



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, September 09, 2025 - 7:00 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, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Public Information Manager Marie Magers

ABSENT: Pamela Bloom

Chair Whitelock called the meeting to order at 7:00 pm, and noted Council Member Bloom was excused.

2. PLEDGE OF ALLEGIANCE

Richard Packer led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. Recognizing the SLCC Bruins Championship Baseball Team

Chair Whitelock recognized the Salt Lake Community College (SLCC) Bruins Baseball Team for winning the 2025 JUCO World Series. Head Coach DG Nelson spoke of the importance of focusing on young people in the community, and said the young men with whom he worked were amazing. The Council took the opportunity for photographs.

b. Disabled American Veterans Presentation

Cory Cadelle with Disabled American Veterans (DAV) presented Certificates of Appreciation to the City Council, Mayor Burton, and Fire Chief Derek Maxfield for continued support of the DAV and its mission. The Council took the opportunity for photographs. Mayor Burton thanked the DAV for all they had done to make lives better, and Chair Whitelock echoed the sentiment, and said she appreciated all military.

4. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:14 pm.

Comments:

Callene Laird, West Jordan resident, mentioned that she was speaking on behalf of the

community of residents who lived near the land formerly occupied by West Jordan Elementary. She acknowledged that because the school district did not designate the land as surplus, the City was unable to purchase the property. Ms. Laird spoke of challenges faced by West Jordan Elementary over the years, and the demolition of the school despite resident protests. She said the neighborhood recently learned of a contract between Jordan School District and Ivory Homes and decided to appeal to the City preemptively to deny a zoning change even before an application was submitted. Ms. Laird mentioned that residents felt caught off guard in the past and did not intend to let it happen again. She was told by a representative of the School District that Ivory Homes committed to building patio homes that would blend with the area. She divulged that a representative of Ivory Homes informed her they intended to build cottage homes, with approximately 1,000 square foot main floor, basement, and second story, built on small lots. Ms. Laird noted that most lots in the area were 10,000 square feet and many residents moved there because they wanted to live in a single-family area with nice-sized private yards, space between neighbors, and an elementary within easy walking distance. She felt betrayed that the school was gone and asked the Council for help in protecting the flavor of the neighborhood by requiring comparable size lots and homes throughout. Ms. Laird said the future land use designation for the elementary property was R-1-10 (single-family residential on 10,000 square-foot lots), and asked that the Council not change the zoning away from that designation. Ms. Laird asked everyone in attendance who felt the same way to stand, and approximately 50 individuals stood.

Amy Rays, West Jordan resident, felt the proposed land swap involving West Jordan Elementary property would directly affect the community's safety, open space, and future. She said the land was already a community park in practice, and taking the land away would remove one of the few open spaces left in their neighborhood and put children at risk by eliminating a safe thoroughfare. Ms. Rays asked if land surveys had been completed, and how they could be sure funds from the land sale would truly go toward education. She felt residents deserved clear answers regarding what would happen to the property following the proposed land swap. She asked Council Members to be bold and support residents, not developers, and show that the Council was committed to building a stronger community by protecting open spaces and ensuring transparency in the process. She asked the Council to protect and preserve the property, and make it a true community asset.

Kevin Lund, West Jordan resident, reported living three houses from the West Jordan Elementary land. He pointed out that three different sport teams had been practicing on the field just today. Mr. Lund said the thought that the community asset would go away made him sad, and that open space and recreation was needed for all ages. He understood the construction business but wanted to know what Ivory planned for the property. Mr. Lund loved the area and did not want to see something developed that would reduce the value of his property.

Michelle Anderson, West Jordan resident, spoke of adopting a hairless cat during a very difficult time in her life and spoke from experience about the benefit of support animals. Ms. Anderson realized others could benefit as well and began breeding just before the 2020 pandemic. Her business came to a halt however when the City changed the animal ordinance and she was given a notice by Animal Control. Ms. Anderson asked the Council for a conditional use permit to allow her a kennel, which she said was the only safe way to breed kitties.

Chair Whitelock clarified that when a spokesperson was allowed five minutes to comment as a representative of a group, additional members of the group were typically not given time to address the same issue. However, she would allow five additional individuals to speak regarding West Jordan Elementary land that evening.

Sally Sullivan, West Jordan resident, had lived near West Jordan Elementary for 45 years and was distressed when she heard the school would be demolished. Ms. Sullivan said she researched three cottage home developments Ivory Homes had in other areas. She thought cottage homes may help with affordable housing, but the lowest starting price for the cottage homes she researched was \$445,000, which she considered expensive. Ms. Sullivan said of 75 reviews for one of the developments on Yelp, at least 70 were one-star negative reviews. She expressed concern with the quality of homes that would be developed and who the development would serve.

Tyson Vandenaker, West Jordan resident, echoed Ms. Laird's comments, but had additional points to bring up. He believed there were quality of life issues the Council could address. Mr. Vandenaker said Oquirrh Elementary School was overcrowded, causing traffic problems down 7180 South, and believed traffic would be increased if homes were put on the West Jordan Elementary property. Mr. Vandenaker said he knew from experience the need for starter homes in the community and would support the idea of cottage homes if they were deed restricted to be owner-occupied and never turned into rentals.

Richard Packer, West Jordan resident, said when he retired from the Army in 2018, his wife began work as a resource teacher at West Jordan Elementary. He said he and others were emotionally attached to the space. He said he was not in attendance advocated for a specific outcome but wanted to share that his friends and neighbors had been deeply affected. Mr. Packer said he and his wife had been self-appointed caretakers for the property to maintain the open space. He noted that with his current career he often found himself being the voice of empathy for citizens who were not there to advocate for themselves. Mr. Packer believed residents had not felt heard or listened to.

Heather Gibson, Cedar Fort resident, said she was in attendance to support Michelle Anderson. She was a dog and cat breeder, and ran Big Hearted Breeders, training breeders all over the world. Ms. Gibson said finding a space for breeders to operate was becoming a world-wide problem. She spoke of hope and healing brought by animals, and gave two reasons the City should allow conditional use licenses to breeders: (1) in Utah, six out of ten homes had pets, and those adopting needed places other than shelters to find pets; and (2) breeders made great home-based business partners. She said breeders attracted individuals even from out of state who were looking for quality breeders and animals. She encouraged the Council to make conditional use licenses available for breeders.

Trevor Kitchen, West Jordan resident, lived in one of the houses that bordered the West Jordan Elementary property. He moved in a year before the school was closed and demolished and had chosen the location because his family would be able to safely walk to school. Mr. Kitchen said his family chose a charter school after the public school was closed, because he had the impression the School District did not care about his children's education. He spoke of the benefit of having the open space in the community, and said socialization was one of the best

combatants of mental health issues. Mr. Kitchen felt a lot of passion behind the issue for the residents and said they were trying to learn whatever they could and protect the area.

A resident (who did not provide his name) stated the West Jordan Elementary property was not a School District issue, but a City issue. He asked the Council to pause and reflect, and protect the community from a short-term decision with long-term consequences. He felt the decision should be about West Jordan having flexibility to serve future families and respond to emergencies. The School District had followed the failed national ideology of economies of scale, that had been closing neighborhood schools for decades. He asked the Council to demand transparency and delay rezoning because once the asset was gone, it was gone.

Chair Whitelock closed public comments at 7:45 pm.

Chair Whitelock explained that she was made aware of the West Jordan Elementary property concerns by residents and through social media, not through any official channels. She contacted Scott Thomas with the School District and he verified the planned transaction was a land swap, which the School District was legally able to do without involving the City. She further explained that the City had not received any application from Ivory at that time. If and when an application was made, the only authority provided the Council by the State Legislature would be to decide if they liked the proposal and were willing to make a zone change. Chair Whitelock encouraged residents to reach out to the Council via email.

5. PUBLIC HEARINGS

a. *Ordinance No. 25-39 Adopting the 2025 Sanitary Sewer Master Plan*

Justin Brewer with Consor Engineers presented a 2025 Sanitary Sewer Master Plan Update. He explained the Sanitary Sewer Master Plan, last updated in 2019, was part of the General Plan, examined current and future demands, and included a Capital Facilities Plan to meet existing and future needs. The existing system included 365 miles of pipeline ranging in size from 4 inches to 36 inches in diameter, with more than 7,000 manholes and four major trunklines along 7000 South, 7800 South, 8050 South, and 9000 South. Mr. Brewer explained that analysis predicted 82% flow increase between 2023 and full City build-out. He highlighted proposed short-term projects (0-10 years) and long-term projects (10-20 years) for West Jordan, and listed planned South Valley Water Reclamation Facility (SVWRF) projects.

Chair Whitelock asked if ADUs, which were becoming more popular, were included in estimated population numbers. Mr. Brewer noted that estimated numbers were guided by the General Plan. David Murphy, Engineering Manager, emphasized that West Jordan was currently battling aging infrastructure.

Chair Whitelock opened a public hearing at 7:57 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:57 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-39 adopting the 2025 Sanitary Sewer Master Plan.
Council Member Lamb seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

b. *Ordinance No. 25-38 Petition from South Valley Water Reclamation Facility (SVWRF) for a Future Land Use Map Amendment and Rezone of 6.508 Acres at 7495 South 1300 West to Public Facilities Zone or Other Designation/District*

Taigon Worthen with SVWRF showed the subject parcel on a vicinity map, and showed a list of planned SVWRF projects, including entrance bridge replacement and access improvements on the south side of the parcel.

Responding to a question from Council Member Green, Senior Planner Ray McCandless said the Council could chose to retain the current zoning, or rezone to Public Facilities Zone or another zone as discussed at a previous Committee of the Whole meeting. Assistant City Attorney Duncan Murray said the Planning Commission recommended rezone to Public Facilities. Mr. McCandless said discussion at the previous Committee of the Whole meeting had included the possibility of rezoning to the Professional Office Zone as an interim step because future uses on the property were unknown at that time. He said the Planning Commission reviewed the suggestion and recommended the two-step rezone process was not necessary.

Chair Whitelock opened a public hearing at 8:05 pm.

Comments:

None

Chair Whitelock closed the public hearing at 8:06 pm.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 25-38, Petition from South Valley Water Reclamation Facility for a Future Land Use Map Amendment and Rezone of 6.508 Acres at 7495 South 1300 West to the Public Facilities Zone.

Vice Chair Bedore seconded the motion.

Council Member Green believed the Council had wanted the two-step process to provide better control over things that could happen on the west side of the river.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

c. *Resolution No. 25-047 Adjustment of Impact Fees for Peterson Development Commercial Project at 7800 South 5561 West*

Economic Development Director David Dobbins said staff had been working with Peterson Development for some time on a commercial project that staff believed was highly important for the City. He said staff recommended adjusting impact fees for the development to zero, to be covered by the General Fund with anticipation that the City would recoup the cost through increased sales tax revenue from the development.

Chair Whitelock opened a public hearing at 8:10 pm.

Comments:

None

Chair Whitelock closed the public hearing at 8:10 pm.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-047 Adjustment of Impact Fees for Peterson Development Commercial Project at 7800 South 5561 West.

Chair Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

6. BUSINESS ITEMS

a. *Resolution No. 25-049 Salt Lake County Lease Agreement for Recreation Center, Pool, and Field of Dreams*

Public Services Director Cory Fralick explained the 30-year lease agreement with Salt Lake County for the Recreation Center, pool, and Field of Dreams had expired, and asked the Council to approve a new lease agreement with Salt Lake County Parks and Recreation. He noted the new lease agreement was much the same as the previous agreement, with language added for the Community and Arts Center.

Responding to a question from Council Member Green, Mr. Fralick confirmed the proposed lease agreement did not include the Senior Citizen Center. Mr. Fralick said an agreement for the Senior Center would be brought to the Council separately. Responding to a question from Council Member Lamb regarding first right to buy the recreation facility if the County ceased operations, Assistant City Attorney Chase Ames said as the City owned the property, it made sense the City would have first right to purchase the building.

MOTION: Council Member Lamb moved to APPROVE Resolution No. 25-049 Salt Lake County Lease Agreement for Recreation Center, Pool, and Field of Dreams.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: **Pamela Bloom**

The motion passed 6-0.

b. Resolution No. 25-048 Approving the Community and Arts Center Naming Rights Agreement

Chair Whitelock noted the Council was given a packet containing renderings and the name of the Community and Arts Center facility (Canyon View Credit Union Community Arts Center). Assistant City Administrator Paul Jerome reported that the proposed resolution was for the Naming Rights between the City of West Jordan and Canyon View Credit Union for the Community and Arts Center with a term of 5.25 years, effective October 1, 2025, for a total payment of \$525,000. Mr. Jerome noted the agreement addressed signage and use of the Credit Union name for the term of the agreement. He said signage would be placed on 2200 West and on Redwood Road.

Responding to a question from Council Member Green, Mr. Ames said changes would need to be made to the City's standard rental agreement to include use of the facility name.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-048 approving the Community and Arts Center Naming Rights Agreement.

Council Member Jacob seconded the motion.

Council Member Jacob pointed out the acronym for the facility would be CVCUCAC. Chair Whitelock expressed appreciation for the contribution to the City.

The vote was recorded as follows:

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

NO:

ABSENT: **Pamela Bloom**

The motion passed 6-0.

7. REPORTS TO COUNCIL

a. City Council Reports

Council Member Green reported on a recent Youth Council meeting, enjoyed being part of the recent Trans Jordan transfer station ribbon cutting, and provided an update on the

Salt Lake Valley Mosquito Abatement District. He encouraged residents to use repellent and wear long sleeve shirts when outside to protect against the threat of West Nile Virus.

Council Member Jacob said he sent the Council a water report from Jordan Valley Water Conservancy District and reported City growth was outpacing City water use.

Council Member Bedore reported two recent townhall meetings had not been well attended and wished the public knew the Council was trying to hear from them. He spoke of a recent “Out of Darkness” suicide walk, and help that was available to those in need.

Council Member Shelton spoke of a recent opportunity to honor three young men who saved pets from a burning home. He enjoyed the recent First Friday event, attended a fallen officer memorial dedication, and reported West Jordan Police Department took first place in a K9 competition.

b. Council Office Report

Policy Analyst & Public Liaison Warren Hallmark said it was anticipated the 2025-2026 Youth Council would have the maximum 20 participants and was looking forward to a successful year.

c. Mayor's Report

Mayor Dirk Burton said he was fortunate to have been part of the Out of Darkness suicide event. He provided an update on the Citizens Academy, reported on a recent Fire Department Push In ceremony, and spoke of the recent First Friday event. Mayor Burton said Wheels Park Phase 2 would open on Saturday, September 13, and said townhall meetings were scheduled for September 15 and October 2.

d. City Administrator's Report

City Administrator Korban Lee spoke of the upcoming opening of the Wheels Park Phase 2, the upcoming 9-11 Day of Service, and a 25th anniversary celebration for the Jordan Valley Water Conservancy District Garden scheduled for September 29, 2025.

8. CONSENT ITEMS

a. Meeting Minutes

- *August 19, 2025 – Truth in Taxation Hearing*
- *August 19, 2025 – Committee of the Whole Meeting*
- *August 26, 2025 – Committee of the Whole Meeting*
- *August 26, 2025 – Regular City Council Meeting*

MOTION: Council Member Green moved to APPROVE Consent Items as listed.
Chair Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Pamela Bloom

The motion passed 6-0.

9. ADJOURN

Chair Whitelock adjourned the meeting at 8:42 pm.

I hereby 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 City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 23rd day of September 2025