which tells him the property is probably worth more as commercial than multi-family housing. We do not know if there is even a buyer for residential.

Trish Hatch said building high density housing would only exacerbate the problem of children crossing in the area. She did not think multi-family was the best use. She did not know if commercial was the right use either. She said it did not feel like there was a best answer.

Tom Hollingsworth thought the concept of bait and switch is moot. Whenever you buy property next to vacant land you do not know what will go there, because situations and economic realities change over the years. If a developer said 5-story apartments would be the only economically viable option for high density residential, he did not think the neighbors would want that. The value of the property is in the shape, which is not suitable for similar housing in the area. He was leaning toward a positive recommendation for commercial, because it does not make economic sense to keep it residential.


Ammon Allen said he could see the property as residential and it could also be a fantastic spot for

commercial. They are not looking at a site plan, so a lot of the concerns cannot be worked out at this time. The City Council could possibly consider a master development agreement that identifies access points and uses if they choose to rezone the property to commercial. West Jordan has no duty to the church to make it profitable and the church has no duty to the residents to build a church. Another less viable option is for the group of people who do not want the change to buy the property. Otherwise, the city has to determine how to balance the rights of the property owner with what is in the city code and what is most appropriate for the city moving forward. He thought that a commercial zoning would be appropriate for the property once 9000 South goes through.

MOTION: Tom Hollingsworth moved, based on the analysis and findings contained in the staff report, to forward a positive recommendation to the City Council for Wagstaff Investments located at 9047 South Copper Dust Lane for a Future Land Use Map Amendment for 3.73 acres from Low Density Residential to Neighborhood Commercial and Rezone from R-1-10D(ZC) Zone to SC-1 Zone. The motion was seconded by Ammon Allen and passed 5-2 in favor with Jimmy Anderson and Jay Thomas casting the negative votes.

MOTION: Emily Gonzales moved to adjourn.

The meeting was adjourned at 7:14 p.m.



JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 9th day of December, 2025

