



**Minutes of the City of West Jordan
Planning Commission
Tuesday, March 3, 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, Ammon Allen, Emily Gonzalez, and Jimmy Anderson

Staff Present: Larry Gardner, Megan Jensen, Tayler Jensen, Scott Langford, Alan Anderson, Duncan Murray, Alexandra Clegg, Mark Forsythe, Mike Jensen, Dirk Burton

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

1. Pledge of Allegiance

Mark Forsythe led participants in the Pledge of Allegiance.

2. Consent Calendar

- a. Approve Minutes from February 17, 2026

Motion: Commissioner Gonzalez moved to approve minutes from February 17, 2026. The motion was seconded by Commissioner Anderson and passed 6-0 in favor. Commissioner Roberts was absent.

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

- a. Bowles Packaging; 5455 West Leo Park Road; Conditional Use Permit for Outdoor Storage; M-1 Zone/Drinking Water Source Protection Overlay Zone; Bowles Packaging/Sherry Osborne (applicant) [Megan Jensen #34422; parcel 26-01-352-003]

Motion: Commissioner Allen moved based on the information set forth in the staff report and upon the evidence and explanations received today, that the Planning Commission table the Conditional Use Permit for Outdoor Storage and Operations, located at 5455 West Leo Park Road in an M-1 zone and Drinking Water Source Protection Overlay Zone, until the March 17, 2026 Planning Commission meeting. The motion was seconded by Commissioner Acker and passed 6-0 in favor. Commissioner Roberts was absent.

Motion: Commissioner Anderson moved to hold the public hearing for Bowles Packaging, located at 5455 West Leo Park Road, for the Conditional Use Permit for Outdoor Storage in an M-1 Zone and Drinking Water Source Protection Overlay Zone. The motion was

seconded by Commissioner Acker and passed 6-0 in favor. Commissioner Roberts was absent.

Chair Thomas opened the public hearing at 6:03 p.m.

Chris Wayman, neighboring business, stated he owns a plumbing mechanical contracting business in the nearby area. He expressed concerns about not receiving proper notifications for nearby CUPs or public hearings. He explained that his company should fall within the 300-foot notification radius but has not been receiving notifications of recent public hearings. He noted significant ongoing issues with the Salt Depot, which he believes is violating multiple permit conditions, and emphasized the impact that surrounding businesses can have on his operations and property. While he has no current objections to Bowles Packaging, he would like to learn more about the item at the continued hearing on March 17, 2026, Planning Commission meeting and requested improved notification practices moving forward.

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

- b. Rolfe Subdivision; 2659 W 7000 S & 2660 West Beverly Glen Avenue; Rezone; Kim Rolfe (applicant) [Tayler Jensen/Nate Nelson/Greg Davenport #34809 Parcels # 21-28-201-053-0000 & 21-28-201-024-0000]

Kim Rolfe, applicant, explained that the rezone for these parcels has received proper approval by the Planning Commission and the City Council in previous meetings. He is now requesting subdivision approval so he can proceed with recording the plat. Mr. Rolfe further noted that no changes in land use are proposed and that he plans to sell one of the subdivided parcels. Tayler Jensen provided more background and explained that the applicant is requesting the subdivision to create two lots, each exceeding 10,000 square feet and fully compliant with City ordinances and standards.

Chair Thomas opened the public hearing at 6:07 p.m.

No comments

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

Motion: Commissioner Acker moved that the Planning Commission approve a two lot Preliminary Major Subdivision for the Rolfe Subdivision located at 2659 West 7000 South subject to all requirements of approval. The motion was seconded by Commissioner Gonzalez and passed 6-0 in favor. Commissioner Roberts was absent.

- c. 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, explained he has provided the parking layout and potential fencing options requested from a previous Planning Commission meeting, and looking to open a discussion of what City Code defines what a solid metal fence should be.

Commissioner Anderson asked if the applicant was able to examine the solid metal and opaque requirements, to which the applicant stated that the materials provided to him did not reference a specific opacity requirement. He expressed concern that a fully opaque fence could create an undesirable appearance and emphasized his preference for a visually appropriate design that still provides adequate screening.

Commissioners and staff reviewed the applicable City Code language and clarified to the applicant that they do not have the ability to override City Code or make any variances. Megan Jensen provided an overview of the updated site plan. She explained that the applicant has identified the proposed locations of the fences and gates, all of which meet City Code requirements. She mentioned that the updated plan identifies parking spaces on the south side of the building for employees and a limited number of customers. She also clarified that the applicant is showing a gravel area south of the building. Staff have included a condition of approval prohibiting vehicle parking in that gravel location, and all vehicles must be parked on asphalt.

During the discussion, Commissioner Hollingsworth raised concerns about the term “opaque” as used in the City’s fencing standards. He noted that a chain link fence with privacy slats, which the code currently permits along property lines, is not truly opaque because one can still see through it. Commissioner Anderson then asked whether there is another point in the process, such as a building permit, where the City can review the specific fencing materials. Staff explained that fences six feet or under do not require a building permit, so the Planning Commission’s review is often the only opportunity to verify the materials being proposed.

Chair Thomas opened the public hearing at 6:20 p.m.

Josh Tolbert, neighboring business, expressed appreciation for the applicant’s efforts to create an appealing fence. He stated that while fully opaque fencing can provide visual screening, it also prevents seeing what is happening behind the fence during non-operational hours. He noted that their area experiences a significant number of night-time visitors, and the ability to see activity through a fence can help identify potential theft or suspicious behavior. He requested that if the Commission permits chain link with slats elsewhere on the site, that the visible area should instead be required to match the solid material used on the gates to maintain consistency along the street-facing portion.

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

Commissioner Anderson noted the difficulty created by the code’s term of “opaque” and “solid metal fence.” While he personally found the bottom right example acceptable, he expressed concern that without another review stage, the applicant might instead install a

version with larger openings that would not meet the same standard. Because the Planning Commission has only one opportunity to evaluate the proposal, he felt compelled to rely on the firm interpretation of City Code requiring the fencing to be entirely non-see-through. Commissioner Allan agreed that the code language needs to be re-examined but stated that the Commission must evaluate the current application based on the code language in place at the time of submission. Given that solid metal fencing is grouped with masonry walls, he believed the intent was clearly to require a fully solid fence.

Duncan Murray commented that the Commission's discussion had been helpful and emphasized the dual role the Planning Commission plays. First, as the land use authority, the Commission must evaluate applications based on the regulations that were in effect at the time the application was submitted. Second, the Commission may also look ahead and consider whether the rules should be changed in the future, and if so, recommend amendments to the City Council. Commissioner Anderson then asked why the Commission was discussing the fence in such detail when the issue was not listed among the proposed conditions of approval for the conditional use permit. Mr. Murray responded that although the fence is not directly part of the motion, the discussion is still relevant and beneficial for the applicant and staff moving forward.

Motion: Commissioner Hollingsworth moved based on the information and findings set forth in this staff report and upon the evidence and explanations received today, that the Planning Commission approve the Conditional Use Permit for Outdoor Storage and Operations, located at 7880 South 1300 West in a C-M zone, subject to all the conditions of approval, and that the proposed fence options presented by the applicant are not approved and do not meet current City Code. The motion was seconded by Commissioner Anderson and passed 6-0 in favor. Commissioner Roberts was absent.

Motion: Commissioner Allen moved that staff prepare and bring back a text amendment to subsections 1 and 2 of West Jordan City Code Section 13-14-3 at a future Planning Commission meeting. Commissioner Acker seconded the motion and passed 6-0 in favor. Commissioner Roberts was absent.

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

- a. Text Amendment – Interchange Overlay Zone Map; Recommendation to the City Council to amend West Jordan City Code Title 13, Chapter 6, Article K, adding new Area D to the IOZ map and making associated technical revisions/clarifications; City-wide applicability; The City of West Jordan (applicant) [Mark Forsythe; #35132]

Mark Forsythe provided background on the proposed ordinance amendment, explaining that UDOT currently owns underutilized property around Bangerter Highway and 6200 South. UDOT acquired the property in 2018 for purposes around the construction of the Bangerter overpass and associated ramps. Due to the roadway changes significantly affecting the site, UDOT has faced challenges marketing the property for commercial use. In December 2025, UDOT met with the City Council to discuss the possibility of redeveloping the area as either

mixed-use or high-density residential under the Interchange Overlay Zone (IOZ). Staff reviewed the City Code and found no conflicts; the proposed amendment is self-contained within the IOZ section and does not affect other ordinances. Commissioner Acker asked clarifying questions about the acreage and verified that this would not obligate the current lot owners to redevelop.

Chair Thomas opened the public hearing at 6:53 p.m.

No comments.

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

Motion: Commissioner Anderson moved to recommend approval of the item to the City Council, as outlined in the staff report and recommended by staff. Commissioner Acker seconded the motion and passed 6-0 in favor. Commissioner Roberts was absent.

5. Adjourn

Motion: Commissioner Gonzalez moved to adjourn the meeting at 6.54 p.m. There were no objections, so the meeting was adjourned.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 3, 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 March 2026