



**Minutes of the City of West Jordan  
Planning Commission  
Tuesday, February 17, 2026 – 6:00 PM  
8000 S Redwood Road, 3<sup>rd</sup> Floor  
West Jordan, UT 84088**

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**Call to Order Pre-Meeting**

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

Staff Present:

Larry Gardner, Tayler Jensen, Megan Jensen, Mike Jensen, Alan Anderson, Duncan Murray, Alexandra Clegg, Kerryn Talbot, Scott Langford, Mayor Burton

The pre-meeting was called to order by Chair Thomas at 5:30 p.m. with a quorum present. The agenda was reviewed and clarifying questions were answered. Chair Thomas asked if Kerryn could send out an email to all commissioners with each other's contact information. The chair reminded Commissioners if they need to miss a meeting to contact him or Kerryn Talbot.

Alan Anderson provided training on PrimeGov, including features for agenda access, ADA compliance, annotation tools, and video archives. Commissioners confirmed successful login and discussed best practices for communication and meeting preparation.

**Pre-Meeting Adjourned: 5:53 PM**

**Call to Order Regular Meeting**

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

**1. Pledge of Allegiance**

Mayor Burton led participants in the Pledge of Allegiance.

**2. Consent Calendar**

a. Approve Minutes from February 3, 2026

**Motion:** Commissioner Allen moved to approve the minutes from February 3, 2026, with the addition of a sentence noting that the applicant returned to the podium during the RV discussion and requested a variance, which was denied. The motion was seconded by Commissioner Anderson and passed 7-0 in favor.

### 3. Public Hearings (with Final Action by the Planning Commission)

- a. Exit 4 Escape Rooms; 7211 S Plaza Center Drive; Conditional Use Permit for Recreation and Entertainment, Indoor; SC-3 Zone; Exit 4 Escape Rooms/Josh Wilde (applicant) [Megan Jensen #35224; parcel 21-29-127-010]

Josh Wilde, applicant, requested approval for a conditional use permit for an escape room business in an existing building at Jordan Landing. Megan Jensen reviewed the site plan and operations four escape rooms, 8 staff members hours: Thurs–Fri (4–9 p.m.), Sat–Sun (1–9 p.m.) No conditions recommended; fire department requirements will be verified during business license review.

Public Hearing Opened: 6:04

Public Comment: None

**Motion:** Commissioner Allen moved, based on findings in the staff report and evidence presented, to approve the CUP for Exit 4 Escape Rooms, located at 7211 S Plaza Center Drive in an SC-3 zone with the conditions that are supported by substantial evidence as described in the analysis of section IV of the staff report. Commissioner Gonzalez seconded. Motion passed 7-0.

- b. Gray House Smash Burgers; 1875 W 7800 S; Conditional Use Permit for Indoor Seating; P-O Zone; Tracy Stocking (Applicant) [Tayler Jensen #35171; parcel 21-34-126-011-0000]

One of the co-owners, Daniella Vega, was present and requested approval to allow customers to eat inside the existing house at the food truck location. The applicant's long-term plan is to convert the house into a full-service restaurant, with the timeline contingent upon available financial resources. Taylor provided a report stating that this is an existing food truck located at the Gray House food truck site, which has been in business for one year. Commissioner Anderson asked about outdoor seating. The applicant explained that seating is arranged around the side where the tree is includes three small tables and two tables that seat commissioner asked what the applicant anticipates for customer requirements if they expand indoors and attract more customers. The applicant expects an increase in customers. Discussion was held regarding parking. Taylor confirmed there are 12 parking spots on-site. The applicant stated that if those spots are full, customers park in the lot across the street near McDonald's. Commissioner Acker asked if the applicant resides in the home on the property. However, the applicant clarified that the house was converted to commercial use and they do not live there. Further discussion focused on traffic safety in the parking lot, ADA concerns, and certain code requirements related to occupancy. Larry noted that the Fire Marshal will determine occupancy limits and other requirements during the business license inspection. If the applicant makes modifications to the building, they will need to apply for a permit at that time and will receive guidelines for ADA compliance. The city code enforces most of all

concerns, and the ADA striping and ramp will be listed in the conditions. Tayler noted that an ADA ramp will be installed at the front entrance and the food truck will be positioned for safe access. The discussion also included striping ADA stalls for visibility and safety.

Public Hearing Opened: 6:15 PM

Public Comment: None

**Motion:** Commissioner Anderson moved to approve the Conditional Use Permit for Restaurant, Fast Food (General) for Gray House Smash Burgers on approximately 0.39 acres at 1875 West 7800 South, with conditions listed in staff report and the added requirement for striping and ADA designation. Commissioner Allen seconded. Motion passed 7-0.

#### **4. Public Hearing (Recommendation to City Council for Final Action)**

Text Amendment – Update to International Fire Code; Recommendation to amend West Jordan City Code Section 10-1-7; City-wide applicability; City of West Jordan Fire Department; Mike Jensen (applicant).

Fire Marhsal, Mike Jensen presented a proposed text amendment to automatically adopt future versions of the International Fire Code and appendices B, C, and D, with the option for City Council to amend as needed.

Public Hearing Opened: 6:24 PM

Public Comment: None.

**Motion:** Commissioner Gonzalez moved to forward a positive recommendation to City Council. Commissioner Roberts seconded. Motion passed 7-0.

#### **5. Adjourn**

**Motion:** Commissioner Gonzalez moved to adjourn the meeting at approximately 6:50 p.m. There were no objections, so the meeting was adjourned.

*I hereby certify that the forgoing minutes represent an accurate summary of what occurred at the meeting held on February 17, 2026. This document constitutes the official minutes for the West Jordan Planning Commission meeting.*

Kerryn K. Talbot Community

Development Administrative Assistant

Approved this 3rd day of March 2026