



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, August 26, 2025 - 7:00 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, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Economic Development Director David Dobbins, Public Services Director Cory Fralick, City Planner/Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, City Recorder Tangee Sloan, Administrative Services Director Danyce Steck, Public Information Manager Marie Magers

Chair Whitelock called the meeting to order at 7:00 pm.

2. PLEDGE OF ALLEGIANCE

Bart Robbins led participants in the Pledge of Allegiance.

Chair Whitelock recognized students from Copper Hills High School in attendance and thanked them for taking an interest in the government process.

3. SPECIAL RECOGNITION

a. West Jordan Fire Department Badge Pinning

Fire Chief Derek Maxfield recognized Ben Lynch, Tanner Russell, and Woody Smith for receiving the Supervising Fire Officer designation, and Jessie McKenna and Mike Jensen for receiving the Managing Fire Officer designation. Chief Maxfield recognized Paramedics Anne Williams and Gavin Dreary, and Captain David Gray for a recent promotion to Captain. Chief Maxfield supervised the badge pinning, and the Council took the opportunity for photographs.

4. REPORT TO COUNCIL

a. Risk Management Update

Risk Manager Del Brady shared an overview of the West Jordan Risk Management Program: protecting employees, reducing liability exposure, protecting City property, and recovering costs of damage to City property (subrogation). Mr. Brady spoke of managing liability exposure and reported liability exposure had declined in the last five years. He

shared positive customer service feedback and said customer service was an important part of risk management. Chair Whitelock thanked Mr. Brady for the work he was doing.

b. Justice Court Update

City Administrator Korban Lee provided an update on the status of merging Justice Court services with Taylorsville City. He reported Taylorsville court employees had transitioned to being West Jordan employees, and staff were working together on coordination and processes. Mr. Lee said the former-Taylorsville court employees would begin working physically in the West Jordan facility on October 1, 2025 and he anticipated the second court room would be completed at the end of the calendar year.

5. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:19 pm.

Comments:

Amy Motta, volunteer with Bailing out Benji, said the nonprofit worked to end puppy mills. She spoke of a recent case in Salt Lake City in which 97 dogs were housed in deplorable conditions. Ms. Motta said part of her work was to encourage consumers to do their homework when adopting a puppy.

Ann Marie Barrett, Bingham Creek Library Manager, announced upcoming events at the library and said she was grateful to be part of the West Jordan community.

A student and member of student government at West Jordan High School stated that West Jordan was so cool, and said thank you to the Council.

Linda Sage, President of the League of Women Voters in Salt Lake City, a nonpartisan, non-profit organization, announced monthly meetings through May, and invited members of the Council to visit.

Lee McMullin, representing The Road Home/Traveler's Aid Society, expressed appreciation for support in the form of a block grant.

Susan Robbins, West Jordan resident, asked the estimated starting time, estimated finish time, the planned construction route, and planned fence type of the Visionary Square project near her neighborhood.

Chair Whitelock closed public comment at 7:29 pm.

6. PUBLIC HEARINGS

a. Visionary Square - 6.81 acres located at 8871 South 3680 W and 9000 South 3660 and 3680 West

- **Ordinance No. 25-40 a Master Development Agreement**
- **Ordinance No. 25-41 a Future Land Use Map Amendment of 6.81 acres to Professional Office and Rezone of 2.9 acres to P-O (Professional Office) Zone**

Chad Jones, representing Joel Frost (applicant), said the plan was to break ground on the project in Spring of 2026 with the first phase along 9000 South. He said full buildout was anticipated to be in 2028-2029. Mr. Jones said public utilities had requested addition of a storm drain line from the subject property to the north end of the neighborhood. He said the fence would be concrete with a landscaping buffer and would replace existing fencing. Mr. Jones said the applicant was open to discussion regarding timing of fence and gate installation.

Mr. Jones explained the proposal to change the southern portion of the property from Neighborhood Commercial to Professional Office on the Future Land Use Map (FLUM) to match the rest of the property, with a rezone to Professional Office (P-O). He said the applicant believed the proposal was in line with the General Plan. Mr. Jones listed many commercial uses already provided within 1/3 mile of the subject property, and said UDOT had expressed concerns about development of additional shopping area.

Mr. Jones said a water analysis was conducted, with the following statement provided: "higher density than was originally planned for in the City's last Water Master Plan." He shared the following statement for the sewer analysis: "existing conditions are sufficient. Minimal impact on full buildout of the General Plan with upgrades at Temple Drive and 7800 South." Mr. Jones said both water and sewer were addressed in the MDA.

Mr. Jones presented a conceptual plan, with right-in/right-out traffic access off 9000 South, and an emergency access gate on the north end of the property. He said the applicant was in the process of drafting covenants, conditions, and restrictions (CC&Rs) for the development.

Chair Whitelock wondered, as a resident, if the buildings could be shifted on the conceptual plan so the access road did not line up with the existing residential road, to provide a sound buffer for the residential neighborhood from Bangerter Highway. Mr. Jones said there had been some discussion about trying to include more parking, and said reconfiguration may be possible.

Council Member Green asked about the ERU count before and at buildout. Mr. Jones said 17 ERUs were currently available for the property, and 54 ERUs would be required for the conceptual plan shown, although the number of units in the project may reduce with additional parking and reconfiguration of buildings.

Associate Planner Mark Forsythe said the Committee of the Whole reviewed the proposal on April 29, 2025, and the Planning Commission reviewed the proposal on August 5, 2025 with a unanimous positive recommendation. Mr. Forsythe said neighbor concerns were expressed regarding water pressure, and the desire for north access to be closed off. He said the MDA specified the north entrance would be closed to vehicles and pedestrians, off-site storm water improvements would be required, and all on-site driveways would be privately owned and maintained.

Chair Whitelock opened a public hearing at 7:47 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:47 pm.

Council Member Green felt the proposed project was an improvement over a previously proposed residential concept he remembered reviewing for the property.

Council Member Shelton thanked Mr. Frost for developing the property and presenting a strong plan to the Council.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-40, a Master Development Agreement for Visionary Square.
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.

Chair Whitelock said she appreciated the applicant's willingness to work with the Council and the neighborhood to find something that would be a good match.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-41, a Future Land Use Map Amendment for Visionary Square of 6.81 acres to Professional Office and Rezone of 2.9 acres to P-O (Professional Office) Zone.

Vice Chair Bedore 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.

b. *Ordinance No. 25-34 Amending Title 13-5B-8 External Accessory Dwelling Units*

Council Office Director Alan Anderson said the Council had worked on amendments to Code regarding External Accessory Dwelling Units (ADUs) since March 2025. He reviewed proposed amendments to setbacks and building height, and said the Planning Commission reviewed the proposed amendments and forwarded a positive recommendation.

Chair Whitelock opened a public hearing period at 7:55 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:55 pm.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 25-34 Amending Title 13-5B-8 External Accessory Dwelling Units. Council Member Lamb seconded the motion.

Council Member Bloom suggested the City publish an ADU quick-reference guide to help residents.

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. 25-37 Amendments to City Code on Storage of Commercial Vehicles in Residential Zones (Sections 13-2-3, 13-5B-7, 13-8-14) to Update Permitted Vehicle/Equipment Types and Add Related Definitions*

Senior Planner Megan Jensen thanked the Council for providing feedback at previous meetings regarding storage of commercial vehicles in residential zones and said the Planning Commission reviewed proposed amendments and forwarded a positive recommendation. Ms. Jensen provided an overview of proposed amendments, including a table outlining different classes of vehicles and where they could be parked for convenience of residents and Code Enforcement.

Chair Whitelock opened a public hearing at 7:58 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:59 pm.

Council Member Green thanked staff for the time put into the proposed amendments.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-37 Amendments to City Code on Storage of Commercial Vehicles in Residential Zones (Sections 13-2-3, 13-5B-7, 13-8-14) to Update Permitted Vehicle/Equipment Types and Add Related Definitions. Vice Chair Bedore seconded the motion.

Council Member Jacob said he would vote against the motion because he believed too much of the amendment was arbitrary and limiting of property rights. Council Member Bloom said she would also vote against the motion for the same reasons mentioned by Council Member Jacob.

The vote was recorded as follows:

YES: **Bob Bedore, Kelvin Green, Chad Lamb, Kent Shelton, Kayleen Whitelock**

NO: **Pamela Bloom, Zach Jacob**

ABSENT:

The motion passed 5-2

d. Resolution No. 25-046 Requesting a Fee Waiver of \$77 for the Jordan School District 2025 Fall Family Fair

Policy Analyst & Public Liaison Warren Hallmark explained a request for fee waiver for the Jordan School District. He said the event would be held at the Veridian, and the waiver would largely cover closing traffic for food trucks, games, and resources.

Chair Whitelock opened a public hearing at 8:03 pm.

Comments:

None

Chair Whitelock closed the public hearing at 8:03 pm.

MOTION: **Chair Whitelock moved to APPROVE Resolution No. 25-046, a Fee Waiver of \$77 for the Jordan School District 2025 Fall Family Fair.**
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.

e. Receiving Public Comment on Adopting the Final Budget

Administrative Services Director Danyce Steck reviewed the FY2026 budget timeline with the Council and explained proposed changes to the budget prior to adoption. Ms. Steck reported the City received a \$1 million grant for the Wheels Park, and \$50,000 for the Community Arts Center. She explained Capital Project requests totaling \$2,962,000 and reported a Community Development Block Grant (CDBG) Budget of \$885,431 (approximately 60% of funding provided in FY2025). Council Member Shelton said he believed all recipients of the CDBG program in FY2026 were very deserving. Ms. Steck showed changes to project descriptions in the Storm Water Fund Budget.

She commented that sales tax revenue was reported 2.5% above anticipated for the final month of FY2025 and was interested to watch data for the start of FY2026 come in. She noted that staff would bring a budget amendment to the Council if the trend continued.

Staff answered questions about a fence placed around a pond. Council Member Green would prefer to see the land serve a purpose for the benefit of residents. Staff reported that the fence would not be around the entire pond, and access to the pond would be available.

Chair Whitelock opened a public hearing at 8:18 pm.

Comments:

Melanie Faure, based out of California, spoke of the successful inaugural year of the Boost Program in West Jordan, and expressed appreciation for willingness of the Council to partner and provide funding through the CDBG Program.

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

7. BUSINESS ITEMS

a. *Ordinance No. 25-35 Setting the 2025 Property Tax Rate*

West Jordan City held a Truth in Taxation hearing on August 19, 2025. Administrative Services Director Danyce Steck said the City's FY2026 Budget was based on the property tax rate of .001328.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 25-35, setting the 2025 Property Tax Rate at .001328.
Council Member Shelton seconded the motion.

Council Member Green said he would vote against the motion because, although the proposed property tax increase was minimal, he did not believe the Council and staff had been creative enough with the budget. He suggested one-time funds could have been used for Christmas lights and events and expressed the opinion that the Water Conservation Specialist should be paid from one-time money with expectation of receiving funds from Jordan Valley Water.

Chair Whitelock thanked everyone who worked on the budget and concurred with Council Member Green. She believed the City's needs could have been funded without a property tax increase.

The vote was recorded as follows:

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

NO: Kelvin Green, Kayleen Whitelock

ABSENT:

The motion passed 5-2.

b. *Ordinance No. 25-36 Adopting the Final Budget for the City of West Jordan Fiscal Year 2026*

Administrative Services Director Danyce Steck presented a total FY2026 Final Budget of \$247 million.

MOTION: Council Member Lamb moved to APPROVE Ordinance No. 25-36 adopting the Final Budget for the City of West Jordan Fiscal Year 2026. Council Member Shelton seconded the motion.

Council Member Jacob spoke in support of the motion and appreciated all the work and effort put into the budget process. Council Member Lamb said he was not in favor of the utility transfer every year but was grateful for the 99% of the budget he did like and noted he would vote in favor.

The vote was recorded as follows:

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

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

8. REPORTS TO COUNCIL

a. *City Council Reports*

Council Member Green reported on an Association of Municipal Councils meeting, and recommended residents test their properties for radon gas. He provided an update on the Mosquito Abatement District, and reported cases of West Nile Virus had been found in the West Jordan end of the Salt Lake Valley. Council Member Green encouraged residents to protect themselves from mosquito bites when outside. He thanked the West Jordan Fire Department for response to a recent neighborhood fire.

Council Member Jacob reported the Jordan Valley Water Conservancy District adopted their budget with the proposed property tax rate.

Council Member Shelton said he had received resident complaints about football team practices in City parks. He said staff were working to mitigate resident concerns, and said he felt for residents near the parks who were feeling overrun by the practices. Council Member Shelton said he was grateful for the City parks and the fact they were being used, but felt it was frustrating that fields built by the school district for such activities were no longer available to the football team. He said he would like to see real solutions.

Council Member Bloom mentioned being contacted by a physical therapist who attended a recent Committee of the Whole session and was grateful to have been part of the conversation. Council Member Bloom was grateful for the effort to bring people together to find solutions.

Chair Whitelock reported on an opportunity to visit the waste transfer station. She said the current landfill had 3-5 years until full, and new landfill space had been purchased on the south side of Utah Lake.

b. *Council Office Report*

Council Office Director Alan Anderson said several Council Members were registered to attend the annual Utah League of Cities and Towns (ULCT) Conference in October. He said the National League would meet in Salt Lake in November. Mr. Anderson reported Mayor Burton had scheduled townhall meetings in each District.

Policy Analyst & Public Liaison Warren Hallmark provided an update on the new Youth Council.

c. *Mayor's Report*

Mayor Dirk Burton thanked members of the Council who had signed up to attend the ULCT Conference. Mayor Burton reported on current street projects. Chair Whitelock asked if red paint could be added on curbs next to driveways on 2200 West to prevent parked cars from blocking driveway access. Mayor Burton said signs were usually used in such situations instead of red paint, and said he would follow up. The Mayor provided an update on the Wheels Park, and said Phase 2 would open September 13.

Mayor Burton announced 2026 Youth World Cup Soccer knockout rounds would be hosted at the West Jordan Soccer Complex, October 2-5, and spoke of the recent Utah Bicycle Summit. Mayor Burton spoke of adjustments with the football league to help the practice situation in City parks more compatible with park neighborhoods. The Mayor reported a columbarium had been installed at the cemetery. He reported that food trucks and community markets would continue through September. Mayor Burton encouraged participation in upcoming community events.

d. *City Administrator's Report*

None

9. CONSENT ITEMS

Chair Whitelock asked to take Consent Item 9c out of order.

c. *Resolution No. 25-043 adopting a Vision Statement for the City of West Jordan*

Chair Whitelock posted the following vision statement amended by the Council earlier in the evening:

“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.”

MOTION: Council Member Bloom moved to APPROVE Resolution No. 25-043 adopting a Vision Statement for the City of West Jordan.
Council Member Green 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.

a. Meeting Minutes

- ***July 22, 2025 - Committee of the Whole Meeting***
- ***July 22, 2025 - Regular City Council Meeting***

b. Resolution No. 25-045 adopting the 2025 Storm Water Management Program

MOTION: **Council Member Green moved to APPROVE Consent Items 9a and 9b as listed.**

Council Member Lamb 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.

9. ADJOURN

City Administrator Korban Lee announced that West Jordan Citizen Academy would begin September 3, 2025.

The meeting adjourned at 9:02 pm.

I hereby 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 City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 9th day of September 2025