



MINUTES OF THE CITY OF WEST JORDAN PLANNING COMMISSION WORK SESSION

Tuesday, May 19, 2026 – 5:30 pm
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. **Call to order**

Commissioners: Chair Jay Thomas, 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, Assistant Planner Hannah Kilguss, Division Chief/Fire Marshal Mike Jensen, Utilities Director Greg Davenport, Administrative Assistant Kerryn Talbot,

Absent: Commissioner Vice Chair Ammon Allen

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

2. **Review of agenda**

Consent Calendar

- a. Minutes from April 7th and 21st 2026

No comments, no questions.

3. **Business Items**

- a. **Text Amendment;** Public Improvement Standards; Revised recommendation to the City Council to Adopt Design and Construction Standards for Street Lighting Section 16500; City-wide Applicability; City of West Jordan (applicant) [Cory Fralick] (Section 16500).

- Utility Director Greg Davenport explained text updates.

No comments, no questions.

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

- a. **Valvoline Instant Oil Change;** 5750 West 7800 South; Preliminary Site Plan, OC/IOZ Zone; NovaSource Enterprises, LLC.

- Senior planner Ray McCandles gave an overview of the item.

No comments, no questions.

- b. **Dry Creek Highlands Phases 6-10: 6637 West Reynolds Peak Way;** Preliminary Major Subdivision, Preliminary Site Plan; P-C Zone.

- Associate Planner Mark gave overview of the formal Jones Ranch Master Community. This phase will finish out the sub-area of 175 total units. The item

went to the Design Review Committee in April and was approved. No comments, no questions.

5. Public Hearing (with Recommendation to City Council for Final Action)

a. Adopt, as a set of Land Use Regulations, a Completely Revised Version of the Public Improvement Standards, Specifications and Plans, including chapters for Plan Preparation, Transportation, Storm Water, Sanitary Sewer, Culinary Water, Construction and Construction Inspections, and Appendices for Standard Drawings.

- Utilities Director Greg Davenport stated that the standards are typically updated every 4–5 years, but West Jordan’s have not been updated in almost 19 years. He explained that the purpose of the update is to make the standards easier to understand for individuals who may not have an engineering background. This revision is primarily intended to simplify the standards. No comments, no questions.

b. 7800 South Commercial; Rezone from C-M (Heavy Commercial) to C-G (General Commercial) and Future Land Use Map amendment from Business and research Park to Community Commercial, 4606, 4614, & 4622 West 7800 South.

- Senior planner Ray McCandles gave an overview of the item.

No comments, no questions.

c. Sugar Factory on the Creek Townhomes; 1790 West Sugar Factory Road; Rezone 1.78 acres of property from a CC-F (City Center – Frame) Zone to a CC-R (City Center – Residential) Zone, a Preliminary Development Plan, and a Master Development Agreement.

- Associate Planner Forsythe gave an overview of the item.

No comments, no questions.

d. Diaz Lot; 8305 South 2200 West; Rezone 0.43 acres from P-F (Public Facilities) Zone to R-1-8 (Single-family residential 8,000 square foot lots of minimum) Zone;

- Associate Planner Forsythe stated that the project area includes the canal. Research determined that the county maps are incorrect, and the applicant has been working with the South Jordan Canal Company to purchase the land. Mark stated the home proposed for the site will be very close to the canal bank. Commissioner Roberts indicated that he is a long-shot potential buyer for the property. Commissioners asked clarifying questions regarding the engineering needed along the canal bank. Staff noted that special engineering would be required, which would be handled through the Building Permit process.
- Commissioner Roberts asked Assistant City Attorney Duncan Murray for guidance, stating that he is a long-shot potential buyer for the property. He clarified that he has not engaged with the seller but is aware the property is for sale and has considered purchasing it and asked whether he should recuse himself from the item.
- Assistant City Attorney Murray stated that the primary requirement under state law is that such disclosures be made at the beginning of the meeting. He added

that while recusal is not legally required, it is considered best practice for commissioners to refrain from participating in discussion or voting when they have a potential conflict of interest. At a minimum, disclosure should be made at the regular meeting.

6. Training

a. Attorney Duncan Murray went over two training items

1. Public Noticing change of postcard
2. Duncan explained meeting minutes standards and minimum and best practice requirements to comply with Utah Law. Commissioner Anderson asked how the Planning Commission should implement these standards and requirements and Duncan explained that providing feedback to Kerryyn would be sufficient.

5. Adjourn

Chair Thomas adjourned the Work Session meeting at 5:55 p.m.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 19, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission Work Session meeting.

/s/ Kerryyn Talbot, Community Development
Administrative Assistant
Approved this 16th day of June 2026