



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 3rd day of February 2026