



**MINUTES OF THE CITY OF WEST JORDAN
PLANNING COMMISSION**

Tue, April 21, 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 Emily Gonzalez, Commissioner Tom Hollingsworth, Commissioner John Roberts

Staff Present: City Planner Larry Gardner, Community Development Director Scott Langford, Assistant Attorney Duncan Murray, Associate Planner Mark Forsythe, Community Development Administrative Assistant Kerryn Talbot, Division Chief/Fire Marshal Mike Jensen

1. Pledge of Allegiance

Commissioner Anderson led in the pledge of allegiance.

2. Consent Calendar

- a. Approve Minutes from April 7, 2026

Motion: Commissioner Allen made a motion to table the approval of minutes to May 19th Planning Commission for revisions. The motion was seconded by Commissioner Anderson and passed 7-0 in favor.

- b. **Utah Baja Pottery; 7631 South Redwood Road; Temporary Use Permit (150 Days); SC-1 (Neighborhood Commercial) Zone; Kevin Best (applicant) [Mark Forsythe; #35328; parcel 21-27-451-051]**

- The applicant, Kevin Best, gave an overview of Temporary Use permit.
- Planner Mark Forsythe presented the Temporary Use Permit. The applicant currently has a 30-day permit expiring tonight and is requesting a 150-day permit to continue operating their business through mid-summer. The site is on a vacant parcel off Redwood Road near Jim's Restaurant, with a residential home to the south. Their display area sits about 20 feet from that residence, with a tent for sales and a gravel parking area that accesses the restaurant's existing driveway. Conditions

of approval remain the same as the earlier permit, including onsite portable toilets and cleanup within five days after the permit ends.

Motion: Commissioner Acker moved, based on the information and findings set forth in the staff report and upon the evidence and explanation received today, to approve the temporary use permit for Utah Baja pottery located at 7631 S Redwood Road, subject to all conditions of approval. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

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

- a. **Holiday Oil (Fallwater Dr) Fuel Tank; 6221 West 7800 South; Conditional Use Permit for an above-ground fuel tank; SC-2 Zone; Holiday Oil/Brent Neel (applicant) [Mark Forsythe/Nate Nelson/David Murphy/Mike Jensen #35286; parcel 20-35-113-001]**
- The applicant, Brent Neel, presented the item.
 - Chair Thomas asked about the area marked in front if there is an area large enough for RV or larger vehicle. The applicant stated after an approval their striper will go out and mark that section, so no one parks there while vehicles are getting filled.
 - Planner Mark Forsythe explained that the proposed above-ground propane tank will be located at the Holiday Oil on Fall Water Drive and 7800 South, within the SC-2 Community Commercial zone. While gas stations are allowed in this zone, above-ground tanks require a Conditional Use Permit. The site is bordered by major roads, with vacant commercially-zoned property to the south and east and buffered residential properties across Fall Water Drive to the west. Staff confirmed that the site plan meets all zoning requirements, including setbacks, height limits, and landscaping. The 20-foot-tall tank is placed outside drive aisles, protected by existing curb walls and metal bollards, and does not interfere with required landscaping. Staff recommended pavement striping to clearly designate the parking/fill area and prevent traffic conflicts. Additional conditions include obtaining approval from the State Fire Marshal, the local Fire Department, and securing a building permit. The tank will be anchored to a concrete pad and inspected as part of the building and safety review.
 - Chair Thomas asked the Chief Fire Marshal about permits. Chief Marshal indicated that the applicant has applied for and been approved for those permits.

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

Motion: Commissioner Anderson moved, based on the information and findings set forth in the staff report and upon the evidence and explanation received today, to approve the Conditional Use permit for Holiday Oil (Fallwater Dr) Fuel Tank; 6221 West 7800 South, subject to all conditions of approval. The motion was seconded by Commissioner Hollingsworth and passed 7-0 in favor.

- b. **Crazy Corn Maze 2026 Expansion; 8780 South 4000 West; Amended Conditional Use Permit; M-1 Zone; R & K Farm Enterprises Inc./Julianna Maynard (applicant) [Mark Forsythe/Nate Nelson/Nestor Gallo/Mike Jensen/Doug Rolfe #35326; parcel 27-06-200-032]**
- The applicant, Julianna Maynard, representing R & K Farm Enterprises, requested an amendment to their long-standing Conditional Use Permit for the Crazy Corn Maze at 8780 S 4000 W. The purpose is to update outdated permit language, formally recognize the property as a seasonal agritourism and outdoor entertainment venue, and allow flexible seasonal scheduling—including adding winter programming such as a Christmas light walk-through experience. They are requesting approval for up to 150 operational days per year, consistent with Utah’s agritourism framework and comparable temporary uses.
 - The applicant noted that the venue has operated for over 20 years with consistent fall agritourism activities and continues to support agricultural use of the property. Staff found the use compatible with surrounding areas and that impacts can be mitigated through reasonable conditions.
 - The applicant affirmed continued coordination with building and fire departments and compliance with all safety and permitting requirements. Winter activities would occur within existing operational areas and simply expand seasonal theming. They emphasized their long record of responsible operation and requested approval of the updated permit.
 - Commissioners asked the applicant about the requested 150 operational days, potential winter hours, noise levels, speaker direction, parking, and compliance with noise ordinances.
 - The applicant explained the additional days provide needed flexibility for both fall and winter operations, with winter events typically running from the day after Thanksgiving through early January. The music volume would be comparable to current operations and noted that speakers are already directed inward to minimize impacts.
 - The applicant confirmed no Sunday operations are planned, peak attendance can reach around 1,000 on busy weekends, and parking issues are minimal due to existing arrangements. They also noted they work with the Salt Lake County Health Department on noise compliance

and want to modernize permit language to align with Utah's agritourism laws.

- Planner Forsythe explained that the Crazy Corn Maze property is zoned M-1 (light industrial), but the city's future land-use map designates it for agriculture, reflecting its long-standing agricultural use. Surrounding uses include a recycling facility to the north, residential homes across 4000 West, Old Bingham Highway to the south, and additional farmland to the west. Most of the conditions from the existing Conditional Use Permit are being carried forward, with a few new updates. The main change is allowing up to 150 operational days per year instead of limiting activities to only the fall season. New conditions also require maintaining temporary toilets and ensuring any new structures or improvements follow proper building, fire, and safety permitting processes.
- Planner Forsythe noted that any temporary structures such as mazes, tents, or haunted houses must continue to go through the proper building and fire safety permitting processes. Regarding parking, Forsythe reiterated that on-street parking is not allowed on 4000 West due to traffic and lack of sidewalks, but Old Bingham Highway can safely accommodate angled parking because of its lower traffic volumes and wider roadway. The existing gravel parking lot will remain, and staff emphasized that the operation must continue providing adequate onsite parking to handle visitor demands.
- Summary of Commissioner Questions & Staff Responses
Commissioners asked why the old conditions prohibiting Sunday operations were removed and about licensing. Planner Forsythe explained that the restriction for Sundays was added in 2001 without a clear reason, then removed by the Planning Commission in 2012. Under the current permit, there is no requirement to close on Sundays. Staff stated that the applicant will need to apply for a business license for each holiday event
- Commissioner Allen asked how to classify the Crazy Corn Maze use since "agritourism" does not appear anywhere in West Jordan City Code and whether the city plans to address this in code. Planner Forsythe explained that earlier permits predated the city's temporary-use ordinance, so the corn maze was processed as a Conditional Use Permit even though the activity functions more like a temporary use. He noted that the property has long operated as a farm, the zoning has been in place for decades.
- City Planner Gardner added that agritourism is increasingly common, especially as a way for farms to stay viable, and that staff can review whether agritourism language should be added to the city code.
- Assistant City Attorney Duncan Murray clarified that the term is defined under Utah State Code, and when the municipal code lacks a definition, the city defaults to state definitions—making "agritourism" an appropriate and legally supported classification.

- Commission noted one negative email was received prior to the hearing and will be included in the record.

Public Hearing Opened:

- Residents Julie and Randy Barfuss and Leticia Laless spoke in opposition, citing noise, traffic, and neighborhood disruptions.
- One neighbor asked the Commission to deny the expansion or at minimum reinstate Sunday closures, require an enforceable noise limit at the property line, and add signage or a traffic study to address drivers missing the entrance and turning around in neighborhood driveways.
- A resident described frequent disturbances, including constant nighttime traffic and noise during the season. Another neighbor reported that the event's music and sounds could be heard four streets away, and a third neighbor expressed frustration with screaming from the maze, heavy traffic, and cars repeatedly using residential streets to turn around, urging the Commission not to expand the use.

Public Hearing Closed

- Commissioner Anderson invited applicant up to address questions.
- The applicant offered to install traffic signs to mitigate those concerns and expressed a willingness to do what they can to address neighbors' concerns that are within their control.
- Commissioners asked the applicant to describe what the winter festival would include. The applicant explained that the winter event would be more mellow than the Halloween season, featuring light-synchronized displays, seasonal theme changes, and mazes made of Christmas trees rather than high-intensity attractions. When asked about operating on Sundays, the applicant stated there are no plans to open on Sundays for the winter event. Commissioner Anderson had some thoughts regarding traffic and noise. Commissioners discussed gate closure and gate-opening procedures.

Motion: Commissioner Anderson made a motion to re-open the public hearing. The motion was seconded by commissioner Allen and passed 6-1, with Commissioner Acker opposed.

- Public Comment: The resident explained the issue is not related to the gate. When traffic is heavy and drivers are heading to the Corn Maze, the left-turn lane backs up. The resident emphasized that this circulation issue—caused by the backup in the left-turn lane—is the core of the traffic problem.

Public Hearing Closed

- Commissioners stated not to add gate closures as a condition but to require signage instead.
- Staff clarified that if signage is added as a condition, the signs must comply with all applicable city ordinances, including requirements for content and wording.

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 the Crazy Corn Maze 2026 Expansion located at 8780 South 4000 West in the M-1 Zone, with the Conditions and Requirements of Approval listed in the staff report, and the following additional conditions:**

- *that the applicant place signs to direct traffic, with all signage complying with city code and functioning as directional signs; and*
- *that the applicant gets into and remains in compliance with all applicable laws, including the Salt Lake County noise ordinance.*

Commissioner Roberts seconded and passed 7-0 in favor.

4. Adjourn

Motion: **Commissioner Gonzalez moved to adjourn. The meeting adjourned at 6:59 PM. There were no objections.**

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 21, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission meeting.

/s/ Kerryn Talbot, Administrative Assistant
Community Development

Approved this 19th day of May 2026

OPPOSITION TO AMENDED CONDITIONAL USE PERMIT — Crazy Corn Maze 2026 Expansion 8780 South 4000 West Planning Commission Agenda Item #3b, April 21, 2026

From: [REDACTED]

Sent: Tuesday, April 21, 2026 12:34 AM

To: WJPlanning <wjplanning@westjordan.utah.gov>; Council Comments <councilcomments@westjordan.utah.gov>

Cc:

Subject: RE: OPPOSITION TO AMENDED CONDITIONAL USE PERMIT — Crazy Corn Maze 2026 Expansion; 8780 South 4000 West; Planning Commission Agenda Item #3b, April 21, 2026

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.

Dear Members of the Planning Commission,

I am writing in firm and unequivocal opposition to the proposed amendment to the Conditional Use Permit for R & K Farm Enterprises, Inc. (DBA Crazy Corn Maze, DBA Night Stalkers Haunted Trail, DBA Fright Lights) located at 8780–8802 South 4000 West. I am a resident of the immediately adjacent neighborhood and have lived within 300 yards of this property for the past 8.5 years. The proposed amendments — which would expand operations to 150 calendar days per year, add a winter holiday programming season, and further intensify an already disruptive commercial operation — would cause direct and significant harm to my household and to the surrounding residential community.

I. THE EXISTING OPERATION ALREADY CAUSES SUBSTANTIAL AND DOCUMENTED HARM TO NEARBY RESIDENTS

Before this Commission considers any expansion, it should be aware that the operation in its current form already creates ongoing, material harm to adjacent residents. As a neighbor who lives across the street from this property, I experience the following impacts every fall season without relief:

Noise: The noise generated by this operation is severe and unrelenting during evening hours. Amplified music — including seasonal novelty songs — is clearly audible from inside my home, including my bedroom. The screams generated by the haunted trail attraction carry across the street continuously throughout operating hours. This is not the ambient noise of a neighborhood; it is the sustained, amplified noise of a commercial entertainment venue operating in close proximity to residential homes.

Dust: The unpaved gravel parking areas and foot traffic inside the dirt paths of the maze generate significant dust that enters my home. This results in measurable accumulation inside my residence and affects air quality on a nightly basis during the operating season.

Traffic Hazards and Driveway Intrusions: The site's primary parking entrance is poorly marked and difficult to identify for first-time visitors. As a direct consequence, a substantial number of patrons routinely miss the designated turn and instead drive into the adjacent residential neighborhood searching for a place to turn around. Many use my private driveway as a turnaround point — repeatedly, throughout each operating evening. The surrounding street already has reduced visibility due to parked vehicles and a blind corner, creating a dangerous and recurring traffic hazard that has persisted, unaddressed, for years.

II. THE PROPOSED EXPANSION WOULD DRAMATICALLY COMPOUND EXISTING HARMS

The applicant requests authorization to operate up to 150 calendar days per year and to add a winter holiday season with lighting displays, additional attractions, vendors, and associated infrastructure. The Staff Report acknowledges this would effectively double the duration of commercial event operations on this property. For residents already burdened by the existing fall season, this proposal is deeply alarming.

A winter lighting event by definition involves outdoor illumination directed toward a residential neighborhood during a season when darkness arrives earlier and neighbors are more often home with a reasonable expectation of peace and quiet. The addition of holiday-themed amplified music, crowds, and traffic into the months of November through January would extend these disruptions well beyond the fall season into what has historically been a period of respite for nearby residents.

Notably, the applicant's own Letter of Intent states that seasonal themes may evolve only "provided impacts related to traffic, parking, lighting, noise, and hours are not materially increased." A winter lighting event — by its very nature a lights-focused attraction operating during the darkest months of the year — materially increases lighting impacts on adjacent residential properties. The applicant's own stated standard is not satisfied.

The traffic and driveway intrusion problems described above will only worsen with expanded operations. If the site has not been sufficiently marked to direct patrons to the correct entrance after 25 years of fall operation, there is no reason to expect improvement under a newly introduced winter season.

III. THE PROPOSED CONDITIONS SILENTLY REMOVE THE EXISTING SUNDAY CLOSURE REQUIREMENT WITHOUT JUSTIFICATION

Both the original 2001 Conditional Use Permit and the 2012 amended Conditional Use Permit explicitly included a condition that the maze would be closed on Sundays. This condition has been in place for 25 years. The proposed new Conditions of Approval remove that restriction entirely — with no explanation, no analysis, and no justification anywhere in the Staff Report. The Commission should not silently eliminate a longstanding condition of approval without affirmatively justifying that removal on the record. Sunday operations would extend noise, traffic, dust, and driveway intrusion impacts to the day when residents have the greatest expectation of quiet enjoyment of their homes. I respectfully request that the Commission either retain the Sunday closure condition or explicitly state on the record why its removal is warranted — as required under West Jordan City Code §13-7E-6.

IV. THE CONDITIONS OF APPROVAL CONTAIN NO NOISE ORDINANCE COMPLIANCE REQUIREMENT

West Jordan City Code includes noise ordinance provisions establishing maximum permissible sound levels. Despite this, neither the existing nor the proposed Conditions of Approval contain any requirement that the operation comply with the City's noise ordinance as measured at the residential property line.

The Staff Report's analysis under Determination 6 concludes that the residential neighborhood is adequately buffered by a six-foot fence and mature trees. This conclusion is directly contradicted by my lived experience: amplified music and attraction noise from this operation is clearly and consistently audible inside my home, on the opposite side of 4000 West, throughout operating hours. The absence of any enforceable noise limit means there is currently no mechanism for residents to seek relief through City enforcement channels.

I request that any approval include an explicit condition requiring the operation to comply with the West Jordan noise ordinance as measured at the nearest residential property line, and that the applicant be required to demonstrate compliance upon request.

V. THE PROPERTY'S AGRICULTURAL TAX STATUS IS INCONSISTENT WITH ITS USE AS A COMMERCIAL ENTERTAINMENT VENUE

I have reviewed the Salt Lake County property records for this parcel. The property currently benefits from a preferential agricultural property tax assessment, meaning it is taxed at a significantly reduced rate based on its agricultural designation. However, the actual use of this property — particularly as this permit amendment proposes to codify and expand — is plainly that of a commercial seasonal entertainment venue generating substantial ticket, concession, and merchandise revenues.

If this Commission approves an amendment formally recognizing this property as a "Seasonal Agritourism and Outdoor Entertainment Venue" operating up to 150 commercial days per year, I respectfully request that the Commission refer the question of appropriate property classification and tax assessment to the Salt Lake County Assessor's Office. Neighboring residents pay full residential property tax rates while enduring the commercial impacts of this venue. It is neither equitable nor appropriate for this operation to be assessed as farmland while generating commercial revenues at this scale.

VI. ADDITIONAL CONDITIONS OF APPROVAL ARE INADEQUATE TO MITIGATE HARM TO ADJACENT RESIDENTS

Beyond the issues raised above, the proposed Conditions of Approval fail to adequately address impacts on adjacent residential properties in the following respects:

The condition permitting operations until midnight — seven days a week, up to 150 days per year — is not a meaningful limitation for residential neighbors. I urge the Commission to impose a closing time of no later than 10:00 PM on weeknights and 11:00 PM on weekends if approval is granted.

There are no conditions addressing directional signage or traffic management to prevent patrons from entering the residential neighborhood or using private driveways. This is a documented, recurring problem that must be addressed as an express condition of any continued or expanded permit.

No traffic impact analysis has been required despite the applicant seeking to accommodate up to 2,100 patrons simultaneously on a collector road and a local road. The Commission should require a formal traffic study before approving an expansion to 150 days and a second operating season.

VII. REQUEST FOR DENIAL

For all of the foregoing reasons, I respectfully but firmly request that the Planning Commission DENY the proposed amendment to the Conditional Use Permit for the Crazy Corn Maze 2026 Expansion.

If the Commission is inclined to approve any amendment, I urge the Commission to: (1) deny the expansion to 150 operational days and any winter programming season; (2) retain the Sunday closure condition from the original and 2012 permits; (3) impose explicit noise ordinance compliance conditions with decibel limits measured at the nearest residential property line; (4) require adequate directional signage on 4000 West to prevent patrons from entering the residential neighborhood; (5) reduce daily closing time to no later than 10:00 PM on weeknights; (6) require a traffic impact study before any expansion takes effect; and (7) refer the property's tax classification to the Salt Lake County Assessor's Office for review.

I appreciate the Commission's time and consideration of my concerns. I intend to be present at the April 21, 2026 Planning Commission meeting to address the Commission in person and respectfully request that this letter be entered into the official record.

Respectfully submitted,

A large black rectangular redaction box covers the signature and name of the sender.