



**Minutes of the City of West Jordan
Work Session
Tuesday, March 17, 2026 – 5:30 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

Call to Order

Commissioner's 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 work session meeting was called to order at 5:30 p.m. by Chair Thomas with a quorum present.

1. Review of Agenda

Consent Calendar Minutes from March 3, 2026: No comments or questions.

Mark presented on Jones Ranch Drive project, a new collector road connecting 8600 South to 9000 South and extending 6700 West across Barney's Creek to improve traffic flow. The design includes an eight-foot multi-use trail on the west side, buffered bike lanes, and standard sidewalk and park strip on the east side. Streetscape walls, landscaping, and park strip improvements will be completed in later subdivision phases. The project also includes fencing near the Barney's Creek crossing, where a future pedestrian tunnel will support an eventual east-west trail. No additional questions were raised.

Megan explained that Bowles Packaging; 5455 West Leo Park Road this item was previously tabled so the applicant could submit a required drainage plan for an outdoor storage use in the Drinking Water Protection Overlay Zone. The applicant has now provided the drainage plan, and the Utilities Department has reviewed it. Staff noted that the site layout is clear, with asphalt areas and designated motorized and non-motorized parking appropriately identified. No questions were raised.

Larry presented a text amendment to City Code Section 1533 affecting only the SC3 zone (Jordan Landing and a 30-acre City-owned parcel on 5600 W). The amendment would change several uses from conditional to permitted, including motor vehicle sales and service, indoor recreation/entertainment, restaurants, fast food, and K12 schools. Staff explained that impacts are better addressed during site plan review, and recent

State law requires all schools to be permitted uses. A commissioner asked why preschools were not proposed as permitted. Staff clarified that preschools typically require conditions for drop-off and pickup traffic, making conditional use status more appropriate.

Staff presented updates to the Accessory Dwelling Unit (ADU) ordinance, recommending amendments to City Code Section 13-5B-8 to clarify existing language and outline conditions under which a second utility meter may be allowed for external ADUs. The proposed changes provide flexibility but do not guarantee approval, as installation must meet all building and plumbing codes and be feasible based on-site conditions, such as the presence of a park strip. Staff noted that the City generally does not prefer installing second meters due to added maintenance and liability, though the revisions allow the option when appropriate. During discussion, staff clarified that renting the main home and an ADU separately is restricted by state law, with no current effort to change that requirement. Staff also confirmed that state law does not allow a separate meter for internal ADUs and will ensure the ordinance language reflects this. Commissioners asked about allowing separate meters, and staff reiterated the City's preference to avoid them while still providing limited flexibility where appropriate.

2. Reports on Prior City Council Meetings and/or Current Applications (as needed)

No reports made to the Commissioners

3. Training (as needed)

Duncan Murray provided training to the Planning Commission on the West Jordan Planning Commission Bylaws and Rules of Procedure.

4. Adjourn

Commissioner Chair Thomas adjourned the Work Session meeting at 5:58 p.m.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 17, 2026. This document constitutes the official minutes for the West Jordan Work Session meeting.

Kerryn Talbot

Administrative Assistant

Community Development Department

Approved this 7th day of April, 2026