



**Minutes of the City of West Jordan
Administrative Hearing Minutes
Monday, April 27, 2026 – 10:00 AM**
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order

Board Present: Voting Member Larry Gardner

Staff Present: Administrative Assistant Kerryn Talbot, Senior Assistant City Attorney Duncan Murray, Senior Planner Ray McCandless

1. *Public Hearing*

- a. Scooter's Coffee; 8980 South Redwood Road; Administrative Conditional Use Permit for restaurant, fast food limited; SC-2 Zone; Tanner Schumacher/Stand Fast Enterprises, LLC (applicant) [Mark Forsythe, #35275; parcel 27-03-176-037]**

Staff report was provided by Senior Planner Ray McCandless. The only concern discussed was cross traffic flow near the adjoining credit union property. The planner in charge of the project (Mark Forsythe) spoke with the applicant about restriping, which can be included as a condition of approval. The applicant may use striping, cones, or flaggers as needed. No other issues with approval were identified. The applicant reiterated that all utilities and pavement for the Take 5 Oil site are already in place, including the drive-thru. For the grand opening, the applicant plans to use cones or additional staff to direct traffic to prevent stacking. The planning staff recommended approval, including the amendments (to the conditions) discussed. They emphasized that traffic cannot be allowed to block Redwood Road and that the applicant must implement procedures to manage traffic during peak hours (6:30–9:30 a.m.). Applicant meets stacking requirements of the ordinance. No parking is allowed on the arterial street. The applicant must submit to Mark Forsythe an alternative emergency traffic plan for the grand opening to ensure traffic does not impede Redwood Road, potentially using the credit union area or a third stacking lane.

The public hearing was open, no comments were made, and the hearing was closed at 10:08.

Approval was recommended with the following conditions:

1. Stripping requirement or employees will direct traffic.
2. Applicant to submit a written description, an amended stie plan, traffic plan with description addressing the grand opening (and busy times), and preventing traffic from backing onto Redwood Road.

No questions were raised by the applicant. Attorney Duncan Murray provided no comments, and there were no legal concerns.

Ruling: City Planner Gardner approved the Administrative Conditional Use Permit for Scooter's Coffee, located at 8980 South Redwood Road in the SC-2 Zone, subject to all current conditions of approval and the amended conditions.

The vote was recorded as follows:

YES: Larry Gardner

The Administrative CUP was approved 1-0.

2. Adjourn

Larry adjourned the meeting at 10:10 AM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 27, 2026. This document constitutes the official minutes for the West Jordan Administrative Hearing meeting.

/s/ Kerryn Talbot, Administrative Assistant
Community Development

Approved this 27th day of April 2026