



**MINUTES OF THE CITY OF WEST JORDAN
PLANNING COMMISSION WORK SESSION
Tuesday, April 7, 2026 – 5:30 pm
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

1. Call to order

Commissioners: Chair Jay Thomas, Vice Chair Ammon Allen, Commissioner Jimmy Anderson, Commissioner Tom Hollingsworth, Commissioner John Roberts

Staff: Assistant City Attorney Duncan Murray, Associate Planner Mark Forsythe, Senior Planner Tayler Jensen, Community Development Director Scott Langford, Administrative Assistant Kerry Talbot,

Absent: Commissioner Emily Golzalez, Vice Chair Ammon Allen, Commissioner Cheryl Acker

Chair Thomas called the meeting to order at 5:30 pm.

2. Review of agenda

Consent Calendar

- a. Minutes from March 17, 2026: No comments, no questions.

3. Reports on prior city council meetings and/or current applications

- a. **Rocky Mountain Valves and Automation;** Senior Planner Tayler Jensen presented a preliminary site plan, located near 5600 West, next to Arctic Circle and Copper Hills High School. The lot has been difficult to develop because it previously had direct access from 5600 West, which was lost when the road was realigned. Access is only available through a shared driveway with Arctic Circle. Staff expressed enthusiasm that a viable project has finally been proposed for this long-vacant lot. The applicant, Rocky Mountain Valves & Automation, primarily retails to large businesses and municipalities rather than the public. Because of their customer base, the site is not expected to attract much public traffic. Delivery traffic will be limited to box trucks, not full semi-trucks. Staff reported no anticipated access or traffic problems related to the development.
 - A commissioner noted that access through Arctic Circle was the only concern, but staff confirmed it should not be an issue.
- b. **Sandra's Place Subdivision;** Associate Planner Forsythe gave a summary for a new subdivision proposal at 8600 South and 1500 West. The property currently contains one single-family home with substantial vacant land. The plan is to create a six-lot subdivision, all lots accessing from a private lane. A small portion of the road on the corner of 8600 South and 1500 West will be dedicated to the city to complete the roadway and sidewalk. Staff noted this was the entirety of the proposal: No comments, no questions.
- c. **Natural Training Facility;** Senior Planner Jensen presented a conditional use permit request for an indoor recreation and entertainment use located at 8901

South in the C-G zone. The proposed use is a baseball training facility focused primarily on batting and fielding practice. The hours of operation will vary based on scheduling needs. The applicant anticipates a maximum of 14 individuals in the facility at one time, though typical use is expected to involve only 2–4 people.

- Staff further noted some concerns had been received from neighboring residents regarding potential noise. Conditions have been added requiring compliance with County Health noise regulations. Additional conditions include ensuring the fire sprinkler system is not connected to netting for the batting cages, that protective measures are in place to prevent damage to sprinkler heads, and that a responsible adult is present whenever youth are using the facility.
- Senior Planner Tayler noted that the mayor had received several emails and so did our staff regarding the application, including one dated March 25, and that Commissioners should have received at least one of those messages:
No Comments, no questions.

4. Training

None

5. Adjourn

Chair Thomas adjourned the Work Session meeting at 5:37 p.m.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 7, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission Work Session meeting.

/s/ Kerry Talbot, Community Development
Administrative Assistant
Approved this 19th day of May 2026