



**Minutes of the City of West Jordan
Planning Commission
Tuesday, September 15, 2026 – 6:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

Call to Order

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

Staff Present: City Planner Larry Gardner, Senior Assistant City Attorney Duncan Murray, Division Chief/Fire Marshal Mike Jensen, Senior Planner Tayler Jensen, Assistant Planner Hannah Kilguss, Senior Planner Ray McCandless, Administrative Assistant Kerryn Talbot

Absent: Vice Chair Ammon Allen, Commissioner Emily Gonzalez, Community Development Director Scott Langford

Commissioner Chair Thomas called the meeting to order at 6:00 PM, and noted Jimmy Anderson was joining online.

1. Pledge of Allegiance

Commissioner John Roberts led the pledge of allegiance

2. Consent Calendar

a. Approve Meeting Minutes

September 1, 2026 – Planning Commission Work Session
September 1, 2026 – Planning Commission Regular Meeting

Motion: Commissioner Roberts moved to approve the minutes of September 1, 2026. The motion was seconded by Commissioner Hollingsworth and passed 5-0 in favor.

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

a. Carver Construction; 5577 W Leo Park Rd; Conditional Use Permit for Outside Storage and Operations in the Drinking Water Source Protection Overlay; Light Manufacturing (M-1) Zone [Hannah Kilguss/Angelica Haro #35723 parcel #26-12-102-002]

Garrett Carver with Carver construction presented the item. The company has been at the location for 25 years. They have updated the fencing and gates recently to bring them up to city

code. On the property they had some additional improvements such as asphalt and concrete slabs. They use the property for storage of the materials and equipment they are not using on jobs sites.

Hannah presented the proposed site for Carver Construction. The parcel contains both a primary building and an accessory building. It is surrounded by similar manufacturing uses in the M1 zone, and all adjacent parcels hold conditional use permits for outside storage and operations. The property is zoned Light Manufacturing, with a future land-use designation of Light Industrial. It is centrally located within that zone. The site also lies within the Drinking Water Source Protection Overlay Zone (Zones 2 and 3), with Zone 2 carrying the stricter requirements. A small, landscaped section is present to meet manufacturing zone requirements, along with additional landscaping outside the front gate not shown on the site plan.

The proposed storage area is located behind the primary and accessory buildings to the north. The north property line is screened with a six-foot masonry wall, and the front property line includes a solid metal fence over six feet tall, along with a wrought-iron fence.

Based on the finding analyzed and explained in this staff report, staff recommends that the Planning Commission approve the conditional Use permit for Outside Storage and Operations, located at 5577 West Leo Park Road in an M—1 zone and Drinking Water Source Protection Overlay zone, with the conditions of approval listed in this staff report.

Conditions of Approval

1. All portions of the site shall be paved with concrete or asphalt.

Public Hearing Opened. No comments or questions, Public Hearing Closed.

Motion: Commissioner Acker moved to approve the Conditional Use Permit for Outside Storage and Operations, located at 5577 West Leo Park Road in an M-1 zone and Drinking Water Source Protection Overlay zone, subject to all the conditions of approval. The motion was seconded by Commissioner Roberts and passed 5-0 in favor.

b. The Marlowe Apartments; 3247 West Jordan Loop Lane; Preliminary Site Plan; Applicant [Tayler Jensen/Nate Nelson/Dave Murphy #35498 Parcels 27-05-228-022, 021, 020, 023]

Applicant Mark Isaac, the owner's representative for Boulders Ventures, stated that they are working to finalize several long-standing items with City staff related to the Jordan Valley Station project. The project materials are intended to benefit the community. Due to economic conditions, progress has not moved as quickly as originally anticipated.

The design of the project is nearly complete, and additional design materials will be submitted soon. The applicant noted that there are two to three outstanding requirements remaining. The new traffic signal, to be installed by Cache Valley Electric, is expected to be completed within the next 30 days. Improvements to Haughn Drive are also included in the remaining conditions.

The project consists of Class A apartments. These conditions differ slightly from previously approved phases. The project includes 163 garages, with no structured parking; parking areas will be visually screened from adjacent neighbors. The development contains nine buildings and a large, three-story amenity center featuring game rooms, theater seating, collaborative office space, and a pool. Diana with the design team will provide additional detailed information on these elements. There were no questions.

Senior Planner Tayler Jensen clarified that the project includes eight apartment buildings plus the amenity-center/clubhouse, totaling nine structures. The project is vested within the Jordan Valley TOD, as outlined in the development agreement allowing up to 1,396 units. There are 620 units remaining, and this project will use 408 of those, keeping it well within the maximum vesting limits. Taylor reviewed the Future Land Use Map, noting the area is designated entirely in the Transit Station Overlay District. This district is intended to support intense, high-density development near the TRAX station. Nearby projects—Momentum, Novi, and Upper West—follow the same pattern of high-quality, high-density-built environments, and the same is expected for this development. The overlay zone requirements and the standards included in the MDA/MDP align with what is being proposed.

Regarding building design, Taylor explained that the elevations are four-sided and incorporate multiple materials with strong vertical and horizontal articulation. There are no blank walls, which improves visual quality. As Mark mentioned, all parking is in the interior of the site. From public vantage points—such as adjacent trails or the public street visitors will primarily see the buildings rather than parking areas. Parking will be more protected and private for residents, not a prominent feature along the public right-of-way.

Taylor concluded by stating that staff recommends the Planning Commission approve the Preliminary Site Plan, 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. The Signal at 3200 West and Jordan Loop Lane is required to be operation prior to first Certificate of Occupancy.

Chair Thomas asked whether the project is part of the original development agreement related to the apartments previously constructed. Staff confirmed that it is. They noted that Mr. Vitek, owner of Boulder Ventures, remains the owner, and this project is still included within the scope of the original development.

Public Hearing Opened

Al Lisonbee, son of property owner Nelda Lisonbee, provided public comment. He stated that their family owns property along 3200 West and expressed concern regarding communication from the City related to the proposed traffic signal installation near Jordan Lane and the impact to the property. Lisonbee described several historical actions affecting the property, including past

eminent domain that reduced the property's size for construction of 3200 West. He noted that the installation of the roadway removed a solid wood fence and replaced it with a chain-link fence atop a retaining wall. He stated that a vehicle accident occurred several years ago in which a car went through the fence and struck a motor home on the property, creating what he described as an unsafe condition.

Mr. Lisonbee further stated that additional portions of the property were taken for the canal and irrigation ditch, and that a contractor working under a city-issued permit damaged gates and affected the irrigation system, leading to flooding at his mother's home twice during the past summer. Mr. Lisonbee expressed concern that additional right-of-way may be required for the new traffic signals and requested clarification on the exact dimensions of the right-of-way and how far it extends into the property. He stated that ongoing reductions to the property have impacted its value over the years and referenced a previous development application for fourplexes that was denied due to the reduced acreage. Mr. Lisonbee asked when continued impacts to the property would stop, and he questioned whether compensation would be provided. He also requested information on how potential adjustments to fencing and access for vehicles would be handled if right-of-way needs affect existing gates or access points. Mr. Lisonbee noted that he had spoken with Mr. Jensen earlier in the day and appreciated receiving a site plan but stated it lacked specific right-of-way dimensions. He requested that this information be provided.

Public Hearing Closed

Commissioner Thomas stated he had some questions about the comments. Senior Planner Tayler Jensen addressed comments on the right-of-way. Taylor Jensen responded to the public comment by referencing the plans. He stated that on the first page of the plan set, a lightly shaded line shows the existing property line, which also represents the existing City right-of-way boundary. He noted that the right-of-way currently falls within the fenced area of the property owner's lot, but it is legally City right-of-way. Taylor explained that plan sheets P2 and P3 identify the specific locations of the proposed signal poles, and both locations fall within City right-of-way. He confirmed that the chain-link fence in that area would need to be removed and reconstructed as part of the signal installation. After being contacted by the commenter earlier in the afternoon, Taylor reached out to the Engineering Department for clarification. He reported that Nate Nelson informed him that our staff David Clements had previously visited the site and walked the property with the owner, showing them the property lines and discussing the improvements. Based on that communication, staff believed the concerns had been resolved.

Taylor stated that staff will follow up with Engineering to ensure better communication with affected property owners moving forward. He reiterated that all improvements shown in the plans, including the signal poles, are located within City right-of-way and not on private property. He concluded by stating that this was the most accurate information available at this time.

Motion: Commissioner Roberts made a motion to re-open the public hearing. The motion was seconded by Commissioner Hollingsworth and passed 5-0 in favor.

Susan Lisonbee Sewell, attending online and speaking as the daughter of the property owner, expressed concern about the continued impact City projects have had on her mother's property over many years. She stated that portions of the property have been repeatedly taken without

compensation, limiting its development potential and contributing to damage. Ms. Sewell asked that the City either compensate her mother at fair market value for any additional right-of-way needed or identify an alternative location for the proposed traffic signal. She stated that ongoing impacts to the property are unacceptable.

Public Hearing Closed

The Commission Chair clarified that the vote before the Planning Commission pertains solely to the Preliminary Site Plan. He encouraged the commenter to continue communicating with the developer and to remain in contact with Senior Planner Tayler Jensen regarding project details and right-of-way questions. Senior Assistant City Attorney Duncan Murray reiterated that the Planning Commission does not have jurisdiction over property compensation matters or other issues outside the scope of land-use approvals. He emphasized that the Commission's role is limited to reviewing and acting on the site plan application.

Motion: Commissioner Hollingsworth moved, based on the information and criteria set forth in the staff report and upon the evidence and explanations received today, to approve the Preliminary Site Plan for the Marlowe apartments, located at approximately 3247 West Jordan Loop Lane with all Conditions and requirements of approval listed in the staff report. The motion was seconded by Commissioner Acker and passed 5-0 in favor.

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

- a. **Highlands Landing North; Approximately 7592 South 5490 West; 14.07 Acres; Future Land Use Map Amendment from Very Low Density Residential, Parks and Open Land and Community Commercial to Medium Density Residential and Community Commercial and Rezone from RR-1-D (Rural Residential 1-Acre Lots) and SC-2 (Community Shopping Center) to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center); Peterson Development (Applicant); Ray McCandless/Nate Nelson/Angelica Haro/Mike Jensen; #PZ26-0184 and PZ26-0185 Parcels 20-25-300-065-0000, 20-25-300-064-0000, 20-25-300-058-0000.**

Jeff Seaman, representing Peterson Development, explained that the request involves three parcels located north of Highlands Loop Road and east of 5600 West. He stated that the southern parcel was previously rezoned to commercial, but the eastern portion of that parcel no longer functions well for commercial use. The proposal is to maintain commercial zoning along 5600 West and rezone the remaining portions to Medium Density Residential (R-3-8). Staff has recommended approval **with no conditions**. Seaman noted that the development team met with property owners to the north (Boulder Property/Utah Natural Meats) to discuss concerns related to residential uses adjacent to active agricultural operations. He outlined three commitments made in response:

1. The developer will include verbiage in the CC&Rs and in each real estate purchase contract informing future homeowners that they are purchasing property next to an active agricultural use.

2. City code requires a six-foot masonry wall along the agricultural boundary; the developer offered to split the cost of increasing the fence height to eight feet at the property owners' request.
3. The project layout was adjusted to deepen the lots along the northern boundary, increasing separation between homes and agricultural property. Most lots achieve approximately 70 feet between the fence line and home, while still conforming to R-3-8 zoning standards.

The applicant stated that the development meets all zoning requirements and emphasized the intent to be good neighbors while protecting both parties' property rights. He acknowledged questions from commissioners regarding fencing height and flies. The applicant stated that the issue of flies has come up. Mr. Seaman stated that they are trying to go above and beyond by disclosing to buyers there will be normal conditions when you are buying next to a farm and that there would be an obligation for the farm owners to maintain their farm in a lawful manner. Seaman confirmed that standard six-foot fencing would be used along 5490 South and 5600 West, with the only variation being the proposed eight-foot fence along the agricultural property if the shared-cost agreement moves forward.

Senior Planner Ray McCandless explained that the 14-acre site consists of three parcels and that the request involves a Future Land Use Map (FLUM) amendment and a rezoning. He reviewed the adjoining land uses, noting that the current FLUM designations include Community Commercial to the south, Parks/Open Space in the center, and Very Low Density Residential to the north. The applicant proposes shifting the commercial area to 5600 West and designating the remainder as Medium Density Residential. Senior Planner McCandless outlined that the property is currently zoned A-1 (Agricultural) on the north and SC-2 (Community Shopping Center) on the south. The request would rezone two commercial pad sites to SC-2 and the remainder to R-3-8. He emphasized that the concept plan—showing 67 residential lots, two one-acre commercial pads, and a southeast detention area—is preliminary and will be refined during future site plans and subdivision reviews.

He noted that fencing will be required along the northern property line and between residential and commercial uses, and that driveway connections shown in the concept plan may need further evaluation. McCandless stated that the area is designated for Medium Density Residential on the FLUM and will likely develop as such in the future. He concluded that the proposal provides an appropriate land-use transition and recommended the Planning Commission forward a positive recommendation for approval to the City Council with **No Conditions or Requirements of Approval.**

Public Hearing Open. No comments or questions, public hearing closed.

Motion: Commissioner Roberts made a motion to reopen the public hearing. The motion was seconded by Commissioner Hollingsworth and passed 5-0 in favor.

Public Hearing Open

Kyle Pearson, an adjacent property owner stated that their home and pool are located just east of the proposed rezoning area along 5490 South. They expressed concern about rezoning the property to Medium Density Residential, noting that the concept plan currently shows detached single-family homes. The commenter asked whether the zoning could be tied to the proposed single-family development or include contingencies to prevent future multi-family construction such as townhomes or duplexes if the current project does not move forward.

He stated that additional density could create noise, light impacts, or privacy concerns, especially given the narrow private road separating their neighborhood from the subject property. The commenter requested clarification on whether a development agreement or similar mechanism could ensure that the project proceeds as single-family detached homes as presented.

Jeremy Sorensen, an adjacent property owner living north of the site, expressed concerns similar to the previous property owner regarding the proposed R-3 rezoning. Sorensen provided background on earlier applications affecting nearby parcels, noting that previous proposals for multifamily development in the area had been denied or later modified. Mr. Sorensen stated concern that the applicant's plans could change in the future, potentially resulting in multifamily development on the site. The property owner explained that surrounding neighborhoods are primarily zoned R-1-10 or larger and stated that nearby residents would prefer the property be rezoned to R-1-10 to maintain consistency with existing single-family neighborhoods. He also expressed appreciation for the proposed shift of the commercial zoning toward 5600 West and for the applicant's efforts to work cooperatively with nearby agricultural property owners.

Public Hearing Closed

Chair Thomas asked for clarification regarding the proposed zoning and invited input from Senior Assistant City Attorney Duncan Murray or City Planner Larry Gardner.

City Planner Larry Gardner explained that the requested rezoning allows the applicant to configure lot sizes and dimensions consistent with the R-3-8 zone, which permits minimum lot sizes of approximately 4,000 square feet. He stated that staff can include the applicant's commitments in the approving ordinance if the City Council grants approval, ensuring the development proceeds as presented.

Gardner clarified that the City will not consider a subdivision proposing apartments on property designated for Medium Density Residential and reiterated that West Jordan has numerous zoning categories, each intended to serve specific land-use needs. He noted that while larger lot sizes, such as quarter-acre lots, could technically be developed, the associated cost of land, utilities, and construction makes such projects difficult to deliver at attainable price points in today's market.

Gardner concluded that the proposed zoning provides a workable tool for the property owner's intended development while aligning with current economic conditions and City planning practices.

Motion: Commissioner Acker moved, based on the information and criteria set forth in the staff report and upon the evidence and explanation received today, to forward a positive

recommendation to the city Council to amend the proposed General Plan Future Land Use Map from Very Low Density Residential, Parks and Open Land and Community Commercial to Medium Density Residential and Community Commercial for property located at approximately 7592 South 5490 West. The motion was seconded by Commissioner Roberts and passed 5-0 in favor.

Motion: Commissioner Acker moved, based on the information and criteria set forth in the staff report and upon the evidences and explanation received today, to forward a positive recommendation to the City Council to rezone the property located at approximately 7592 S 5490 West from RR-1-D (Rural Residential 1-Acres Lots) and SC-2 (Community Shopping Center) to R-3-8 (Multiple Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center). The motion was seconded by Commissioner Roberts and passed 5-0 in favor.

5. Adjourn

Motion: Commissioner Roberts made a motion to adjourn. There were no objections. The meeting adjourned at 6:55 PM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 15, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission meeting.

/s/ Kerry Talbot, Administrative Assistant
Community Development

Approved this 6th day of October, 2026.