



**Minutes of the City of West Jordan
Planning Commission
Tuesday, March 17, 2026 – 6:00 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, John Roberts

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

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

1. Pledge of Allegiance

Tom Hollingsworth led participants in the Pledge of Allegiance.

2. Consent Calendar

Approve Minutes from March 03, 2026

Motion: Commissioner Gonzalez moved to approve minutes from March 3, 2026. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

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

Jones Ranch Drive; approximately 6700 West 8800 South; Preliminary Major Subdivision (road plat); P-C Zone; Ivory Development/Ross Dinsdale (applicant) [Mark Forsythe/Todd Johnson/Dave Murphy/Mike Jensen #34791; parcels 26-03-201-011, 008; 26-03-251-010, 003] Applicant had no comments. Staff presented the street design for Jones Ranch Drive, a new collector road extending 6700 West and connecting 8600 South to 9000 South. The road will include an 8foot multiuse trail on the west side, landscaped park strips, buffered bike lanes, and standard sidewalk improvements on the east side. Staff reviewed fencing needs at the Barney's Creek crossing, noting that although the creek will be piped, slopes and the pedestrian tunnel still warrant fencing. The applicant proposed a 3'6" metal split-rail fence, and the Commission must determine acceptable materials and height. Several improvements, streetscape walls, park-strip landscaping, and irrigation—will be deferred to future subdivision phases. Foundational elements for the future Barney's Creek Trail will be installed, though the trail itself will not be constructed at this stage.

Public Hearing opened: No comments or questions, public hearing closed.

Commissioners expressed support for the proposed fencing and agreed the area does not function as an open waterway.

Motion: Commissioner Gonzalez moved to approve the preliminary major subdivision for Jones Ranch Drive, located at 6700 West 8800 South in a P-C zone with the conditions of approval listed in the Staff Report.

Commissioners seconded the motion and passed 7-0 in favor.

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

The applicant, Michael Bowles of Bowles Packaging, explained the request to use the side lot for rental storage space for a neighboring construction company. All motorized equipment will be stored on new asphalt, with drainage directed toward Leo Park Road and Bagley Park Road where City drainage facilities are located. Nonmotorized storage areas will use reclaimed asphalt and gravel. Staff confirmed the site plan meets City requirements. All motorized vehicle storage will be located on asphalt; trailers and nonmotorized items may be stored on reclaimed asphalt. Existing and proposed fencing complies with City Code, except for a rear chain-link section which must receive privacy slats as a condition of approval. The applicant submitted a drainage plan, which Utilities staff have reviewed and accepted pending final calculations. Staff presented two conditions of approval and offered to answer questions.

Public Hearing opened: No comments or questions, public hearing closed.

Motion: Commissioner Gonzalez moved to approve the Conditional Use Permit for outdoor storage and operations at 5455 West Leo Park Road, located in the M-1 Zone and Drinking Water Source Protection Overlay Zone, subject to the conditions listed in the staff report (Conditions 1–2).

Commissioner Roberts seconded the motion and passed 7-0 in favor.

Commission members expressed appreciation to staff member Megan for her service and professionalism. She thanked the Commission and shared positive remarks about her experience.

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

Recommendation to the City Council to Amend City Code Section 13-5E-3 Permitted and Conditional Uses amending uses in the SC-3 zone; city-wide applicability; City of West Jordan (applicant) [Larry Gardner]. Staff presented a proposed text amendment to City Code. The SC3 Zone currently includes Jordan Landing and a potential future development area near 5600 West. The amendment would reclassify several existing conditional uses as permitted uses within the SC3 zone. These uses include daycare facilities, motor vehicle sales and service, indoor and outdoor recreation, hotels and motels, restaurants Staff explained that potential impacts associated with these uses are more effectively addressed during site plan or subdivision review rather than through the conditional use process. The changes would apply citywide to all SC3 zoned properties.

Public Hearing opened: No comments or questions, public hearing closed.

Motion: Based on the information and findings set forth in the staff report and upon the evidence and explanation received today, Commissioner Acker moved to make a motion to forward a positive recommendation to the city council for this application. Commissioner Gonzalez seconded the recommendation and the motion passed 7-0 in favor.

Text Amendment - Accessory Dwelling Units; Recommendation to the City Council to amend the City Code Section 13-5B-8 Accessory Dwelling Units, making changes to clean up the ordinance text as well as making a text amendment that allows for the installation of separate utility meters for external ADU's; [City-wide applicability; City of West Jordan applicant, Patrick Boice] Staff presented a proposed text amendment addressing Accessory Dwelling Units (ADUs) in the City of West Jordan. The amendment includes general cleanup of ordinance language and stylistic updates consistent with other sections of City Code. Updates to statutory references to align with current state law. A new provision allowing installation of separate utility meters for external ADUs when compliant with building and plumbing codes and when appropriate for safety and accessibility. Clarification that state law does not allow a second meter for internal ADUs. Staff noted there were no substantial changes beyond these clarifications. Public Hearing: The item was properly noticed as a public hearing. Public Hearing opened: No comments or questions, public hearing closed.

Motion: Commissioner Gonzalez moved that, based on the information and criteria in the staff report and the evidence presented, the Planning Commission forward a positive recommendation to the City Council for the proposed amendment to Section 13-5B-8. Commissioner Roberts seconded the motion and passed 7-0 in favor.

5. Adjourn

Motion: Commissioner Gonzalez moved to adjourn the meeting at 6:22 p.m. There were no objections. The meeting was adjourned.

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 Planning Commission meeting.

Kerryn Talbot
Administrative Assistant, Community Development

Approved this 7th day of April, 2026