



**Minutes of the City of West Jordan  
Planning Commission  
Tuesday, August 04, 2026 – 6:00 PM  
8000 S Redwood Road, 3rd Floor  
West Jordan, UT 84088**

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## **Call to Order**

**Commissioners Present:** Chair Jay Thomas, Vice Chair Ammon Allen, Commissioner Cheryl Acker, Commissioner Jimmy Anderson, Commissioner Emily Gonzalez, Commissioner John Roberts

**Staff Present:** City Planner Larry Gardner, Community Development Director Scott Langford, Senior Planner Ray McCandless, Senior Planner Tayler Jensen, Administrative Assistant Kerryn Talbot, Division Chief/Fire Marshal Mike Jensen

**Absent:** Commissioner Tom Hollingsworth, Senior Assistant Attorney Duncan Murray

### **1. Pledge of Allegiance**

Commissioner Roberts led in the pledge of allegiance.

### **2. Consent Calendar**

- a. Approve Minutes from July 21, 2026

**Motion:** Commissioner Allen made a motion to approve the minutes. The motion was seconded by Commissioner Gonzalez and passed 6-0 in favor.

### **3. Business Items**

- a. **Clay Hollow B 8 (Trader Joe's):** 5561 West 7800 South; Revised Elevations; Planned Community (P-C) Zone [Tayler Jensen Parcel #20-36-101-010-0000]

The applicant, Bill Norton with Peterson Development, requested approval of revised building elevations for the project. He explained that the originally approved elevations were preliminary and did not reflect the final design developed through ongoing coordination with the tenant. The elevations submitted during the building permit process—based on the tenant's design review requirements—are the elevations that were ultimately constructed. The applicant asked the Commission to approve the constructed elevations, noting that the building was turned over to the tenant on June 1 and the tenant's contractor has been in there for a few months.

Senior Planner Tayler Jensen explained that the project was originally approved in July of the previous year. When the building permit was later submitted, it included new elevations that differed from what the Planning Commission approved. The contractor constructed what was submitted with the building permit. This discrepancy prompted staff to adjust internal processes moving forward. Jensen noted that if the Commission

finds the constructed elevations do not meet code, and chooses to deny approval, staff requests that the Commission also provide options for how the building could be retrofitted. He then outlined the differences between the approved and constructed elevations.

Commissioner Roberts asked what changes had been made.

Jensen further explained that the revisions included an additional tower on both the east and west sides of the building, as well as some added grading work. He clarified that none of the changes were significant.

**Motion:** Cheryl Acker made a motion that to approve the elevations for Clay Hollow B 8 (Trader Joes's); 5561 West 7800 South subject to all conditions and requirements of approval. The motion was seconded by John Roberts and passed 6-0 in favor.

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

- a. **Alta Bank West Jordan;** 4606 West 7796 South; Preliminary Site Plan; C-G Zone; Glacier Bank (applicant) [Ray McCandless/Nate Nelson/Angelica Haro] #35573; parcel 21-30-376-010-0000

The applicant, Nathan Brown with Core Architecture, representing Alta Bank, presented the preliminary site plan for a new Alta Bank branch at 4606 West 7796 South. He explained that the site recently underwent a rezone and ownership change, and the bank is moving forward with a design modeled after an existing Alpine branch. The building will be a one-story structure with a clear-story lobby, using brick and precast stone materials, with shingle and flat TPO roofing.

Brown noted that the project team coordinated with City staff and the previous property owners through multiple site plan iterations. Key elements addressed included vehicle circulation from Airport Road, placement of site features such as the dumpster enclosure, ADA access from 7800 South, and an ADA crosswalk connecting to adjacent lots. He stated that the plan meets setbacks and parking requirements and concluded that Alta Bank is excited to move forward with the new branch.

Senior Planner Ray McCandless stated that the applicant had thoroughly described the proposed Alta Bank site plan. He noted that the site will be accessed from a private drive off Airport Road, with drive-through lanes located on the north side of the building. The project meets parking and setback requirements for the CG (General Commercial) zone, where a bank is a permitted use. Landscaping will be reviewed in detail during the final approval process to ensure compliance with CG zone standards. Staff recommended approval of the preliminary site plan, subject to all conditions listed in the staff report.

#### **Conditions and requirements of Approval:**

1. Per City Code, Section 13-7B-5: Expiration of Approved Site Plans: An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. The preliminary site plan shall comply with all applicable city code requirements and requirements of all applicable City Departments.
3. Final site plan approval is subject to recording of the Jordan Landing Area 4 Subdivision 3rd Amended subdivision.

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

**Motion:** Commissioner Gonzalez made a motion to approve the Preliminary Site Plan for Alta bank West Jordan located at 4606 West 7796 South, in a C-G (General Commercial) zone, with the conditions and requirements of approval listed in the staff report. The motion was seconded by Commissioner Roberts and passed 6-0.

- b. **Bellamy;** 9000 South Jones Ranch Drive; Preliminary Major Subdivision; Preliminary Site Plan; Southwest Quadrant Mixed Use (SWQ-MU) Zone] Tayler Jensen/Todd Johnson/Angelica Haro #35199 # 35200, Parcels 26-3-300-013-0000, 26-03-300-014-0000, and 26-03-300-012-0000]

The applicant, Brandon Watson with Edge Homes, presented the preliminary subdivision and site plan for a residential project located near 9000 South and Bacchus Highway. He explained that the site is surrounded by four roads and divided by an existing road, creating a unique layout. The proposal includes townhomes with alley-loaded garages to create a strong streetscape along 90th South, along with four condominium buildings positioned near the Wasatch Electric facility. The applicant outlined access points, noting they are avoiding driveways on 9075 South and Jones Ranch Road due to spacing and traffic concerns, with primary access from 6900 West. He also described coordination with property owners and the inclusion of space reserved for future commercial development.

Commissioner Allen asked about spreading out amenities.

The applicant confirmed they reviewed the staff report and are willing to distribute amenities across both pods, adjusting for grading and underground detention constraints.

Senior Planner Tayler Jensen added that the project includes 132 total units—40 condos and 92 townhomes—consistent with the Southwest Quadrant Mixed Use Zone and its Master Development Agreement. He explained how density is shared between two approved housing pods, confirming the proposal stays within unit count and density limits. Jensen outlined the purpose of the subdivision: creating parcels for residential development and a future commercial area. The long-term plan is for 6980 West to continue through the site; however, a small segment of needed property—approximately 15 by 100 feet—could not be secured because the owner would not grant access. To avoid constructing an incomplete road, temporary turn arounds in cul-de-sacs were added instead and will be coordinated with the Fire Department for emergency access. Staff noted that Bellamy, Gardner, and other partners have agreed that once the Gardner-owned parcel develops, they will participate in completing the full extension of 6980 West. This commitment ensures the road will ultimately connect as planned. Staff is recommending approval, subject to the conditions and requirements outlined in the Staff Report.

### **Conditions and Requirements of Approval**

1. Address and correct all red line comments generated by the City during Final Site Plan reviews.
2. Additional amenities be added to phase one of the development (east of 6900 South) or amenities be reallocated so that there are amenities east of 6900 South.
3. When the property to the West of 6980 West develops Bellamy will improve their half of 6980 West.

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

**Motion:** Commissioner Gonzalez made a motion to approve the Preliminary Site Plan for Bellamy

located at approximately 9000 South Jones Ranch Drive, subject to all requirements of approval. The motion was seconded by Commissioner Acker and passed 6-0 in favor

**Motion:** Commissioner Gonzalez made a motion to approve the Preliminary Site Plan for Bellamy located at approximately 9000 South Jones Ranch Drive, subject to all requirements of approval. The motion was seconded by Commissioner Acker and passed 6-0 in favor.

## **5. Adjourn**

**Motion:** Commissioner Gonzalez made a motion to adjourn. The meeting adjourned at 6:21 PM. There were no objections.

*I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 4, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission meeting.*

/s/ Kerry Talbot, Administrative Assistant  
Community Development

Approved this 18th day of August 2026