



**Minutes of the City of West Jordan
Planning Commission
Tuesday, September 1, 2026 – 6:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

Call to Order

Commissioners Present: Vice Chair Ammon Allen, 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, Senior Assistant City Attorney Duncan Murray, Senior Planner Ray McCandless, Community Development Administrative Assistant Kerry Talbot, Assistant Planner Hannah Kilguss, Senior City Engineer Todd Johnson

1. Pledge of Allegiance

Commissioner Jimmy Anderson led in the pledge of allegiance.

2. Consent Calendar

a. Approve Meeting Minutes

August 18, 2026 – Planning Commission Work Session
August 18, 2026 – Planning Commission Regular Meeting

Motion: Commissioner Ammon Allen made a motion to approve the minutes. The motion was seconded by Commissioner Allen and passed 7-0.

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

a. Oquirrh West Grocery; Northwest Corner of U-111 and 7800 South; Preliminary Site Plan; 10.28 Acres: P-C (Planned Community) Zone; Chris Bick (Applicant); [Ray McCandless, Todd Johnson, David Murphy, Mike Jensen]; #35563; Parcel #20-27-351-004-0000]

Applicant, Chris Bick explained the site plan. The commercial portion sits just south of an existing residential neighborhood. The project uses a tiered retaining wall and added screening (a 6-foot wall and over 25 trees) to reduce visibility to nearby homes. The 50,000-sq-ft store has parapets hiding rooftop equipment, two access points, and compliant lighting. Future out lots and a pond are planned separately. A fuel center sits in the southeast corner. Landscaping exceeds city requirements, and pedestrian paths will connect to New Sycamore while keeping users away from Bacchus Highway. The existing trail remains.

Senior Planner Ray McCandless explained the request for a Preliminary Site plan approval for the grocery store and fuel center. A subdivision creating four lots is currently underway. The commercial use has always been envisioned for this portion of the Oquirrh West development. Total site acreage: approx. 10.5 acres. Grocery store site: approx. 6.5 acres. And the fuel center site: approx. 1 acre. Two future pad sites will be located adjacent to Bacchus Highway. A small detention area exists at the northeast portion of the property, serving

homes on the hill above. It is currently unimproved but will be developed later. Adjacent property owners voiced concerns regarding screening; staff recommends installing a continuous masonry wall along the entire north property line, including behind the detention area, for consistency in material, height, and long-term durability.

Staff recommended approval of the preliminary site plan, conditioned on meeting all requirements and including the added condition of extending the masonry wall along the entire north property line.

Conditions and Requirements of Approval:

1. The development shall comply with all ordinances, provisions and standards of the West Jordan City Code.
2. All applicable West Jordan City departmental requirements must be met prior to Final Site Plan approval.
3. The approved preliminary site plan shall remain valid for one year following the date of approval. (City Code, § 13-7B-5.A.)
4. Approval of the final site plan shall become null and void if development does not commence within two (2) years of the approval (City Code, § 13-7B-5.B.)
5. Approval is subject to recordation of the minor subdivision plat.
6. The applicant shall demonstrate that the open space requirements of the Master Development Agreement and Planned Community zoning requirements are met, prior to final site plan approval.

Commissioners asked whether the northeast detention area would require a retaining wall similar to the one behind the grocery store. Staff clarified that no additional retaining wall is needed in that area. The detention pond will remain at its current elevation above the retaining wall. Questions were raised about potential erosion concerns if the masonry wall extends along the detention pond area. Staff stated that there should be no erosion issues because water from the residential neighborhood already flows into the existing detention basin as designed.

Public Hearing Opened:

Public comments were submitted by email. The correspondence will be included in the official minutes.

An online participant asked questions regarding the masonry wall and detention pond. They stated they were part of the homeowners that contacted the city requesting there be a masonry wall that extends through the properties.

Planner Ray McCandless addressed the applicant and Chair Thomas stated we will address the comments after the public hearing.

Public Hearing Closed.

Clarifying comments were made by the Commission regarding the masonry wall.

Motion: Commissioner Cheryl Acker made a motion to approve the Preliminary Site Plan for Oquirrh West Grocery store located at 3680 West 9000 South in a PC zone with the Requirements of Approval listed in the staff report along with an additional condition to continue the masonry wall along the entire north property line. The motion was seconded by Commissioner Gonzalez and passed 7-0 in favor.

- b. **OBO Auto Sales**; 1346 W 7800 S & 1352 W 7800 S; Conditional Use Permit for Motor Vehicle Sales, Used; C-G Zone; OBO Auto Sales LLC [Hannah Kilguss; #35477; parcel 21-27-481-005 & 21-27-481-006]

Mark Hermosillo introduced himself as one of the owners of Auto Sales. The business has operated in Midvale for the past ten years and is seeking to relocate to West Jordan at a site on 7800 South.

Assistant Planner Hannah Kilguss reported that the proposed Auto Sales business is located at 1346 W and 1352 W 7800 South and requires a Conditional Use Permit, as motor vehicle sales is a conditional use in the General Commercial Zone. The future land use designation for the property is Community Commercial. The applicant intends to operate within two adjacent units of an existing building. Both units include rear garage doors accessing an area screened from public view. A six-foot masonry wall along the north property line provides buffering from nearby residential uses. Parking requirements are met: the site provides 12 parking spaces, exceeding the five spaces required for the applicant's three employees. Staff explained that, if the Conditional Use Permit is approved, the next step for the applicant will be obtaining a business license. There were no Conditions or Requirements of Approval.

Commissioners had questions about sales outside. The applicant stated there will be some cars outside for marketing, but those cars will be brought indoors after hours of operation.

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

Motion : Commissioner Gonzalez made a motion to approve the Conditional Use Permit for OBO Auto located at 1358 and 1346 West 7800 South in the C-G zone with the Conditions of Approval listed in this staff report. The motion was seconded by Commissioner Roberts and passed 7-0 in favor.

4. Adjourn

Motion: Commissioner Gonzalez made a motion to adjourn the meeting. There were no objections. The meeting adjourned at 6:23 PM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 1, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission meeting.
/s/ Kerry Talbot, Administrative Assistant, Community Development

Approved this 15th day of September 2026

From: Ivy Gomez

Sent: Monday, August 31, 2026 11:12 AM

To: WJPlanning <wjplanning@westjordan.utah.gov>

Subject: Public Comment - Oquirrh West Grocery Preliminary Site Plan# 35563

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern;

I am a homeowner adjacent to the northwest boundary of the proposed Oquirrh West Grocery development.

I am supportive of bringing a grocery store and additional commercial amenities to the area, but I would like clarification regarding the screening and buffer proposed along the residential boundary behind my property.

I respectfully request that the Planning Commission consider requiring a continuous 6-foot masonry/CMU screening wall along the residential boundary, in addition to the proposed landscaping and trees. A solid wall would help reduce noise, headlights, commercial activity, family SECURITY and privacy impacts on the homes directly adjoining the development.

I would also appreciate confirmation of the distance between the residential property line and the nearest commercial pavement or improvements, and whether the detention/open-space area shown behind these homes is intended to remain permanently undeveloped.

Thank you for considering the concerns of the immediately adjacent homeowners.