



**MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, April 22, 2025 – 4:00 pm
Approved May 13, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

1. CALL TO ORDER

- COUNCIL:** Chair Chad Lamb, Vice Chair Kayleen Whitelock, Bob Bedore, Kelvin Green, Zach Jacob, Kent Shelton
- STAFF:** Assistant City Attorney Chase Ames, Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Purchasing Manager Joe Bryant, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Becky Condie, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Public Information Manager Marie Magers, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Buyer/Contracts Specialist Krista Smith, Administrative Services Director Danyce Steck
- ABSENT:** Council Member Pamela Bloom

Chair Lamb called the meeting to order at 4:00 pm, and noted Council Member Bloom was excused.

2. DISCUSSION TOPICS

a. Discussion of recommended amendments to Title 3 – City Procurement

Council Office Director Alan Anderson noted the Council previously discussed proposed amendments to Title 3 in Committee of the Whole and: requested that staff remove redundancies; supported dollar thresholds with an annual review; requested further discussion regarding pcards for the Council; and expressed a desire for budgeting software for financial management. Mr. Anderson said staff had worked through the requested changes and were present that evening to answer questions from the Council. City Attorney Josh Chandler pointed out a proposed change that should have been relined in the Council draft.

Council Member Green expressed the opinion that the proposed definition for “significant parcel” was too broad and he believed more discussion was needed for the sale of parcels when easements were involved. Council Member Shelton asked if any problem would be caused by the Council reviewing any property to be sold. Staff responded the down side would be administrative burden. Mr. Chandler said his office would be willing to prepare information on the issues to provide the Council with greater perspective. Council Member Green said he would be comfortable reverting to the \$100,000 value for a significant parcel and bringing the item back for discussion at a future meeting. Vice Chair

Whitelock would prefer the value to be set at \$50,000 until other issues were addressed. Council Member Jacob did not like having dollar amounts in Code and pointed out that values changed over time. Mr. Chandler suggested keeping the status quo was the safest process until issues were addressed. Council Member Shelton agreed with \$50,000.

Vice Chair Whitelock asked if the Passport Office should be included under disbursement. Mr. Chandler said his office would look at the suggestion. Council Member Green questioned the need for an effective date in the document, and Mr. Chandler said his office would consider the question.

Council Member Green suggested defining levels of expenditures to simplify the process. Mr. Chandler said the suggestion would be a substantial change from the current process and he did not want to further delay what was already proposed.

A majority of the Council appeared to support changing the value for a significant parcel to \$50,000. Chair Lamb directed the matter to be brought to a future Council meeting for action.

b. Discussion of the Southwest Quadrant Development Plan

Senior Planner Tayler Jensen presented a master bubble plan and open space plan submitted by Ivory Homes and Gardner Development for property along New Bingham Highway in the Southwest Quadrant. Mr. Jensen asked the Council to consider the following questions:

- Are unit counts and densities appropriate
- Does the Council support 3' side yard setbacks
- Are 20' driveways appropriate
- Applicant requesting internal and external ADUs in all developments. Does the Council support this or want to following ADU standards
- Feedback on Open Space Plan
- Feedback on proposed street standards/ROW

Mr. Jensen commented that staff would prefer to have development pods with defined density ranges and minimum and maximum unit counts. He pointed out side yards under 5 feet were not currently permitted in residential zones. Mr. Jensen said ADUs were currently not permitted in townhomes or stacked flats, and external ADUs were currently only allowed in R-1-10 or larger on lots at least 10,000 square feet in size. He suggested the applicant should clarify which type of park would be provided per pod. Mr. Jensen said staff recommended not approving any right-of-way (ROW) different from the City standard in the MDA/MDP.

Community Development Director Scott Langford appreciated the high-level questions. He was looking for sufficient detail to plan for utilities and other impacts to the community. He pointed out the Southwest Quadrant Zone was already adopted and codified by the City Council.

Council Member Green was concerned with water, he wanted to look at how much more water would be available from Jordan Valley Water Conservancy District. Council Member Green emphasized he wanted to consider what projects may not be possible in terms of water if the subject project were approved. He expressed the opinion that proposed unit counts and densities were not appropriate. Council Member Green said some time ago the Council designated and set the area on the west bank aside for a research park, and said he did not want the area to become twelve units per acre. He stated a 10,000 square-foot lot was medium density, not low density, according to the City General Plan. Council Member Bedore expressed agreement. Council Member Green said he would not support three-foot side yard setbacks, and would like one setback of at least ten feet. He said he would be willing to negotiate the front setback to less than 22 feet if driveways extended down the side yard toward the back. Council Member Green said he would like to see more clarity on the open space plan, and said he agreed with staff regarding street standards.

Ben Seastrand with Gardner Group said it was almost impossible to find the subject amount of acreage together to develop in Salt Lake County, and said the City had a unique opportunity. He said the applicant group wanted to be respectful of the surrounding areas, and said Gardner had worked hand in hand with Ivory. Mr. Seastrand said the plan presented was not complete, and said he was hoping for Council feedback. He said they were trying to have flexibility within the 4500-unit total. He said each project would have an MDA associated with it.

Mr. Jensen said staff felt there was too much variety to know how to plan. Council Member Jacob said the responsibility would be on the applicants to have the creative ideas and figure out how it could work. Mr. Jensen said he believed any of the problems could be solved with proper planning, but staff did not know how to start planning without sufficient information. Mr. Seastrand said with such a large area, the applicants wanted to set the framework with the City, and then develop and submit smaller subplans. He said he would be happy to incorporate any process the City had in place.

Vice Chair Whitelock said she appreciated Mr. Seastrand emphasizing that he understood the area was to be an economic area/job center, and said she appreciated the developer's desire to help with housing. However, she pointed out West Jordan already had a lot of entitled units. She said the plan was far too vague to even consider at that point. She said the primary reason she would not approve smaller roads was public safety and emergency vehicle access. Vice Chair Whitelock said she looked forward to working with the applicants and staff and coming up with a plan that could be amazing for West Jordan. She said her answer would be no to all of the questions posed by staff. Vice Chair Whitelock said she could consider the extended driveway idea suggested by Council Member Green.

Council Member Jacob said he did not mind what was presented as a concept plan, but said there were many things missing. He said he thought the applicants could get to the point Ivory got with Jones Ranch, with a cap on total units. Council Member Green said numbers would need to be nailed down enough to plan for water. Council Member Green said he would not want the applicants to return in 15 years saying they could not build

the commercial piece. He said he wanted to make sure the plan was consistent and comprehensive.

Mr. Seastrand explained the plan for Stokesley Road was determined by topography. Council Member Bedore said he wanted parameters, and did not want to grant the applicants a sandbox in which to play. Mr. Seastrand said he appreciated the feedback, and said he could go back to the drawing board for tighter parameters.

Brian Apsley with Ivory Homes said the peak high-tech manufacturing area in the Southwest Quadrant Zone included workforce housing. He said Ivory was building townhomes with ADUs on the east bench of Salt Lake that met all State Codes and requirements. He asked the Council to consider the goal of being able to provide additional options in 20 years when housing was even tighter. He mentioned that the option to build long driveways without garages would provide the possibility for property owners to add a garage later.

Community Development Director Scott Langford summarized the discussion as he understood it, with the Council wanting smaller, more tightly defined residential bubbles, similar to Jones Ranch. Mr. Seastrand confirmed the 4,500-unit cap would include the hi-tech manufacturing portion. Vice Chair Whitelock asked the applicants to follow current Code. Council Member Green said he could consider an exception to Code with more information. Council Member Shelton emphasized that density definitions should match City definitions.

Vice Chair Whitelock suggested the project come back to Committee of the Whole before going to the Planning Commission. Council Member Green suggested holding a town hall meeting in the subject area.

c. Discussion of The Healey Company Townhome Development Concept Plan

Senior Planner Tayler Jensen explained the Healey Company petitioned to build 30 townhomes on 1.47 acres at 8689 South 5600 West. He showed a concept plan, and asked if the Council would support amending the Future Land Use Map (FLUM) from Neighborhood Commercial to High Density Residential. He asked if the Council would support the proposed 30 units, asked if the Council would support an exception to the Balanced Housing Ordinance at the subject location, and asked how the Council would want the applicant to proceed.

Council Member Green said his answer would be no to all the questions asked by staff. He said the density was already established in the PC Zone. He questioned where water would come from for the 30 units, said he would not approve another development without sidewalks, pointed out the proposed development would not connect to the neighboring development, and expressed concern with the Arctic Circle parking lot being the only ingress and egress.

Council Member Jacob was comfortable with the proposed zoning and FLUM amendment, but believed the site plan would not work. Council Member Bedore agreed that the site plan was not right. Vice Chair Whitelock was not comfortable with residential sharing a

driveway with commercial. Chair Lamb pointed out the road next to Arctic Circle was an access road. Council Member Shelton suggested the high school should purchase the property.

Chair Lamb summarized that a majority of the Council did not think the concept plan would work. Jace Hardwood, Real Estate Broker with Granite Credit Union, described attempts and difficulties finding a use for the property. The Council discussed access challenges. Vice Chair Whitelock suggested the applicant work with Development Services.

d. Discussion of FY 2026 Annual Budget

Administrative Service Director Danyce Steck provided a high-level preview of the FY 2026 Mayor's Budget. She showed a comparison of 2024 property tax rates in 18 Utah cities (0.001378 in West Jordan). Ms. Steck and City Administrator Korban Lee said they appreciated that the City Council had implemented small regular property tax increases to at least keep up with inflation. Ms. Steck said the FY 2026 Mayor's Budget would include a proposed 2.0% property tax increase (based on a 2.12% inflation factor). She showed an estimated sales tax revenue of \$33.02 million for FY 2026, down from an estimated \$33.08 million in FY 2025. Ms. Steck said the transfer to the CIP Fund in FY2026 was expected to be much lower than in FY2025 (\$1,492,742 compared to \$6,248,561).

Ms. Steck showed the Consumer Price Index for the Mountain West Region since the beginning of 2020, and cost of living adjustments (COLAs) for West Jordan, URS, and Social Security since 2020. Responding to a question from the Council, Ms. Steck said she believed what the City was able to do with both market adjustments and COLAs together accomplished more in terms of employee retention and morale than what could be accomplished with only market adjustments. Ms. Steck showed a personnel cost increase of \$2,284,000 in FY 2026, with approximately 15% of the cost transferred to utility funds for administrative overhead, bringing the increase in line with the projected revenue increase of \$1,912,864. She showed estimated FY 2026 General Fund revenues and expenditures balanced at \$77.07 million each, and reported the City would have no General Fund debt in FY 2026.

Ms. Steck showed proposed or anticipated utility rate increases for FY 2026. Council Member Jacob asked what the City was going to do with regard to transportation utility fees now that the 2025 Legislative Session was over. Mayor Burton said he was waiting to see what other cities would do, and let the pressure go to them. Council Member Jacob said he would rather West Jordan lead out and show other cities how it should be done. Council Member Jacob spoke in favor of a street fee.

Ms. Steck thanked the Council for their time.

3. ADMINISTRATIVE ITEMS

City Administrator Korban Lee asked Council Members to consider signing a letter of support for the City's request for federal funding for a water infrastructure project. Staff reported the City was awarded \$150,000 by Wasatch Front Regional Council for the Jordan Valley Station Area Plan.

4. ADJOURN

Chair Lamb adjourned the meeting at 6:29 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 22, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 13th day of May 2025