



**Minutes of the City of West Jordan
Planning Commission
Tuesday, February 3, 2026 – 6:00 PM**
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order

Commissioners Present: Jay Thomas, Cheryl Acker, John Roberts, Ammon Allen, Emily Gonzalez, and Jimmy Anderson

Staff Present: Larry Gardner, Megan Jensen, Tayler Jensen, Scott Langford, Alan Anderson, Duncan Murray, Alexandra Clegg, Kerryn Talbot, Cindy Quick, Mark Forsythe

The pre-meeting was called to order by Chair Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Duncan Murray provided training on best practice for ensuring city related business be conducted exclusively on city-issued devices.

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

1. Pledge of Allegiance

Commissioner Acker led participants in the Pledge of Allegiance

2. Consent Calendar

a. Approve Minutes from January 6, 2026

Motion: Chair Thomas moved to approve minutes from January 6, 2026. The motion was seconded by commissioner Acker and passed 6-0 in favor. Commissioner Hollingsworth was absent.

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

a. RhythmX Dance Lab; 4256 West 8370 South; Conditional Use Permit for Personal Instruction Service; M-1 zone; RhythmX Dance Lab, LLC/ Raquel Bucio (applicant) [Megan Jensen #35150; parcel 21-31-401-006]

Raquel Bucio, applicant, stated Rhythmic Dance Lab is a proposed dance studio specializing in clogging and ballroom dance instruction. The applicant is seeking a Conditional Use Permit because the current zoning does not allow for this type of use. The proposed operations will consist of personal dance instruction offered Monday through Friday, with classes scheduled between 4:00 p.m. and 9:00 p.m.

Megan Jensen reviewed the site plan, floor plan, and conditions of approval. The site plan shows 18 dedicated parking spaces for the studio, exceeding the required parking and leaving sufficient spaces for the print shop. The floor plan includes internal improvements to create two studios, an office, and a bathroom. Staffing will consist of 3 to 6 instructors and staff members, and at any given time, there will be 15 to 20 students on site, arriving in staggered intervals approximately every 30 minutes. Most vehicles will drop off students and then leave the site.

To avoid interference with the Jordan School District bus route, the only condition of approval is that customers may park only on one side of the street. This condition is expected to have minimal impact after 5:00 p.m. when bus traffic decreases. The next step for the applicant, following approval of the Conditional Use Permit, is to obtain a business license for the studio.

Commissioner Allen asked clarifying questions on the conditions of approval, and how this would be implemented since they would be parking on a public road. Megan Jensen answered it would be asked of the applicant to inform participants of this guideline.

Motion: Commissioner Allen moved, based on information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Conditional Use Permit for a personal instruction service, located at 4256 West 8370 South, in an M-1 zone with the conditions that are supported by substantial evidence as described in the analysis of section IV of the staff report. The motion was seconded by Commissioner Acker and passed 6-0 in favor. Commissioner Hollingsworth was absent.

- b. 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]

Brandon Oquendo, applicant, is requesting a conditional use permit for an RV (Recreational Vehicle) outdoor business that is currently in operation. After a visit from Code Enforcement, it became apparent to the applicant for the need of a conditional use permit. The applicant acknowledged the city requirements and conditions listed in the staff report but expressed a desire for guidance from the city on what is acceptable. The applicant requested a variance from the Planning Commission. The Planning Commission responded that they are required to apply city code and cannot impose conditions that remove or override city code requirements; therefore, the Commission cannot approve a variance that would conflict with city code.

Commissioner Acker asked clarifying questions and inquired about off-street accommodations for customers considering the fencing and barriers required on the East

and South to screen from the public roads. The applicant explained that the business occupies the rear portion of the building. Most of the road frontage is blocked by the building itself, leaving only a small section exposed to 1300 West and another small section near 7900 South. Applicant suggested that the city's primary concern is blocking visibility from 1300 West, and they hoped for flexibility regarding other areas to maintain functionality for moving equipment in and out. The applicant noted that the front portion of the building could be used for parking if necessary, but emphasized that customer visits are brief, typically just for equipment pickup.

Commissioner Allen asked the applicant how many RVs would be expected to be on site maximum at a given time, to which the applicant responded six. Applicant stated they do have another site in Utah County that can be utilized at storage.

Megan Jensen reviewed the site plan and conditions of approval which are listed in the staff report. Staff require that those fences be a minimum of 20 feet back on those driveways for visibility. Staff recommends the applicant to submit a parking plan for staff approval.

Chair Thomas opened the public hearing at 6:22 p.m.

Kim Rolfe, West Jordan resident, spoke in favor of the conditional use permit. He operates a farm nearby and emphasized that the proposed use is appropriate for the heavy industrial area. Rolfe urged the Planning Commission to be business-friendly, stating that businesses are much needed in West Jordan.

Kevin Tolbert, 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.

Josh Tolbert, neighboring business owner, expressed concerns on the placement of the fence and the visibility it would have on his business. He proposed that if the gate facing 1300 West could be from the corner end of the applicants building to the neighboring building, it would ideally work best.

Chair Thomas suspended public comment for this meeting for this item.

Commissioner Allen expressed support for the proposed RV outdoor business, stating that it appears to be an appropriate use for the area and could provide value to the city. However, before approving the conditional use permit, he would like the applicant to return with a detailed site plan. This plan should include specific measurements, the type and design of gates, and the location of fences to ensure clarity and compliance before moving forward

with approval. Commissioners Anderson, Acker, and Thomas were in agreement with Commissioner Allen's statement.

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 March 3, 2026, Planning Commission Meeting. The motion was seconded by Commissioner Acker and passed 6-0 in favor. Commissioner Hollingsworth was absent.

4. Public Hearings (with Recommendation to City Council for Final Action)

- a. Rolfe Subdivision; 2659 W 7000 S & 2660 West Beverly Glen Avenue; Rezone; Kim Rolfe (applicant){Tayler Jensen/Nate Nelson/Greg Davenport #34822 Parcels # 21-28-201-053-0000 & 21-28-201-024-0000]

Kim Rolfe, West Jordan resident, stated the purpose of the subdivision request is to allow for the sale of the house on 7000 South, while retaining ownership of her current property on Beverly Glen Avenue. He emphasized that there will be no changes to land use; the house will remain a single-family residence, and no modifications will be made to the outdoor riding arena, barn, or existing home on Beverly Glen Avenue.

Tayler Jensen presented the current zoning map and the proposed zoning map. The applicant is requesting a rezone of the entire property to R-1-10, which would eliminate the split zoning and allow the rear lot to include the riding arena with the home on Beverly Glen Avenue, while the front lot would become a 10,000-square-foot parcel. Taylor clarified that this action does not create new lots but simply moves the property line and standardizes zoning. Next steps include a public hearing and City Council action on the rezone, followed by a preliminary plat review by the Planning Commission and final plat approval by staff.

Chair Thomas opened the public hearing at 6:48 p.m.

No comments

Chair Thomas suspended public comment for this meeting for this item.

Motion: Commissioner Allen moved that the Planning Commission make a recommendation of Approval (positive recommendation) of the rezone of approximately 1.2 acres from Rural Residential Half Acre Minimum Lots (RR.5D) to Single Family Residential 10,000 Square Foot Minimum Lots (R-1-10) to the West Jordan City Council, subject to all requirements of approval. The motion was seconded by Commissioner Acker and passed 6-0 in favor. Commissioner Hollingsworth was absent.

5. Informational Items

a. Review of Balanced Housing Report for 2025

Mark Forsythe presented background on the Balanced Housing Ordinance that was adopted in 2014. The ordinance was created to manage multi-family development and ensure density occurs in appropriate locations. Over time, the ordinance has been amended to include exceptions for areas deemed suitable for multi-family housing, such as transit station overlay districts, larger planned communities, and highway interchange zones.

The city's target housing ratio is 77% single-family and 23% multi-family. Trends indicate steady growth in single family housing since 2023, while multi-family development fluctuates. Achieving the 77/23 ratio would require 8,516 additional single-family units and, at the current pace, could take 31 years assuming no new multi-family units are built.

Commissioner Roberts asked clarifying questions about how the ratio is adjusted if a multi-family unit is approved. Larry Gardner gave information about how the ordinance has successfully guided development, but how the definition of single-family housing excludes attached single-family homes. Mark Forsythe clarified that these numbers are acquired based on how many building permits were issued during the year.

6. 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 Sanchez Clegg
Deputy City Recorder

Approved this 17th day of February 2026