



MINUTES OF THE CITY OF WEST JORDAN PLANNING COMMISSION

Tuesday, April 07, 2026 – 6:00 PM

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

Call to Order

Commissioners: Chair Jay Thomas, Vice Chair Ammon Allen, Commissioner Cheryl Acker, Commissioner Jimmy Anderson, Commissioner Tom Hollingsworth, Commissioner John Roberts

Staff Present: Community Development Director Scott Langford, Assistant Attorney Duncan Murray, Senior Planner Tayler Jensen, Associate Planner Mark Forsythe, Community Development Administrative Assistant Kerry Talbot, Division Chief/Fire Marshal Mike Jensen

Absent: Commissioner Emily Gonzalez

1. Pledge of Allegiance

Scott Langford led in the pledge of allegiance.

2. Consent Calendar

a. Approve Minutes from March 17, 2026

Motion: Commissioner Roberts moved to approve the Consent Calendar. The motion was seconded by Commissioner Anderson and passed 6-0 in favor.

3. Public Hearings (with final action by the Planning Commission)

a. Rocky Mountain Valves & Automation; 8689 South 5600 West; Preliminary Site Plan; Brad Deaver (Rocky Mountain Valves & Automation) (Applicant)[Tayler Jensen/Nate Nelson/Angelica Haro #35261 Parcel 26-01-100-023-0000]

- The applicant addressed the Commission and provided background on the family-owned business currently located in Salt Lake City and looking to relocate to West Jordan. He noted he is also a resident of West Jordan. The company sells waterworks valves to contractors and provides wholesale distribution, training, and related services. The proposal includes office and retail storage space totaling approximately 16,000 sq. ft. The property is in the PC Zone due to prior relocation of Grizzly Way and has been purchased from a former credit union. The applicant feels the proposal meets zoning requirements. Out of respect for nearby homes and the high school, the building is located on the north side of the site. Standard business hours will be 8 a.m.–5 p.m., with limited activity outside those hours. Parking will be screened from the road, and the applicant intends to develop an attractive building. Driveways will connect to 5600 West.

- Commissioner Anderson asked about an easement across the lot; the applicant confirmed one already exists.
- Senior Planner Jensen reviewed the staff report and noted that all uses are permitted and appropriate for the zoning. The proposal was reviewed unanimously by the Design Committee, which recommended approval. Next steps include final site plan review and building permit approval. Staff recommended approval. No questions from staff.

Public Hearing Opened: No comments or questions, public hearing closed.

Motion: **Commissioner Hollingsworth 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 Rocky Mountain Valves & Automation located on approximately 1.47 acres at 8689 South 5600 West, subject to all conditions of approval. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.**

- b. **Sandra's Place; 1490 West 8600 South; Preliminary Subdivision Plat (6 lots on 1.47 acres); R-1-8 Zone; Wixom Investments, LLC/Brandon Wixom (applicant) [Mark Forsythe/Nate Nelson/Angelica Haro/Mike Jensen; 35168; parcel 21-34-480-016]**
- The applicant discussed utilities and drainage, stating they are prepared to meet all city standards. They acknowledged existing drainage issues in the area and have designed the project to retain stormwater onsite so it will not have an impact on neighboring properties. The applicant confirmed they have coordinated with city planners and will comply with all required conditions.
 - Commissioners Anderson asked about drainage concerns raised by neighbors. The applicant explained that there is a low-lying area at the back of the lots; the road will be re-graded so stormwater flows south toward 5200 West, while backyard drainage will be retained onsite. Water will not flow east. Grades will be raised in the rear yards as needed.
 - Commissioner Thomas asked about retention facilities higher than 1500 West. The applicant stated that earlier plans included stormwater underground systems (SUDs), but revisions now direct all private drainage to the southwest portion of the site before entering the city storm drain system. Wixom's engineers gave an additional presentation on drainage.
 - Planner Forsythe provided the staff report. The property is zoned R-1-8, which requires a minimum lot size of 8,000 square feet. All six lots meet or exceed this standard, ranging from 8,000 to over 10,000 square feet. Lot widths also exceed minimum requirements at approximately 98–100 feet. The private lane will be established by easement rather than dedicated as a public road, and it will be maintained by an HOA. A five-foot sidewalk will be constructed on the west side of the private lane, with a small additional sidewalk section at the southwest corner that will be dedicated to the city. These improvements will complete the required frontage along 8600 South and 1500 West.

The Fire Department reviewed the plan and determined it meets all required standards; however, fire access restrictions will require “No Parking” signs on one side of the private lane. The Planning Commission has the authority to approve the private lane because there is no feasible way to align a public street without affecting neighboring properties.

- Staff concluded the private lane is the appropriate design under the circumstances.
Next steps for the applicant include submitting for final subdivision approval, recording the plat and then applying for building permits. Staff recommended positive approval.
- Commissioner Hollingsworth asked about the location and maintenance of the swales. Wixom’s engineer identified the locations and explained the responsibilities shown in the plans. Staff clarified that maintenance would fall to the property owners and that they will be prohibited from planting in the swales. Applicants engineer also advised on the sups. Engineering has reviewed the design, which includes two SUDs and swales directing water to the storm drain system.

Public Hearing Opened:

- Ty Johnson, speaking online and identifying as a property owner east of the proposed subdivision, noted that surrounding lots are generally half an acre or more and raised concern for the size of lots and fire issues with parking. He asked whether an existing irrigation ditch running through his property had been addressed in the project design.

Public Hearing Closed: No further public comments or questions, public hearing closed.

- Planner Forsythe responded that the irrigation line is private and its ownership and maintenance responsibilities are unclear. The project does not affect the line and will leave it as is.
- Commissioner Anderson commented that because the property is zoned R-1-8 and the lots meet zoning requirements, the Commission’s authority is limited regarding lot size. He noted the east properties appear to be approximately half-acre lots, while the south includes a mixture of lot sizes. He clarified that zoning decisions are not made by the Planning Commission.

Motion: Commissioner Roberts moved to approve the Preliminary Major Subdivision Plat for Sandra’s Place located at 1490 West 8600 South in an R-1-8 zone with the Conditions and Requirements of Approval listed in the Staff Report. The motion was seconded by Commissioner Anderson and passed 6-0 in favor.

c. Naturals Training Facility; 8901 South 1300 West; Conditional Use Permit (CUP); C-G (General Commercial) Zone; Chris Anderton (Applicant) [Tayler Jensen/Mike Jensen, 35325 Parcel #27-02-152-016-0000]

- The applicant, Chris Anderton, requested a Conditional Use Permit and provided background information about the indoor training facility. The business primarily

serves 10–18-year-old boys and girls, and similar facilities operate in other cities. The purpose is to provide year-round training. The applicant acknowledged past mistakes, including loud stereos, which have since been removed. He also stated that the building has been cleaned up.

- Senior Planner Jensen introduced the item, explaining that the Conditional Use Permit is required due to previous noise complaints and the discovery that the operation had not obtained the required permit. A business plan was submitted with the application. Key operational details include open seven days a week from 8 a.m. to 10 p.m.; typical attendance of 9–12 youth with 2–3 coaches; and facility occupancy averaging 70% of the time, often with only 2–4 people using the space. Primary weekday hours are 3 p.m. to 9 p.m., and Saturday hours are 9 a.m. to 6 p.m. All parking will be in the on-site paved parking lot. To ensure the use is appropriate within the neighborhood, staff recommended approval with seven conditions listed in the staff report.
- Commissioner Anderson asked whether the applicant intended to occupy the entire building, and the applicant clarified they will only use the warehouse suite. He also asked about parking, and staff stated they are not concerned. Staff explained that, if the permit is approved, the next step will be obtaining a business license through staff-level approval. The Commission recommended approval with the stated conditions and noted that one negative email was received prior to the hearing and included in the record.

Public Hearing Opened:

- Dave Smith – West Jordan City resident supports the business concept but noted the facility operated for months without approval. Concerns included lighting spilling onto his property, removal of a mature apple tree, drainage impacts from new rain gutters, limited parking shared with the rehab center and increased homeless activity in the area.
- Barbara and Dan Derie -West Jordan City residents voiced concerns about noise from music and batting impacts in a sheet-metal building near their property line. They referenced social media posts suggesting plans for outdoor batting cages. They stated the building is not soundproof and noise has required multiple visits and police involvement. They requested soundproofing and better compliance.
- Dale Winwood – West Jordan City resident stated construction and operational noise is significant, occurring daily for 8–10 hours. He noted improvements to the side yard but remains concerned about noise pollution.
- Daryl Jamison - West Jordan City resident asked how noise ordinances apply and expressed concern about activity from the neighboring rehab business.
- Chris Harris West Jordan City Resident recently moved into the area and has not yet experienced issues but is concerned about maintaining a peaceful environment but supports the business if noise can be adequately controlled.

Public Hearing Closed: No further public comments or questions, public hearing closed.

- The Commission clarified that noise regulations fall under the Salt Lake County Health Department. Lights must comply with City ordinances. Planner Jensen advised lights also require permitting for lighting. All businesses must follow proper building and permitting processes; failure to comply with conditions may result in revocation of the CUP and business license. Private property disputes, such as tree removal, are civil matters. Commissioners reviewed conditions regarding netting and fire safety. Netting is required to prevent balls from striking the building and fire equipment. Discussion was had on storm water and maintenance of storm water to property owner.
- Fire Marshal Mike Jensen confirmed standards for net installation. The applicant described the interior setup and stated balls only occasionally hit the wall. The applicant also stated they did not remove any trees and did not alter drainage. They acknowledged lighting issues and agreed to adjust fixtures to prevent glare. They clarified parking arrangements and committed to keeping their customers parked on their side of the lot, with signage posted.
- Commissioners discussed limiting music to ensure it is not audible outside the building, but staff recommended relying on the uniform Salt Lake County noise ordinance rather than creating inconsistent conditions. Responsibility for complying with all conditions rest with the applicant, including managing outside groups using the facility. Violations may result in fines; complaints may be filed through the County website.
- The applicant explained that the site previously contained nearly four tons of garbage, along with steel, metal, and evidence that individuals had been living on the property. He stated that they cleaned the area thoroughly, including clearing the parking lot and trimming vines on their side of the brick wall, but denied removing the tree in question. He noted that multiple utility companies had recently accessed the area, which may explain its removal. The applicant also said they did not alter drainage on the property and that any changes in water flow may simply be the result of the site being cleaned up; he emphasized that neither he nor his partner made any modifications to the drainage system. Commissioners advised that creating signs may be helpful.
- Commissioners expressed concern that condition #2 was not specific enough and suggested requiring someone with actual authority over the facility to be onsite whenever it is in use. Staff responded that the applicant is responsible for ensuring compliance with all conditions, whether through staff presence or agreements with outside teams. Failure to comply could result in revocation of the Conditional Use Permit and business license. Staff advised the Commission to set expectations but allow the applicant to determine how to meet them.
- A member of the Commission asked whether an additional condition could restrict amplified music from being audible outside the building. Staff and the City Attorney explained that noise regulation falls under the Salt Lake County Health Department and that the City has consistently relied on the county noise ordinance for similar indoor uses. They cautioned against imposing stricter requirements on one business without a clear, legally supported distinction, noting that conditions

must be enforceable and applied uniformly. County noise ordinance was referenced.

Motion: Commissioner Hollingsworth 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 Recreation and entertainment, indoor for Naturals Training Facility on approximately 0.86 acres at 8901 South 1300 West, subject to all conditions of approval. The motion was seconded by Chair Thomas and passed 6-0 in favor.

4. Adjourn

Motion: Commissioner Roberts moved to adjourn.
The meeting was adjourned at 7:19 p.m. There were no objections.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 7th, 2026. This document constitutes the official minutes for the West Jordan Planning Commission meeting.

Kerryn Talbot, Administrative Assistant
Community Development

Approved this 19th day of May 2026

From: [REDACTED] Sent: Wednesday, March 25, 2026 4:40 PM To: Kerry Talbot Subject: UT Naturals 8901 S. 1300 W. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kerry The condensed version of what has been going on since approx. the 1st of the year- UT Naturals is a softball/baseball training facility that works by having teams' contract specific days, times, etc...so there is the potential of practice going on 7 days per week, up until approx. 10:00 PM. The owners, Chris Anderton and Robert Winterhauler rent the north end of the warehouse. I am directly behind to the east and there are 3 houses to the north on [REDACTED] Although I am not on social media, I was able to read up on the facility. There are several public posts on FB dating back to 12/04/25 promoting the facility, naming sponsors, announcing open house and grand opening, along with, "we welcomed our 1st teams in this week", 1/11/26. It's easy to find under UT Naturals Training Facility &/or Chris Anderton. All the while, my husband, Dan, and I were listening to their super loud beat/bass music every day. It was so loud that I could hear it in my house with the windows closed. Mid-February we finally decided that we needed to address the problem. My husband went over multiple times to ask them to turn down the music. Each time there would be different people. 1st visit was Chris and his initial response was, "My girls like it loud" but he did turn down the music. Dan met the other owner, Robert, on his 5th visit with the same request, turn down the music. Dan asked Robert to please get the word out that the building was not made for stuff like that and everyone needs to keep the music down-we're not going to go over there everyday. I made a lot of calls: Health Dept, because noise is their ordinance. The Health Department gave me the phone number for Brock Hudson and I called him too. During our conversation, it became apparent to him that this facility was not licensed. I didn't just call those 2- I have also talked with the WJ Mayor, Dirk Burton, WJ Police Sergeant Dailami, who told me the music was out, and last but not least, a city councilman, Jessica Wignall. Sometime in between my phone call with Mr. Hudson(2/11) and my meeting with the Mayor(2/18) the facility applied for a business license. To us this situation and the owner's behavior is very telling of their character. Chris Anderton has owned business' in the past and the property manager, Mark Haaga, may be a personal friend-I'm not sure, but I do know that Mark is a realtor, so I think it's fair to assume that he knew this place needed a business license to operate within his building. I think that the owners of the building are responsible for safety, compliance with the law, and what is required in the city of WJ regardless of who is there. WJ is now aware of the business because of this situation. I don't think they forgot to go through the processes required to do business in WJ. Now it has been 3-4+ months of them remodeling, upgrading, and who knows what else(there are pics online). They are currently clearing out the north side of the property to add their outdoor batting cage. I find this odd considering they don't have a license to be there yet. My husband and I are completely against any kind of outdoor activities. I believe that my neighbors will share in my opinion that this is not an appropriate environment for this type of activity. Aren't there different types of commercial zones that would limit this type of a business with residential space so close? Our neighborhood is quiet for the most part, there are birds all over in the trees. We have an outdoor cat that we did a TNR with and she would hate it! We enjoy our outdoor space and spend a substantial time in our back yard. This would be disruptive and loud. We would enjoy our house dramatically less and quite honestly- the whole thing just makes us mad. We have lived in our house since 1999, raised 2 kids here. It's discouraging to watch the decline. When these 2 guys decided to do this, they weren't neighborly, there weren't any invites to the open house, they didn't think about naptime, PTSD, how it would change the back yard, not

even if anyone played baseball. Above the expectation and below the radar. We really hope they are not allowed to create an outdoor space and that the music doesn't come back. They had their landlord, Mark Haaga, come over to our house(2/24) to check the temperature, I guess. He was nice and we chatted for a bit. He asked what level of music would be okay and I told him none□just like before they moved in. I told him that they owed my husband an apology for the many times that he had to deal with them and the way that was handled. He told me that he regretted allowing the recovery facility to rent a space and that he was not planning to renew their lease. He said he was surprised that the neighborhood didn't fight that, and I told him that we all did. I told him that he should be a better picker. He said he would come back on my husband's day off and speak with him and he has not been back since.

Please reach out if you need to. I did keep detailed records of the when's/who's, etc... Thank you for your time,