

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MARCH 4, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Jay Thomas, Tom Hollingsworth, John Roberts, Trish Hatch, Ammon Allen, and Emily Gonzalez. Jimmy Anderson was excused.

STAFF: Larry Gardner, Tayler Jensen, Mark Forsythe, Duncan Murray, Alan Anderson, Julie Davis, Paul Brockbank, Todd Johnson

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered.

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

Pledge of Allegiance

1. Approve Minutes from February 18, 2025

MOTION: Emily Gonzalez moved to approve the minutes from February 18, 2025. The motion was seconded by John Roberts and passed 6-0 in favor. Jimmy Anderson was absent.

2. 8600 South Extension; 8600 South from U-111 to 6400 West; Major Subdivision Plat; P-C Zone; Ivory Development LLC/Ross Dinsdale (applicant) [#31856; parcel 26-03-200-011, 010; 26-03-100-008]

Ross Dinsdale, applicant with Ivory Development, said they have been working with staff on the design of 8600 South according to the West Jordan master plan. He felt that this road will be helpful to the current and future residents providing connectivity in the area.

Tayler Jensen said this road is on the master transportation plan and it had been planned for some time. He agreed that it will be good for connections on the west side of the city.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approves the Preliminary Major Subdivision Plat for the 8600 South Roadway Extension.

Ammon Allen asked when 6700 West would connect to 8600 South.

Todd Johnson said there is not a timeframe, but it is a high priority for the developer and should be soon.

Jay Thomas opened the public hearing.

Rudy Stone, West Jordan resident, said his property backs the subject property. He asked for information regarding how much space would be between his property and the road and if there is a plan for landscaping.

Laura Lance, West Jordan resident, asked if any of the residents in that area will lose property with the installation of the road or roundabout. She was concerned with the large number of off road vehicles in that area and the safety concerns it poses for pedestrians. She asked for signs to discourage that activity.

Chris McConnehey, West Jordan resident, said he was happy to have 8600 South completed and he expressed his support. He echoed the concern regarding some of the activities in the open field, so the sooner this is completed the better. He thanked the Commissioners for the time they spend in efforts to make a better community.

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

Taylor Jensen responded to the questions. There will not be any imminent domain, and no property will be taken for the roadway or roundabout. Landscaping south of 8600 South will occur as development happens. North of the road, the distance to the existing residential lots will vary depending on the location.

Todd Johnson said there will be a parkstrip between 5 and 9 feet wide, a sidewalk, and then an additional landscape buffer behind the sidewalk in some locations.

Jay Thomas suggested the residents inquire with the police department when those illegal activities are taking place.

Residents spoke from the audience and asked for signs at least.

Ammon Allen noted that the planned road is three lanes. He asked if there is a plan for expansion in the future and if there is enough property for that expansion.

Todd Johnson said there is no additional right-of-way, and the road is scheduled to always remain at three lanes.

Tom Hollingsworth asked if there would be a traffic signal at U-111.

Todd Johnson said yes.

MOTION: Ammon Allen moved to approve the Preliminary Major Subdivision for the 8600 South Roadway Extension. Approximately 3.69 acres located between 6400 West and U-111 (Bacchus Highway) with the requirements of approval listed in the staff report. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Jimmy Anderson was absent.

3. 7800 South Veterinary Clinic; 5293 West 7800 South; Preliminary Site Plan and Conditional Use Permit for Veterinary Services; P-C Zone; 814 Services, LLC/Daniel Harris (applicant) [#34197, 34198; parcel 20-36-134-005]

Daniel Harris, applicant with 814 Services, reviewed the pertinent points of the project for a veterinary hospital that will provide services such as routine checkups and scheduled and emergency surgeries. The business does not offer pet boarding or on-site cremation. The building is on 1.123 acres of the overall lot. The proposal contributes to the areas of economic opportunity, social health and opportunity, and environmental stewardship addressed in the general plan. The property lays out perfectly with the size of building and the amount of needed parking. Access is provided from Swift Water Way. Cross access is proposed with the southern property in the future, which will help to mitigate traffic and reduce the number of cars going through the neighborhood. All utilities are available to the site. Hours of operations are from 7 a.m. to 7 p.m. seven days a week. Emergency services will be available, and times are coordinated with the veterinarian. The plan is to use half of the 8,000 square feet initially and then expand to the other half as the business grows. He felt that the use and design are compatible with the surrounding area. He clarified that the business is not part of a big box chain, but they are developing other sites for this client.

Mark Forsythe said this property is one of the last commercial pieces in the Stone Creek master planned area. He reviewed the use and building layout and elevations, which fit in well with other buildings in the area. A variety of building materials are incorporated in the design, and the Design Review Committee forwarded the item without any concerns. The amended subdivision plat to divide the lot in two will be approved at staff level and must be completed before or concurrently with final site plan approval. He reviewed the access points and stated that parking and building setbacks have been met or exceeded.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission grant approval for the Preliminary Site Plan and the Conditional Use Permit for the 7800 South Veterinary Clinic located at 5293 West 7800 South in the P-C zone with the Conditions and Requirements of Approval listed.

Preliminary Site Plan - Requirements of Approval

1. All redline comments from all City departments shall be addressed during the Final Site Plan review process.
2. The Clay Hollow B – 5th Amended Subdivision currently under review shall be fully approved by the City and recorded at the Salt Lake County Recorder’s Office prior to commencement of construction of the veterinary clinic.
3. Per West Jordan City Code §13-7B-5, the approved preliminary site plan shall remain valid for one year following the date of the approval.

Conditional Use Permit - Conditions of Approval

1. On-site kenneling, including pet daycare and/or overnight boarding of pets, is prohibited under §13-5C-4 of the West Jordan City Code. Animals being kept overnight for post-operational recovery or other medically necessary circumstances are permitted as part of the approved veterinary services.
2. On-site cremation is prohibited under §13-5C-4 of the West Jordan City Code.

3. Biological waste shall be properly frozen, stored, and disposed of in accordance with all applicable Utah Department of Environmental Quality regulations.

Jay Thomas opened the public hearing.

Chris McConnehey, West Jordan resident, said he appreciated the applicant's presentation that addressed any potential concerns with the conditional use permit. He felt that all conditions had been met and that this will provide beneficial services to the city and to an underserved part of the community.

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

Trish Hatch appreciated the positive feedback.

MOTION: Ammon 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 7800 South Veterinary Clinic located at 5293 West 7800 South in the P-C zone with the Requirements of Approval listed in the staff report. The motion was seconded by Trish Hatch and passed 6-0 in favor. Jimmy Anderson was absent.

MOTION: Ammon 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 Conditional Use Permit for Veterinary Services for the 7800 South Veterinary Clinic located at 5293 West 7800 South in the P-C zone with the Conditions of Approval listed in the staff report. The motion was seconded by Trish Hatch and passed 6-0 in favor. Jimmy Anderson was absent.

4. **Dry Creek Highlands Phases 2, 3, 4, and 5; approximately 8800 South 6700 West; Preliminary Subdivision Plat (98 lots on 22.3 acres); P-C Zone; Ivory Development LLC (applicant) [#31804; parcel 26-03-251-004]**

Ross Dinsdale, applicant with Ivory Development, reminded the Commissioners that last year the subarea plan was updated, and the submitted preliminary plat matches that approved subarea plan. These phases contain 98 lots that they plan to build throughout the summer.

Mark Forsythe said the submitted plan will complete about 2/3 of Subarea 1. The 98 single-family residential lots will range in three categories: LDR (low density) with lots between 10,000 and 18,000 square feet, MDR (medium density) between 7,000 and 14,000 square feet, and most of the lots will be HDR (high density) that are as small as 4,000 and going up to 12,000 square feet. The overall density is 4.39 dwelling units per acre for these phases, which is below the maximum 5 dwelling units per acre for the entirety of Dry Creek Highlands. There won't be any major amenities or open space in this section, except for a small, paved trail connecting two blocks that provides a safe route to school. The side of the trail will be landscaped like other existing trails further to the west. He showed the phasing plan and noted that it is hoped that Jones Ranch Drive will be built on its own before Phase 5 develops.

However, if that does not happen there is a plan to install it with phase 5, which includes a streetscape wall on the east side. A split rail fence goes along Barney's Creek wash to the north, and uses the same materials that were already approved with the subarea plan. Temporary turnarounds will be provided in some earlier phases and will be removed once the future phases are built.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision Plat for Dry Creek Highlands Ph. 2, 3, 4, and 5, a 98-lot single-family residential planned community located in the P-C Zone on approximately 22.3 acres located at approximately 8800 South 6700 West, with the Conditions and Requirements of Approval listed.

Conditions and Requirements of Approval:

1. Jones Ranch Drive and all associated improvements shall be approved by the City and fully constructed: 1.) prior to final approval of Phase 5; or 2.) concurrently with the approval and construction of Phase 5.
2. All lots shall comply with the building setback requirements stipulated in the adopted Dry Creek Highlands Sub-Area 1 Development Plan.
3. Parcel A shall be fully landscaped on each side of the pedestrian path in accordance with West Jordan City Code §14-5-8. Landscaping shall consist of a mix of plants and mulch that is substantially consistent with the approved landscaping in Parcel A of Dry Creek Highlands Phase 1B.
4. An ADA accessible north/south crosswalk at the intersection of Raynolds Peak Way and Buffalo Fork Drive shall be provided to connect future trails with the sidewalk along Buffalo Fork Drive.

Ammon Allen asked for clarification on what type of crossing will be over Barney's Creek.

Mark Forsythe said the crossing will be a bridge with ramps to access the trail.

Jay Thomas opened the public hearing.

Chris McConnehey, West Jordan resident, said he was not in opposition to anything in the plan. He pointed out a statement in the staff report that said additional amenities were to be "completed" before the 301st unit had occupancy. He asked if that matched the language in the MDA, because he thought that there had been a modification that said everything had to be "substantially started" before the 301st unit had occupancy. He complimented Ivory Development for their openness, communication, and willingness to make modifications to the plan with regards to piping the open wash that will be added recreation area, and he thanked Greg Davenport for finding a way to do that. Among other items was a walkway east of the townhomes to the elementary school. He also appreciated all staff members who ensure the plan details are correct and developed as approved into something that the City of West Jordan can be proud of.

Rudy Stone, West Jordan resident, referred to a previous comment that all the units in these phases would be single-family, but then he heard a reference to townhomes. He wanted to understand the terminology and if a townhome is considered a single-family dwelling.

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

Mark Forsythe said the townhomes that Mr. McConnehey referred to are already constructed on the east side of the subdivision. West Jordan considers townhomes to be multifamily.

Larry Gardner said from a real estate perspective all the homes are for-sale products and sold individually, including the townhomes. The State of Utah considers townhomes as single-family, but West Jordan considers all attached units as multi-family.

MOTION: Trish Hatch 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 Major Subdivision for Dry Creek Highlands Phases 2, 3, 4 and 5 located at 8800 South 6700 West in a P-C zone with the Conditions and Requirements of Approval listed in the staff report. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Jimmy Anderson was absent.

5. Text Amendment – Stub Streets; Amend the West Jordan Code Section 14-5-5: Streets; City-wide applicability; City of West Jordan (applicant)

Alan Anderson, Council Director, said he was presenting this amendment of Section 14-5-5 relating to stub street connectivity on behalf of the West Jordan City Council. When property is being developed next to vacant property, a street may be stubbed in to help with connectivity to future developments and assist in emergency services and utility placement. A major variation request for GEM Apartments brought this code section to light with the City Council, and it is now proposed that it be amended. The concern is when the street connects a disparity of uses, such as single-family to a higher impact use. This type of connection is inconsistent with the Council’s vision for the purpose of stub streets. Council sponsors of the amendment met with staff to make sure the proposed amendment would work, and it was agreed that the amendments would be good going forward and would help to address the issue of connecting disparate uses in the future.

Staff recommended that the Planning Commission forward a positive recommendation for the Text Amendment regarding Stub Streets to the City Council.

Trish Hatch said she read through the Committee of the Whole notes, and her thought is that the city should connect communities more than less. She liked that there were options, but it is better to have more connectivity between residents.

Jay Thomas opened the public hearing.

Chris McConnehey, West Jordan resident, said he had strong feelings about stub streets. There are some in the city that end at block walls. He liked the idea of being forced to make the connection but also saw the need for some flexibility when things need to change, and the original desired development does not make sense anymore.

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

Jay Thomas said if all roads are opened, and especially from single-family to apartments, it could pose some traffic issues. He agreed that it is good to have connectivity, but he liked the flexibility. There are dead end streets in his neighborhood, which makes for a longer trip to visit his neighbor.

Alan Anderson said there are provisions in the code to add traffic calming measures when there is higher impact uses connecting to a lower impact use. The Council wants to provide connectivity, and this provides for those tools.

Duncan Murray said there is also flexibility if a master development plan/agreement is established. Recent changes in law do not allow cities to require stub streets only for the purpose of traffic flow, but West Jordan's stated purposes are also for infrastructure needs and public safety.

Tom Hollingsworth understood the need to help with traffic flow by connecting streets. However, his concern was how to prevent the roadway in the single-family neighborhood from becoming a parking lot for a connecting apartment complex. He asked if this amendment would impact or address that situation.

Alan Anderson said public roads are generally open for the public, so unless 'no parking' signs are warranted, there is not much that can be done. This is especially a problem if residents are being charged for parking.

Duncan Murray said this text amendment does not address that issue, but he explained that new development agreements and some possible amendments to code and business licensing programs are meant to encourage the prevention of parking in neighborhoods.

Ammon Allen said moving forward, new development should have a transition area between two different types of developments. He asked how the stub streets are maintained on a temporary basis and whether a T or other turnaround is required for emergency vehicles.

Alan Anderson said the code requires all cul-de-sacs and dead-end streets to comply with all fire code and public improvement standards.

Paul Brockbank said a stub street up to 150 feet in length does not need a turnaround, but if it is longer than that it must have a hammerhead or cul-de-sac. Usually, a stub street is the length of one lot, which is about 50 to 80 feet.

John Roberts said he lives in a neighborhood with abandoned stub streets, because the planned residential property developed as commercial, which would be this same scenario. The proposed solution is better than just building a masonry wall. However, he asked if there was a procedure when a stub street connection is abandoned.

Duncan Murray said there is a current code provision where the Council can vacate a street if there are no utilities or other reasons that it needs to remain.

John Roberts asked at what point the property owner must dedicate the stub street to the city, because in his circumstance the owner never did it.

Duncan Murray said typically the entire street layout on a plat is shown and all streets are approved by the Planning Commission and dedicated at one time, so Commissioner Roberts' scenario would only happen now in very rare occasions.

MOTION: Emily Gonzalez moved to forward a positive recommendation to the City Council for the text amendment regarding Stub Streets. The motion was seconded by Ammon Allen and passed 6-0 in favor. Jimmy Anderson was absent.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 7:08 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2025