



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, August 26, 2025 – 4:00 pm
Approved September 9, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Parks Division Manager Dave Naylor, Council Office Clerk Cindy Quick

Chair Whitelock called the meeting to order at 4:00 pm, and noted that Council Member Jacob would arrive shortly, and Council Member Lamb would join at approximately 4:30 pm.

2. DISCUSSION TOPICS

a. Presentation and Discussion on the Draft Traffic Calming Manual

Public Works Director Brian Clegg said a grant to draft a Traffic Calming Manual had been awarded to Avenue Consultants. Associate Engineer Krista Riester said Avenue Consultants were asked to research traffic calming solutions, create a toolbox of traffic calming options, create a traffic calming standard for new development (Code update), and create a decision matrix for existing neighborhoods.

Council Member Jacob arrived at 4:02 pm.

Kirby Snyderman with Avenue Consultants presented three strategies for existing residential neighborhoods:

1. Road Diet
 - Alters roadway design to encourage lower speeds
 - Does not place an obstacle directly in the roadway
 - Force vehicles to lower speeds to navigate treatments
2. Roadway Obstacles
 - Placement of obstacles directly in roadway path
 - Forces drivers to lower speeds to negotiate obstacle
 - Can provide benefits of beautification and pedestrian safety

- Most impactful to speed reduction and safety
3. Driver Behavior
- Strategies to impact driver behavior without physical treatments
 - Lower cost and easier to implement widely
 - Brings attention to speed issues

Mr. Snyderman showed a comparison of traffic calming tool effectiveness versus cost. He presented a Traffic Calming Manual for new development to guide developers, and highlighted speed control points as addressed in the Manual. Mr. Snyderman and Ms. Riester explained proposed updates to City Code to implement the Traffic Calming Manual. Council Member Shelton said he did not like use of the word “undesirable” on page 20, and asked if the word could be struck. A majority of the Council indicated support. Mr. Snyderman presented a Traffic Calming Decision Process for the City to follow when applying traffic calming tools to existing neighborhoods.

Council Member Shelton said he was adamantly opposed to using roundabouts as a traffic calming measure. He emphasized that roundabouts should be used for traffic flow, and said he did not agree with including roundabouts in the Traffic Calming Manual. Council Member Green pointed out that roundabouts were shown to effectively reduce speed and vehicle accidents. Council Member Shelton stated residents did not like roundabouts. Ms. Riester suggested Council Member Shelton was actually referring to traffic circles, and described differences between traffic circles and roundabouts. She said roundabouts were used in situations with equal traffic volumes approaching from each side when a four-way-stop was not effective, and said roundabouts would not be used in local residential four-way intersections. Council Member Jacob suggested Council Member Shelton was more concerned with messaging and communication to residents, and Council Member Shelton confirmed his concern was a messaging issue.

Council Member Lamb joined at 4:32 pm.

Chair Whitelock said multiple members of the Council had expressed concern with staff being able to waive a 500-foot requirement. Council Member Jacob was comfortable leaving the detail up to staff and the experts. Council Member Bedore felt if it became a problem, it could be addressed by the Council. Chair Whitelock said it did not appear a majority of the Council were in favor of removing the language.

b. Discussion of Council Oversight, Audit Responsibility, and Future Steps Regarding the West Jordan Historical Society Lease and Operations

Council Member Bloom said she wanted to provide more clarity for the West Jordan Historical Society in terms of reports wanted by the Council. She referred to inconsistencies in reporting in recent years, and said methods needed to be standardized. Chair Whitelock said the Council had recently done something similar with the Arts Council and she believed the guidelines had helped.

Council Member Green commented that the City only gave the Historical Society \$5,700 per year. Council Member Bloom said the land value also needed to be taken into account. Council Member Green responded the Council was not going to lease the land out to

anyone else at fair market value. He pointed out the Historical Society owned the house on the land. Council Member Bloom believed Council needed to ensure the City was getting value for the land. Council Member Green said the \$5,700 paid for utilities and basic upkeep on the property. He agreed with having a standardized report, but pointed out a 10-8-2 study was not required because the Historical Society was nonprofit. Council Member Bloom expressed the opinion that minimal operational proof was a fair ask.

Chair Whitelock suggested requiring visitors to the museum to provide a name and city of residence. City Administrator Korban Lee said the report format for the Arts Council was created with a committee comprised of a couple Council Members, staff, and Arts Council representatives. Council Member Bloom said she would like to go through the same process for the Historical Society. Council Member Bedore volunteered to serve on such a committee, and suggested the Council needed to determine what they wanted from the City museum and what it would take to make it happen. Chair Whitelock said she would be willing to serve on a committee.

Council Member Jacob suggested the Council pretend there was not a City museum, and talk about what they would want in a West Jordan museum. Chair Whitelock suggested the Council schedule a future Committee of the Whole discussion, and a field trip to visit the museum. A majority of the Council expressed support. Mr. Lee commented that the current grant agreement and lease agreement had both expired, and expressed the opinion that it was a good time to create a report format to attach to new agreements.

c. Discussion of Proposed Vision Statement for the City of West Jordan

Policy Analyst & Public Liaison Warren Hallmark said he compiled vision statements provided to staff by members of the Council, and used them to draft a proposed vision statement for Council consideration:

West Jordan Elevated: West Jordan is a welcoming, vibrant, sustainable city that honors its past while embracing future opportunities – building a community where families flourish, businesses thrive, and natural resources are preserved for future generations.

Council Member Lamb felt the word “elevated” was not needed. Council Member Bloom felt it was branding. Council Members Lamb, Bedore, Bloom, and Shelton expressed a desire to remove the first three words: West Jordan Elevated. Council Member Bloom suggested the following: we are a welcoming city that honors our history and plans for tomorrow with safe neighborhoods, reliable infrastructure, room for businesses to grow, and stewardship of the Jordan River, open space, and water.

Council Member Jacob suggested the statement proposed by staff had a dissonance in the wording, between “West Jordan **is** a welcoming...” and “...**building** a community...” Council Member Lamb suggest “continuing to build” instead of “building”. Chair Whitelock suggested “creating a sense of community”. Council Member Bedore suggested simply removing the word “building”. Council Member Jacob said he agreed, and suggested also removing the dash and replacing with a semicolon. A majority of the Council expressed support for the following:

West Jordan is a welcoming, vibrant, sustainable city that honors its past while embracing future opportunities; a community where families flourish, businesses thrive, and natural resources are preserved for future generations.

d. Discussion of Formulation of a Home Ownership Promotion Zone (HOPZ) and Applicability of HOPZ to Current Zoning Ordinances

Senior Planner Tayler Jensen said staff were previously tasked with making changes to existing ordinances to increase density up to six dwelling units per acre (DU/AC) to allow use as a HOPZ. Mr. Jensen reported State legislation would not allow the City to amend the Integrated Housing Ordinance in a way that would comply with a HOPZ. He said staff recommended drafting a new HOPZ and not increasing the density of existing zones, as doing so would discourage developers from utilizing the HOPZ. He said the new HOPZ would be a full zoning district, and developers would apply to have the HOPZ applied to a property, replacing existing zoning. Mr. Jensen said length of required deed restriction and level of tax increment would need to be determined.

Council Member Green could be comfortable with a new HOPZ, if the new zone was form-based, with minimal restrictions and two parking spaces per unit without requiring an attached garage. He spoke of homes with driveways that extended down the side and around the back, with the possibility of adding a detached garage later. Council Member Green would like to throw out standard Euclidian zoning and require very little on a lot. He said sewer and water lines would have a lower cost per foot with narrower, deeper lots. He suggested that not requiring a garage would allow developers to create more affordable housing. Council Member Lamb doubted that eliminating the garage requirement would result in significantly reduced home cost.

Council Member Green suspected if the City adopted the proposed HOPZ, the Council would end up reporting to the State that there had been no takers, which he said he believed was the message that needed to be heard at the State level. Council Member Shelton suggested a roundtable with developers to see what they felt would drive prices down. Council Members Whitelock and Jacob expressed support for scheduling a roundtable.

Council Member Bloom felt the proposed five-year minimum was too short, and suggested ten years. She suggested establishing a price cap, resale cap options, and asked about post-occupancy reporting. Mr. Jensen said many of the details would need to be worked out, and said the City could use a portion of tax increment to pay for costs associated with compliance.

Council Member Lamb asked how many areas in the City could be affected by the proposed HOPZ. Mr. Jensen said there were probably two or three areas that would be good candidates. He said it was important to remember that Jordan School District as a whole could only have 100 acres of HOPZ within the school district boundaries. Mr. Jensen said six units per acre was the minimum to qualify according to the State, and asked if the Council would be comfortable approving higher than six. Council Member Green suggested keeping the minimum at six, with the possibility of higher with an MDA. Council

Member Bloom agreed. Council Member Jacob suggested a clear guideline should be provided.

Chair Whitelock said she definitely wanted a deed restriction option and noted her biggest concern for the entire country was that single family homes were being bought up by corporations. She would be comfortable moving forward with a HOPZ, and happy to meet with developers for their input, but said the concern she suspected the Council would hear from developers would pertain to impact fees. Chair Whitelock expressed support for allowing flexibility in the design.

Senior Planner Tayler Jensen summarized what he understood from the discussion and direction from Council. Staff should continue to not update the IHZ zone but focus on the new HOPZ Zone and make it more form based with limited design standards, limited bulk standards, no broad requirement, deed restricted for more than five years and a minimum of six units per acre but no maximum.

Council Member Shelton was not comfortable without establishing a maximum number of units per acre, but did not have a specific number to suggest. Council Member Green said the projects would obviously be infill, and suggested requiring that density would need to reasonably match surrounding neighborhoods. Council Member Jacob responded that such a restriction would defeat the purpose of establishing affordable housing, because affordable housing meant more units on smaller lots.

Council Office Director Alan Anderson said he could work with staff to coordinate a meeting with developers.

e. Discussion of a Proposed Future Land Use Map Amendment for Highlands Landing North

Jeff Seamon with Peterson Development explained the requested Future Land Use Map Amendment to R-3-8 for Highlands Landing North on approximately 10 acres. Mr. Seamon presented a concept development plan that included two commercial lots along 5600 West, and 42 residential lots (6.33 units per acre) off Highlands Loop Road. Responding to a question from Chair Whitelock, Mr. Seamon said driveways would be at least 22 feet in length. He said the question of ownership was currently fluid, but Peterson Development was open to discussion regarding ownership versus rental. Mr. Seamon said the units would be approximately 2500 square feet, with two-car garages.

Responding to a question from Chair Whitelock, Mr. Seamon suggested the space proposed for residential use would not work for commercial. Chair Whitelock said a previous plan had included a park area on the north side, and 19 ERCs. She asked about the increased ERC request and the loss of green space. Mr. Seamon said water and sewer was one of the challenges, and said he wanted to learn the Council's appetite for the proposal before moving forward with finding solutions to the challenges. Council Member Lamb mentioned taking out the garages. Mr. Seamon said removing the garages would make a little difference.

Council Member Green said the proposed project would not provide walkability. Mr. Seamon said the project would have sidewalks throughout. Council Member Green he would personally not consider the proposed project to be walkable. Council Member Bloom said she would have appetite for the project if some type of trail were provided. Council Member Lamb suggested residents could use the sidewalk and would not need a trail. Council Member Green said the project would not be walkable for the residents in unit 42. Mr. Seamon asked the difference between a sidewalk and a trail for practical use. He said he would make a note about walkability to address in preparation for the next meeting.

Council Member Shelton said his biggest concern was water and sewer. Council Member Bloom said she would want something outdoors that could keep people outside in the community. Mr. Seamon commented that the detention open space included in the concept plan was already used as a sledding bowl by the community. He said the detention open space would be managed by an HOA. Council Member Bloom said the Council's appetite for the proposed project would primarily come down to infrastructure.

Chair Whitelock asked what type of fencing would be required on the north side. Senior Planner Ray McCandless said fencing would be addressed by the Planning Commission. Chair Whitelock asked Mr. Seamon to consider using the HOPZ discussed by the Council earlier in the meeting. Mr. Seamon said his personal input to the Council regarding the HOPZ was that clear guidelines were preferable for developers.

A majority of the Council appeared to indicate support for the proposed project moving forward. Mr. Seamon said with the support, Peterson could work on the concerns expressed by the Council.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned at 5:48 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 26, 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 9th day of September 2025