



Minutes of The City of West Jordan
Planning Commission
Tue, May 19, 2026 – 6:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order

Commissioners: Chair Jay Thomas, Commissioner Cheryl Acker, Commissioner Jimmy Anderson, Commissioner Emily Gonzalez, Commissioner Tom Hollingsworth, Commissioner John Roberts

Staff Present: City Planner Larry Gardner, Community Development Director Scott Langford, Assistant Attorney Duncan Murray, Associate Planner Mark Forsythe, Senior Planner Ray McCandless, Utilities Director Greg Davenport, Community Development Administrative Assistant Kerry Talbot, Division Chief/Fire Marshal Mike Jensen

Absent: Vice Chair Ammon Allen

1. Pledge of Allegiance

Commissioner Gonzalez led in the pledge of allegiance.

2. Consent Calendar

a. Approve Minutes from April 7, 2026

Motion: Commissioner Gonzalez made a motion that we approve the April 7th minutes. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

b. Approve minutes from April 21, 2026

Motion: Commissioner Gonzalez made a motion that we approve the April 21st minutes. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

3. Business Item

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).**

- Isabelle Zytca with public works and one of West Jordan’s City Electricians Caleb Christensen presented the improvements standards and changes.

No comments, no questions.

Motion: Commissioner Gonzalez made a motion, based on the information and findings of the required criteria set forth in this staff report and upon the

evidence and explanations received today, I move that the Planning Commission forward a recommendation of approval to the City Council for this application finding that an affirmative determination has been made for the criteria found in 13-7D-6B; 1 through 4 and the criteria of 8-3A-3C; 1 through 4. The motion was seconded by Commissioner Acker and passed 6-0 in favor.

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

a. **Valvoline Instant Oil Change; 5750 West 7800 South; Preliminary Site Plan. PC/IOZ Zone; NovaSource Enterprises, LLC/Dallin Aston (applicant) [Ray McCandless/Todd Johnson #35355; parcel 20-26-457-014]**

- Brad Carter, representing Nova Source Enterprises, presented the proposal. The project is a three-bay, 7,994 sq. ft. Valvoline Instant Oil Change facility with drive-through service from east to west. Operating hours are Monday–Friday 8–6, Saturday 8–5, and Sunday 10–4. No overnight parking or repair services are offered; the use is limited to quick-service fluid maintenance. Oil storage is fully contained in the basement, and used oil is recycled. A typical location serves about 50–60 cars per day. Carter noted the building is aesthetically consistent with Valvoline standards and environmentally controlled.
- Senior Planner Ray McCandless reviewed key site details, noting that the project is located on the northwest corner of Copper End Drive and 1700 South, adjacent to the new Furniture Row building. Site access will come from Copper End Drive on the north, with an internal access connection that will require a cross-access agreement. The property is in the Planned Community Zone within the Interchange Overlay Zoning District and is already approved for commercial use. McCandless stated that the site plan meets parking requirements, provides a pedestrian connection to Copper End Drive, and has been designed with the upscale architectural standards required in the IOZ district. The project includes varied exterior materials and was reviewed by the Design Review Committee with no issues identified. He noted the application before the Commission is for preliminary site plan approval, and subdivision and access documentation must be completed prior to final approval. Questions were invited from the Commission.

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

Motion: **Commissioner Acker made a motion that the Planning Commission approve the Preliminary Site Plan for Valvoline Instant Oil Change located on approximately .75 acres located at 5750 West 7800 South, in the PC/IOZ (Planned Community/ Interchange Overlay) Zone, with the conditions and requirements of approval listed in this report. The motion was seconded by Commissioner Hollingsworth and passed 6-0 in favor.**

b. **Dry Creek Highlands Phases 6-10; 6637 West Reynolds Peak Way; Preliminary Major Subdivision, Preliminary Site Plan; P-C Zone; Ross Dinsdale/Ivory Development (applicant) [Mark Forsythe/Todd Johnson/David Murphy/Mike Jensen #35280, #35284; parcel 26-03-251-020, 26-03-251-012]]**

- Applicant Ross Dinsdale stated the request is for a Preliminary Major Subdivision and Preliminary Site Plan, representing the next phase of development. The project fills in the

area between 9000 South and the recently paved subdivision to the north, with Jones Ranch Drive connecting 9000 South to 6700 West. The plan includes a mix of townhomes and single-family homes consistent with prior phases. He invited questions from the Commission.

- Associate Planner Mark Forsythe explained that the project site is within the PC Zone as part of the Jones Ranch Master Planned Community, specifically Subarea 1, which was originally approved in 2021 and amended several times, most recently in February 2026. The proposal aligns with the current subarea plan and completes the remaining residential portion of the area. He highlighted road circulation, traffic-calming features, an internal HOA-maintained trail system, and compliance with Master Development Plan standards for lot sizes, setbacks, architecture, and parking. Guest parking is included in addition to garage parking, and the Design Review Committee had no concerns.
- Commissioner Acker asked about on-street parking. Forsythe explained that while the private drive is wide enough, it is not anticipated, and guest parking should accommodate demand. He added that public streets in the subdivision would follow standard city parking regulations.

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

Motion: Commissioner Gonzalez made a motion based on the information and findings set forth in the staff report and upon the evidence and explanations received today, moved that the Planning Commission approve the Preliminary Major Subdivision for Dry Creek Highlands Phases 6-10, located at 6637 West Raynolds Peak Way in a P-C zone, with the Conditions and Requirements of Approval listed in the Staff Report. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

Motion: Commissioner Gonzalez made a motion based on the information and findings set forth in the staff report and upon the evidence and explanations received today, moved that the Planning Commission approve the Preliminary Site Plan for Dry Creek Highlands Phases 6-10, located at 6637 West Raynolds Peak Way in a P-C zone, with the Conditions and Requirements of Approval listed in the Staff report. Conditions and requirements of approval 1-3. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

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

- 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 – Greg Davenport**
 - Staff Presentation - Greg Davenport, Public Utilities Director explained the city is updating its Public Improvement Standards for water, sewer, stormwater, and transportation, noting the current standards have not undergone a major revision since 2007. The update consolidates four large volumes into a simpler, 245-page document

and removes outdated or unused specifications while adding current industry standards. Davenport described the public review process, including feedback from City Council, developers, and contractors, and highlighted key changes such as updated transportation references, removal of obsolete water system details, addition of new sewer drawings, and updated FEMA-required stormwater data. He stated the revised standards align with state and national guidelines and requested the Commission's recommendation to City Council.

Public Hearing Opened

- Ross Dinsdale stated that the updated Public Improvement Standards are a positive change, noting they simplify the process for engineers and developers and that staff has been good to work with.
- Dale Bennett expressed support for the updated Public Improvement Standards, commending Greg Davenport and city staff for their work.

Public Hearing Closed

Motion: Commissioner Gonzalez made a motion to forward a positive recommendation to the City Council to update the West Jordan Public Improvement Standards as presented. The motion was seconded by Commission Acker and passed 6-0 in favor.

- 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; Margaret Hyatt (applicant) [Ray McCandless/Nate Nelson #35432, #35435; Parcels 21-30-376-008,009&010]**

- Margaret Hyatt, co-owner of the property, requested approval of the rezone and Future Land Use Map amendment, noting the proposal aligns with the justification provided. She stated the General Commercial zoning would allow a planned Alta Bank location and that the owners are also in negotiations with additional compatible commercial users. Hyatt expressed appreciation for staff's work.
- Senior Planner Ray McCandless explained that the property is currently zoned Heavy Commercial, and the request is to rezone it to General Commercial. He stated the CG zone allows less-intensive uses and provides an appropriate transition between industrial uses to the north and 7800 South. McCandless noted surrounding zoning and land-use designations support the change and recommended approval of both the rezone and Future Land Use Map amendment. He added that access and traffic circulation will be addressed during the future site plan review process.
- Commissioner Acker had questions on traffic circulation. Planner McCandless added that access and traffic circulation will be addressed during the future site plan review process and will be brought back to Planning Commission and traffic studies will be conducted.

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

Motion: Commissioner Acker moved based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use Map for approximately 3.457 acres of land located at approximately 4606, 4614, & 4622 West 7800 South from a Business and Research Park to Community Commercial land use designation. The motion was seconded by Commissioner Gonzalez and passed 6-0 in favor

Motion: Commissioner Acker moved based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to rezone 3.457 acres of land located at approximately 4606, 4614, & 4622 West 7800 South from a C-M (Heavy Commercial) to a C-G (General Commercial) zoning district. The motion was seconded by Commissioner Gonzalez and passed 6-0 in favor.

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; Dale Bennett (applicant) [Mark Forsythe/Nate Nelson/David Murphy/Paul Brockbank #35000, #35001, #35447; parcels 21-34-181-005, 21-34-181-001, 21-34-180-001]]

- Brandon Wixom presented the request to rezone 1.78 acres from CC-F (City Center–Frame) to CC-R (City Center–Residential), along with a Preliminary Development Plan and Master Development Agreement. He explained the project would create 23 townhomes near city amenities and the future trail corridor, with designs inspired by a farmhouse style and including pedestrian connections, a Creekside amenity area, and a pedestrian bridge. Wixom noted the site includes a mapped floodplain, and the applicant has coordinated with Salt Lake County, providing required easements and ensuring all structures are outside the 100-year flood boundary. He highlighted adequate parking, proposed fencing, and lighting plans, and stated the project is intended to be a high-quality, community-oriented development.
- Associate Planner Mark Forsythe explained that the request includes a rezone and Preliminary Development Plan consistent with the City Center Future Land Use designation. He noted the site lies on the southwest edge of the City Center Station Area, where medium-density residential is recommended, though the plan allows flexibility for infill projects. Forsythe reviewed proposed modifications to Transit Station Overlay District standards, including reduced density, adjusted parking requirements, and flexibility in building orientation due to site constraints. He also summarized landscape buffer interpretations and fencing materials. The applicant is requesting leniency on the fencing on adjacent properties is a masonry wall needed on that side the city code does allow for some flexibility on these walls. The planning commission does have the option to allow an opaque fence. The vinyl fence along the north property line. The design review committee recommended a masonry wall. The applicant wanted to know why a masonry wall, and they are proposing an 8 ft vinyl wall. The applicant also had questions about the

6ft wall on the waterway on the north side of canal and the applicant had some concerns more on location than height.

- Attorney Duncan Murray stated that planning commission has discretion on types of fencing materials based on code. Attorney Murray recommended staying with 6 ft height. Commissioner Anderson asked about the width of railings. Planner Forsythe said about 3 inches. Commissioner Roberts had question on fencing extending across Canal City Planner Gardner stated we will not extend the fence along Bingham Creek. Dale Bennett explained the fence.

Public Hearing Opened

- Tyler McCarthy, representing McArthur Homes, expressed strong support for the project and emphasized the value of Bingham Creek as a key amenity. He explained that the open space and creek inspired the project vision and that preserving views and avoiding excessive fencing is important to maintaining the area's character. McCarthy stated that the creek side setting will be a major attraction for future residents and encouraged solutions that balance safety with maintaining the creek as a community feature.
- Jacob, a neighboring resident expressed support for maintaining the full 20-foot landscape buffer along the west property line and requested large evergreen trees for privacy screening. He asked for confirmation that the units will be market-rate rather than income-restricted. He also raised concerns about construction noise, dust, and potential rodent displacement, requesting that conditions be added for limited construction hours, dust control, and pest management.
- Anthony, a neighboring resident, expressed concerns about the proposed access road running directly along his property line, noting his home sits only a few feet from the boundary. He raised issues regarding potential wall placement, lighting impacts from the development, building height, and the proximity of the roadway to his driveway.
- Jerry Leder, representing the Sugar Creek Condos HOA, requested ongoing communication regarding construction impacts such as dust, noise, rodents, and road access. He expressed concerns about shared fencing, prior maintenance difficulties, and how the adjacent townhome development may affect condo residents. He asked for a clear point of contact and continued updates throughout construction and after.

Public Hearing Closed

- Attorney Duncan Murray clarified the code and stated that the city code is clear regarding fencing materials and that fence height is limited to 6 feet unless the City Engineer determines otherwise; the Planning Commission does not have authority to modify fence height.
- Commissioner Anderson asked for clarification regarding the landscape buffer on the west side of the project adjacent to existing townhomes. Staff confirmed that no landscape buffer is required in that area. Commissioner Acker asked what type of fencing would separate the townhomes from the neighboring residents, and Planner Forsythe stated that a masonry wall is proposed. The Chair added that it is important for

residents and developers to maintain open communication throughout construction to help mitigate potential concerns.

- Commissioner Anderson suggested that the developer provide contact information to nearby residents to facilitate communication.

Motion: Commissioner Anderson moved based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to Rezone property comprising 1.78 acres and located at approximately 1790 West Sugar Factory Road from a CC-F Zone to a CC-R Zone. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

Motion: Commissioner Anderson moved based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council concerning the Preliminary Development Plan and Master Development Agreement for the Sugar Factory on the Creek Townhomes, located at 1790 West Sugar Factory Road, with the Conditions and Requirements of Approval listed in the staff report and an additional condition;

- *Metal fence along creek to be 6 feet high.*

The motion was seconded by Commissioner Acker and passed 6-0 in favor.

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 minimum) Zone; Utah Development Group/Marco Diaz (applicant) [Mark Forsythe; 35251; parcel 21-34-304-012]**

- Commissioner Roberts stated for the record that he is a potential buyer of the subject property. He clarified that he has no relationship with the developer or the applicant, but because of the potential interest, he would participate in the discussion but recused himself from voting on the item.
- The applicant Marco Diaz explained that the property has unique constraints due to the South Jordan Canal running through the parcel, which required several months of coordination with the Canal Company to establish necessary easements. As a result, only a portion of the lot is buildable. He stated that although he initially explored other zoning options, he is requesting an R-1-8 zone for this long-vacant infill lot. Diaz believes a single-family home will improve the site and surrounding area, and he has identified narrow home designs that could fit within the limited buildable envelope. He noted that the proposed use is consistent with the General Plan.
- Associate Planner Mark Forsythe stated that the requested R-1-8 zoning is consistent with surrounding single-family residential zoning and aligns with the General Plan, which designates the buildable area for low-density residential use. He noted that the eastern portion of the property, where the canal runs, is designated for open space and will remain undeveloped. The site is located in a low-risk flood zone. Forsythe added that the applicant has been working with the South Jordan Canal Company to finalize property

boundaries and easements. Due to the small and irregular buildable area, a variance for setbacks may be pursued in the future. Utilities are available along 2200 West, and adequate fire coverage exists.

- Commissioner Hollingworth asked about building a house with a basement Mark stated they would need to talk with the building department and go through the permitting process. And Commissioner Anderson asked about easement and the setbacks. Planner Forsythe stated that setbacks are measured from the property line.

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

Motion: **Commissioner Gonzalez moved based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to Rezone the parcel comprising 0.43 acres and located at 8305 South 2200 West from a P-F Zone to an R-1-8 Zone. The motion was seconded by Commissioner Acker and passed 5-0 in favor. Commissioner Roberts recused himself from voting.**

6. Adjourn

Motion: **Commissioner Gonzalez moved to adjourn. The meeting adjourned at 7:36 PM. There were no objections.**

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 meeting.

/s/ Kerryn Talbot, Administrative Assistant
Community Development

Approved this 17th day of June 2026

Hello,

I am a resident of the Sugar Creek Condos, and am not able to come in person for the planning commission meeting, as I just got notice in the mail yesterday.

As a resident, I am perplexed that there was no prior notice of new neighbors we would be receiving, and were not involved in any aspect of the planning. Our HOA has failed to speak on behalf of myself as a resident, but as an individual community member, I disapprove of this project.

Shouldn't the people in the surrounding areas have a say?

Thank you.

I am writing to express concerns regarding the proposed condo development adjacent to our existing condominium community. Because the new development would directly share a wall/boundary with our property, residents are concerned about the significant impact it may have on our quality of life and property values.

Specific concerns include increased traffic congestion in an already busy area, prolonged construction noise and disruption, excessive dust and debris affecting nearby residents, and the potential negative effect on existing property values. Many residents purchased homes in this community with the expectation of a certain level of privacy, quiet, and neighborhood character that may be negatively impacted by this project.

I also want to express frustration that I am unable to attend the meeting because I only TODAY became aware of it. It is disappointing that neighboring residents were notified so late, especially given that this development has reportedly been in progress since September 2025. Homeowners directly impacted by this proposal should have been given more timely notice and opportunity to participate in the discussion. I respectfully ask that these concerns be carefully considered before approval is granted and that steps be taken to minimize the impact on neighboring homeowners.

Sincerely,