



**THE CITY OF WEST JORDAN
PLANNING & ZONING COMMISSION MEETING
February 03, 2026**

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Zoom Webinar ID: 873 8185 2411 Password: 8000 [Click Here to Join](#)

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- *Attend in person in the City Hall Council Chambers 8000 S Redwood Road 3rd Floor and participate during the public hearing when called upon by the Commission Chair*

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PRE-MEETING 5:30 PM

- Call to Order
- Review of Agenda
- Reports on Prior City Council Meetings and/or Current Applications (*as needed*)
- Training (as needed)

GENERAL MEETING 6:00 PM

1. CONSENT CALENDAR

- Approve Minutes from January 6, 2026

2. PUBLIC HEARINGS (*with final action by the Planning Commission*)

- RhythmX Dance Lab; 4256 West 8370 South; Conditional Use Permit for Personal

Instruction Service; M-1 zone; RhythmX Dance Lab, LLC/ Raquel Bucio (applicant)
[Megan Jensen #35150; parcel 21-31-401-006]

- b. Utah Outdoors Unlimited; 7880 South 1300 West; Conditional Use Permit for Outdoor Storage and Operations; C-M Zone; Utah Outdoors Unlimited/Brandon Oquendo (applicant) [Megan Jensen #35036; parcel 21-34-227-015]

3. PUBLIC HEARINGS *(with Recommendation to City Council for Final Action)*

- a. Rolfe Subdivision; 2659 W 7000 S & 2660 West Beverly Glen Avenue; Rezone; Kim Rolfe (applicant){Tayler Jensen/Nate Nelson/Greg Davenport #34822 Parcels # 21-28-201-053-0000 & 21-28-201-024-0000}

4. INFORMATIONAL ITEMS

- a. Review of Balanced Housing Report for 2025

5. ADJOURN

1. PLEDGE OF ALLEGIANCE

Please note: Public comments will be limited to 3 minutes per person per item. All persons who address the Planning and Zoning Commission are requested to clearly state their name. Items may be tabled by the Planning Commission. The order of items on the agenda, time limits, and other rules are subject to change.

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune and Valley Journal.

***Posted and dated January 26, 2026
Deputy City Recorder***

Alexandra Sanchez Clegg,



MINUTES OF THE CITY OF WEST JORDAN
Planning and Zoning Commission
Tuesday, January 6, 2026 – 6:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order

Commissioners Present: Jay Thomas, Cheryl Acker, Tom Hollingsworth, John Roberts, Ammon Allen, Emily Gonzalez, and Jimmy Anderson

Staff Present: Larry Gardner, Ray McCandless, Megan Jensen, Tayler Jensen, Mike Jensen, Scott Langford, Alan Anderson, Duncan Murray, Alexandra Clegg, Tangee Sloan, Cindy Quick, David Murphy

The pre-meeting was called to order by Commissioner Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Duncan Murray provided training on Open and Public Meetings Act (OPMA).

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

Pledge of Allegiance

Commissioner Allen led participants in the Pledge of Allegiance

1. Oath of Office for New and Reappointed Commissioners

Tangee Sloan, City Recorder, administered the oath of office to Commissioners Ammon Allen, Cheryl Acker, and Tom Hollingsworth.

2. Election of Chair and Vice Chair for 2026

Motion: Commissioner Allen moved to nominate Commissioner Thomas to serve as Planning Commission Chair. The motion was seconded by Commissioner Hollingsworth and passed 7-0 in favor.

Motion: Commissioner Gonzalez moved to nominate Commissioner Allen to serve as Vice Chair. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

3. Appointment of Two Commissioners to the Design Review Committee for 2026

Motion: Chair Thomas moved to appoint Commissioners Tom Hollingsworth and John Roberts to serve on the Design Review Committee for 2026. The motion was seconded by Commissioner Allen and passed 7-0 in favor.

Note regarding CDBG Committee Appointment

Chair Thomas stated he would be serving on the CDBG Committee for one last year.

4. Approve Minutes from December 9, 2025

Motion: Commissioner Gonzalez moved to approve the minutes from December 9, 2025. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

5. Utah Outdoors Unlimited; 7880 South 1300 West; Conditional Use Permit for Outdoor Storage and Operations; C-M Zone; Utah Outdoors Unlimited/Brandon Oquendo (applicant) [Megan Jensen #35036; parcel 21-34-227-015]

Megan Jensen reviewed the site plan and conditions of approval which are listed in the staff report. The site is paved with asphalt, which is a requirement. Applicant intends to store RVs outdoors behind the existing building and to perform light mechanical repairs on the RVs. There is an existing chain link fence on the west side; the applicant would need to add privacy slats on the north and west property lines. Solid metal or masonry fencing would need to be installed on the east and south to screen from the public roads. Staff require that those fences be a minimum of 20 feet back on those driveways for visibility.

Chair Thomas opened the public hearing at 6:16 p.m.

Kevin Fuller, West Jordan resident, stated they own buildings directly to the north of the subject property. He raised concerns for his current tenants and future tenants, and how this will impact their ability to lease the space. He referred to an incident where a motorhome was parked in front of his building and visibility was impacted.

Chair Thomas suspended public comment for this meeting for this item.

MOTION: Commissioner Allen moved that the Planning Commission continue the public hearing and consideration and final action regarding the Conditional Use Permit for Outdoor Storage and Operations, located 7880 South 1300 in a C-M zone, to the February 3, 2026, Planning Commission Meeting. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

6. Platinum Suites-Tattoo Studio Rental; 8846 South Redwood Road; Conditional Use Permit for Tattoo and Body Engraving Services in the Redwood Road Overlay; SC-2(ZC) Zone; Platinum Suites, LLC/Clint Osborne (applicant) [Megan Jensen #35080; parcel 27-03-178-082]

Clint Osborne, applicant, stated they rent an estimated 4,200 square foot space, that area then is subdivided into 18 suites, which gets leased out to beauty professionals. He does not foresee any negative impacts with leasing to individuals who provide tattoo and body engraving services. Applicant stated they would not be increasing capacity or changing business hours.

Commissioner Allen asked how the applicant ensures tenants follow a standard of cleanliness and safety. Osborne stated that with his current tenants, since they are independent business operators they must attain state licensing which in favor keeps that standard.

Commissioner Thomas wondered if there would be an issue with merging tattoo services with other beauty services. Applicant states current tenants do not see any issue, and future tenants would be notified of the uses in the surrounding space prior to signing a lease.

Megan Jensen reviewed the site and floor plan. Staff did not provide any conditions of approval because staff did not identify any reasonable detrimental effects of this use. It was noted as a requirement that all tenants would need a business license and go through the proper channels of obtaining proper documentation.

Chair Thomas opened the public hearing at 6:28 p.m.

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

MOTION: Commissioner Anderson 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 Platinum Suites Tattoo Studio Rental, located at 8846 South Redwood Road in an SC-2(ZC) Zone & Redwood Road Overlay Zone, subject to all Conditions of Approval listed in the staff report. The motion was seconded by Commissioner Gonzalez and passed 7-0 in favor.

7. West Jordan City Zone 5 North Water Tank; Continued from 12-9-25; 7229 Hikers Pass Drive; Preliminary Site Plan; PCH/MDA Zone; City of West Jordan Public Works (applicant) [Ray McCandless/Colby Cain #35067; parcel 20-28-277-001]

Ray McCandless presented the preliminary site plan. The site is on the south side section of the Terraine Development, but it is a city-owned tank. A tank site was always envisioned as part of the Terraine Development, there were two potential sites selected, but the subject item is what was ultimately decided upon for approval. The tank is to be built into a hillside, which from the planned development should not be visible. Staff's understanding is that the tank will not serve the Terraine Development residents, as they are serviced by Kearns Improvement District.

David Murphy clarified the number of ERCs (equivalent residential connections) to be served by this water tank; he stated that it would be about 3,000 for this reservoir. It is a 4-million-gallon reservoir. It will take roughly 18-24 months to construct this tank. It will serve existing residences inside of West Jordan City limits in Water Pressure Zone 5.

Chair Thomas opened the public hearing at 6:34 p.m.

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

MOTION: Commissioner 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 Preliminary site plan for the West Jordan City Zone 5 North Tank, located at approximately 7229 Hikers Pass Drive with the conditions and requirements of approval listed in the staff report. The motion was seconded by Commissioner Hollingsworth and passed 7-0 in favor.

8. Dalfen Industrial Park; 6181 West New Bingham Highway; Amended Subdivision Plat, Amended Site Plan, and Conditional Use Permit for Outdoor Storage in the Drinking Water Source Protection Overlay; M-1 Zone; West Jordan Logistics Center LP/Joseph Walker (applicant) [Tayler Jensen/Nathan Nelson #35014, #35015, & #35016]

Dan Olsen, representing applicant, stated they want to develop an outdoor storage area for one of their prospective tenants, to be used as an accessory use. Tayler Jensen reviewed the site plat and proposed plat. There is a parcel in the proposed plat that will need to be purchased by the City of West Jordan, as that right-of-way will be expanding in the future. Having that parcel at the city's request will streamline the process of not requiring an additional subdivision in the future. The applicant plans to pave the entire site, which would be necessary to protect from anything parked or stored on site from contaminating the groundwater.

Chair Thomas opened the public hearing at 6:40 p.m.

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

MOTION: Commissioner Gonzalez moved that the Planning Commission approve a conditional use permit for Outdoor Storage for Dalfen Storage on approximately 13.4 acres at 6181 West New Bingham Highway subject to all conditions and requirements of approval. The motion was seconded by Commissioner Acker and passed 7-0 in favor.

MOTION: Commissioner Gonzalez moved that the Planning Commission approve an amended site plan for Dalfen Storage located at 6181 West New Bingham Highway, subject to all

requirements of approval. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

MOTION: Commissioner Gonzalez moved that the Planning Commission approve an amended subdivision plat combining lots 1 & 3 and creating Parcel A for Dalfen Storage located at 6181 West New Bingham Highway subject to all requirements of approval. The motion was seconded by Commissioner Acker and passed 7-0 in favor.

9. *Joyli Circle Rezone; 2307 West Joyli Circle; Recommendation to City Council to Rezone .80 acres from RR-.5C (Rural Residential half-acre lots) Zone to R-1-10 (Single-family residential 10,000 square foot lots minimum) Zone; Bryan H. Booth (applicant) [Megan Jensen/Nathan Nelson/Dave Murphy/Mike Jensen #35027; parcel 21-33-226-044]*

Bryan Booth, applicant, stated they purchased the 0.80-acre lot about 20 years ago. Applicant would like it to be rezoned to R-1-10, to in the future subdivide the lot into two residential lots. Zoning would be consistent with the neighboring area and is consistent with the city's general plan. City water and sewer lines are available; the new residence will connect to these. There is minimal impact to be expected on police and fire protection.

Megan Jensen stated the applicant's proposal meets all requirements of the general plan and future land use map. The next step would be an amended subdivision plat, which is a staff approval application, following the rezone (that will go to City Council for approval).

Chair Thomas opened the public hearing at 6:48 p.m.

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

MOTION: Commissioner Allen moved that the Planning Commission recommend a positive recommendation of the Joyli Circle rezone of approximately 0.8 acres from Rural Residential 0.5 Acre Lots (RR-.5C) to Single-Family Residential, 10,000 SF minimum lot size (R-1-10) to the West Jordan City Council, subject to all requirements of approval. The motion was seconded by Commissioner Anderson and passed 7-0 in favor.

10. *Barber Estates Rezone; 7401 South 5490 West; Recommendation to City Council to Rezone 8.3 acres from RR-1D (Rural Residential 1-acre lots minimum) Zone to R-1-9 (Single-family residential 9,000 square foot lots minimum) Zone; Anderson Development/Thatiam Falls (applicant) [Tayler Jensen/Nate Nelson #34633; parcel #20-25-325-015]*

Chair Thomas asked if there was anyone present to speak on the subject item; no hands were raised.

MOTION: Commissioner Roberts moved to table the public hearing and further consideration and final recommendation on the Barber Estates rezone application (of approximately 8.3 acres from Rural Residential 1 Acre Lots (RR-1D) to Single-Family Residential, 9,000 SF minimum lot size (R-1-9) to the February 17, 2026, Planning Commission meeting. The motion was seconded by Commissioner Gonzalez and passed 7-0 in favor.

11. Titan West Jordan; 5927 West 9000 South; Recommendation to City Council for a Future Land Use Map Amendment for 14.73 acres from Regional Commercial to Light Industrial and Rezone from P-C (Planned Community) Zone to M-1 (Light Manufacturing) Zone; Titan Property Management (applicant) [Tayler Jensen/Nathan Nelson #35004, 35005; parcel # 26-02-401-001]

Sal Perdomo, applicant and contract purchaser, stated that the zone map amendment will allow for future development that better aligns with the surrounding area. The site has been proposed for retail uses in the past. Applicants have tried to get approval from UDOT for full four-way right in, right out, left in, left out access, which has been denied. Mr. Perdomo is proposing two shallow bay buildings in their concept plan, they are targeting tenants under 30,000 sq. ft. The proposed development will reduce traffic counts as compared to retail uses, increase the job base, tax base and investment in West Jordan.

Chair Thomas opened the public hearing at 6:57 p.m.

Danny Woodberry, current landowner, showed in support of this item. He briefly explained background of this site and how their efforts to bring in commercial to that site was hindered due to the road access which was opposed by UDOT.

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

MOTION: Commissioner Anderson moved that the Planning Commission make a recommendation of Approval (positive recommendation) to the City Council for the proposed General Plan Map Amendment from Regional Commercial to Light Industrial. The motion was seconded by Commissioner Hollingsworth and passed 7-0 in favor.

MOTION: Commissioner Anderson moved that the Planning Commission recommend approval of the rezone of approximately 14-73 acres from Planned Community (P-C) to Light Industrial (M-1) to the West Jordan City Council, subject to all requirements of approval. The motion was seconded by Commissioner Hollingsworth and passed 7-0 in favor.

12. Adjourn

MOTION: Commissioner Gonzalez moved to adjourn the meeting at 7:00 p.m.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 6, 2026. This document constitutes the official minutes for the West Jordan Planning Commission meeting.

Alexandra Clegg
Deputy City Recorder

Approved this ____ day of ____ 2026



PLANNING COMMISSION STAFF REPORT

SUBJECT: **RhythmX Dance Lab**; 4256 West 8370 South; Conditional Use Permit for Personal Instruction Service; M-1 zone; RhythmX Dance Lab, LLC/ Raquel Bucio (applicant) [Megan Jensen #35150; parcel 21-31-401-006]

SUMMARY: The applicant is requesting approval of a Conditional Use Permit to operate a personal instruction service within an M-1 zone.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit for a personal instruction service located at 4256 West 8370 South in an M-1 zone, provided that all Conditions of Approval can be fully adhered to at all times.

MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the Planning Commission approve the Conditional Use Permit for a personal instruction service located at 4256 West 8370 South in an M-1 zone with the conditions that are supported by substantial evidence as described in the analysis of section IV of this staff report."

CONDITIONS AND REQUIREMENTS OF APPROVAL:

13-7E-6: ACTION BY PLANNING COMMISSION:

A. Staff Report: Prior to the consideration of a conditional use application, the community development department, in consultation with other appropriate city departments, shall review and study the application and prepare a staff report that:

1. Describes the reasonably anticipated detrimental effects of the proposed conditional use as compared with the standards of this article (section 13-7E-7) and detail the reasons why each of the reasonably anticipated detrimental effects will be detrimental; and

2. Suggests reasonable conditions, which will reasonably relate to mitigating each of the reasonably anticipated detrimental effects of the proposed conditional use.

B. Determining Effects and Conditions: Prior to any decision on any conditional use application, the planning commission shall:

1. Determine any reasonably anticipated detrimental effects of the proposed conditional use:

- a. Specify why each of the identified reasonably anticipated detrimental effects will be detrimental based on the standards in this article; this is necessary to determine what conditions may be imposed to mitigate the detrimental effects; and

- b. If no reasonably anticipated detrimental effects can be determined, conditions are unnecessary, and should not be imposed;

2. Determine reasonable conditions which are reasonably related to the purposes and goals of the standards of this article (section 13-7E-7) and address the reasonably anticipated detrimental effects in a reasonable manner:

- a. The conditions must be supported by substantial evidence in the record;

- b. A condition is unnecessary and shall not be imposed if it requires the applicant to meet a requirement of existing law that they are subject to; therefore, requirements to comply with existing law are not conditions; and

- c. A condition not tied to a reasonably anticipated detrimental effect cannot be imposed, even if it would be beneficial to the community; and

3. Approval: State on the record as part of the decision:

- a. Each of the identified reasonably anticipated detrimental effects;

- b. Each of the identified reasonable conditions, imposed by the city, which reasonably relate to mitigating each of the reasonably anticipated detrimental effects of the proposed conditional use; and

- c. A Determination that the conditions imposed will substantially mitigate the detrimental effects. "Substantially mitigated" does not mean the same as "completely eliminated."

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

1. 8370 South is a bus route for Jordan School District. To avoid blocking buses on 8370 South, class attendees must park/drop-off/pick up on-site or only on the north side of the road. Vehicles shall not park on the south side of 8370 South. At the start of each new class, participants shall be informed of this requirement.

I. BACKGROUND:

The site received final site plan approval in March 1999. The building addition inside which the dance studio will be located was approved in December 1999. The instructional studio will be in the northwest portion of the existing building and will complete interior work to divide the space into two dance studios, an office, and two bathrooms. This work will be approved through the building permit process. No exterior work on the site is proposed. A printing company occupies the rest of the building.

II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Current Use
North	Light Industrial	M-1	Light Industrial/Menlove Construction
South	Light Industrial	M-1	Light Industrial/Rocky Mountain Waterproofing/Storage Yard
East	Light Industrial	M-1	Light Industrial/Reids Concrete Service
West	Light Industrial	M-1	Light Industrial/Elegant Universal Stone/Utah Decking Supply

RhythmX Dance Lab is a small studio that provides instructional dance classes, mainly focused on clogging, for children, teenagers, and adults. The facility offers competitive and non-

competitive instruction during structured class times led by instructors. There will be 3-6 instructors/staff and 15-20 students on site at a time spread across multiple classes. Students will arrive and depart at staggered intervals based on class schedules. Vehicles will typically leave the site after dropping off students.

III. FINDINGS OF FACT:

13-7E-7: STANDARDS FOR DETERMINATION

Prior to approving any application for a conditional use permit, the planning commission or zoning administrator, as applicable, shall consider the following:

- A. The reasonably anticipated detrimental effects, like all aspects of a conditional use application, must be established by substantial evidence.
- B. If the city requires the need for additional conditions to address the reasonably anticipated detrimental effects, the city has the burden of proving both the existence of the reasonably anticipated detrimental effects and the need for conditions.
- C. The following specific considerations articulate city purposes or goals related to guiding the planning commission or zoning administrator in identifying reasonably anticipated detrimental effects. The planning commission or zoning administrator shall determine if the proposed conditional use:

Determination 1. Has any detrimental effects on the general plan or on the purpose of the zoning district in which the proposed site is located that cannot be mitigated by reasonable conditions;

Substantial Evidence: The site is located in an M-1 zoning district. The purpose of the M-1 zone is as follows:

The Light Manufacturing (M-1) Zone is established to provide areas suited to general manufacturing, assembly, repair and storage. The M-1 Zone is considered to be the most intensive zone that will provide industrial areas in the City that are free from extreme nuisances and dangerous conditions.

The 2023 West Jordan General Plan states that undesirable uses that create nuisances and adverse impacts should be excluded from industrial areas. Additionally, manufacturing zones should be buffered from incompatible land uses, especially residential areas.

Personal instruction services are a less intensive use than manufacturing, and Staff does not anticipate the facility will undermine the nature of the neighborhood or create extreme nuisances or dangerous conditions. There will likely be some noise produced from dancing, however all activities will be indoors, and the building includes sound reduction measures such as speaker positioning and insulation. Staff does not feel the level of noise produced by this use will be more than a typical manufacturing business. The facility is not near any residential neighborhoods.

Condition(s) Imposed: Staff believes the applicant's proposal is harmonious with the M-1 zone, and therefore does not recommend any conditions of approval related to Determination 1.

Determination 2. Is inadequate in size or shape to accommodate the use;

Substantial Evidence: The site is 0.9 acres and rectangular in shape. The main building is 13,530 square feet and the addition is approximately 2,300 square feet. The dance studio will be located in the addition portion of the building. There are no proposed modifications to the site. Staff believes the size and shape of the lot is adequate for the proposed use.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 2, and therefore does not recommend any conditions of approval related to Determination 2.

Determination 3. Has one or more of the requirements for the zone district (including, but not limited to, setbacks, parking, on site circulation, screening, buffering, and landscaping) that are not being met;

Substantial Evidence: The site went through site plan approval in 1999 at which time all site plan requirements of the M-1 zone were met.

Required parking was calculated using the "Recreation centers, swimming pools, skating rinks and similar uses" found in the required parking table in §13-12-3. This use, which is most similar to the proposed business regarding parking needs, requires 1 space per 6 persons based on capacity load. The capacity load for the space is 33 which requires 6 parking spaces based on the parking table. The existing printing shop requires 16 parking spaces. There are 34 stalls on site, and 18 stalls are dedicated to RhythmX Dance Lab, leaving the required 16 stalls for the printing shop. With most vehicles not parking on site for the class duration, Staff believes parking will be adequate for the proposed use.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 3, and therefore does not recommend any conditions of approval related to Determination 3.

Determination 4. Has inadequate access to public streets and highways or has any detrimental effects on traffic (which may be generated) that cannot be mitigated by reasonable conditions;

Substantial Evidence: The site has one access on 8370 South. There are 15-20 students anticipated to be on site at a time. Classes are staggered by 30 minutes. For example, classes in studio one will start at 4:30, and classes in studio two will start at 5:00.

8370 South is a bus route for Jordan School District. To avoid blocking buses on 8370 South, class attendees must park/drop-off/pick up on-site or on only on the north side of the road. Vehicles shall not park on the south side of 8370 South.

Condition(s) Imposed:

1. 8370 South is a bus route for Jordan School District. To avoid blocking buses on 8370 South, class attendees must park/drop-off/pick up on-site or on only on the north side of the road. Vehicles shall not park on the south side of 8370 South. At the start of each new class, participants shall be informed of this requirement.

Determination 5. Has any detrimental effects on public safety services that cannot be mitigated by reasonable conditions;

Substantial Evidence: Staff does not anticipate any detrimental effects caused by the proposed use related to public safety services. The Fire Department has reviewed the proposed plans. The plans show that the building will be fire-sprinkled, therefore the applicant will need to obtain the proper permits from the Fire Department for the fire sprinklers and alarms.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 5, and therefore does not recommend any conditions of approval related to Determination 5.

Determination 6. Will unreasonably interfere with the lawful use of properties within the vicinity of the proposed conditional use that cannot be mitigated by reasonable conditions;

Substantial Evidence: All activities will be contained indoors and no external modifications are proposed to the site, therefore Staff does not anticipate any detrimental effects caused by the proposed use that will unreasonably interfere with the lawful use of properties within the vicinity.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 6, and therefore does not recommend any conditions of approval related to Determination 6.

Determination 7. Will create an additional need for essential city services or utilities that cannot be met without unreasonable efforts or expenditures of city or public resources;

Substantial Evidence: Staff does not anticipate the proposed use will create an additional need for essential city services or utilities that cannot be met. No new utility connections are proposed or needed. The business is not anticipated to cause an excessive impact on police and fire services.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 7, and therefore does not recommend any conditions of approval related to Determination 7.

Determination 8. Will have any detrimental effects regarding public health, safety, and welfare.

Substantial Evidence: Staff does not anticipate the proposed use will create detrimental effects regarding public health, safety, and welfare. The business will be relatively low impact and will not utilize any harmful substances or practices.

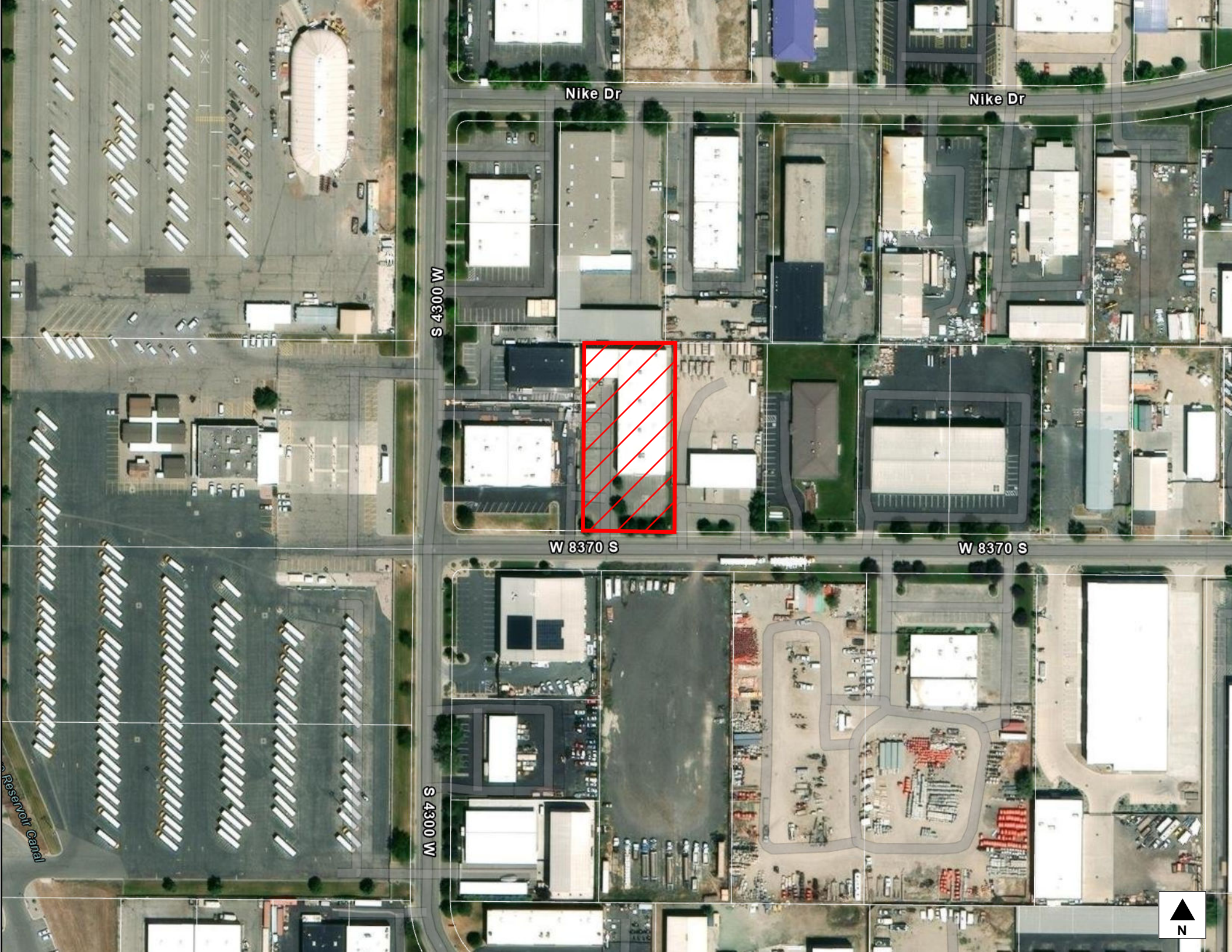
Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 8, and therefore does not recommend any conditions of approval related to Determination 8.

IV. CONCLUSION:

Staff recommends that the Planning Commission approve the Conditional Use Permit for a personal instruction service located at 4256 West 8370 South in an M-1 zone, provided that all Conditions of Approval can be fully adhered to at all times.

V. ATTACHMENTS:

Exhibit A – Aerial Map
Exhibit B – Zoning & Future Land Use Map
Exhibit C – Site Plan
Exhibit D –Floor Plan
Exhibit E – Letter of Intent
Exhibit F – Application



Nike Dr

Nike Dr

S 4300 W

W 8370 S

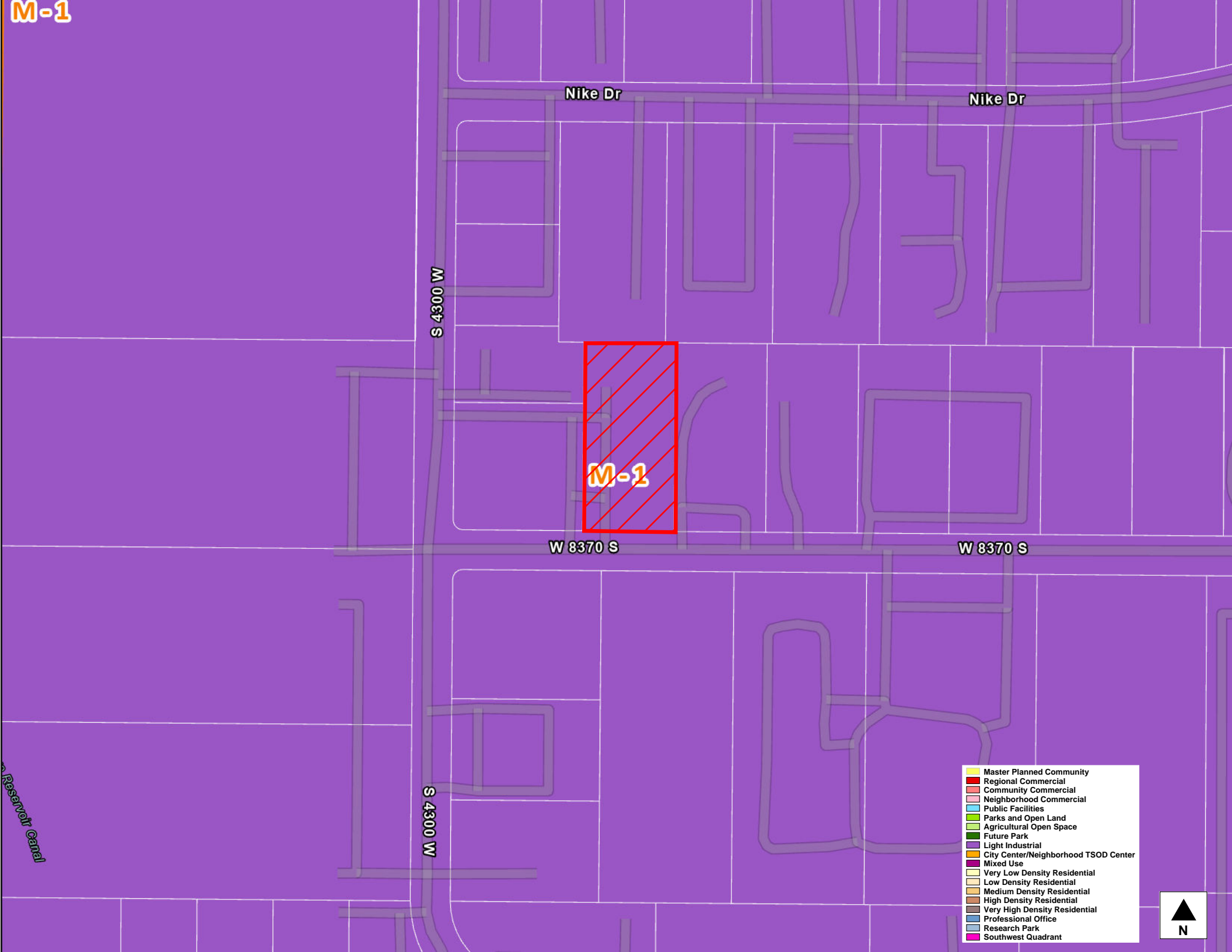
W 8370 S

S 4300 W

Reservoir Canal



M-1



Nike Dr

Nike Dr

S 4300 W

M-1

W 8370 S

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S 4300 W

Reservoir Canal

- Master Planned Community
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Public Facilities
- Parks and Open Land
- Agricultural Open Space
- Future Park
- Light Industrial
- City Center/Neighborhood TSOD Center
- Mixed Use
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Professional Office
- Research Park
- Southwest Quadrant



36' 3"
Driveway

33' 7"

not for
our use

X
X

51' 7"

182' 7"

32' 7"

Fire hydrant

Handicap

6' 6"

18' 3"

8' 2"

8' 9"

20 parking spaces
18 designated for RhythmX Dance Lab Use
6' 6" x 18' 3"

Grass to Road
33' 7"


Drive way Width
36' 3"

Building to Edge
of Parking
32' 7"

Parking Grass Strip
5' 7" x 182' 7"

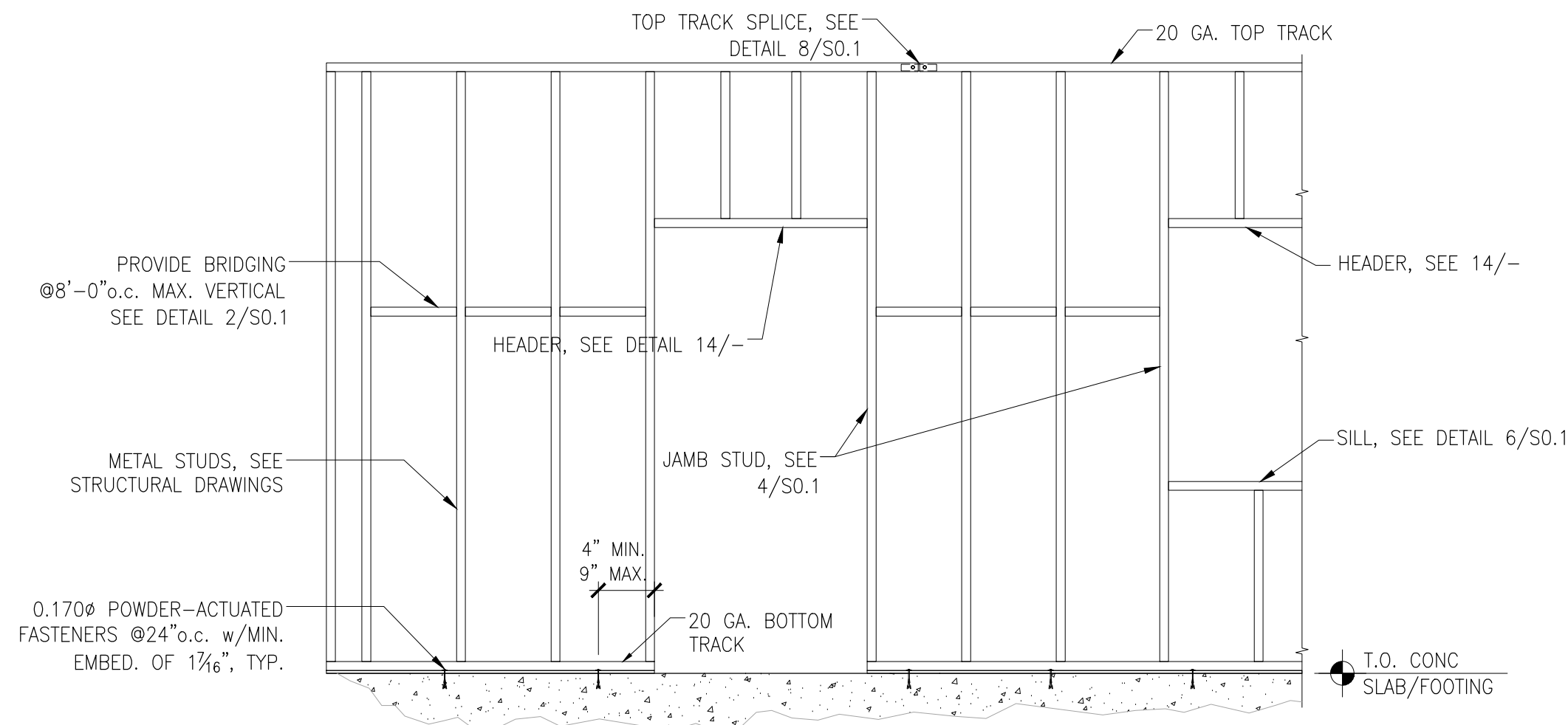


Total
Property

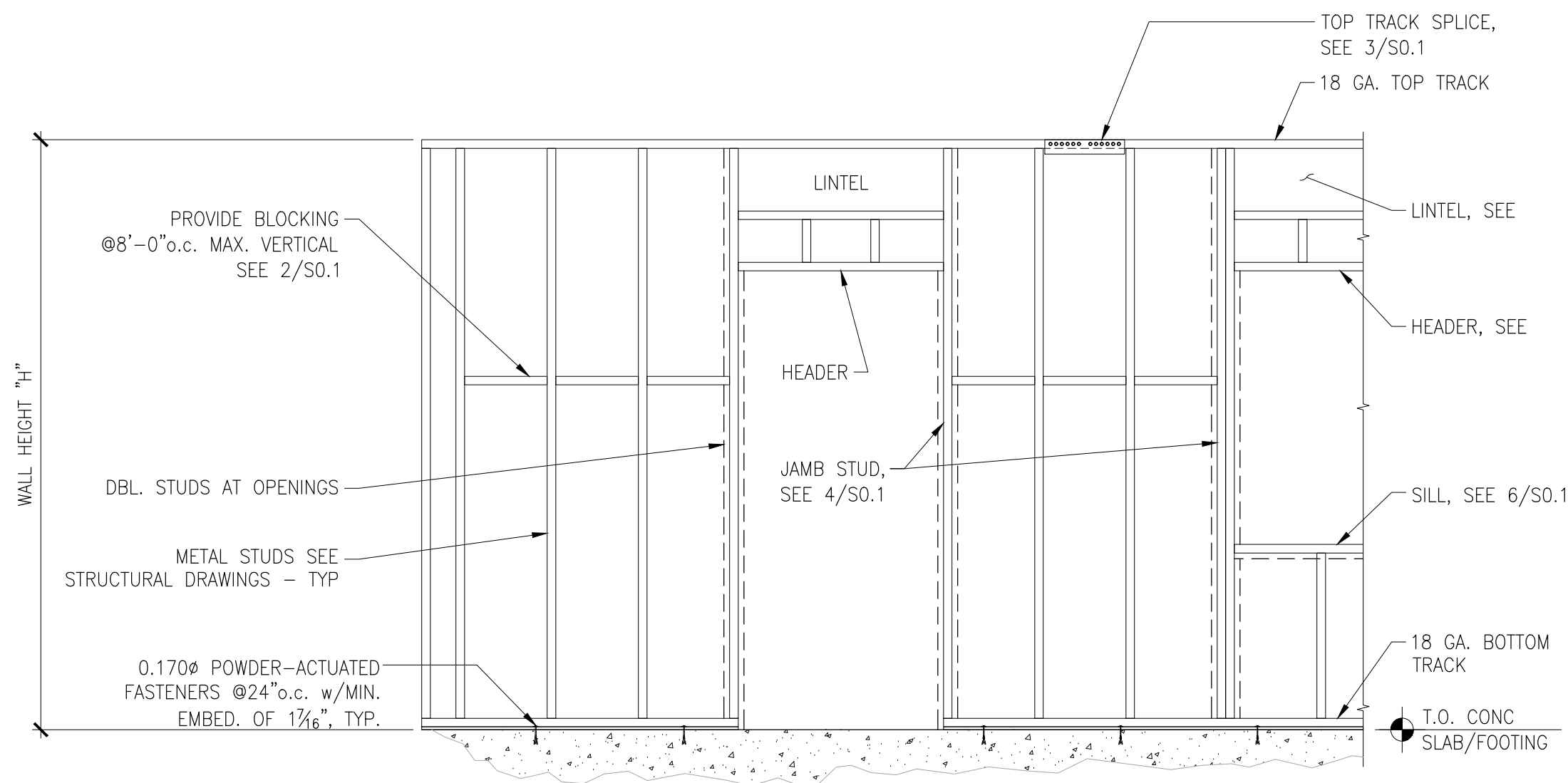
 RhythmX
Dance
Lab
Space

NOTES

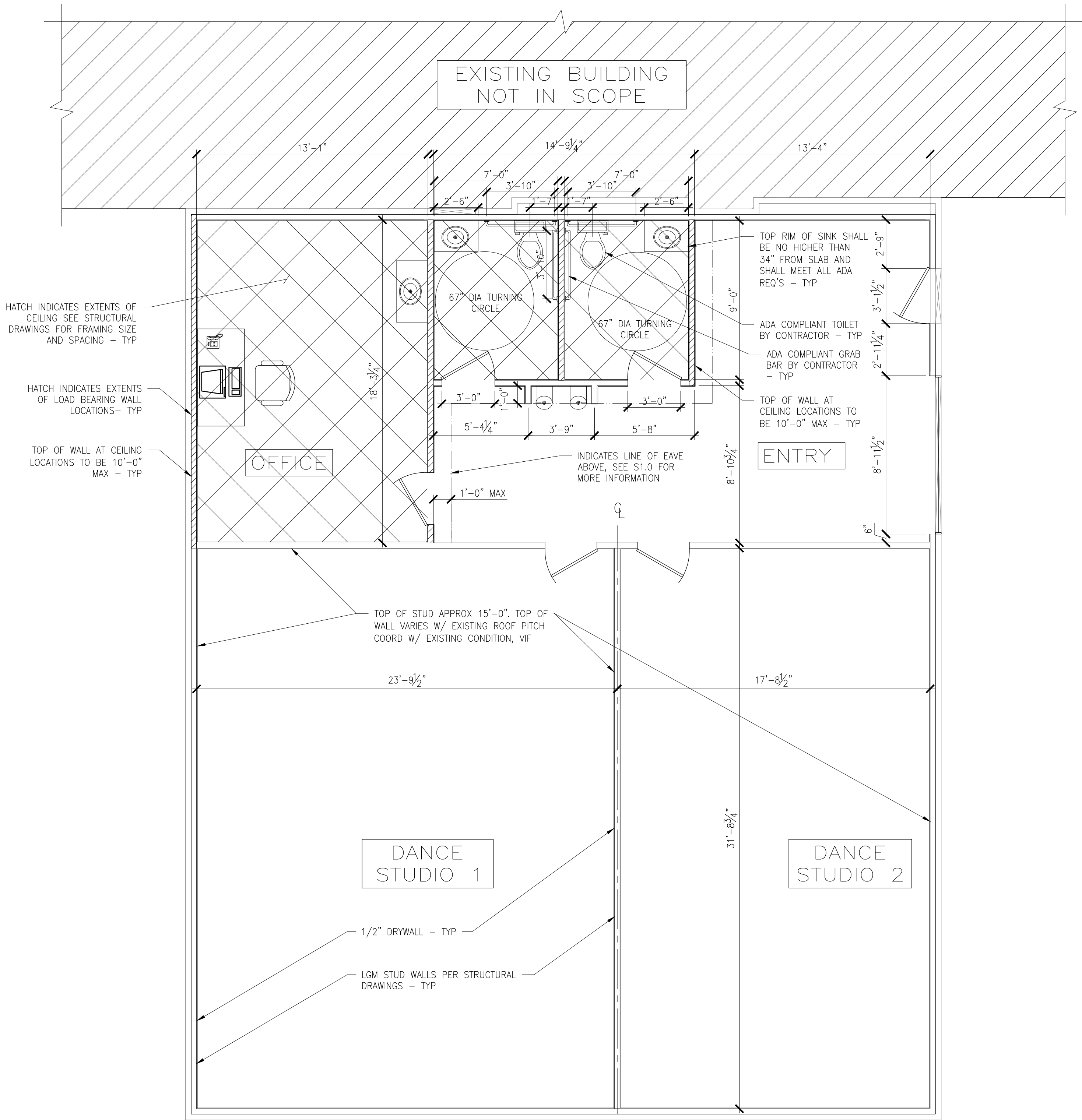
1. NO CODE REVIEW HAS BEEN PERFORMED BY LEVEL ENGINEERING INC. THESE DRAWINGS ARE LAYOUT DRAWINGS ONLY AND DO NOT INDICATE THAT A LIFE SAFETY ANALYSIS HAS BEEN PERFORMED
2. OWNER / CONTRACTOR IS RESPONSIBLE FOR A ALL MECHANICAL, ELECTRICAL, PLUMBING, LIFE SAFETY AND EGRESS ANALYSIS
3. ALL DIMENSIONS AND ELEVATIONS ARE BASED ON FIELD MEASUREMENTS OF EXISTING CONDITIONS AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION
4. ALL FINISHES BY OWNER / CONTRACTOR
5. SEE LAYOUT DRAWINGS FOR WALL TYPE AND CONSTRUCTION
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING THE EXISTING STRUCTURE, AND PARTIALLY COMPLETED PORTIONS OF WORK.



2 TYP. NON-LOAD BEARING METAL STUD WALL FRAMING
S0.2 SCALE: NONE



3 TYP. LOAD BEARING METAL STUD WALL FRAMING
S0.2 SCALE: NONE



1 LAYOUT DRAWING
SCALE: 1/4"=1'-0"

Notes

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/ORDETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

No.	Date	Revisions
1	10/01/25	LAYOUT REVIEW



Client
RAQUEL BUCIO

Job Title
**DANCE STUDIO
4356 WEST 8370 SOUTH
WEST JORDAN, UT 84088**

Drawing Title
LAYOUT PLAN

Scale	Designed by
Date 10/1/25	Reviewed by

Drawing No. S0.2	Revision
----------------------------	----------

Business Name: RhythmX Dance Lab LLC
Business Address: 4256 W 8370 S
City, State, Zip: West Jordan, UT 84088
Date: December 1, 2025

To Whom It May Concern,

This letter is submitted as a statement of intent in support of the Conditional Use Permit application for **RhythmX Dance Lab LLC**, a dance education studio located in West Jordan, Utah.

Nature of Business

RhythmX Dance Lab LLC is a small dance studio that provides instructional dance classes for children, teens, and adults. Classes focus primarily on clogging and other recreational dance styles. The studio operates as a **competitive and non-competitive instructional facility**, with structured class times led by instructors. No retail sales, food service, or large public events are conducted on-site

Hours and Days of Operation

The studio operates primarily during afternoon and evening hours to accommodate school and work schedules. The studio is closed on Sundays and major holidays. All activities occur within scheduled class times. There are no late-night operations.

Days of Operation: Monday through Saturday

Typical Hours: Approximately 4:00 pm - 9:00 pm weekdays, 9:00 am - 11 am Saturdays.

Employees and Students

Employees/Instructors: Approximately 3-6 instructors and staff

Students On-Site at One Time: Typically 15-20, spread across multiple classes and age groups.

Students arrive and depart in staggered intervals based on class schedules, which helps prevent congestion.

Parking and Traffic

Parking demand is moderate and occurs primarily during class transition times. Students and parents arrive shortly before class and leave promptly afterward. No extended loitering is expected. Parking will be accommodated using existing on-site parking spaces.

The studio does not host large-scale performances, competitions, or events that would significantly increase traffic or parking needs.

Noise Considerations

Music and footwork noise are limited to interior instructional use and occur only during scheduled class hours. Sound levels are managed responsibly and remain consistent with typical indoor recreational activities. Building design includes sound reduction measures. No outdoor amplified sound is used.

Lighting

All lighting is standard interior lighting used during business hours. Exterior lighting is preexisting, minimal, and compliant with local code requirements. No excessive or late-night lighting is anticipated.

Overall Impact

RhythmX Dance Lab LLC is designed to operate as a **low-impact, community-oriented business**. Activities are structured, predictable, and limited to reasonable hours. The studio is committed to being a respectful neighbor and operating in full compliance with local regulations. Thank you for your time and consideration of this application. Please feel free to contact us if additional information or clarification is needed.

Sincerely,

Raquel Bucio

Owner, RhythmX Dance Lab LLC

(801) 903-9629

rhythmxdancelab@gmail.com



PLANNING COMMISSION STAFF REPORT

SUBJECT: Utah Outdoors Unlimited; 7880 South 1300 West; Conditional Use Permit for Outdoor Storage and Operations; C-M Zone; Utah Outdoors Unlimited/Brandon Oquendo (applicant) [Megan Jensen #35036; parcel 21-34-227-015]

SUMMARY: The applicant is requesting approval of a Conditional Use Permit to operate outdoor storage and operations in a Heavy Commercial (C-M) zone.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit for Outdoor Storage and Operations, located at 7880 South 1300 West in a C-M zone, with the conditions of approval listed in this staff report.

MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the Planning Commission approve the Conditional Use Permit for Outdoor Storage and Operations, located at 7880 South 1300 West in a C-M zone, subject to all the conditions of approval."

CONDITIONS AND REQUIREMENTS OF APPROVAL:

1. All vehicles shall be stored to maintain a 10-foot path around the building for emergency egress.
2. Any fuel or flammable chemicals used in repair shall be stored in a proper fuel cabinet.
3. Any extension cord use will be in a temporary manner and shall not run through any wall or door.

13-7E-6: ACTION BY PLANNING COMMISSION:

A. Staff Report: Prior to the consideration of a conditional use application, the community development department, in consultation with other appropriate city departments, shall review and study the application and prepare a staff report that:

1. Describes the reasonably anticipated detrimental effects of the proposed conditional use as compared with the standards of this article (section 13-7E-7) and detail the reasons why each of the reasonably anticipated detrimental effects will be detrimental; and
2. Suggests reasonable conditions, which will reasonably relate to mitigating each of the reasonably anticipated detrimental effects of the proposed conditional use.

B. Determining Effects and Conditions: Prior to any decision on any conditional use application, the planning commission shall:

1. Determine any reasonably anticipated detrimental effects of the proposed conditional use:
 - a. Specify why each of the identified reasonably anticipated detrimental effects will be detrimental based on the standards in this article; this is necessary to determine what conditions may be imposed to mitigate the detrimental effects; and
 - b. If no reasonably anticipated detrimental effects can be determined, conditions are unnecessary, and should not be imposed;
2. Determine reasonable conditions which are reasonably related to the purposes and goals of the standards of this article (section 13-7E-7) and address the reasonably anticipated detrimental effects in a reasonable manner:
 - a. The conditions must be supported by substantial evidence in the record;
 - b. A condition is unnecessary and shall not be imposed if it requires the applicant to meet a requirement of existing law that they are subject to; therefore, requirements to comply with existing law are not conditions; and
 - c. A condition not tied to a reasonably anticipated detrimental effect cannot be imposed, even if it would be beneficial to the community; and
3. Approval: State on the record as part of the decision:
 - a. Each of the identified reasonably anticipated detrimental effects;
 - b. Each of the identified reasonable conditions, imposed by the city, which reasonably relate to mitigating each of the reasonably anticipated detrimental effects of the proposed conditional use; and
 - c. A Determination that the conditions imposed will substantially mitigate the detrimental effects. "Substantially mitigated" does not mean the same as "completely eliminated."

I. BACKGROUND:

The site has been used as an outdoor storage yard for recreational vehicles with no conditional use permit, and is therefore out of compliance with City code regarding outdoor storage requirements. Section 13-5E-5 of City code allows outdoor storage and associated operations in C-M zones subject to conditional use approval by the Planning Commission. There is an existing building on the site and site is paved with asphalt on the northern and western sides.

A public hearing was held for this item at Planning Commission on January 6, 2026. Public

comment was made from the property owner to the north concerning fencing on the northern property line. Staff has reviewed this concern and included a provision in this staff report.

II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Current Use
North	Neighborhood Commercial	C-M	Commercial
South	Research Park	C-M	Light Industrial/Warehouse
East	Parks and Open Land	P-F	City Cemetery
West	Research Park	C-M	Light Industrial/Warehouse

The applicant intends to use the site for RV storage and maintenance services. Services include general inspections, light mechanical work, accessory installation, and minor body or electrical repairs. Vehicle and equipment repair is a permitted use in the C-M zone. This conditional use permit would allow for the storage and work to be done outdoors. Tools, supplies, and other products will be stored indoors. Business hours will be from Monday to Friday from 8:00 a.m. to 6:00 p.m., and Saturday from 9:00 a.m. to 3:00 p.m. There are currently three staff members. The RV's would be stored on the west side of the building.

III. FINDINGS OF FACT:

13-7E-7: STANDARDS FOR DETERMINATION

Prior to approving any application for a conditional use permit, the planning commission or zoning administrator, as applicable, shall consider the following:

- A. The reasonably anticipated detrimental effects, like all aspects of a conditional use application, must be established by substantial evidence.
- B. If the city requires the need for additional conditions to address the reasonably anticipated detrimental effects, the city has the burden of proving both the existence of the reasonably anticipated detrimental effects and the need for conditions.
- C. The following specific considerations articulate city purposes or goals related to guiding the planning commission or zoning administrator in identifying reasonably anticipated detrimental effects. The planning commission or zoning administrator shall determine if the proposed conditional use:

Determination 1. Has any detrimental effects on the general plan or on the purpose of the zoning district in which the proposed site is located that cannot be mitigated by reasonable conditions;

Substantial Evidence: The site is located in a C-M zoning district. The purpose of the C-M zone is to provide areas which are a congruous mixture of retail, commercial warehousing, heavy commercial, and light manufacturing. Based on the zoning district and 2023 General Plan, C-M zones are suitable for light manufacturing, machine shops, automobile repair facilities, etc. The proposed use will be in line with the zoning district and 2023 General Plan.

Condition(s) Imposed: Staff believes the applicant's proposal is harmonious with the M-1 zone, and therefore does not recommend any conditions of approval related to Determination 1.

Determination 2. Is inadequate in size or shape to accommodate the use;

Substantial Evidence: The property is 0.41 acres. The outdoor storage yard will consist of approximately the west side of the lot. The size and shape of the lot is adequate for the proposed use.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 2, and therefore does not recommend any conditions of approval related to Determination 2.

Determination 3. Has one or more of the requirements for the zone district (including, but not limited to, setbacks, parking, on site circulation, screening, buffering, and landscaping) that are not being met;

Substantial Evidence: §13-14-3 of City code requires screening of outdoor storage. The site plan indicates a fence on the northern side of the building. There will also need to be a fence installed on the southwestern access. Both fences will need to be 6 feet tall and either masonry or metal with an opaque gate. The existing chain link fence on the western property line will need privacy slats installed. Additionally, a chain link fence with privacy slats, masonry wall, or metal fence shall be installed on the northern property lines to screen the storage yard from the property to the north. These screening standards are requirements of approval as they are required by City code.

Update based on January 6, 2026 meeting: City code requires that no fence shall be higher than three feet in a required front yard in the C-M zone. The required front yard in this zone is 10 feet. Additionally, outdoor storage is not permitted to be in front of a building. Based on this requirement, the fencing and gate shall not protrude in front of the building either on the northern or southern access.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 3, and therefore does not recommend any conditions of approval related to Determination 3.

Determination 4. Has inadequate access to public streets and highways or has any detrimental effects on traffic (which may be generated) that cannot be mitigated by reasonable conditions;

Substantial Evidence: The site has one access on 1300 West and once access on 7900 South which are not proposed to change. The proposed use is not anticipated to generate traffic that will create a detrimental effect.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 4, and therefore is not recommending any conditions of approval related to Determination 4.

Determination 5. Has any detrimental effects on public safety services that cannot be mitigated by reasonable conditions;

Substantial Evidence: The Fire Department has reviewed the application and are recommending the condition of approval below to ensure public safety services can service the site with the proposed use. The condition is intended to mitigate any storage of RV's that would interfere with City emergency vehicles being able to service the site in case of an emergency.

Condition(s) Imposed:

1. All vehicles shall be stored to maintain a 10-foot path around the building for emergency egress.

Determination 6. Will unreasonably interfere with the lawful use of properties within the vicinity of the proposed conditional use that cannot be mitigated by reasonable conditions;

Substantial Evidence: Staff does not anticipate any detrimental effects caused by the proposed use that will unreasonably interfere with the lawful use of properties within the vicinity. The surrounding properties are light manufacturing, cemetery, and construction/repair stores. The nearest residential property is an agricultural property approximately 670 feet away.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 6, and therefore does not recommend any conditions of approval related to Determination 6.

Determination 7. Will create an additional need for essential city services or utilities that cannot be met without unreasonable efforts or expenditures of city or public resources;

Substantial Evidence: Staff does not anticipate the proposed use will create an additional need for essential city services or utilities that cannot be met. No new utility connections are proposed

and none are required. The site is already paved and will therefore not be changing storm drain requirements.

Condition(s) Imposed: Staff does not identify any reasonably anticipated detrimental effects of the use related to Determination 7, and therefore does not recommend any conditions of approval related to Determination 7.

Determination 8. Will have any detrimental effects regarding public health, safety, and welfare.

Substantial Evidence: The conditions below are recommended by the Fire Department and are intended to mitigate any potential hazards that may be associated with the use.

Condition(s) Imposed:

2. Any fuel or flammable chemicals used in repair shall be stored in a proper fuel cabinet.

3. Any extension cord use will be in a temporary manner and shall not run through any wall or door.

IV. CONCLUSION:

Staff recommends that the Planning Commission approve the Conditional Use Permit for Outdoor Storage and Operations, located at 7880 South 1300 West in a C-M zone, with the conditions of approval listed in this staff report.

V. ATTACHMENTS:

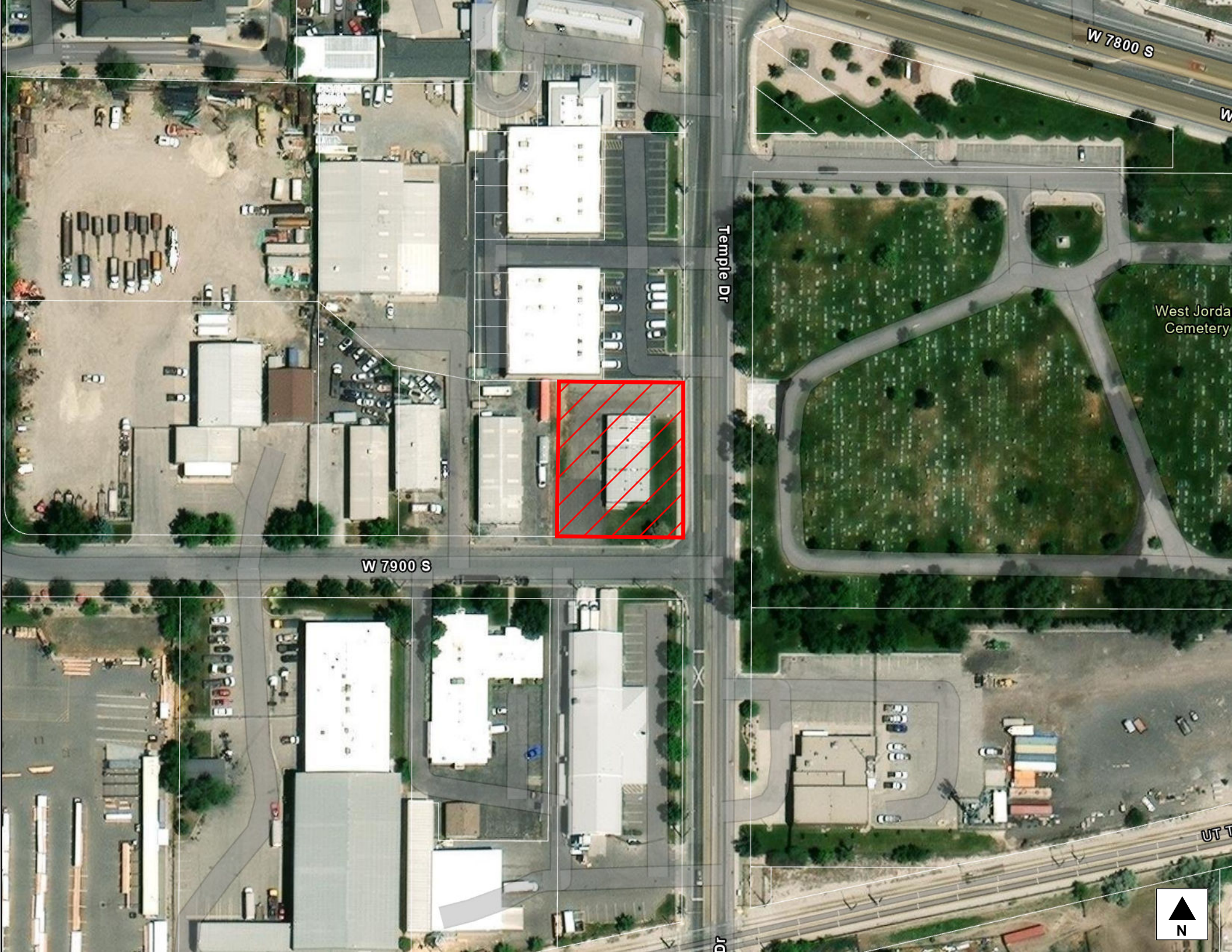
Exhibit A – Aerial Map

Exhibit B – Zoning & Future Land Use Map

Exhibit D – Site Plan

Exhibit F – Letter of Intent

Exhibit G – Application



W 7800 S

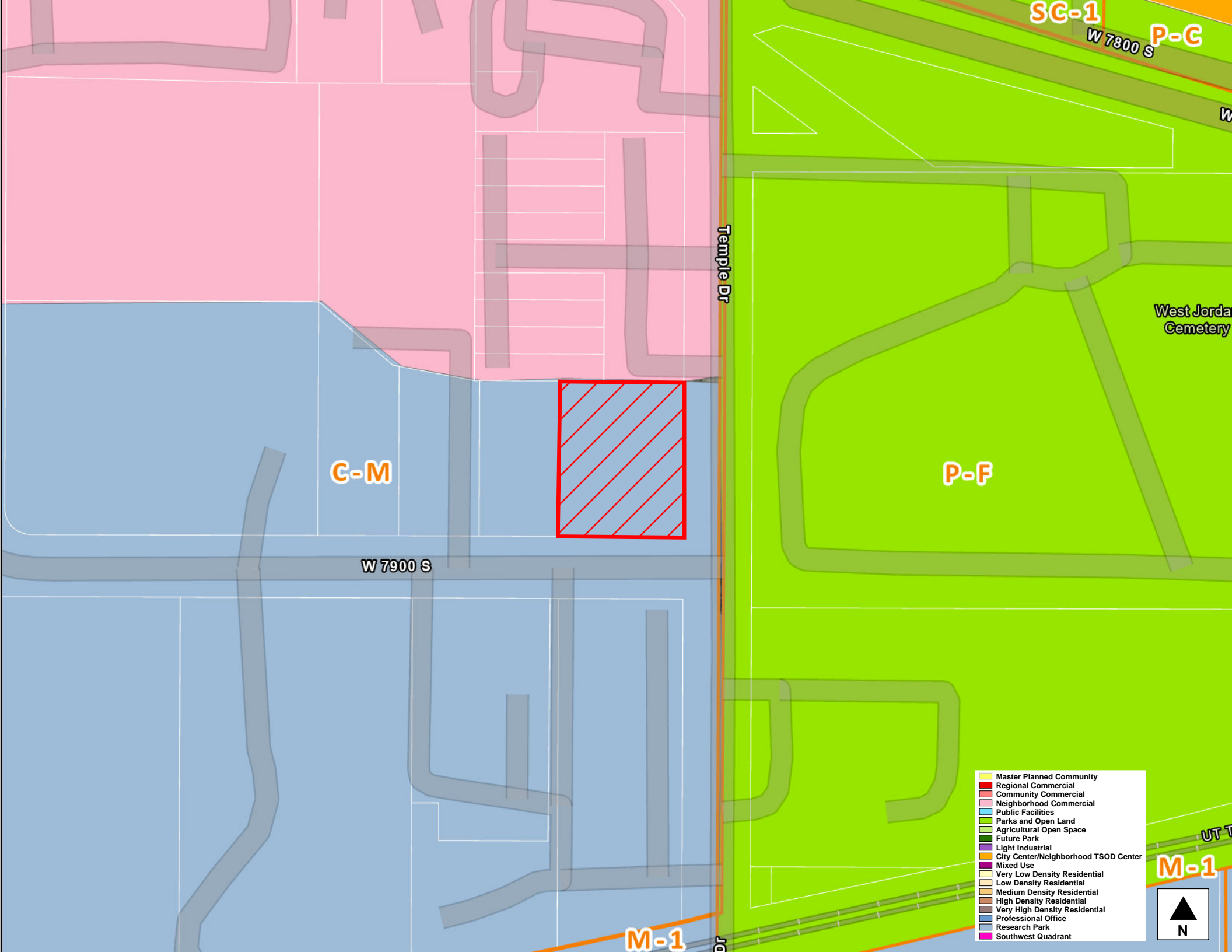
Temple Dr

West Jordan Cemetery

W 7900 S



UT T



SC-1
W 7800 S
P-C

Temple Dr

West Jordan
Cemetery

C-M

P-F

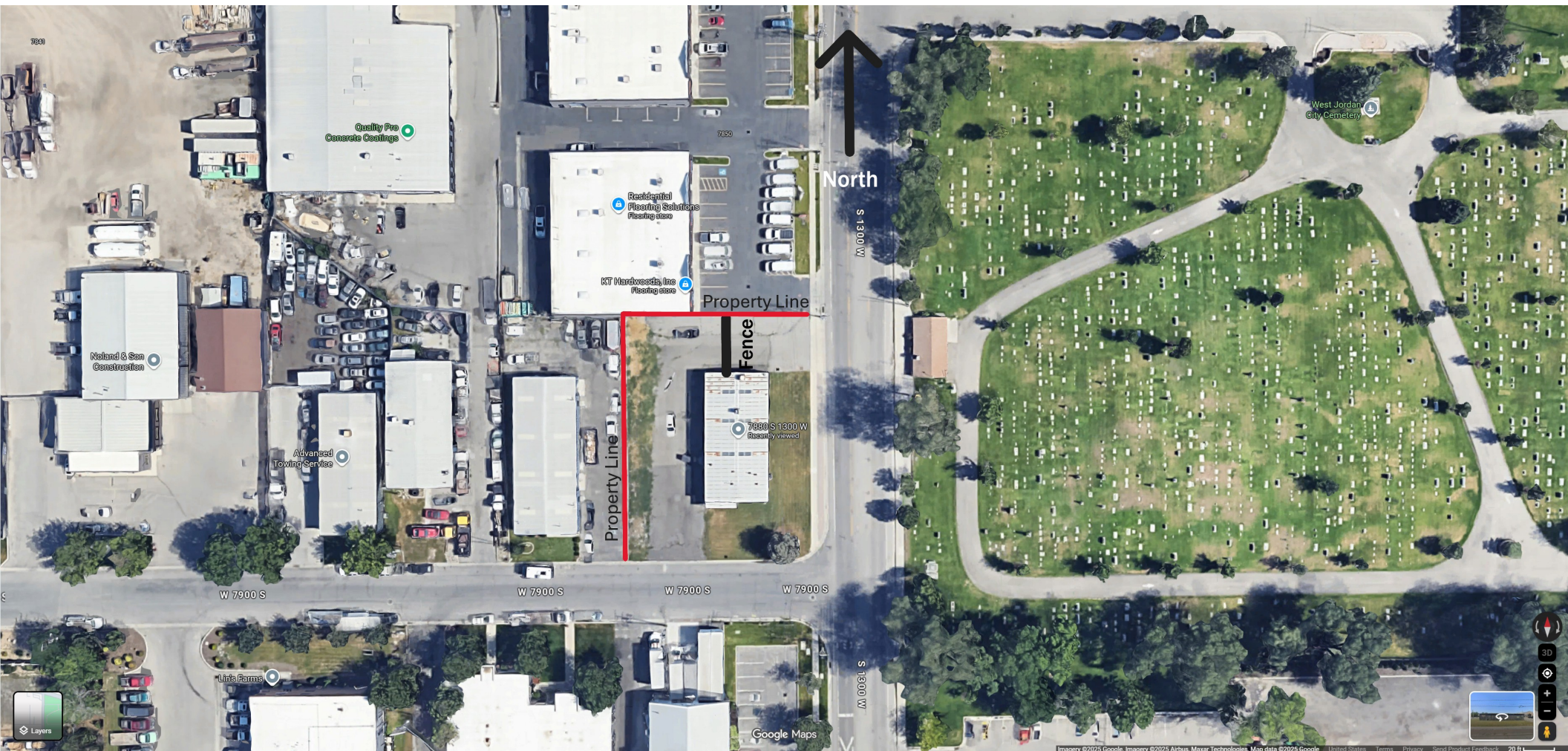
W 7900 S

M-1

M-1

- Master Planned Community
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Public Facilities
- Parks and Open Land
- Agricultural Open Space
- Future Park
- Light Industrial
- City Center/Neighborhood TSOD Center
- Mixed Use
- Mixed Use
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Professional Office
- Research Park
- Southwest Quadrant





Utah Outdoors Unlimited

7880 S. 1300 W.

West Jordan, Utah 84088

October 31, 2025

West Jordan City Planning Department

8000 South Redwood Road

West Jordan, Utah 84088

Subject: Letter of Intent – Utah Outdoors Unlimited

Dear West Jordan City Planning Department,

This Letter of Intent is submitted on behalf of Utah Outdoors Unlimited, located at 7880 S. 1300 W., West Jordan, Utah 84088, in support of our request for business licensing and land use review in accordance with the property's existing zoning.

Business Description

Utah Outdoors Unlimited provides repair and maintenance services for recreational vehicles (RVs). All work performed is limited to what is permitted under the current zoning regulations for the property. Services include general inspections, light mechanical work, accessory installation, and minor body or electrical repairs. No painting, fabrication, or high-impact mechanical work will occur on-site.

Hours and Days of Operation

The business will operate Monday through Friday from 8:00 AM to 6:00 PM, and Saturday from 9:00 AM to 3:00 PM. The business will remain closed on Sundays and major holidays.

Number of Employees

At present, the business is operated solely by its three owners, with no additional employees. Future staffing may be considered as the business grows but will remain minimal.

Storage Area and Materials

All RVs will be stored in the designated outdoor parking area on the property. The lot is organized and maintained to ensure clear access and compliance with all city safety and screening requirements.

- Materials stored indoors: Small tools, maintenance supplies, and limited quantities of lubricants and cleaning products, all properly contained and stored in accordance with

applicable safety codes.

- Outdoor storage: Limited strictly to customer and company RVs. No hazardous materials or debris will be stored outdoors.

Impact on Surrounding Area

The proposed operations will have minimal impact on neighboring properties:

- Noise: Activity will be limited to standard mechanical tools and customer traffic during business hours.
- Lighting: Existing outdoor lighting will be used for safety and security and will remain directed downward to minimize light spill to adjacent properties.
- Parking: Adequate on-site parking is available for customers and the three owners, with no anticipated overflow or street parking.

We believe this use is consistent with the intent of the existing zoning and will contribute positively to the local economy while maintaining compliance with city standards.

Thank you for your time and consideration. Please contact us if additional information or clarification is needed.

Sincerely,
Utah Outdoors Unlimited

By: Brandon Oquendo
Owner / Authorized Representative
Phone: 801-386-0000
Email: Brandon@utahoutdoors.com



Development Services Application

8000 South Redwood Road, 2nd Floor, South

801-569-5060

WJPlanning@westjordan.utah.gov

Property:

Sidwell/Parcel # from SL Cnty: 21-34-227-015 **Acreage** .41 **Lots:** 1A **Zone** Light Manufacturing

Project Name: Utah Outdoors Unlimited

Project Location: 7880 S. 1300 W. West Jordan, Utah 84088

Type of Application:

☐ Concept

☐ Preliminary

☐ Final

☐ Agreement

☒ Conditional Use Permit

☐ Design Review Committee

☐ Development Plan

☐ General Land Use Amendment

☐ Other:

☐ Site Plan

☐ Site Plan Amended

☐ Subdivision Major

☐ Subdivision Minor

☐ Subdivision Amended

☐ Temporary Use Permit

☐ Zone Change

☐ Planned Community

Applicant: Brandon Oquendo

Company: Utah Outdoors Unlimited

Address: 7880 S. 1300 W.

City: West Jordan

State: Utah

Zip: 84088

Phone: 801-386-0000

Cell: _____

Email: Slchomes@aol.com

Consultant:

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Cell: _____

Email: _____

**** Property Owner(s):**

Name: Brandon Oquendo

Address: 7880 S. 1300 W.

City: West Jordan

State: Utah

Zip: 84088

Phone: 801-386-0000

Cell: _____

Email: Slchomes@aol.com

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Cell: _____

Email: _____

**** Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.**



PLANNING COMMISSION STAFF REPORT

SUBJECT: Rolfe Subdivision; 2659 W 7000 S & 2660 West Beverly Glen Avenue; Rezone; Kim Rolfe (applicant){Tayler Jensen/Nate Nelson/Greg Davenport #34822 Parcels # 21-28-201-053-0000 & 21-28-201-024-0000]

SUMMARY: Approval of a Rezone of approximately 1.2 acres from *Rural Residential Half Acres Minimum Lots* (RR.5D) to *Single-Family Residential 10,000 Square Foot minimum lot size* (R-1-10).

STAFF RECOMMENDATION: Based on the analysis contained in this report, staff recommends that the Planning Commission make a recommendation of **approval** (positive recommendation) to the City Council for the proposed Rezone.

MOTION RECOMMENDED: I move that the Planning Commission recommend approval of the rezone of approximately 1.2 acres from *Rural Residential Half Acres Minimum Lots* (RR.5D) to *Single-Family Residential 10,000 Square Foot Minimum Lots* (R-1-10). to the West Jordan City Council, subject to all requirements of approval.

CONDITIONS AND REQUIREMENTS OF APPROVAL:

I. BACKGROUND:

The General Plan Defines *Very-Low Density Residential* as:

“Characteristics of land in this category range from large acreages of land still in agricultural production to fairly large single-family residential lots, some of which may allow horses and other farm animals to be kept.

Very low-density residential uses are appropriate as a buffer between higher density single-family development and dedicated open lands or on hillsides where sensitive slopes make higher density development inadvisable.”

While *Low-Density Residential* is defined as:

Includes development providing for low intensity single-family detached residential uses typically found in suburban and traditional neighborhoods.

Two parcels are included in this rezone, both of which are developed with single-family residential homes. The Future Land Use Designation for the larger parcel (2659 W 7000 S) is *Very-Low Density Residential*, while the parcel located at 2660 West Beverly Glen Avenue has a future land use designation of *Low-Density Residential*. The R-1-10 Zone is appropriate in both the low and very-low density residential Future Land Use Designations.

II. GENERAL INFORMATION & ANALYSIS:

It should be noted that the entirety of the parcel located at 2659 West 7000 South is currently zoned RR-.5D but also approximately 3,600 SF of the parcel located at 2660 West Beverly Glen Avenue is also zoned RR.5 (The lot on Beverly Glen has split zoning). This proposal will rezone both lots, so both lots are zoned in their entirety to the R-1-10 Zone. The purpose of the rezone is to allow the applicant to complete a future minor subdivision, which will allow them to combine their lot on Beverly Glen Avenue with a portion of the lot located on 7000 South (to include an outbuilding) and then sell off the remainder of the lot located on 7000 South. No new lots are anticipated being created through this process.

	Future Land Use	Zoning	Existing Conditions
North	Very-Low Density Residential	RR-.5D	7000 South, LDS Church, and Steadman Acres Residential Development
South	Low-Density Residential	R-1-10D	Beverly Glen Residential Development
West	Very-Low Density Residential	RR-.5D	2700 West & Carter Residential Development
East	Very-Low Density Residential; and Low Density Residential	RR-.5D & R-1-10	Steadman Estates & Beverly Glen Residential Developments

III. FINDINGS OF FACT:

Zoning Map Amendment

Section 13-7D-6(A): Zoning Map Amendment:

Amendments to the zoning map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Finding 1: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the Adopted General Plan and future land use map;

Staff Analysis: The proposed amendment is consistent with the current vision of the General Plan and the Future Land Use Map which designate this property as both *Very-Low Density Residential* and *Low Density Residential*. The R-1-10 zone has been identified as appropriate within both of these land use designations. The 2023 West Jordan General Plan incorporates "Guiding Principles" instead of goals, the following Guiding Principles have been identified as significant for this project:

- A. Land Use – Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods
- i. The proposed rezone is appropriate within both the future land use designations, and the transition from RR-.5 to R-1-10 has already been established as appropriate in this area as those are the existing land use zones adjacent to each other.

Staff Opinion: It is the opinion of staff that the proposed rezone is consistent with the purposes, goals, objectives, and policies of the adopted General Plan and Future Land Use Map.

Finding 2: The proposed amendment will result in compatible land use relationships and

does not adversely affect adjacent properties.

Staff Analysis: The proposed development will match the zoning (and developed use) of properties located adjacent to each of the subject parcels. The net effect of the rezone will be the changing of property lines between two parcels, both of which the applicant owns so that they are able to change the property lines between their two properties so the large barn built on the 7000 South property can be located on the same lot as the home located at 2660 West Beverly Glen Avenue. Staff has seen concept plans for a minor subdivision which would make this change and no new lots are proposed.

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Finding 3: The proposed amendment protects the public health, safety, and general welfare of the citizens of the city.

Staff Analysis: The proposed amendment will change the minimum lot size of the front lot (lot located on 7000 South) it is not introducing new land uses, traffic patterns, utility demands or compromising the health, safety or general welfare of citizens of the City.

Staff Opinion: The proposed amendment furthers the public health, safety, and general welfare of the citizens of the city.

Finding 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Staff Analysis: The proposed amendment is consistent with current Future Land Use Designations and public service master plans, meaning the city has long planned for this type of zoning and future development in this location. This proposal has been reviewed by public services, public utilities, public works, and the fire service.

Staff Opinion: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change.

Finding 5: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Staff Analysis: The proposed amendment is not subject to any applicable overlay zoning districts.

Staff Opinion: The proposed amendment is not subject to any applicable overlay zoning districts.

IV. ATTACHMENTS:

Attachment A: Current Future Land Use Map

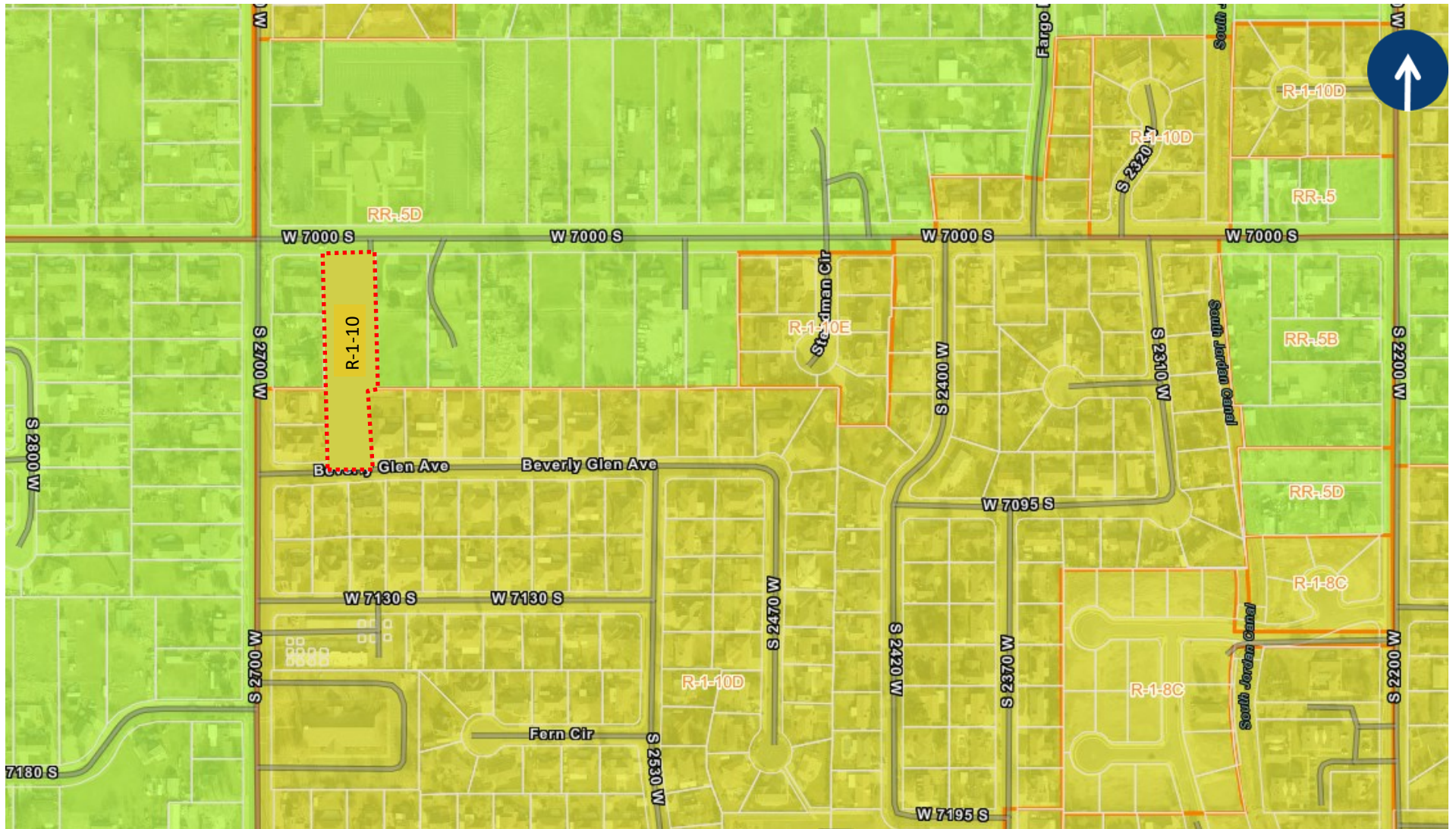
Attachment B: Current Zoning Map

Attachment C: Proposed Zoning Map





Attachment B: Current Zoning Map



Attachment C: Proposed Zoning Map



PLANNING COMMISSION STAFF REPORT

SUBJECT: Review of Balanced Housing Report for 2025

I. BACKGROUND:

The Balanced Housing ordinance of Title 13, Chapter 8, Article 23 of the West Jordan City Code was first established on October 22, 2014 in an effort to properly and effectively guide new multi-family residential projects throughout the city. It accomplishes this by capping new multi-family developments until the city-wide ratio of detached single-family residential units to multi-family residential units is aligned with the target 77% single-family / 23% multi-family ratio established in the ordinance. If and when this ratio is reached, the surplus units will be bid upon by developers and the chosen project will be selected based on design criteria outlined in the Balanced Housing ordinance. Until such time, the Balanced Housing ordinance offers a few types of multi-family residential development that is exempt from the cap based on location (near light rail station, near highway interchange), size (planned communities 75 acres or larger), or type of low impact development (age-restricted senior housing, group homes, affordable housing).

II. GENERAL INFORMATION & ANALYSIS:

At the beginning of every year, the City analyzes the total number of detached single-family residential units and multi-family residential units based on Building Permit data to determine if there is a surplus of approvable multi-family residential units or if there's a deficit resulting in a cap on multi-family developments. Every year thus far has yielded a deficit in approvable multi-family units, due to the single-family / multi-family ratio stubbornly remaining at around 72% / 28%. To reach the Balanced Housing threshold ratio, a minimum of 8,516 additional single-family residential units would need to be built and no additional multi-family residential units built. Until such time as single-family residential development can far outpace multi-family residential development, such a deficit is likely to remain for the foreseeable future.

III. ATTACHMENTS:

Exhibit A. 2025 Year End Balanced Housing Summary

Ord. 16-15

Balanced Housing

2025

Year End Update



Executive Summary

Balanced Housing Requirements

77% single-family to 23% multi-family per Ordinance 16-15 (balanced housing target percentages)

Residential Units

Single-Family Detached Units – 28,046 (72%)

Multi-Family Units (including exempted) – 10,921 (28%)

Total Dwelling Units – 38,967

Future Potential Trends

In consideration of the current rate of single-family development (277 units in 2025), and assuming that no additional multi-family development occurs, it will take approximately 31 years for the desired ratios to be achieved.

If 200 single-family units are built each year, it will take 43 years to reach the desired percentages.

If 300 single-family units are built each year, it will take 28 years to reach the desired percentages.

If 500 single-family units are built each year, it will take 17 years to reach the desired percentages.

Section 13-8-23C of the 2009 West Jordan City Code establishes the process for calculating the number of multi-family units that are available to be constructed under the *Balanced Housing* ordinance:

A minus **B** = the available number of units under the cap.

A equals 29.87 percent of the total single-family residential units that have received a building permit as of December 31 of the immediately preceding year.

B equals the total number of multi-family residential units (including housing exempted by subsection B of this section) which have been constructed or are under construction. For purposes of this section, "under construction" means utilities such as sewer lines and storm drains are being installed.

The total number of single-family and multi-family units that have received building permits as of December 31, 2025 are outlined as follows:

Single-Family Residential Units = 28,046

Multi-Family Residential Units = 10,921

Utilizing the aforementioned calculations mandated by Section 13-8-23C of the 2009 West Jordan City Code, the number of available multi-family residential units are calculated below:

28,046 single-family residential units x 0.2987 = 8,377

10,921 multi-family residential units

8,377 – 10,921 = -2,544 multi-family units available