



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, June 24, 2025 – 7:00 pm
Approved July 22, 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, Pamela Bloom (remote), Kelvin Green, Zach Jacob, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Economic Development Director David Dobbins, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Utility Manager Greg Davenport

Chair Lamb called the meeting to order at 7:00 pm, and noted that Council Member Bloom was absent, but might be able to join remotely.

2. PLEDGE OF ALLEGIANCE

Becky Condie led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. Introduction of Western Stampede Royalty

Jennifer Mayne, serving on the Western Stampede Rodeo Advisory Board with Rodeo Royalty, introduced 2025 Western Stampede Royalty: Miriam Brophy, Queen; Sarah Sirrine, 1st Attendant; and Alexis Walker, 2nd Attendant. Ms. Mayne listed many appearances the Royalty had already made representing the 2025 Western Stampede. The City Council took the opportunity for a photograph.

4. PUBLIC COMMENT

Chair Lamb opened the public comment period at 7:10 pm.

Comments:

Brent Mockli, West Jordan resident, said the 20-foot-tall garage that had been built in his neighbor's backyard was the only thing he could see in his backyard. Mr. Mockli said he did not think anyone in the City would want to have that in their backyard, and recommended the Council look at heights allowed in backyards. He said the building met City Code for secondary structures, and said he would like to see heights for secondary residential buildings addressed differently.

Amy Motta, Salt Lake City resident and volunteer with Bailing Out Benji, described poor flooring conditions in puppy mill enclosures.

Cory Cadelle, West Jordan resident, spoke of the mission of Disabled American Veterans (DAV), and elaborated on accomplishments of local Chapter 8. She said the Chapter was there to serve the community.

Janette Drake, West Jordan resident and co-owner of Drake Family Farms, which was established in 1880, said the Parker Place development had been a nightmare for her family. She said having a business did not have to be all about money, and could be about lifestyle and helping people. Ms. Drake spoke of her son, a veterinarian, and shared facts about Drake Family Farms. She did not trust developers because of previous experiences.

Ann Marie Barrett, Bingham Creek Library Manager, spoke of upcoming events at the library.

Chair Lamb closed public comments at 7:27 pm.

5. PUBLIC HEARINGS

- a. Ordinance No. 25-28, a petition from Gary Cannon requesting a Future Land Use Map Amendment of approximately 0.625 acres of property to Medium-Density Residential and a rezone to Single-Family Residential, 5,000 Square foot lots (R-1-5) for Parker Place II located at 1739 West Drake Lane***

Senior Planner Tayler Jensen reported that the current zoning of the subject property on Drake Lane was Professional Office, and the proposed zoning was R-1-5 (single-family residential with 5,000 square foot minimums). The current Future Land Use Map (FLUM) designation was Professional Office, with a request to change to Medium-Density Residential. Mr. Jensen showed a concept plan for development, and said the Planning Commission reviewed the request and forwarded a positive recommendation.

Responding to a question from Vice Chair Whitelock, Mr. Jensen confirmed the four proposed lots would each meet the 22-foot driveway requirement. Vice Chair Whitelock asked if the development would be part of the HOA across the street, and if homebuyers would be required to sign something acknowledging the properties were near an active farm. Mr. Jensen said staff would make sure there was a note on the plat regarding proximity to an agricultural facility.

Council Member Shelton asked about street parking in front of the homes. Assistant City Administrator Paul Jerome noted that a portion of the road was currently designated no parking. Council Member Shelton mentioned his understanding that the no parking designation was west of the four proposed homes.

Gary Cannon, Applicant, said development of Parker Place had been a long, cumbersome process. He said Drake Lane had been over-improved, built to residential standards, and would be adequate to accommodate any traffic in the future. Mr. Cannon said the 22-foot driveways were adequate for the street, and said the storm drain had been replaced. He

said Liberty Homes had expressed an interest in the lots, and said he assumed if Liberty Homes purchased the lots, the lots would be incorporated into the HOA across the street.

Chair Lamb opened a public hearing at 7:38 pm.

Comments:

Janette Drake expressed frustration that she only had three minutes to defend her farm. She said she had invested a lot into her farm and had a different perspective. Ms. Drake commented that under City Code, any time an irrigation ditch was changed, meetings were supposed to be held with other ditch users. She said she had water shares, but was unable to water her lawn with ditch water. Ms. Drake said she did not agree that the road had been improved because the road narrowed when it reached her property, with irrigation boxes on both sides. Ms. Drake said a business on the subject property would be better for her, and said she did not think the subdivision should ever have been approved. She said her number one product was raw goat milk, which customers had to go to the farm to collect. She said the farm had lost a lot of money due to the construction. Ms. Drake said her farm, which was registered as a historic farm, was historically valuable. She said the USDA gave the farm a value-added grant, and said she had looked into the possibility of adding small farm tours. Ms. Drake said she did not feel she and her business had been treated well.

Adrienne, Riverton resident, loved Ms. Drake's farm, and knew how important raw goat milk was to many people. She expressed the opinion that building homes that close to the farm would cause undue stress on the animals, which may affect milk production. She believed the proposed homes may affect the Drake family's livelihood and potentially squeeze the farm out. Adrienne compared stress on animals to animal abuse, and felt the issue was about service to the community. She believed Ms. Drake had every right to be angry and was sorry Ms. Drake was having to fight for her family and her farm. Adrienne shared the opinion that mom-and-pop businesses were being squeezed out for profit, and she did not think it was fair.

Council Member Bloom joined remotely

Rob Bennett, West Jordan resident, believed the Drake Farm was an asset to the community, providing something not found anywhere else. However, he noted that West Jordan was also required to abide by the law and could not make emotional decisions. Mr. Bennett said as much as he felt the need for the Drakes to be able to continue their wonderful farm, the request under consideration had a right to be considered on its own merit.

Chair Lamb closed the public hearing at 7:49 pm.

Council Member Jacob agreed with the public comments, and did not believe the four proposed homes would prevent the farm from functioning. He expressed a desire to preserve heritage, and commented that the lots in question were on private property on a public road. Council Member Jacob expressed confidence both situations could exist in harmony, and noted that most of the time, feared consequences did not develop to the anticipated degree.

Council Member Shelton had been to the Drake Farm and purchased products, and said it was an asset to the community. He said it was his impression that concerns expressed were based around the construction process, not the homes themselves, which would be resolved when the homes were built. Council Member Shelton said the owner of the property had rights and would vote in favor.

Council Member Green said parking restrictions had been adopted by ordinance. He agreed that the discussed note should be included on the plat. Council Member Green suggested business development on the subject property would result in a greater traffic impact than the proposed homes. He believed property rights were a fundamental right in the United States, and his decision would be based on balancing the rights of both property owners. Council Member Green was committed to protecting the Drake Farm and other Centennial Farms in the City and shared the idea of creating agricultural protection zones.

Council Member Bedore had visited the Drake Farm because of the Liberty Homes development, and he would continue to purchase Drake Farm products. He agreed with Council Member Green that a business on the subject property would have more of a negative impact on the farm. He felt for Ms. Drake and appreciated that she fought to the end and noted that construction would not stop him from purchasing from the farm.

Vice Chair Whitelock understood Ms. Drake's frustrations and understood that Mr. Cannon had a right to develop on the subject property. She believed a business on the subject property would be more detrimental. Vice Chair Whitelock was glad the Drake Farm was still around and would work with Council Member Green on the suggested agricultural protection zones.

Chair Lamb asked for clarification about the parking ordinance. Council Office Director Alan Anderson reported that Ordinance No. 24-07, adopted in January 2024, prohibited street parking on the side of the street with the subject property. Street parking would not be allowed in front of the proposed homes. Council Member Green pointed out that the parking restriction should be added to the plat.

Chair Lamb expressed frustration that developing four homes on the subject property had never been part of previous development discussions. He felt that parking had been the problem all along and wanted to preserve access for the Drake Farm. Chair Lamb believed developing homes without street parking access would be a problem and would vote against the proposal because he did not believe the parking problem had been fixed.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 25-28 for a Future Land Use Map Amendment of approximately 0.625 acres of property to Medium-Density Residential and a rezone to Single-Family Residential (R-1-5) for Parker Place II located at 1739 West Drake Lane.

Council Member Jacob seconded the motion.

The vote was recorded as follows:

YES: Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton
NO: Chad Lamb
ABSENT:

The motion passed 6-1.

b. Merced Creek – Approximately 20.60 acres located at 5600 West 8600 South

- ***Ordinance No. 25-25 a Master Development Agreement/Plan***
- ***Ordinance No. 25-26 a General Plan Land Use Map Amendment and Rezone to Planned Community Zone and adding the Interchange Overlay Zone***
- ***Ordinance No. 25-27 Patrial Street Right-of-Way Vacation and Surplus of Real Property***

Chair Lamb noted that a single public hearing would be held for all three proposed ordinances.

Nicholai Lazarev with Boyer Company introduced the proposed master planned multi-family residential community with an added Interchange Overlay Zone (IOZ). He said the proposed 584 homes would be built over three phases, with seven total buildings. Proposed parking would exceed requirements and would be included in the rent for each unit. Mr. Lazarev presented proposed elevations, spoke of connectivity, and noted that the proposed open space would exceed requirements. He spoke of proposed amenities, including a dog run or dog park and community garden space. Mr. Lazarev said sight-line studies were included, showing that the 8600 South overpass largely blocked the proposed community from view of existing residential. He said he was grateful for the positive recommendation from the Planning Commission, and was excited about the positive impacts the proposed project would have on the community.

Senior Planner Tayler Jensen said the developer purchased additional property in order to provide more parking following the initial discussion with the Planning Commission. Mr. Jensen explained the proposed parking arrangement for the units. He said that with purchase of the additional property, the project would have an ERC count of 28.4 ERCs per acre, below the maximum of 29.3 designated in the Water Master Plan. Mr. Jensen said the proposed rezone to PC would replace the outdated HR-F Zone.

Responding to a question from Council Member Bedore, Ms. Jensen said a buy-back provision was included in the MDA.

Chair Lamb opened a public hearing for all three proposed ordinances at 8:20 pm.

Comments:

None

Chair Lamb closed the public hearing at 8:21 pm.

Council Member Shelton thanked the developer for work done on the proposed project, especially pertaining to parking.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-25 a Master Development Agreement/Plan.
Chair Lamb seconded the motion.**

Vice Chair Whitelock said she believed the subject location was the right place for a high-density project. She said she had not heard from any resident asking her to vote against.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-26 a General Plan Land Use Map Amendment and Rezone to Planned Community Zone and adding the Interchange Overlay Zone.
Vice Chair Whitelock seconded the motion.**

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-27 Patrial Street Right-of-Way Vacation and Surplus of Real Property for Merced Creek (20.60 acres located at 5600 West 8600 South).
Council Member Shelton seconded the motion.**

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

c. Ordinance No. 25-29 amending the City's Annual Budget for the fiscal year ending June 30, 2025

Administrative Services Director Danyce Steck outlined proposed amendments to the FY2025 Budget, with a majority of the amendments recognizing unanticipated revenue. Utility Manager Greg Davenport explained plans for public outreach regarding water conservation, and commented that water use in 2024 was most likely higher than usual because of the long, dry summer.

Chair Lamb opened a public hearing at 8:41 pm.

Comments:

None

Chair Lamb closed the public hearing at 8:41 pm

MOTION: Chair Lamb moved to APPROVE Ordinance No. 25-29 amending the City's Annual Budget for the fiscal year ending June 30, 2025.
Vice Chair Whitelock seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

d. Resolution No. 25-029 authorizing the transfer of monies from Enterprise Funds to other City Funds in FY 2026

Administrative Services Director Danyce Steck explained that the proposed resolution and scheduled public hearing complied with State law regarding transfer of money from Enterprise Funds to the General Fund. She said the calculation was based on 5% of revenue of each utility.

Chair Lamb opened a public hearing at 8:48 pm.

Comments:

None

Chair Lamb closed the public hearing at 8:49 pm.

Council Member Green said the Council had eliminated the transfer from the Solid Waste Fund a couple years ago, and said he believed the Street Light Fund transfer could be eliminated in the future. Council Member Jacob said the transfer from the Solid Waste Fund was eliminated because a lot of groups paying into it did not use the City solid waste system. Council Member Jacob said he was not aware of any groups that privately contracted for street lights. He believed eventually eliminating the transfer from all funds would be a different discussion.

MOTION: Council Member Shelton moved to APPROVE Resolution No. 25-029 authorizing the transfer of monies from Enterprise Funds to other City Funds in FY 2026.

Council Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Chad Lamb

ABSENT:

The motion passed 6-1.

Chair Lamb said he received a request to move business item 6e on the agenda forward for consideration before other business items.

6. BUSINESS ITEMS

e. Resolution No. 25-035 authorizing approval of an amendment to the Trans-Jordan Cities Interlocal Agreement

Public Works Director Brian Clegg explained that the proposed amendment to the Interlocal Agreement would add Herriman City as a Trans-Jordan Landfill member city. Such an amendment required approval from the current seven member cities. Jaren Scott, Executive Director of Trans-Jordan Landfill, provided a brief history of the Trans-Jordan Landfill. Mr. Scott said Herriman City had put out an RFP for solid waste collection and disposal options, and said loss of Herriman City as a customer would mean loss of 20,000 annual (full commercial rate) tons of revenue. He said another aspect to consider was whether to continue to allow Herriman resident visits if their curbside waste went elsewhere (resident visits were the costliest to Trans-Jordan). Mr. Scott emphasized that continuing to receive Herriman waste now and in the future would keep costs down for all members, allow economies of scale, give Herriman residents a place to take their waste, and reduce pollution since a close haul reduced carbon output and traffic. Herriman would pay the full commercial tipping rate, with the difference between commercial rate and city rate put towards the buy-in amount of \$5,520,328. Herriman would also pay four \$100,000 deposits on July 1 of 2026, 2027, 2028, and 2029. Mr. Scott said Herriman joining Trans-Jordan would be positive, and said he could not see any negative aspects. Mr. Scott answered questions from the Council about the Bayview Landfill.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-035 authorizing an amendment to the Trans-Jordan Cities Interlocal Agreement.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

a. *Resolution No. 25-026 Establishing Water and Sewer Rates*

Administrative Services Director Danyce Steck explained proposed Water and Sewer Rate increases, and said rates would not go into effect until October 1, 2025. Ms. Steck showed a rate comparison, and said work session discussions regarding utility rates were scheduled for July. She explained that the FY2026 Tentative Budget assumed the proposed rates would go into effect on October 1 and staff recommended approval of the proposed resolution.

Council Member Jacob suggested the proposed 3.5% water rate increase was a testament to how well the City's Water System was managed, considering the 3.9% rate increase in the wholesale rate for West Jordan. Ms. Steck said the low rate increase was also a testament to the Council investing in storage, which allowed efficient management.

**MOTION: Council Member Jacob moved to APPROVE Resolution No. 25-026 Establishing the Water and Sewer Rates.
Council Member Shelton seconded the motion.**

Vice Chair Whitelock thanked Ms. Steck and Mr. Davenport for managing the water system well. Vice Chair Whitelock said she would vote in favor knowing that further discussion was scheduled, but said it felt wrong to vote on a rate increase the Council had not yet discussed.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

b. *Resolution No. 25-030 amending the West Jordan City Consolidated Fee Schedule*

Administrative Services Director Danyce Steck said all departments were asked to review their fees on an annual basis. Several new fees were included in the proposed Consolidated Fee Schedule that would assist the City in cost recovery. Responding to a question from Council Member Green, Ms. Steck confirmed that new budget software would be able to manage the Consolidated Fee Schedule.

**MOTION: Chair Lamb moved to APPROVE Resolution No. 25-030 amending the West Jordan City Consolidated Fee Schedule.
Vice Chair Whitelock seconded the motion.**

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

c. Resolution No. 25-025 acknowledging the intent to exceed the Certified Tax Rate, and scheduling a public hearing on August 19, 2025 regarding the proposed property tax increase

Administrative Services Director Danyce Steck presented a property tax rate history for 2016 through 2025. She explained that a majority of property tax payers in West Jordan would see a decrease on their bill even with the proposed 3% increase (decrease of \$13 for average market value home). Ms. Steck said the County requested the City set a public hearing regarding the property tax rate for August 19, 2025, and staff recommended approval of Resolution No. 25-025 declaring the City's intent to exceed the Certified Tax Rate.

Responding to a question from Council Member Green, Ms. Steck said the Unified Fire Authority (UFA) rate exceeded the West Jordan Fire rate by 25%. Council Member Shelton expressed gratitude for the way the City was run, and for the quality people who worked for the City.

MOTION: Council Member Jacob moved to APPROVE Resolution No. 25-025 acknowledging the intent to exceed the Certified Tax Rate and scheduling a public hearing on August 19, 2025 regarding the proposed property tax increase.

Council Member Shelton seconded the motion.

Vice Chair Whitelock said she agreed the City was well run, but did not agree with the Legislature requiring that the City's bond be taken off the City property tax line. She expressed the opinion that the proposed property tax increase could be seen as a 7% increase depending on how one looked at it because of the 4% that should be taken off with the bond paid off. Vice Chair Whitelock said she would vote against the proposed property tax increase, and would vote against the FY2026 Tentative Budget because she had an issue with a few things included in the Tentative Budget. Chair Lamb emphasized that the property tax increase proposed was 3%.

Council Member Green emphasized that the Council was not adopting the tax rate or Final Budget that evening, and would have more time to deal with the budget. Council Member Shelton said he believed every member of the Council disagreed with something in the budget, and emphasized the importance of compromise.

The vote was recorded as follows:

YES: Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

d. Resolution No. 25-028 adopting the Tentative Budget for Fiscal Year 2026, and setting August 26, 2025 as the date for a public hearing regarding final adoption of the budget

Administrative Services Director Danyce Steck showed changes made by the Council and staff to the FY2026 Mayor's Proposed Budget, presented as the FY2026 Tentative Budget for adoption that evening. Ms. Steck asked that the Council set a public hearing for the FY2026 Budget on August 26, 2025.

MOTION: Chair Lamb moved to APPROVE Resolution No. 25-028 adopting the Tentative Budget for Fiscal Year 2026, and setting August 26, 2025 as the date for a public hearing regarding final adoption of the budget. Council Member Jacob seconded the motion.

Council Member Green said he would vote in favor of approving the Tentative Budget with the hope that a few things could be fixed before adoption of the Final Budget.

The vote was recorded as follows:

YES: Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

7. REPORTS TO COUNCIL

a. City Council Reports

- Vice Chair Whitelock thanked staff for the Community Arts Building opening event. She reported on a recent ChamberWest meeting.
- Council Member Bedore echoed comments about the Community Arts Center opening, and said he looked forward to seeing the facility used by the City, and drawing people from outside the City.

b. Council Office Report

Council Office Director Alan Anderson provided an update on the upcoming Western Stampede.

c. Mayor's Report

Mayor Burton reported on the Community Arts Center opening events, and spoke of upcoming events in the community, including the 70th anniversary of the Western Stampede. City offices would be closed on July 4, 2025. Mayor Burton reported on a recent

water system problem and explained the planned solution, emphasizing that residents would not be without water.

d. City Administrator's Report

City Administrator Korban Lee provided updates on road improvement and construction projects. Public Services Director Cory Fralick reported on the second phase of the Wheels Park project and multi-purpose fields at Ron Wood Park. He reported the entertainment stage was completed and ready for use during the Western Stampede.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- **May 27, 2025 – Committee of the Whole Meeting**
- **May 27, 2025 – Regular City Council Meeting**
- **June 10, 2025 – Committee of the Whole Meeting**
- **June 10, 2025 – Regular City Council Meeting**

b. Resolution No. 25-036 approving a Franchise Agreement between the City of West Jordan and Uniti National LLC

MOTION: Council Member Green moved to APPROVE the Consent Agenda as listed.

Vice Chair Whitelock seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

9. ADJOURN

Chair Lamb adjourned the meeting at 9:54 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 24, 2025. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 22nd day of July 2025