

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD DECEMBER 9, 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, Tayler Jensen, Duncan Murray, Mike Jensen, Julie Davis, Nicole Woodburn, Chris Trevino, Cory Fralick, Isabelle Zytka

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 legislative recommendations.

The regular meeting was called to order at 6:01 p.m. with a quorum present.

Pledge of Allegiance

1. Approve Minutes from November 25, 2025

MOTION: Ammon Allen moved to approve the minutes of November 25, 2025. The motion was seconded by Trish Hatch and passed 7-0 in favor.

2. West Jordan City Zone 5 North Tank; 7229 Hikers Pass Drive; Preliminary Site Plan; PCH/MDA Zone; City of West Jordan Public Works (applicant) [#35067; parcel 20-28-277-001]

MOTION: Jay Thomas moved to continue the Preliminary Site Plan for West Jordan City Zone 5 North Tank to the January 6, 2026, meeting. The motion was seconded by Ammon Allen and passed 7-0 in favor.

3. West Jordan Free Standing Emergency Room (FSER); 6170 West 7800 South; Recommendation to the City Council for a Future Land Use Map Amendment for 86.14 acres from Parks, Very Low, Low, and Medium Density Residential, and Community Commercial to the designations of Professional Office (43.84 acres) and Medium Density Residential (42.27 acres) and Rezone from A-20 (Agricultural 20-acre lots) Zone to P-O (Professional Office) Zone; Fulmer Lucas Engineering, LLC/Avery Steed (applicant) [#35072, 35073; parcel 20-26-301-004]

Sam Burgess, director of real estate for HCA Healthcare, stated that their engineer Avery Steed was participating online. The request is to rezone the property from agriculture to professional office, which will allow for construction of a free-standing emergency room as the first phase of the project. The proposal is consistent with the guiding principles of the general plan to bring medical services to a fast-growing area of the valley. The future land use map will be amended to professional office and medium density residential for future development. The rezoning will allow them to bring more robust medical services to this area of the valley as well as jobs.

Tayler Jensen said the current land use map has many designations and the proposal is for only two. This area has long been planned for uses such as medical office and buffer residential and is designated on the Interchange Overlay Zone (IOZ) map. The concept plan was shown. The emergency room will be free-standing initially and as the hospital expands it will attach to the ER. The proposed P-O zoning district will cover the entire parcel and allows the hospital to move forward. If the IOZ is applied in the future it will override the underlying zone.

Based on the analysis contained in the report, staff recommended that the Planning Commission make a positive recommendation to the City Council for the proposed Future Land Use Map Amendment and Rezone.

Ammon Allen understood that they could not move forward with the IOZ now because the full plan would have to be included, which is unknown at this time. This rezoning will allow the emergency room to develop. He said there is some risk if the residential to the north and medical/commercial to the south do not move forward. He could not think of concerns the city might have if the entire piece was completely developed as professional office or commercial, aside from residents' concerns.

Tayler Jensen said more of the risk is taken on by the hospital because they would probably want to have residential vesting before bringing in the hospital. He did not anticipate the entire 86 acres would develop as professional office, but if it did there would be required standard buffering. To be entirely commercial, it would have to be rezoned to something other than professional office. The IOZ is a separate zoning district that will require a master development agreement and buffering will be intensified. Transitions from the neighborhood will be in a smart way going toward the freeway, and the IOZ allows them to apply better planning principles.

Jay Thomas opened the public hearing.

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

Tom Hollingsworth felt that a hospital to benefit the community at large was a better plan than the previously proposed high density housing, and he thought the neighborhood would probably accept this type of use as having a lower impact on the community. Traffic could increase, but the widening of 7800 South provides some mitigation in that area.

MOTION: Tom Hollingsworth moved to forward a Positive Recommendation to the City Council for the proposed General Plan Map Amendment from Very-Low Density Residential, Low Density Residential, Medium Density Residential, Community Commercial and Future Park to Medium Density Residential (42.27 Acres) and Professional Office (43.84 Acres). The motion was seconded by Trish Hatch and passed 7-0 in favor.

MOTION: Tom Hollingsworth moved to forward a positive recommendation to the City Council to rezone approximately 86.14 acres from A-20 (Agriculture 20 Acre minimum lots) zone to P-O (Professional Office) zone to the West Jordan City

Council, subject to all requirements of approval. The motion was seconded by Trish Hatch and passed 7-0 in favor.

4. Utah Wildland Fire Urban Interface Map and Code; Recommendation to the City Council to adopt the Utah Wildland Fire Interface Map and Code; City of West Jordan Fire Department (applicant)

Deputy Fire Chief Chris Trevino stated that House Bill 48 passed in 2025 asks cities to adopt the 2006 Wildland Urban Interface (WUI) Code. Cities are required to identify their WUI areas and to provide a map to the state. The Bill defines a WUI property as where wildland ties into homes and areas of commerce. West Jordan has identified the area of concern as the western area at the city boundary. Fire administration met with the City Council and they were directed to share this information with the Planning Commission as it will affect building and zoning, etc. The City Council wanted to minimize the impact to residents while keeping the purpose of the bill as a proactive way of reducing fire risk to citizens and mitigation efforts in large fire events. There is a fee schedule associated, so they identified what it would look like to minimize additional fees or associated building and insurance costs to the residents. He showed a map that identifies 500 feet from the entire western edge of the city boundary line. Other areas of concern include the Jordan River, which is identified as a 4 out of 10 on the state level, which is a moderate risk. The WUI area identified on the proposed map is a 5 but they anticipate that it will change to a 7.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to adopt the Utah Wildland Fire Urban Interface Map and Code.

Trish Hatch asked for clarification on the threat assessment for the area along the Jordan River. The city had done a better job of cutting down weeds in that area, but there is still a high chance for fire.

Chief Trevino said they rarely have fires along the Jordan River because of the wet soil and environmental conditions. He referred to the map from the Utah Division of Forestry, Fire, and State Lands that shows only portions along the Jordan River are at a moderate threat level. As the areas are identified it will affect insurance rates, coverage, and fees. The city is trying to minimize the impact to the citizens with a needs assessment so that not everyone will get a fee.

Ammon Allen asked if the 500-foot boundary captures the highest numerical values from the state map.

Chris Trevino said it provides a buffer. He showed the state's structure exposure map for West Jordan and explained how the buffer area was determined and how they use it to mitigate fire danger. He felt that the state will get a better map once the areas are updated with developed properties.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved to forward a positive recommendation to the City Council to adopt the Utah Wildland Fire Urban Interface Map and Code. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

5. Text Amendment - Street Light Standards; Recommendation to the City Council to Adopt Design and Construction Standards for Street Lighting Section 16500; City-wide applicability; City of West Jordan (applicant)

Cory Fralick, Public Services Director, introduced Isabelle Zytka who was instrumental in working with the department to update many of the standards.

Isabelle Zytka, Public Services intern, said the street light standards had not been updated since 2018. She highlighted changes to Section 2.01C that deals with copper theft by allowing aluminum wiring and to Section 1.06E that now provides a “burn in” period of seven days in case of a product malfunction. Also, correct photos replaced those that were out-of-date. The code changes now coincide with how the city operates.

Based on the analysis and findings contained in the staff report and upon evidence received at the public hearing, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for this application.

Ammon Allen thanked Ms. Zytka for the updates.

Jay Thomas opened the public hearing.

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

Trish Hatch also felt that the amendments were a lot of work and nicely done.

Jay Thomas said the change to allow aluminum wiring makes sense.

MOTION: Trish Hatch moved, based on the information and findings of the required criteria set forth in the staff report and upon the evidence and explanations received today, to forward a recommendation of approval to the City Council for this application finding that an affirmative determination has been made for the criteria found in 13-7D-6B; 1 through 4. The motion was seconded by John Roberts and passed 7-0 in favor.

6. Text Amendment – Variances and Appeals to the Land Use Appeal Authority; Recommendation to the City Council to Amend the West Jordan City Code Title 13-7G-1, 13-7G-2, 15-3-9, 15-3-10, and 15-5-3 Removing the Public Hearing and Public Noticing Requirements for Variances and certain Appeals to the Land Use Appeal Authority, and making other technical revisions/clarifications; City-wide applicability; City of West Jordan (applicant) [#35017]

Duncan Murray explained that this amendment is primarily to comply with state law that says cities may not require a public hearing or notice for the public hearing for variances and certain appeals. This amendment removes that requirement from our code. Some technical changes in the numbering format and updates to reflect the new state code section numbers were included.

Based on the analysis and findings contained in the report, staff recommended that the Planning Commission forward a positive recommendation to the City Council concerning the proposed ordinance amendments to §13-7G-1, §13-7G-2, §15-3-9, §15-3-10, and §15-5-3 of the City Code regarding removing public hearing and public noticing requirements for Variances and certain appeals.

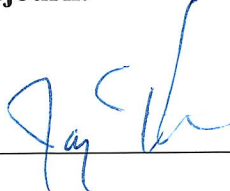
Jay Thomas opened the public hearing.

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 concerning the proposed ordinance amendments to Sections 13-7G- 1, 13-7G-2, 15-3-9, 15-3-10, and 15-5-3 of the City Code regarding public hearing and public noticing requirements for Variances and certain appeals. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:43 p.m.



Chair

ATTEST:


Community Development Department

Approved this 6th day of January, 2026

