



**MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, September 09, 2025 - 4:00 pm
Approved September 23, 2025**
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Kayleen Whitelock, Vice Chair Bob Bedore, 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, Economic Development Director David Dobbins, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Fire Chief Derek Maxfield, Deputy Police Chief Jeremy Robertson, Public Information Manager Marie Magers, Attendee Brock Hudson, Attendee Nestor Gallo

ABSENT: Pamela Bloom

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

2. DISCUSSION TOPICS

a. *Presentation of Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for proposed updates to road impact fees*

City Administrator Korban Lee reported that had been a while since the City conducted an impact fee study specifically for roads. He noted that costs had grown dramatically since 2013, and road construction costs had outpaced inflation. Mr. Lee said a two-part study would be presented to the Council: one part prepared by Wall Consulting Group addressing transportation needs in the City over the next 10 years due to growth, and one part addressing how costs should be apportioned to different types of growth. The two-part study would set the maximum possible rate the City could levy as an impact fee. The Council was to consider many different perspectives when setting the impact fee. Mr. Lee commented that impact fees were intended to facilitate new growth paying for impact on infrastructure to serve the growth. Infrastructure needs were different across cities, making a comparison of impact fees in other cities impertinent. Mr. Lee said the study proposed a possible large increase in impact fees because the City's impact fees had not been increased to keep up with rising costs as perhaps they should.

Fred Philpot with LRB Public Finance Advisors explained that the Impact Fee Facilities Plan (IFFP) identified demands placed upon existing facilities by future development and evaluated how those demands would be met by the City, and outlined the improvements

intended to be funded by impact fees. The Impact Fee Analysis (IFA) proportionately allocated the cost of new facilities and any excess capacity to new development, while ensuring all methods of financing were considered. Mr. Philpot explained the required impact fee adoption process, and methodology used.

Mr. Philpot said impact-fee-allocated system improvements for future facilities over the IFFP horizon (10 years) were calculated to be: roadway improvements (\$23.2 million) and intersection improvements (21.4 million). A proportionate share analysis proposed a base impact fee of \$558.27 per trip, per demand unit. The base fee per trip was applied to potential land uses within the City to produce a proposed fee schedule. The Council discussed the proposed fee schedule with Mr. Philpot and City staff.

Council Member Green referred to affordable housing discussions with the State, and questioned whether an increased impact fee for residential development would be the right decision to make politically. Administrative Services Director Danyce Steck said if the Council chose to not apply the impact fee to a particular residential use group, the City tax base would need to pay the impact fee amount into the Impact Fee Fund as an incentive for that use. Council Member Lamb felt that impact fees ensured new growth covered a proportional share of infrastructure costs. Council Member Jacob pointed out impact fees could be used as an incentive. Mr. Philpot commented that impact fees were usually applied universally.

Chair Whitelock commented that West Jordan had a shortage of daycare services, and asked if uses on the fee schedule could be combined. Chair Whitelock anticipated the Council would need more time for discussion and dialogue than was available that evening. Responding to a question from Vice Chair Bedore, staff said impact fees could be challenged by an entity, with the entity required to show proof of impact.

Council Member Jacob asked if Council could be shown how current impact fees were short. Council Member Green would like to know the percent increase of the recommended maximum. Council Member Jacob wanted to see the current maximum compared to what had actually been collected in practice. Chair Whitelock was interested in the impact of an adjustment on project completion.

A majority of the Council indicated a desire to schedule further discussion on a future work session agenda.

b. Discussion of Adding Housing as a Limited Use in Commercial Zones

City Planner Larry Gardner asked Council if they would like to allow housing in commercial zones in response to the State's push for moderate income housing. Mr. Gardner was aware of current illegal instances of housing in commercial zones within West Jordan. He asked the Council for direction regarding whether residential should be allowed in commercial zones, perhaps as a limited option such as mixed-use, and in which commercial zones.

Chair Whitelock pointed out a residential overlay had already been approved by the Council for Jordan Landing and Hmart. She said she wanted to keep residential property

tax as low as possible and the City's commercial base as strong as possible. With the residential units already entitled by the Council, including residential units entitled with a moderate-income housing option, Chair Whitelock believed West Jordan was already doing its part.

Council Member Jacob expressed the opinion that dense commercial and dense residential next to each other could be good, and suggested requiring a certain amount of commercial square footage per residential square footage. Council Member Shelton suggested commercial should be required to be built out first, or at least simultaneous.

Council Member Green referred to the Highlands at Dry Creek Master Development Agreement, in which a certain amount of commercial development was required, and said developers tended to return later and propose residential in designated commercial areas. Council Member Green commented that commercial changed over time. He said the proposed option was already available in some zones and was not in favor of increasing the possibility. Council Member Lamb expressed concern that if the Council were to open up the possibility further, it would turn into something the City did not want.

Mayor Burton asked if the Council would be interested in allowing buildings with businesses on the bottom and residential above. Chair Whitelock said the Council had already approved such a project, and the developer came back and reported he could not find interest.

Council Member Shelton said he lived in Germany for a while, and loved living above a bakery. He could be in favor if it were done right, but emphasized the Council would need to be careful. He would not want the option to open the possibility of putting residential where the General Plan did not intend homes to be built. However, he believed a mix of homes and businesses in the City Center with a walking zone could be beautiful and amazing in the right place done right. Vice Chair Bedore commented that such units already existed in the City, sitting empty.

Mr. Gardner thanked the Council for their feedback.

c. Discussion on Possible Regulations for Exterior Lighting in Residential Zones

Vice Chair Bedore had been contacted by a resident about a flashing light on a neighboring property that flashed intrusively into his home. Vice Chair Bedore said he posed the question on social media and two other residents indicated neighboring lights shone intrusively into their homes. He visited all three locations and discussed options with staff. Vice Chair Bedore suggested the Council make a list of times in which lighting in excess of City ordinance might be acceptable (e.g., holidays, religious observance), and asked the Council for feedback. Vice Chair Bedore divulged that a resident had concerns about property rights and First Amendment rights if regulations were put in place.

Chair Whitelock said Park City Code restricted holiday lights to November through March 1st, which she felt was too restrictive. However, she liked that Park City Code required holiday lights to be turned off by 11:00 pm and she believed establishing parameters was part of the Council's job.

Council Member Shelton was aware of a resident who lived across the street from Copper Hills High School, affected by stadium lights. He asked how an 11:00 pm restriction would impact schools. Council Member Green commented that many residents had security lighting. Chair Whitelock said Park City Code specifically called out external holiday lighting.

Council Member Green suggested that if lighting were considered an expression, which he believed it was, specifying holiday lighting would get into content-based or religious expression. He was not sure he wanted to go down that road. Vice Chair Bedore asked about the cemetery, and Council Member Green responded the cemetery was City property. Council Member Lamb said his concern with an 11:00 pm restriction related to enforcement.

Council Member Jacob suggested the issue could be governed under nuisance laws, and expressed the opinion that residential flood lights were arguably a nuisance. Senior Assistant City Attorney Patrick Boice said residential flood lights could be governed under nuisance laws if the lights were spilling onto neighboring property and causing a health hazard. Council Member Lamb suggested it would be easier to regulate the companies that made the outdoor lighting.

Vice Chair Bedore felt for the resident who had initially reached out to him. He said he spoke with the neighbor, who had not indicated willingness to reduce the light impact. Vice Chair Bedore thanked the Council for feedback and would look into nuisance law as a possible solution.

d. Discussion of Permitting and Regulating the Use of Golf Carts on City Streets

Chair Whitelock mentioned that, although Council Member Bloom was absent, the Council already knew she was in favor of regulating the use of golf carts on City streets. Chair Whitelock commented that discussion of electric scooters, unicycles, and other modes of transportation was scheduled on a future agenda.

Council Member Lamb asked how many golf carts the Police Department had pulled over in the last year. Sergeant Steve Hutchings said he had been asked two questions about golf carts in the last year, to which he had answered that golf carts were not legal to drive on City streets, and not legal for children to drive. Deputy Police Chief Jeremy Robertson said the Department received complaints about golf carts driven recklessly through neighborhoods or City parks, primarily driven by individuals under the age of 18.

Council Member Shelton said he was in favor of allowing golf carts operated by licensed drivers. Council Member Green responded that according to State statute, the City could not require a license to operate a golf cart, but City ordinance could specify a minimum age (e.g., 16 years old).

Council Office Director Alan Anderson pointed out that golf carts were illegal by State law, unless permitted by the City Council by ordinance. The Council could set parameters for which roads on which golf carts could be operated, and who could operate them. Mr. Anderson said the Council discussed the topic on July 8, 2025, and four Council Members

asked staff to move forward with drafting an ordinance. The proposed ordinance was drafted to allow golf carts on roads with speed limits of 30 miles per hour. Council Member Shelton said he would want to add exceptions for 2700 West, 3200 West, and 4800 West. Mr. Anderson said suggestions were made to limit use to between civil sunrise and civil sunset, with a minimum operator age of 16, number of occupants limited to number of seats at time of manufacture, and to prohibit golf carts in City parks, trails, and sidewalks. He said St. George, Nephi, Hurricane, and Highland all had golf cart ordinances, and West Jordan would be the first city in Salt Lake County to adopt a golf cart ordinance.

Council Member Shelton was in favor of the drafted ordinance, but was not sure how many people the ordinance would actually help. Council Member Green anticipated golf carts could help some elderly individuals. Sergeant Hutchings said he would not consider a golf cart to be a safe mode of transportation for an elderly driver no longer able to drive an automobile. Council Member Green said a good-sized retirement subdivision was being developed in West Jordan, and suggested golf carts could provide a way to get around.

Responding to a question from Vice Chair Bedore, Sergeant Hutchings explained that e-bikes were defined as having assisted pedals. Without pedals, they were classified as a motorcycle. He spoke of the need for community education regarding classifications, rules, and restrictions.

Council Member Green was comfortable with the drafted ordinance, and with the suggested street exceptions. Council Member Jacob said he did not want exceptions for specific streets because speed limits changed over time. He said he had seen a lot of four-wheelers on streets. Council Member Jacob said he was fine with the drafted ordinance, with removal of line 36. Council Member Green said he agreed there were a couple wording changes that needed to be made.

The Council and staff discussed suggested changes to the drafted ordinance, including grouping together actions that were allowed and not-allowed. Mayor Burton expressed the opinion that allowing golf carts on any City streets would increase risk. Council Member Lamb did not think West Jordan had a big golf cart community. Staff pointed out golf carts were not required to be registered or insured, which would lead to documentation difficulties in accident situations. Council Member Green said the same applied to bicycles. Council Member Jacob said the Council could not protect individuals from themselves. Council Member Green said State law provided the opportunity to help residents with the alternative form of transportation.

Chair Whitelock believed the drafted ordinance could be brought back to a Council meeting for review and possible approval. Deputy Chief Robertson said he would be launching a community education effort relating to e-bikes.

3. ADMINISTRATIVE ITEMS

Council Member Jacob asked if e-bike shops in the City could be required to provide educational information at time of purchase. He suggested information could be handed to buyers along

with an owner's manual. Council Member Green suggested such ideas needed to be included in the upcoming alternate forms of transportation discussion.

Chair Whitelock reminded the Council of an upcoming ChamberWest gala.

City Administrator Korban Lee spoke of a gap in first response service and care and asked Chief Derek Maxfield to provide an update. Chief Maxfield said over the course of his career he had noticed a gap in service available to those needing help, but not necessarily needing to go to the emergency room. He had looked for ways to fill the gap in service and recently spoken with a home health and hospice company about his department referring patients to the home health company, who would work with partners to try and fill the needs of the referred patients. Chief Maxfield said fourteen cases had been referred in the last two weeks, and eight of the cases had received some kind of additional care. He said the home health company had agreed to provide an assessment within 24 hours of referral at no cost. Chief Maxfield wanted to keep the program small while working out processes and procedures but would be willing to tell other agencies about the program once the kinks were worked out. He confirmed the Legal Department and Risk Department had been involved in putting the program together. The Council thanked Chief Maxfield for putting together the program. Chair Whitelock said the Council would like to be able to share with other entities that West Jordan had started the program. The Council and Chief Maxfield discussed that the agreement should not be exclusive to the one home health company and discussed tracking referrals and subsequent EMS calls.

4. ADJOURN

The meeting adjourned at 5:59 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 9, 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 23rd day of September 2025