



Minutes of The City of West Jordan
Regular Planning Commission
Tuesday, June 16, 2026 – 6:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order

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

Staff Present: Senior Assistant City Attorney Duncan Murray, Senior Assistant City Attorney Patrick Boice, Associate Planner Mark Forsythe, Senior Planner Tayler Jensen, Community Development Director Scott Langford, Assistant Planner Hannah Kilguss, Division Chief/Fire Marshall Mike Jensen, Utilities Director Greg Davenport, Administrative Assistant Kerry Talbot

Absent: Commissioner Cheryl Acker

1. Pledge of Allegiance

Commissioner Gonzalez led in the pledge of allegiance.

2. Consent Calendar

a. Approve Minutes from May 19, 2026

Motion: Commissioner Gonzalez made a motion that we approve the May 19th minutes.
The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

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

a. Infinite Supports; 7613 South Jordan Landing Boulevard; Conditional Use Permit for an adult daycare, general; SC-2 Zone; Proposal by the Applicant; [Mark Forsythe/Nate Nelson/Mike Jensen #35459; parcel 21-29-351-008]

- Applicant Shelly Evans (owner) and day program coordinator Sherry Lancer are requesting that their conditional use permit (and business license) be renewed. They have been licensed since 2014. They were updating documents with the state, and they could not locate their licenses from previous years. Applicants gave overview of their business.
- Planner Mark Forsythe stated that the property is in the C-2 Zone within Jordan Landing, where adult daycare requires a Conditional Use Permit. He noted the proposed use is low-impact and appropriate for the area. Parking is sufficient, with 85 stalls available and 70 required for the combined uses. He added that the applicant's business license is already under review.

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

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 approve the Conditional Use Permit

for Infinite Supports located at 7613 South Jordan Landing Boulevard in the AC-2 zone.

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

b. Visionary Center; 3680 West 9000 South; Preliminary Site Plan and Preliminary Condominium Plat; P-O Zone; Proposed by the Applicant; [Mark Forsythe/Todd Johnson/David Murphy/Mike Jensen #35191, #35192; parcel 27-05-180-008]

- Applicant Preston Reading, representing Navigate, provided an overview of the proposed development at 3680 West 9000 South. The project is located in the Professional Office (P-O) Zone and consists of ten buildings with a total of 81 units. The applicant stated the intent to create a functional, clean development that supports local businesses and fits well within the surrounding community.
- Associate Planner Mark Forsythe explained that the project is located at the northwest corner of Bangerter Highway and 9000 South in the P-O (Professional Office) Zone, which aligns with the applicant's proposed small office use. Parking requirements were adjusted through an administrative determination, reducing the requirement to 277 stalls based on similar developments. A 6-foot masonry wall and 20-foot landscape buffer will be installed along the north and west property lines, with adjustments made for an underground detention tank. The applicant has shifted from simple ownership to a condominium lease model, with common areas managed by an owner's association. Final site plan and final plat review will occur at the staff level. Staff clarified that each business license is reviewed for compliance with P-O Zone permitted uses, ensuring that higher-intensity uses cannot occupy the site.
- Commissioner Anderson asked how the city can regulate future uses in relation to parking requirements. Staff explained that each new business must apply for a business license, which allows the city to review the proposed use for compliance with the permitted uses in the P-O Zone and ensure it remains consistent with parking limits.

Public Hearing Opened

- Resident Linda Hansen stated the project is not a good fit for the neighborhood, citing existing congestion and difficulty turning onto 9000 South without a signal. Concern was expressed about the parking and requested the city consider prioritizing open space and family-oriented amenities instead.
- Resident Coleen Scale had some questions about how many offices with 10 buildings; will it be gated or a wall.
- Commission Chair Thomas stated this is a public hearing and we can try to address those questions once brought back up to commission after the public hearing.
- Susan Robbins asked about the possibility of a taller wall with the buildings being two-story and about nighttime lighting.

Public Hearing Closed

- Planner Forsythe Staff clarified that the project includes 81 units and that the north access will be gated with a Knox box for emergency use only. Nighttime lighting will be reviewed at the final site plan stage through a required photometric plan to ensure light does not exceed code at property lines. A 6-foot masonry wall is required by code, and a taller wall cannot be required unless voluntarily offered by the developer.
- Commissioner Anderson asked if the building is intended to be two story. Planner Forsythe stated the buildings will have a second floor for storage and there will be windows.

- Commissioner Allen asked the applicant to clarify what types of businesses are envisioned for the units. The applicant stated that potential occupants may include subcontractors, start-up companies, and other small businesses that fall within the permitted uses.
- Commissioner Allen also raised a question regarding traffic flow and asked Planner Forsythe for clarification on whether the matter falls under UDOT's jurisdiction. Staff explained that access to the site is controlled by UDOT and will function as a right-in/right-out only. The current access is a legal nonconforming access due to its proximity to the interchange, and the project will consolidate two existing accesses into one improved deceleration-lane entrance consistent with prior traffic study recommendations. Commissioner Allen asked about the Conditions. Mark stated the Conditions listed in the staff report.

Motion: Commissioner Allen made a motion that the Planning Commission approve the Preliminary Site Plan for the Visionary Center, located at 3680 West 9000 S with the conditions and requirements of approval listed in the staff report. The motion was seconded by Commissioner Hollingsworth and passed 6-0 in favor.

Motion: Commissioner Allen made a motion that the Planning Commission approve the Preliminary Condominium Plat for the Visionary Center, located at 3680 West 9000 S with the conditions and requirements of approval listed in the staff report. The motion was seconded by Commissioner Hollingsworth and passed 6-0 in favor.

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

a. Susan Way Subdivision Rezone; 8415 South Susan Way; Rezone from an RR-1C zone (Rural Residential, 1 acre lots) to an R-1-12 zone (Single-Family Residential, 12,000 sq. ft. lots); RR-1C Zone; Proposal by the Applicant; [Mark Forsythe; #35384; parcel 21-32-326-009]

- Applicant Angela Roberts explained the request to rezone a 1.74-acre infill parcel. The proposed rezone would allow creation of four lots: three single-family residential lots and one open-space amenity lot with a possible pavilion for neighborhood use. The parcel has remained undeveloped since the late 1960s and has experienced issues including dumping, dirt-bike activity, vegetation overgrowth, a collapsed overflow canal causing flooding, and long-standing wastewater access challenges. A prior development attempt was opposed by neighbors due to concerns over losing the dead-end street status; the current proposal maintains that dead-end configuration with a city-maintained cul-de-sac, a private lane maintained by the HOA.
- Commissioner Allen asked why the applicant wanted to develop the parcel. The applicant stated that leaving it vacant has created ongoing problems, and development would resolve those issues and benefit the community.
- Commissioner Allen asked whether the road extends to the canal access point. The applicant clarified that the access is not properly piped and the road currently ends before the canal. The commissioner had questions on who would use the proposed HOA open space. The applicant stated that while the HOA of the three homes would maintain it, it is intended for use by surrounding neighbors as well.
- Commissioner Thomas asked about drainage solutions. The applicant stated that drainage would be addressed on the east side, with options including a small retention area or coordination with Utah Distribution Canal. Planner Forsythe gave a brief overview of the application

Public Hearing Opened

- Resident Holly Kingston spoke in support of the subdivision rezone.

Public Hearing Closed

Motion: Commissioner Allen 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 property at 8415 South Susan Way from an RR-1C zone to an R-1-12 Zone. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

b. Immaculate Rezone; Rezoning 2.28 Acres at 1390 West 9000 South from Neighborhood Shopping Center (SC-1) to Community Shopping Center (SC-2) [Tayler Jensen/Todd Johnson/David Murphy; Parcel 27-03-278-026-0000]

- Applicant Mike Clark stated that he wishes to expand Immaculate Used Cars into the former Big 5 building. He noted the structure will remain unchanged except for exterior improvements to update the appearance. He requested a rezone from SC-1 to SC-2 to allow the use.
- Senior Planner Tayler Jensen discussed next steps as stated in staff report.

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

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 recommend approval of the rezone of approximately 2.28 acres from Neighborhood Shopping Center (SC-1) to Community Shopping Center (SC-2) to the West Jordan City Council, subject to all requirements of approval. Commissioner Gonzalez seconded the motion and passed 6-0 in favor.

c. Jordan Valley Station and Sugar Factory Road Station – Station Area Plan

- Marianne Stuck with Design Workshop presented the Station Area Plan for the Jordan Valley Station and Sugar Factory Road Station, outlining the project vision, land-use framework, and key design elements including Creekside amenities, pedestrian connectivity, and open-space integration. She reviewed parking, fencing, and lighting considerations and confirmed coordination with Salt Lake County to ensure all structures remain outside the 100-year floodplain and required easements are maintained. Stuck emphasized that the plan is designed to support a well-connected, community-oriented development consistent with the City's long-term station area goals.
- Commissioner Allen asked how the station area plans will be shared with nearby property owners, noting that while the plans create a walkable community, surrounding residents with property interests should be informed of the proposed direction.
- Senior Planner Tayler Jensen explained that staff conducted extensive outreach at the start of the process by visiting nearby industrial businesses, distributing invitations, and encouraging property owners to attend public meetings. He noted that staff also coordinated closely with the active Jordan Valley Station TOD project and met with multiple partners, including Salt Lake County, UDOT, UTA, Salt Lake Community College, and hospital representatives, both in groups and individually. Jensen stated that this outreach informed development of multiple plan alternatives that were reviewed with the City Council and refined into the preferred station area plans.
- Commissioner Allen asked whether adoption of the Station Area Plan would restrict property owners who may wish to pursue different development in the future. Senior Planner Tayler Jensen explained that the plan functions like a small-area component of the General Plan and does not change zoning; property

owners would still need to apply for a rezone and likely a master development agreement if proposing an alternative project. He emphasized that participation is voluntary, and the city is not going to force a business owner that has been here to change what they are doing.

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

Motion: Commissioner Gonzalez moved that the Planning Commission Recommend Approval of the Jordan Valley and Sugar Factory Road Station Area Plan to the City Council. The motion was seconded by Commissioner Roberts and passed 6-0 in favor.

d. **Text Amendment** – Recommendation to the City Council to Amend West Jordan City Code Title 13-1 “Landscaping Requirements” making clarifications and adding requirements and amending 13-2-3 adding the definition for “Landscape Maintenance”; city-wide applicability; City of West Jordan (applicant) [Larry Gardner]

- City Planner Larry Gardner presented the recommended Landscape requirements. City council wants properties to be maintained.
- Mayor Dirk Burton addressed the Commission – the council has been behind this, and code enforcement needed some definitions and ordinances. Mayor Burton explained that he and Council Member Whitelock worked extensively on the proposed landscaping ordinance and reached a compromise regarding tree placement for multifamily developments, allowing required trees to be located either in the park strip or within five feet of the sidewalk. He noted that Code Enforcement reviewed the ordinance to ensure it can be effectively enforced and that the new language also clarifies questions about allowable materials such as artificial turf.
- Commissioner Allen expressed concern about placing trees within five feet of the sidewalk due to the presence of utility easements and the potential for conflicts with underground utilities. City Planner Gardner responded that the Commission, as a recommending body, may include specific conditions in its motion regarding tree placement. He added that properly selected street trees rarely cause issues and that problems typically arise only when inappropriate species are used. Commissioner Allen asked if we discussed this amendment with Jordan Valley. Larry stated we did not as we are not changing our water efficiency standard at all.
- Commissioner Anderson asked if this new amendment requires property owners to plant trees in their park strips. Commissioner Allen asked for clarification on the language. City Planner Gardner stated the language is for Multifamily, commercial, industrial. Not single family.

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

Motion: Commissioner Allen 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 for this application with two added conditions.

1. *Reach out to Jordan Valley Water Conservatory and receive their feedback*
2. *Consider the location of public utilities near the sidewalk when determining where to place trees.*

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

5. 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 June 16, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission meeting.

/s/ Kerryn Talbot, Administrative Assistant
Community Development

Approved this 7th day of July 2026