



**THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
November 18, 2025**

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

PARTICIPATE IN MEETING



VIEW THE MEETING



Welcome to City Council meeting!

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner:

- To provide public comment, click **"Participate in Meeting"** (registration required)
- To observe the meeting, click **"View the Meeting"**

WEST JORDAN PUBLIC MEETING RULES

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CITY COUNCIL MEETING 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SPECIAL RECOGNITION

- Recognition of West Jordan Resident Melanie Bjork-Jensen
- Resolution No. 25-059 Providing Advice and Consent to Appoint Jeremy Robertson as Police Chief for the City of West Jordan
- Oath of Office and Badge Pinning for Police Chief and Deputy Chiefs

4. PUBLIC COMMENT

5. PUBLIC HEARINGS

- Ordinance No. 25-59 a Petition from Wixom Investments LLC to Rezone 1.47 acres from A-5 Zone to R-1-8 Zone for Sandra's Place located at 1490 West 8600 South
- Resolution No. 25-056 Amending the Consolidated Fee Schedule for Fiscal Year 2026
- Ordinance No. 25-60 Amending the Budget for Fiscal Year Ending June 30, 2026

6. BUSINESS ITEMS

- Resolution No. 25-052 Submitting Two Nominees to Governor Spencer Cox for the Division 4 Board Seat on the Jordan Valley Water Conservancy District Board

- b. Joint Resolution No. J25-01 Proclaiming the City of West Jordan as a Just Serve City

7. REPORTS TO COUNCIL

- a. City Council Reports
- b. Council Office Report
- c. Mayor's Report
- d. City Administrator's Report

8. CONSENT ITEMS

- a. Approve Meeting Minutes
 - October 28, 2025 – Committee of the Whole Meeting
 - October 28, 2025 – Regular City Council Meeting

9. ADJOURN

UPCOMING MEETINGS

- Tuesday, December 2, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, December 16, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

Posted and dated November 13, 2025 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 11/18/2025

Presenter: Mayor Burton

Deadline of item : 11/18/2025

Applicant: N/A

Department Sponsor: Administration

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-059 Providing Advice and Consent to Appoint Jeremy Robertson as Police Chief for the City of West Jordan

2. EXECUTIVE SUMMARY

The Mayor is seeking the advice and consent of the Council in appointing Jeremy Robertson to become the next Police Chief for the City of West Jordan. This vacancy is created as Chief Ken Wallentine has announced his intent to retire.

3. TIME SENSITIVITY / URGENCY

This item is time sensitive. The Administration requests the City Council's advice and consent on the appointment of Chief Robertson at this meeting to ensure a smooth leadership transition for the Police Department and avoid any delay in operations.

4. FISCAL NOTE

None. The position of Police Chief is already included in the FY26 budget.

5. MAYOR RECOMMENDATION

Mayor Burton recommends the City Council approve the Advice and Consent of Chief Robertson's appointment.

6. COUNCIL STAFF ANALYSIS

As determined by [West Jordan Code 1-7-8](#), the mayor shall, appoint, with the council's advice and consent, a qualified person for "each statutory officer and department head". Advice and consent is defined as "A duty of the city council, pursuant to subsection [1-6-5A3](#), is to vote on each of the mayor's appointments, made pursuant to subsection [1-7-4D](#); each vote may either approve or disapprove of a given appointment."

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;

6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Background Information

1 **THE CITY OF WEST JORDAN, UTAH**

2 A Municipal Corporation

3 **RESOLUTION NO. 25-059**

4 **A RESOLUTION PROVIDING ADVICE AND CONSENT**
5 **TO THE MAYOR'S APPOINTMENT OF JEREMY**
6 **ROBERTSON AS THE CHIEF OF POLICE**

7 **WHEREAS**, City Code 1-7-8(A)(2) vests the Mayor with the duty to appoint a qualified person
8 to manage the function of the Police Department; and

9 **WHEREAS**, City Code 1-6-5(A)(3) requires the council's advice and consent for statutory
10 officers, statutory committee members, and department heads; and

11 **WHEREAS**, Mayor Burton desires to appoint **Jeremy Robertson** as the **City of West Jordan**
12 **Chief of Police** and is seeking the City Council's advice and consent to do so; and

13 **WHEREAS**, the City Council desires to provide its advice and consent to the Mayor's
14 appointment of **Jeremy Robertson** as the **Chief of Police**.

15 **NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
16 **WEST JORDAN, UTAH:**

17 **Section 1. Advice and Consent**

18 The City Council hereby grants the Mayor its advice and consent to the appointment of Jeremy
19 Robertson as the Chief of Police.

20 **Section 2. Effective Date**

21 This Resolution shall take effect immediately upon passage.

22 CITY OF WEST JORDAN
23

24 By: _____
25 Kayleen Whitelock
26 Council Chair
27
28
29

30 ATTEST:
31
32 _____
33 Cindy M. Quick, MMC
34 Council Office Clerk
35

| | | | |
|----|-----------------------------------|--------------------------|--------------------------|
| 36 | Voting by the City Council | "YES" | "NO" |
| 37 | Council Chair Kayleen Whitelock | <input type="checkbox"/> | <input type="checkbox"/> |
| 38 | Council Vice Chair Bob Bedore | <input type="checkbox"/> | <input type="checkbox"/> |
| 39 | Council Member Zach Jacob | <input type="checkbox"/> | <input type="checkbox"/> |
| 40 | Council Member Pamela Bloom | <input type="checkbox"/> | <input type="checkbox"/> |
| 41 | Council Member Kelvin Green | <input type="checkbox"/> | <input type="checkbox"/> |
| 42 | Council Member Kent Shelton | <input type="checkbox"/> | <input type="checkbox"/> |
| 43 | Council Member Chad Lamb | <input type="checkbox"/> | <input type="checkbox"/> |
| 44 | | | |



Profile

Jeremy Robertson
Law Enforcement Officer
Husband
Father and Grandfather

Hobbies

Fitness
Outdoors
Sports
Music

Deputy Chief of Police

West Jordan Police Department, Utah

EDUCATION

Bachelor of Science, 2022 - Criminal Justice, California Coast University

Salt Lake Community College 1996 - 1998

Coursework in Criminal Justice, including successful completion of the Law Enforcement Academy.

WORK EXPERIENCE

West Jordan Police Department

Law Enforcement Officer
1998- Present

Service assignments and Specialties:

Patrol Officer

1998–2003
Patrol, respond to calls for service, Field Training Officer, Bike Patrol Officer.

SWAT Officer (Secondary Assignment)

2001–2012
High-Risk Warrant Service, Hostage Rescue, Crisis Response, Marksman Team Member, Assigned as Assistant Team Leader (2006)

Police Detective

2003–2007
Investigate criminal cases, including processing evidence and information, conducting interviews, preparing reports, and managing cases to ensure effective prosecution.

Training Officer

2007-2012
Responsible for coordinating, providing, and documenting all department training. Provide a detailed training plan. Provide advice on policy and operational procedures.

Police Sergeant

2012-2017
Provide first-line supervision for police staff. Provide performance review and evaluation. Conduct and supervise internal investigations of employee conduct. Provide training and guidance to assigned staff.

Police Lieutenant

2017-2019

Provide command-level supervision to police department staff. Make policy, operational, and staffing decisions.

Deputy Chief of Police

2019- Present

Police division head. Provide executive-level leadership. Advise the Chief of Police on Department structure, staffing, and directives. Act as department head in the absence of the Chief of Police.

TRAINING AND CERTIFICATIONS

- Utah Police Academy Graduate (1998)
- WMD Tactical Commander Management and Planning (Louisiana State University, 2007)
- WMD Tactical Operations Performance Level (Louisiana State University, 2007)
- Franklin Covey 7 Habits of Highly Effective People (2008)
- Law Enforcement Leadership Institute, Management and Supervisory Leadership Program (2008)
- Force Science Institute (2015)
- Taser Training Academy, Electronic Control Device Instructor (2013)
- Advanced Officer Certifications (Utah POST, 2005)
- SWAT School (2001)
- Hostage Rescue (2005, 2011)
- ALERRT, Response to Active Shooter Instructor (2008)
- Courtroom Testimony (St. Petersburg College, 2009)
- Firearms Instructor (Utah POST, 2000)
- First Line Supervisor (Utah POST, 2005)
- Employee Discipline and Administrative Procedures (Utah POST, 2008)
- Advanced Observer/Marksman Course (Countermeasures Tactical Institute, 2008)
- Counterfeit Identification Training Program (2006)
- Interview and Interrogation (John E. Reid and Associates, 2003)
- Internal Affairs (Public Agency Training Council, 2012)
- Developing and Implementing an Outward Mindset (Arbinger Institute, 2019)
- Response to Terrorist Bombings (New Mexico Tech, 2010)



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 11/18/2025

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 11/18/2025

Applicant: Brandon Wixom

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-59 a Petition from Wixom Investments LLC to Rezone 1.47 acres from A-5 Zone to R-1-8 Zone for Sandra's Place located at 1490 West 8600 South

2. EXECUTIVE SUMMARY

The City Council is being asked to consider a proposal from Brandon Wixom to rezone a 1.47 acre parcel of land from an existing A-5 zone (*Agriculture – 5 acre lots*) to an R-1-8 zone (*Single-family Residential 8,000 square feet lots*). No amendments to the General Plan's Future Land Use Map are proposed because the property is currently designated for Low Density Residential on the Future Land Use Map. The General Plan designates the R-1-8 zone as an appropriate zone for the Low Density Residential land use designation. If the rezone is approved, the applicant intends to develop the property as a single-family residential subdivision consisting of six lots along a private lane at a density of four dwelling units per acre.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

The West Jordan Planning Commission held a public hearing on October 21, 2025 on the requested zone change. The Planning Commission voted 5-0 (2 commissioners absent) for a Positive Recommendation to the City Council for the proposed zone change.

6. ADMINISTRATIVE STAFF ANALYSIS

I. BACKGROUND:

The proposed rezone will affect a lone one-and-a-half-acre parcel located in the southeastern region of the city, specifically on the northeast corner of 8600 South and 1500 West. The property is a metes and bounds parcel that is not part of any recorded subdivision. The parcel contains a single-family house that was initially built in 1976. The property is located in the only A-5 zone in the surrounding neighborhood, which is likely a remnant zone from when the area was all farmland many decades ago.

The Planning Commission held a public hearing on October 21, 2025, to review the proposed rezone and offer a recommendation to the City Council. Public comments were somewhat split between

those in favor of the rezone and those opposed, though the majority were opposed. Positive comments from the property owner and the project engineer focused on the appropriateness of the density to the surrounding neighborhoods, availability of utilities, and the current lack of agricultural use on the property. Comments opposed to the proposed rezone centered around the R-1-8 zone being inconsistent with the agricultural character of the neighborhood and existing lot sizes, existing infrastructure that is inconsistent with higher density, environmental impacts, privacy concerns with two-story homes, stormwater drainage to the east, and parking concerns. A petition of 22 residents opposed to the rezone was also shown at the meeting. Ultimately, the Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposed rezone.

II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

| | Future Land Use | Zoning | Current Use |
|--------------|-------------------------|---------|------------------------------------------|
| North | Low Density Residential | R-1-10E | Single-family residential |
| South | Low Density Residential | R-1-8B | Single-family residential |
| West | Low Density Residential | RR-1A | Private lane (single-family residential) |
| East | Low Density Residential | R-1-10F | Single-family residential |

The applicant is proposing to rezone a 1.47-acre parcel located at the east end of 8600 South from an Agricultural zone requiring 5 acre lots to a more realistic single-family residential zone requiring 8,000 square foot lots in anticipation of constructing a new 6-lot residential subdivision. If approved, the rezone would allow for more detailed review of the proposed subdivision.

III. FINDINGS OF FACT:

ZONING MAP AMENDMENT

13-7D-6: Criteria to Recommend Approval: An amendment to the Zoning Map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;

Staff Analysis: The subject parcel to be rezoned is located in the middle of a residential neighborhood that is designated for Low Density Residential on the General Plan's Future Land Use Map. According to the General Plan, the Low Density Residential land use designation is intended for detached single-family residential homes and provides a density range of 3.1 – 5.0 dwelling units per acre. With a minimum lot size of 8,000 square feet, the R-1-8 zone would result in no more than 6 lots on this one and a half acre parcel, resulting in a maximum density of 4 dwelling units per acre. This potential density is within the density range stipulated by the General Plan.

Regarding residential rezones, the General Plan has Guiding Principles that may be applicable. These Guiding Principles and subsequent analysis are provided as follows:

LAND USE

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

The proposed R-1-8 zone is consistent with the Future Land Use Map and the density range of the Low Density Residential land use designation outlined in the General Plan. The R-1-8 zone is a single-family residential zone that allows for similar development to the surrounding lots.

Staff Opinion: The proposed zone change is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Staff Analysis: The development surrounding the property to be rezoned is entirely detached single-family residential. The adjacent lots to the north and east are all larger cul-de-sac fronting lots that range from 12,683 - 20,359 square feet in area. The other typical rectangular lots in these adjoining subdivisions, however, are around 12,000 - 12,500 square feet. The adjoining lots to the south include an 11,761 square foot cul-de-sac lot and a rectangular 8,712 square foot lot. The other typical lots in the subdivision to the south are closer to 8,000 square feet. The adjacent parcel to the east consists solely of a private driveway serving a half-acre lot. The proposed R-1-8 zone will be more in line with the subdivision to the south, which is also zoned R-1-8 and contains lots that are 8,000 square feet or larger. Although the applicant is proposing a zone requiring lots to be at least 8,000 square feet, their concept plan shows lots that will be 10,000 square feet on average. Due to the constraints of surrounding existing development and the space needed for road access, it is likely that no more than 6 lots at 10,000 square feet could actually fit within the proposed zone boundaries and still meet size, width and setback standards.

The R-1-8 zone is a detached single-family residential zone, which is identical to the surrounding R-1-10 and R-1-8 zones in terms of permitted land uses. The RR-1 zone to the west is also nearly identical to the proposed R-1-8 zone, except that it allows for the limited keeping of horses and large animals. The proposed rezone will replace the current A-5 zone with an R-1-8 zone that doesn't allow the keeping of large animals, which would be less impactful on the existing neighboring lots.

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: The proposed amendment protects the public health, safety and general welfare of the citizens of the city;

Staff Analysis: The current zoning of the subject parcel is an agricultural zone that requires a 5 acre minimum lot size and allows for a variety of agricultural and single-family residential uses. If rezoned to R-1-8, the use of the property would be primarily for single-family residential development that would be similar in impact to the surrounding residential neighborhoods and would no longer allow agricultural uses that could pose an impact in this infill setting. The property in its current configuration has not been used for agriculture, but solely for single-family residential.

The property is much smaller than the size required by the current zoning and is thereby legal, non-conforming. Rezoning the property would facilitate a subdivision of this property, resulting in platted lots that would comply with City ordinances and better utilization of the land. In turn, the

resulting subdivision would require improvements to the 8600 South 1500 West right-of-way intersection that would otherwise not be constructed.

Staff Opinion: The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Staff Analysis: The subject property is a mostly landlocked parcel with limited street frontage on the southwest corner of the property. It appears that 8600 South was intended to run through the southern end of the property a long time ago, but the development of the surrounding subdivisions eliminated any chance of that road extension happening. Instead, 8600 South will need to terminate at 1500 West in an inverted L-shaped intersection. From there, a private drive is likely the best option considering the limited area of landlocked space and lack of potential connectivity.

All of the main water and sewer lines near the proposed zone run along the north and south sides of 8600 South and then turn 90 degrees to run south along 1500 West. Any new development will likely convert this inverted L-shaped intersection of utility lines to a T intersection that will serve 6 single-family residential lots. A stormwater pipe currently runs along the south property line and flows east and then northeast to drain to the Taymar Subdivision to the east. Future development will likely tie in to this line for stormwater drainage.

Water availability is determined by the Public Utilities Manager based on the 2022 Water Master Plan and the General Plan's Future Land Use Map. Based on the history of the Future Land Use Map and the calculations in the Water Master Plan, the Utilities Manager has found that the property is entitled to 5 ERC's but has also determined that the requested 6 ERC's will not put any significant strain on the City's water supply.

The Fire Department has reviewed the proposed concept and location and has found it to be serviceable as long as fire hydrant spacing and turning radius requirements can be met. Due to the narrow width of the proposed private lane, no on-street parking will be allowed on this road. The property is within 1 mile of the fire station at 7950 South Redwood Road, which is a 3-minute response time.

Staff Opinion: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer, refuse, and roadways.

Criteria 5: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Staff Analysis: The property that will be affected by the proposed rezone is not located within any overlay district. No overlay districts are proposed with this rezone.

Staff Opinion: This criterion does not apply.

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

The proposed rezone aligns with the Future Land Use Map's Low Density Residential designation and the General Plan's density range.

Council members may wish to note the Planning Commission's positive recommendation and the applicant's proposed average lot sizes near 10,000 square feet, and may wish to weigh the project's compatibility with surrounding lot patterns—larger cul-de-sac lots to the north and east and existing R-1-8 parcels to the south—alongside neighborhood concerns expressed at the Planning Commission hearing about agricultural character, two-story privacy, stormwater drainage, and parking.

Public service and infrastructure impacts may be modest but merit clarity prior to final action; Council members may want confirmation that water, sewer, storm drainage, fire access, and the proposed private lane configuration are fully serviceable and that required intersection improvements at 8600 South/1500 West will be addressed. Council members may also elect to consider additional outreach or targeted conditions to address resident concerns about privacy, two-story massing, and drainage, and may want illustrative build-out elevations and a final drainage memo to reduce uncertainty during subdivision review.

Guiding Principles from the General Plan

- **URBAN DESIGN**
 - Strengthen the identity and image of the City of West Jordan.
 - Support neighborhoods and developments of character.
- **LAND USE**
 - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
 - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
 - Land use designs must promote quality of life, safety, and good urban design.
- **HOUSING**
 - Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
 - Place high density projects near infrastructure which exists to sustain the increased density.
 - Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;

2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Attachment A – Ordinance No. 25-59

Attachment B – Vicinity Map

Attachment C – Existing Zoning & Future Land Use Map

Attachment D – Proposed Zoning & Existing Future Land Use Map

Attachment E – Density Map

Attachment F – Planning Commission Minutes

1 **Recording Requested By and**
2 **When Recorded Return to:**

3
4 City of West Jordan
5 Attention: City Recorder
6 8000 South Redwood Road
7 West Jordan, Utah 84088
8

9
10 For Recording Purposes Do
Not Write Above This Line

11 THE CITY OF WEST JORDAN, UTAH
12 A Municipal Corporation

13 **ORDINANCE NO. 25-59**

14 **AN ORDINANCE FOR APPROXIMATELY 1.47 ACRES OF PROPERTY**
15 **LOCATED AT APPROXIMATELY 1490 WEST 8600 SOUTH,**
16 **IDENTIFIED AS SANDRA’S PLACE; AND**

17 **AMENDING THE ZONING MAP FOR**
18 **SANDRA’S PLACE**
19

20 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan
21 (“General Plan”) in 2023, as amended, which provides for a general plan land use map (“General Plan
22 Land Use Map” or “Future Land Use Map”), which is periodically updated; and the City adopted the
23 West Jordan City Code (“City Code”) in 2009, as amended, which provides for a zoning map for the City
24 (“Zoning Map”), which is periodically updated; and

25 WHEREAS, an application was made by Wixom Investments, LLC, a Utah limited liability
26 company (“Applicant” and “Owner”) for approximately 1.47 acres of real property, **Parcel Number 21-**
27 **34-480-016**, located at approximately 1490 West 8600 South (“Property” or “Sandra’s Place”), for a
28 **Rezone** from the A-5 (Agricultural 5-acre lots) Zone to the R-1-8 (Single-family residential, 8,000 square
29 foot lots minimum) Zone (“Application” and “Rezone”); and

30 WHEREAS, on October 21, 2025, the Application was considered by the West Jordan Planning
31 Commission (“Planning Commission”), which held a public hearing and made a *positive*
32 recommendation to the West Jordan City Council (“City Council”) concerning the Rezone, based upon
33 the criteria in City Code Section 13-7D-6; and

34 WHEREAS, a public hearing was held before the City Council on November 18, 2025, concerning
35 the Rezone; and the City Council has reviewed and considered the Rezone; and

36 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
37 of the public health, safety, and welfare of the residents of the City to approve the Rezone.
38

39 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST
40 JORDAN, UTAH AS FOLLOWS:

41 **Section 1. Rezone.** For the Property, a **Rezone is approved** from the A-5 (Agricultural 5-acre
42 lots) Zone to the R-1-8 (Single-family residential, 8,000 square foot lots minimum) Zone, as per the legal
43 description in “Attachment A”.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
 ____ DAY OF _____ 2025.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"

"NO"

Chair Kayleen Whitelock

☐

5

Vice Chair Bob Bedore

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Council Member Pamela Bloom

☐☐

Council Member Kelvin Green

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□

Council Member Zach Jacob

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Council Member Chad Lamb

☐

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Council Member Kent Shelton

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☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton

Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

92
93
94
95 **STATEMENT OF APPROVAL OF PASSAGE** (check one)
96

97 _____ The Mayor approved and signed Ordinance No. 25-59.
98
99

100 _____ The Mayor vetoed Ordinance No. 25-59 on _____ and the
101 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
102

103 _____ Ordinance No. 25-59 became effective by operation of law without the
104 Mayor's approval or disapproval.
105
106

107 _____
108 Tangee Sloan, MCC, UCC
109 City Recorder
110

111
112 **CERTIFICATE OF PUBLICATION**
113

114 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
115 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
116 _____ day of _____, 2025. The fully executed copy of the ordinance is retained
117 in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
118

119 _____
120 Tangee Sloan, MMC, UCC
121 City Recorder
122
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127 *[See next page.]*
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**AN ORDINANCE FOR APPROXIMATELY 1.47 ACRES OF PROPERTY
LOCATED AT APPROXIMATELY 1490 WEST 8600 SOUTH,
IDENTIFIED AS SANDRA’S PLACE; AND**

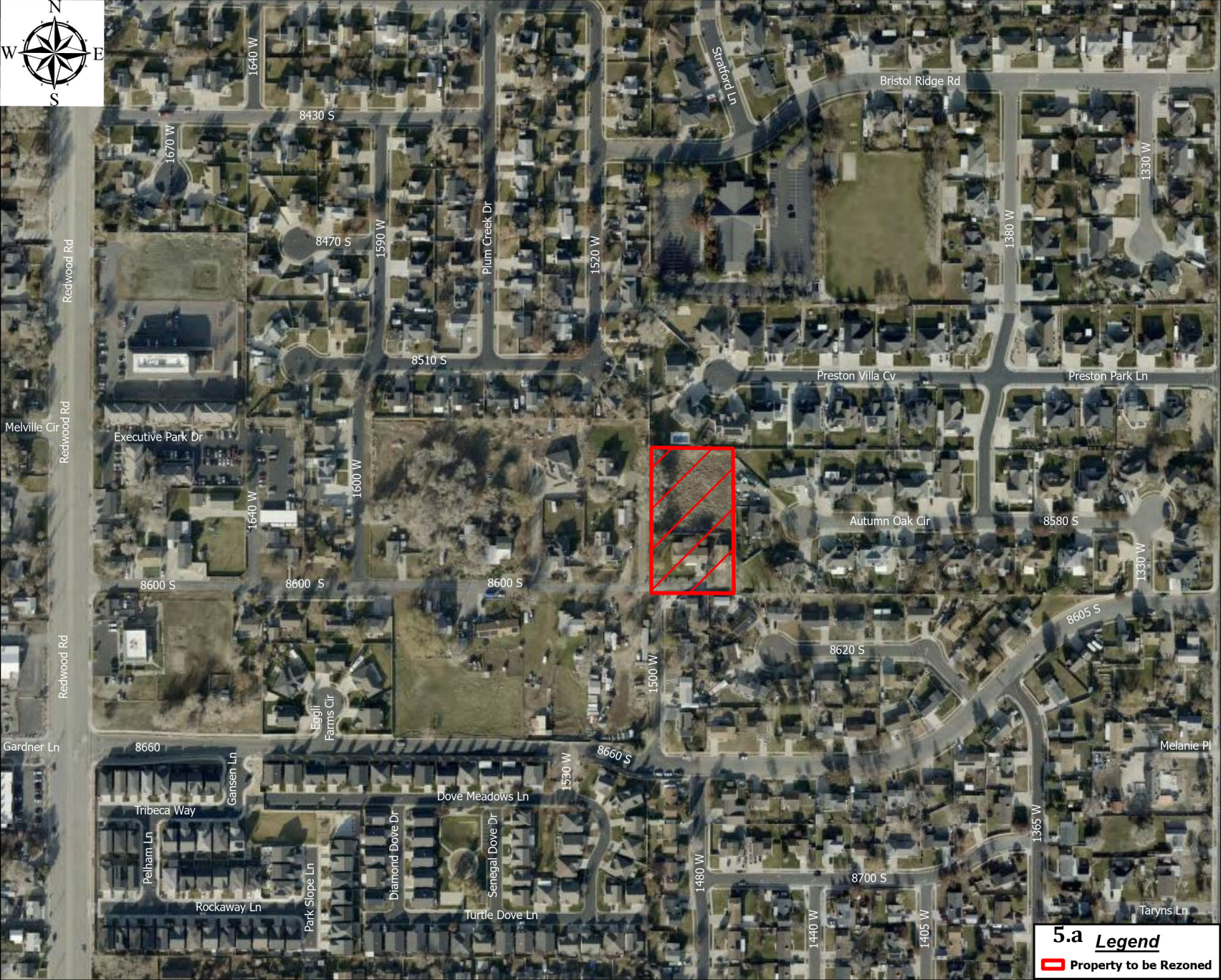
**AMENDING THE ZONING MAP FOR
SANDRA’S PLACE**

LEGAL DESCRIPTION:

Parcel Number 21-34-480-016

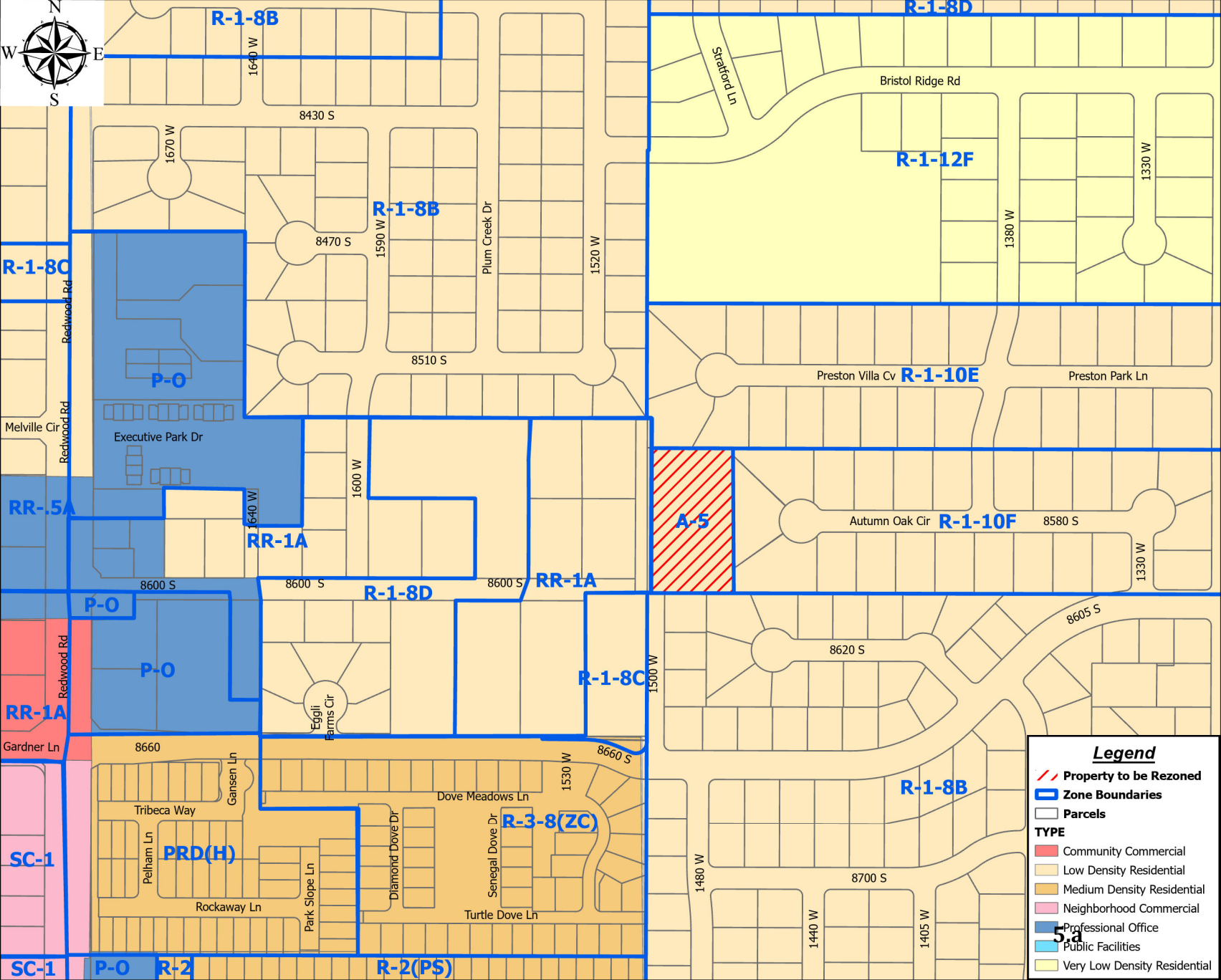
BEGINNING AT A POINT WEST 1126.71 FEET FROM THE SOUTHEAST CORNER OF
SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
THENCE WEST 193.29 FEET; THENCE NORTH 331.41 FEET; THENCE EAST 193.29 FEET;
THENCE SOUTH 331.41 FEET TO THE POINT OF BEGINNING.

SITUATED IN SALT LAKE COUNTY, STATE OF UTAH.



5.a Legend

 Property to be Rezoned



Legend

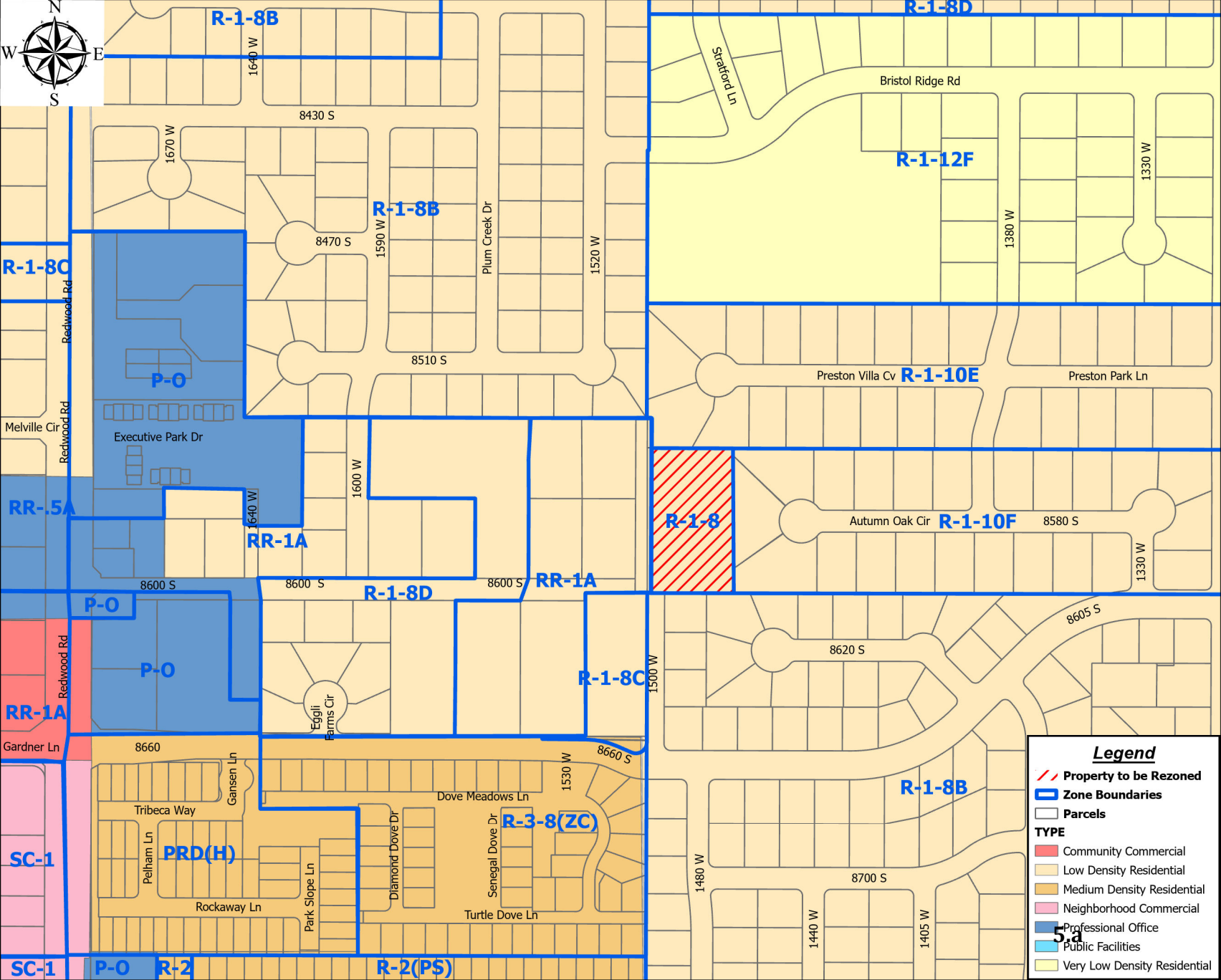
Property to be Rezoned

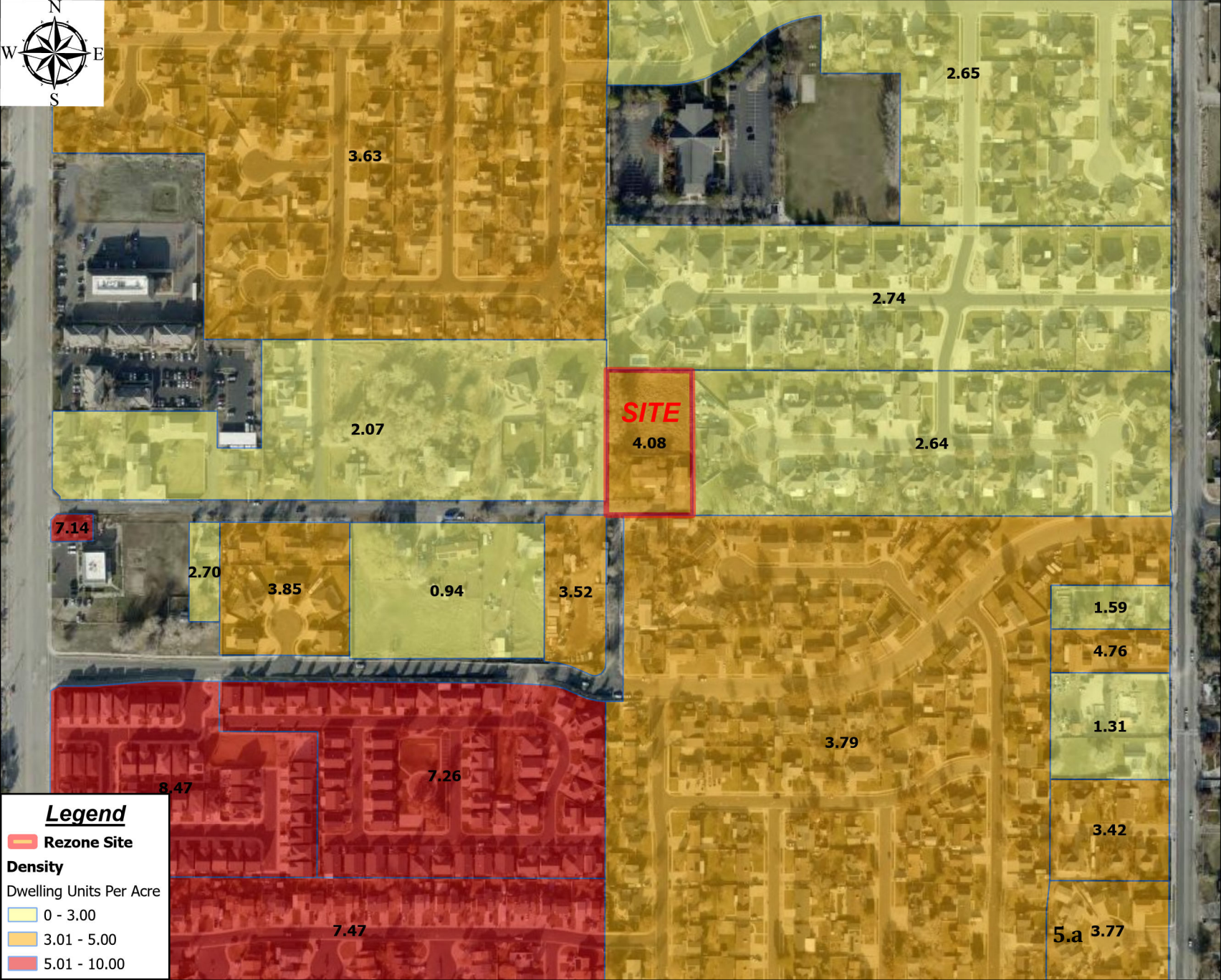
Zone Boundaries

Parcels

TYPE

- Community Commercial
- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Professional Office
- Public Facilities
- Very Low Density Residential





Legend

 Rezone Site

Density

Dwelling Units Per Acre

 0 - 3.00

 3.01 - 5.00

 5.01 - 10.00

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 21, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Jay Thomas, Tom Hollingsworth, Trish Hatch, Ammon Allen, and Emily Gonzalez. Jimmy Anderson and John Roberts were excused.

STAFF: Scott Langford, Larry Gardner, Tayler Jensen, Mark Forsythe, Josh Chandler, Mike Jensen, Paul Brockbank, Julie Davis

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Larry Gardner provided training on traditional and form-based zoning.

The regular meeting was called to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance

1. Approve Minutes of October 7, 2025

MOTION: Trish Hatch moved to approve the minutes of October 7, 2025. The motion was seconded by Emily Gonzalez and passed 5-0 in favor. John Roberts and Jimmy Anderson were absent.

2. Approve 2026 Planning Commission Meeting Schedule

Staff recommended that the Planning Commission review and approve the meeting schedule for 2026 with any noted changes.

MOTION: Emily Gonzalez moved to approve the 2026 Planning Commission schedule as presented. The motion was seconded by Ammon Allen and passed 5-0 in favor. John Roberts and Jimmy Anderson were absent.

3. Lopez Plaza; 1454 West 7800 South; Preliminary Site Plan and Conditional Use Permit for Restaurant, Fast Food; CC-F Zone; Tacos Lopez/Dioniro Lopez (applicant) [#34305, 34304; parcel 21-27-476-045, 020]

Jeff Vincent, architect on the project, said the application will combine two properties and construct two buildings. The building in the rear will have the Tacos Lopez restaurant and a shell space. The second building is two-story that will have lease spaces for business, with six apartment units for Mr. Lopez's employees on the second level

Tayler Jensen explained that the properties are in the form-based CC-F (City Center Frame) zone that supports the proposal. A conditional use permit is required for the drive-through element of the restaurant. It requires six stacking spaces, and 17 are provided. Because there are residential uses to the north and

west, the site requires a 6-foot masonry wall and 20 feet of landscaping as a buffer along those property lines. Elevations were shown, and staff noted the condition requiring more glass on the south elevation. He received confirmation from the applicant today that the plans have been updated and they will comply with the condition.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit for Restaurant, Fast Food (general), and Preliminary Site Plan for Lopez Plaza located on approximately 1.88 acres at 1454 West 7800 South with the requirements of approval listed in the staff report.

Requirements of Approval

1. Address and correct all redline comments generated by the City during Final Subdivision and Site Plan review.
2. Amended Subdivision shall be approved prior to issuance of building permits.
3. Twenty feet (20') of landscape buffering is required adjacent to single-family residential dwellings.
4. 50% of the first floor elevation facing 7800 South shall be glass.

The drive through and stacking lane location was pointed out.

There was a discussion regarding the traffic situation at the current Tacos Lopez location especially during peak hours. The concern is that the proposed location will have a similar problem as vehicles need to get on to 7800 South. It was pointed out that peak hours on 7800 South will always be a concern. The combination of lots will remove one of the current access points along 7800 South. There were suggestions to limit the width of the drive, but that would possibly stop vehicles from turning right if someone in front of them were turning left. Perhaps a right-in/right-out. Mr. Jensen stated that the traffic engineer will review the access at the final review.

The question was asked about parking and if there are stalls designated for residents. The CC-F zone has a maximum number of stalls that can be on the site, which include those for the residential units. The code does not require reserved stalls for residents, but it also does not prohibit the property owner from providing them. Commissioner Allen said as the city center builds out with mixed uses, something should be added in the code about designated residential parking.

Jay Thomas opened the public hearing.

Susan Watts, West Jordan resident, appreciated that development of the property will hopefully eliminate the existing vagrant problem. She stated her concerns with the proposal. She asked how the increase in traffic, people, noise, emissions, light, and smells would be addressed. Currently there are large trees and shrubs on the property that provide a safety and noise barrier from 7800 South. She offered suggestions that the new landscaping include mature trees, including poplar and pine trees with shrubbery below them to help with the level of security, to deter climbing, and to help mitigate her concerns. She asked these things be placed a minimum of 10 feet from the fence and that the shrubs are dense and at least 2 feet high to deter people from climbing the fence. The fence should be non-climbable, like stamped concrete panels. She asked that no dumpsters be placed on the north end of the development because they bring rodents.

Further public comment was closed at this point for this item.

Taylor Jensen pointed out the dumpster locations, which are south of the northern building and away from Ms. Watts' property lines. Stamped concrete would be appropriate for the 6-foot masonry fence. Staff can make a request as to the type of trees and that they be set back from the property line so people cannot climb them. The landscape plans are reviewed at the final site plan, and they will take a closer look at the proposal and the existing trees. However, if the trees are an invasive species they will probably have to be removed. Light cannot trespass at more than 1 footcandle at the property line. He acknowledged that vagrancy has been a problem in this area, so by having more people in the area, it will provide more eyes on the street and could reduce that problem. If the Salt Lake County noise ordinance is violated, then a nuisance complaint would be filed with the city.

Ammon Allen referred to the conditional use permit and the conditions that have been set to mitigate the negative impacts. He hoped that staff's response had addressed the concerns and recommended that the residents speak with staff if there are other questions.

MOTION: Trish Hatch moved to approve the Conditional Use Permit for Restaurant, Fast Food (general) subject to all conditions and requirements of approval. The motion was seconded by Emily Gonzalez and passed 5-0 in favor. John Roberts and Jimmy Anderson were absent.

MOTION: Trish Hatch moved to approve the Preliminary Site Plan for Lopez Plaza located on approximately 1.88 acres at 1454 West 7800 South subject to all requirements of approval. The motion was seconded by Emily Gonzalez and passed 5-0 in favor. John Roberts and Jimmy Anderson were absent.

- 4. Sandra's Place Rezone; 1490 West 8600 South; Rezone 1.47 acres from A-5 (Agricultural 5-acre lots) Zone to R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone; Wixom Investments, LLC/Brandon Wixom (applicant) [#34852; parcel 21-34-480-016]**

Brandon Wixom, applicant, said he appreciated everything that West Jordan offers and how this project will help to bring more families and working professionals to the city. The rezone from A-5 to R-1-8 meets the future land use map designation for low density and is consistent with the R-1-8 subdivision to the south. A concept plan was shown that will have access from 8600 South onto a private lane. A 5-foot sidewalk will connect the new homes to 8600 South. Parking will be prohibited on the private lane. The R-1-8 zoning will help with the setback requirements, but the lots will probably be 10,000 square feet. Their desire is to build a beautiful product that will add to the needed attainable housing stock. He pointed out that the property is near Trax and parks. He addressed the location of utilities, sewer, and water and stated that the utilities engineer said there are enough ERC's for the proposed six homes and will not be a detriment to the water supply.

Mark Forsythe showed the density map for the area. Low density according to the city general plan is 3.1 to 5 units per acre, and the proposal is in line with that density. Much of the neighborhood is within that range as well. He also stated that utilities for the development are available.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council concerning the proposed Rezone for 1.47 acres of property from an A-5 (Agricultural 5-acre lots) Zone to and R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone.

Clarification was given regarding required road dedication during the subdivision approval process.

Jay Thomas opened the public hearing.

Kate Simonutti, West Jordan resident, stated that she was opposed to the rezoning application as it is inconsistent with the established neighborhood context and with city land use policies. The agricultural zoning has preserved a low density semi-rural character that has tied in with the identity of the area. The proposal is for lot sizes and densities that are not congruent with the larger rural or estate sized parcels. This abrupt shift in the pattern will disrupt continuity and visual cohesion of the neighborhood. The current infrastructure is not designed accommodate higher density and compromises roadway safety, increases congestion and places unnecessary strain on utilities and city services. A precedent for similar high density development requests could result in erosion of the neighborhood's rural identity over time. Existing storm water plans are not adequate, simply draining into the existing subdivision may not be enough. Agricultural zoning supports cleaner air, reduced noise and preservation of green space. This will increase impervious surfaces, reduce open space, and have potentially negative environmental impacts. She asked them to deny the rezoning as proposed.

Sandra Dixon, subject property owner, said the property is not used agriculturally anymore and there are single-family homes surrounding the property, and she did not see a problem with the change.

Dale Bennett, Benchmark Engineering and engineer on the project, stated that the utilities have been evaluated with city staff, and there are no problems. The density to the north and directly to the south is R-1-8 and is very much consistent with the area. He said that these homes will be very nice.

Doug Dickey, West Jordan resident, stated that he is most affected by the change as his property runs the length of the east side of the property. The homes to the east and to the west are all just less than ½ acre and to put six or more homes on the property is extremely different. Three homes might be more viable. He said that two-story homes would be an issue because any home along that property line would look into his yard. He was concerned for his daughters. Daybreak style housing next to him was an issue. He stated that the sewer drain in his cul-de-sac pours water out of the drain every three to four days. Water is automatically going into the drain and coming back out of his drain, which hasn't changed for ten years. Adding more water into the system will pond more sewage water into the cul-de-sac. He did not think there will be anywhere to park in this style of home, and he did not think that this location was very walkable.

Ember Zipka, submitted a petition with signatures from 22 neighbors in opposition to the development due to the number of homes proposed and the impact to the residents and the surrounding area. She presented a map of the neighbors who are opposed.

Jason Demke, West Jordan resident, lives north of the property and had the same concerns with the number of lots that will push homes closer to his property where they can stare down into his backyard. His neighbor has a pool and often has children and teenaged girls swimming in the pool and someone in a two-story house can stare down into the property, which doesn't seem appropriate. He would be more favorable to three or four homes to allow for more privacy to the existing residents.

Further public comment was closed at this point for this item.

Jay Thomas originally wondered if the R-1-10 zone would be more appropriate than R-1-8, but he did not think it would make a big difference either way.

Ammon Allen said change can be difficult. He explained that the Planning Commission has to make their recommendation based on whether or not it meets code. The proposal for this property meets the low density designation on the future land use plan map. He said if they take the size of the three lots to the south and insert them onto the subject property, there is space for six lots with room to spare and it meets the character and how the community has developed around it.

Jay Thomas told the residents to contact the city with concerns about the drainage in their cul-de-sac.

Trish Hatch felt that the proposal is a great fit, and with either R-1-8 or R-1-10 it would be the same. She said it is a great infill project within the space available. She noted that the subdivision layout gets finalized later.

MOTION: Ammon Allen moved, based on the findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council concerning the proposed Rezone for 1.47 acres of property from an A-5 (Agricultural 5-acre lots) Zone to an R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone. The motion was seconded by Trish Hatch and passed 5-0 in favor. John Roberts and Jimmy Anderson were absent.

Jay Thomas explained that the public has another opportunity to speak on this item at a City Council hearing in the future.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:47 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2025

DRAFT

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

The purpose of this notice is to inform you of a public hearing to be held before the City Council on **Tuesday, November 18, 2025, at 7:00 pm** (or as soon thereafter as possible) at **West Jordan City Hall, 3rd Floor, 8000 S. Redwood Rd, West Jordan, UT 84088**. Please note that agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council and staff.

The purpose of the hearing is to receive public comments regarding a petition from Brandon Wixom/Wixom Investments, LLC **to rezone 1.47 acres from A-5 Zone** (Agriculture – 5 acre lots) **to R-1-8 Zone** (Single-family Residential 8,000 Square foot lots) **located at 1490 West 8600 South**.

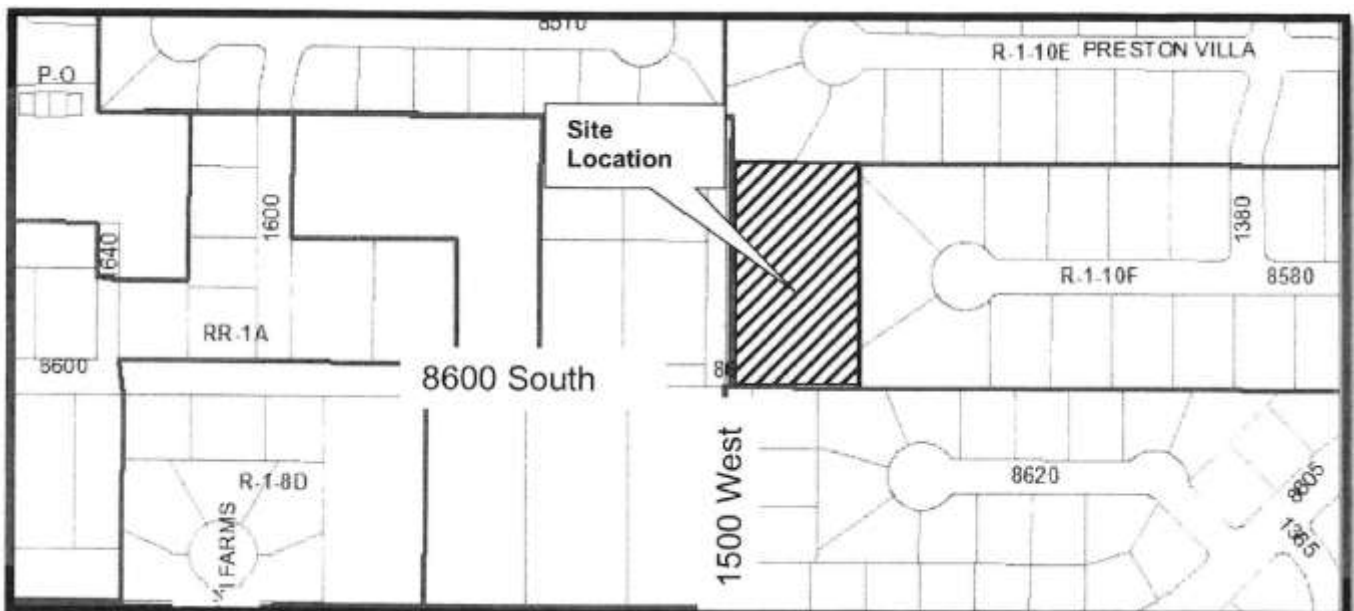
You are invited to attend the public hearing either in person or remotely to learn more about the proposal and provide public comments regarding how this proposal may impact you or your entity. If you wish to provide public comment on the item, your comments will be limited to three (3) minutes.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Please visit the City of West Jordan website at <https://westjordan.primegov.com/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, interested parties may contact the Council prior to the meeting by calling the 24-hour Public Comment Line at (801) 569-5052 or emailing councilcomments@westjordan.utah.gov; please include your name and phone number. *(Comments made prior to the meeting will not be read during the meeting but will be provided to all Council members).*

If you have any questions concerning this notice, please contact Mark Forsythe at (801) 569-5060.





REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 11/18/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 11/18/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-056 Amending the Consolidated Fee Schedule for Fiscal Year 2026

2. EXECUTIVE SUMMARY

The Council is being asked to consider amending the Consolidated Fee Schedule for the following:

- Add fees to the Cemetery section of the schedule for the new columbarium
- Remove the Land Use Engineering Review Fee from the Planning and Engineering section per the department's request

3. TIME SENSITIVITY / URGENCY

We have received many inquiries for service since the columbarium has been constructed. This service remains unavailable until fees are adopted.

4. FISCAL NOTE

Fees are intended to offset the cost of service as well as the construction of the columbarium.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. ADMINISTRATIVE STAFF ANALYSIS

These changes and fee requests have been provided by the departments responsible for the service. Fees are based on the cost of service as well as comparison to other cities.

7. MAYOR RECOMMENDATION

Mayor Burton recommends the approval of Resolution No. 25-056 amending the Consolidated Fee Schedule.

8. COUNCIL STAFF ANALYSIS

The City Council has the statutory authority to amend an adopted budget and consolidated fee schedule by resolution outside the annual budget cycle; doing so may allow the City to establish fees and recognize revenue tied to newly available services (for example, columbarium sales and related interment services) without delaying service availability.

Mid-year fee additions or removals may also affect projected revenues and expenditures for FY2026 and the budgetary position (reserves, fund balances, and constrained vs. discretionary funds), so Council members may elect to consider how the fee changes will be recorded in the city's financial

system, whether revenue is one-time or recurring, and whether adjustments trigger transfers between operating, capital, or restricted funds.

Amending fees mid-year may be pursued to align charges with actual service costs, respond to significant public demand, or implement grant/financing conditions that require fee schedules to be in place before revenue can be realized; conversely, fee changes may create timing mismatches with previously adopted rates, billing cycles, or contractual obligations.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Resolution No. 25-056

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-056

A RESOLUTION AMENDING THE WEST JORDAN CITY
CONSOLIDATED FEE SCHEDULE

WHEREAS, the City Council desires to update certain fees shown in the West Jordan Consolidated Fee Schedule to better recover the cost of providing the related services; and

WHEREAS, the City Council hereby finds this action in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. Approval. The City Council hereby amends the Consolidated Fee Schedule for West Jordan City as shown in Attachment A attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of West Jordan, Utah this 18th day of November 2025.

CITY OF WEST JORDAN

By: _____

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

Council Chair Kayleen Whitelock
Council Vice Chair Bob Bedore
Council Member Pamela Bloom
Council Member Kelvin Green
Council Member Zach Jacob
Council Member Chad Lamb
Council Member Kent Shelton

"YES"

"NO"

| | |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
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ATTACHMENT A
Resolution No. 25-056



CONSOLIDATED FEE SCHEDULE

Effective through June 30, 2026
Updated June 24, 2025 Res. 25-030

CEMETERY

| | Resident | Non-resident |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| 1) Plots | \$1,100 | \$2,200 |
| 2) Community Wall Columbarium Companion Niche | | |
| a) Row 1 and 2..... | \$1,200 | \$1,800 |
| b) Row 3, 4, and 5..... | \$1,600 | \$2,400 |
| 3) Premium Columbarium Family Niche..... | \$4,000 | \$6,000 |
| 4) Cremation Bench..... | \$8,500 | \$12,750 |
| 5) Cremation Sculpture..... | \$4,000 | \$6,000 |
| 6) Ossuary Single..... | \$300 | \$450 |
| 7) Columbarium Marker Engraving | | |
| a) 12"x12" Marker..... | \$375 | \$375 |
| b) 12"x24" Marker..... | \$450 | \$450 |
| 2) Cemetery Certificate Replacement or Transfer | \$3075 | \$601,100 |
| <small>Price difference due to plot cost between resident and non-resident (Resident to Non-Resident before 10 years of purchase date)</small> | | |
| 3) Disinterment | | |
| a) Adult | \$1,2001,500 | \$1,8001,500 |
| b) Infant | \$7001,200 | \$1,0501,200 |
| c) Cremation | \$450800 | \$675800 |
| d) Columbarium Niche..... | \$400 | \$400 |
| e) Ossuary..... | N/A | N/A |
| 4) Interment (Opening and Closing) | | |
| a) Weekday services prior to 1:303:00 p.m. (Res 20-57) | | |
| i) Casket | \$600650 | \$900975 |
| ii) Cremation | \$275350 | \$425525 |
| iii) Infant (Res 20-57)..... | \$300400 | \$450600 |
| iv) Columbarium Niche..... | \$200 | \$300 |
| v) Ossuary..... | \$200 | \$300 |
| b) Weekday services after 1:303:00 p.m. (Res 20-57) | | |
| i) Casket | \$900 | \$1,350 |
| ii) Cremation | \$575 | \$875 |
| iii) Infant | \$600 | \$900 |
| iv) Columbarium Niche..... | \$300 | \$450 |
| v) Ossuary..... | \$300 | \$450 |
| c) Weekend or Holiday services | | |
| i) Casket | \$975 | \$1,475 |
| ii) Cremation | \$650 | \$1,000 |
| iii) Infant | \$675 | \$1,025 |
| iv) Columbarium Niche..... | \$375 | \$575 |
| v) Ossuary..... | \$375 | \$575 |

ATTACHMENT A (continued)
Resolution No. 25-056



CONSOLIDATED FEE SCHEDULE

Effective through June 30, 2026
Updated June 24, 2025 Res. 25-030

PLANNING AND ENGINEERING (continued)

6) Development Reviews (continued)

f) General Review

| | |
|------------------------------------------------------------------|-----------------------------|
| i) Annexation | \$3,518 plus \$100 per hour |
| ii) Concept Plan Meeting (pre-application) | \$120 |
| iii) Conceptual Development Plan Application | \$590 |
| iv) Development Plan Engineering Review Fee | \$415 |
| v) Final Development Plan | \$1,451 plus \$100 per hour |
| vi) Final Development Plan Revisions | \$1,030 plus \$100 per hour |
| vii) Land Use Map Amendment | \$3,215 |
| viii) Land Use Engineering Review Fee | \$1,180 |
| ix) Lot Line Adjustment | \$1,235 |
| x) Master Plan Amendment | \$3,500 |
| xi) Preliminary Development Plan | \$3,920 plus \$100 per hour |
| xii) Preliminary Development Plan Revisions | \$3,000 plus \$100 per hour |
| xiii) Sheet Change Correction | \$100 per hour |
| xiv) Site Plan Condition Amendment | \$850 plus \$100 per hour |
| xv) Subdivision Condition Amendment | \$850 plus \$100 per hour |
| xvi) Subdivision or Street Vacation Request (right-of-way) | \$1,960 plus \$100 per hour |
| xvii) Master Development Plan/Master Development Agreement | \$6,500 plus \$100 per hour |



Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, November 18, 2025, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-59 a Petition from Brandon Wixom/Wixom Investments LLC to Rezone 1.47 acres to R-1-8 Zone for Sandra's Place located at 1490 West 8600 South
- Resolution No. 25-056 Amending the Consolidated Fee Schedule for Fiscal Year 2026
- Ordinance No. 25-60 Amending the Budget for Fiscal Year Ending June 30, 2026

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted November 6, 2025

/s/ Cindy M. Quick, MMC

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 11/18/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 12/31/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-60 Amending the Budget for Fiscal Year Ending June 30, 2026

2. EXECUTIVE SUMMARY

Amend the budget for fiscal year 2026 with the following requests:

- Add revenue for the sale of space in the City's new columbarium in the cemetery; and
- Budget for the replacement of equipment in parks; and
- Move the Opticom system from the Fleet Fund to the CIP Fund and add funding; and
- Discuss several construction projects which if approved may begin in the Spring 2026

3. TIME SENSITIVITY / URGENCY

Equipment and projects to begin in Spring 2026, if approved.

4. FISCAL NOTE

Increase revenue by \$140,000, increase expenditures by \$642,000.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. ADMINISTRATIVE STAFF ANALYSIS

7. MAYOR RECOMMENDATION

The Mayor recommends approval of Ordinance No. 25-60 amending the budget for fiscal year 2026. Mayor Burton supports Council Member Shelton's request for improvements to be considered on the parkstrip on Copper Hills Parkway.

8. COUNCIL STAFF ANALYSIS

Amending the adopted budget by ordinance mid-year is within Council's authority and may allow services and projects to proceed on an accelerated timetable rather than waiting for the next regular budget cycle.

Council members may wish to consider whether the \$140,000 of new revenue and the \$642,000 of added expenditures are one-time or recurring, how these changes will be reflected in fund balances and reserves, and whether any transfers between operating, capital, or restricted funds are necessary to maintain policy targets and cashflow for ongoing operations.

Because mid-year amendments may be pursued to capture emergent revenue streams, respond to urgent maintenance needs, or align funding with project timing, Council members may want clarity on timing and contingencies: the anticipated pace of columbarium sales and associated receipts, prioritization and procurement timing for park equipment, the rationale and fiscal impact of moving Opticom into CIP, and which construction projects are contingent on this amendment.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Ordinance No. 25-60
Presentation

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 25-60

AN ORDINANCE ADOPTING AN AMENDMENT TO THE CITY'S
ANNUAL BUDGET FOR FISCAL YEAR 2026.

WHEREAS, on August 28, 2025, the City Council adopted the City's Annual Budget for Fiscal Year 2026; and

WHEREAS, the Mayor has prepared an Amended Annual Budget for Fiscal Year 2026 and has submitted the same to the City Council; and

WHEREAS, the City Council held a public hearing on November 18, 2025 concerning such amended budget.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The City Council hereby adopts the City's Amended Annual Budget for Fiscal Year 2026 which began on July 1, 2025 and ends on June 30, 2026 as shown in Attachment A and summarized as follows:

| | Adopted Budget | Amendment | Amended Budget |
|---------------------------------------------|-----------------------|-------------------|-----------------------|
| General Fund | \$ 78,710,439 | \$ 15,000 | \$ 78,725,439 |
| Class C Roads Fund | 11,823,618 | - | 11,823,618 |
| Development Services Fund | 5,743,311 | - | 5,743,311 |
| Highlands Special Service District Fund | 422,423 | - | 422,423 |
| KraftMaid Special Improvement District Fund | - | - | - |
| Capital Projects Fund (combined) | 40,884,742 | 610,000 | 41,494,742 |
| Community Development Block Grant Fund | 885,431 | - | 885,431 |
| Grants Fund | - | - | - |
| Water Fund | 35,676,087 | - | 35,676,087 |
| Wastewater Fund | 19,813,926 | - | 19,813,926 |
| Solid Waste Fund | 7,949,000 | - | 7,949,000 |
| Stormwater Fund | 10,832,222 | - | 10,832,222 |
| Streetlight Fund | 1,741,316 | - | 1,741,316 |
| Fleet Management Fund | 11,454,228 | 32,000 | 11,486,228 |
| IT Management Fund | 9,229,619 | - | 9,229,619 |
| Benefits Management Fund | 9,300,000 | - | 9,300,000 |
| Risk Management Fund | 2,622,338 | - | 2,622,338 |
| | <u>\$ 247,088,700</u> | <u>\$ 657,000</u> | <u>\$ 247,745,700</u> |

Section 2. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

(continued on the following pages)

ADOPTED by the City Council of West Jordan, Utah this 18th day of November 2025.

CITY OF WEST JORDAN

ATTEST: Kayleen Whitelock
Council Chair

Cindy M. Quick, MMC
Council Office Clerk

| Voting by the City Council | "YES" | "NO" |
|-----------------------------|--------------------------|--------------------------|
| Chair Kayleen Whitelock | <input type="checkbox"/> | <input type="checkbox"/> |
| Vice Chair Bob Bedore | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Pamela Bloom | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Kelvin Green | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Zach Jacob | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Chad Lamb | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Kent Shelton | <input type="checkbox"/> | <input type="checkbox"/> |

(continued on the following pages)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton

Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 25-60.

_____ The Mayor vetoed Ordinance No. 25-60 on _____ and the City Council
timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-60 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____ 2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, MMC, UCC
City Recorder

(Attachment on the following pages)

ATTACHMENT A

Ordinance No. 25-60

GENERAL FUND

| | | FY 2026 Adopted Budget | Amendment | | FY 2026 Amended Budget | Notes |
|---|-------------------------------|------------------------------|------------------|--|------------------------------|----------------------------------|
| 1 | Revenue / Transfers in | 78,710,439 | | | 78,710,439 | |
| 2 | Cemetery | | 15,000 | | 15,000 | Addition of the columbarium fees |
| 3 | Expenditures / Transfers out | (78,710,439) | | | (78,710,439) | |
| 4 | Net Change to Reserves | \$ - | \$ 15,000 | | \$ 15,000 | |
| 5 | Beginning reserves | \$ 22,640,094 | | | \$ 22,640,094 | |
| 6 | Net change to reserves | - | | | 15,000 | |
| 7 | Ending reserves | <u>\$ 22,640,094</u> | | | <u>\$ 22,655,094</u> | |

FLEET MANAGEMENT FUND

| | | FY 2026 Adopted Budget | Amendment | | FY 2026 Amended Budget | Notes |
|----|-----------------------------------|------------------------------|------------------|-------------|------------------------------|--------------------------------------|
| 8 | Revenue | \$ 11,454,228 | | | \$ 11,454,228 | |
| 9 | Vehicle & Equipment Cost Recovery | | 32,000 | | 32,000 | Equipment replacement_Parks incident |
| 10 | Expenditures | (11,313,892) | | | (11,313,892) | |
| 11 | Replacement Plan | | (32,000) | | (32,000) | Equipment replacement_Parks incident |
| 12 | Opticom System | | 50,000 | | 50,000 | Move project to the CIP Fund |
| 13 | Net change to reserves | \$ 140,336 | \$ 50,000 | \$ - | \$ 190,336 | |
| 14 | Beginning reserves | \$ 3,767,815 | | | \$ 3,767,815 | |
| 15 | Net change to reserves | 140,336 | | | 190,336 | |
| 16 | Ending reserves | <u>\$ 3,908,151</u> | | | <u>\$ 3,958,151</u> | |
| 17 | Unrestricted reserves | \$ 1,708,151 | | | \$ 1,758,151 | |
| 18 | Assigned reserves - Fire | \$ 2,200,000 | | | \$ 2,200,000 | |

CAPITAL PROJECTS FUND

| | | FY 2026 Adopted Budget | Amendment | | FY 2026 Amended Budget | Notes |
|----|-------------------------------|------------------------------|---------------------|-------------|------------------------------|-----------------------------------------------------------------------------------------------------------|
| 19 | Revenue / Transfers in | \$ 11,988,371 | | | \$ 11,988,371 | |
| 20 | Donations | | 125,000 | | 125,000 | Canyon View Credit Union sponsorship |
| 21 | Expenditures / Transfers out | (40,884,742) | | | (40,884,742) | |
| 22 | Arts Center FF&E | | (125,000) | | (125,000) | Curtains, signage, equipment |
| 23 | Construction projects | | (200,000) | | (200,000) | Park strip improvements - Copper Hills Pkwy |
| 24 | Construction projects | | (50,000) | | (50,000) | Park fencing along 7800 S 6500 S |
| 25 | Construction projects | | (75,000) | | (75,000) | Dog Park - Eastside (carryforward from FY25) |
| 26 | Construction projects | | (60,000) | | (60,000) | Lighting improvements - Ron Wood baseball fields, tunnels at Barney's Creek and Clay Hollow (Grisley Way) |
| 27 | Opticom System | | (50,000) | | (50,000) | Transfer EMS traffic control system from the Fleet Fund (budget for apparatus controls) |
| 28 | Opticom System | | (50,000) | | (50,000) | Increase project budget, for receiver controls on streetlight and traffic signal poles. |
| 29 | Net change to reserves | \$ (28,896,371) | \$ (485,000) | \$ - | \$ (29,381,371) | |
| 30 | Beginning reserves | \$ 68,730,338 | | | \$ 68,730,338 | |
| 31 | Net change to reserves | (28,896,371) | | | (29,381,371) | |
| 32 | Ending reserves | <u>\$ 39,833,967</u> | | | <u>\$ 39,348,967</u> | |

ITEM 5C:ORDINANCE 25-60

Topic: Amending the City's Annual Budget for the fiscal year ending June 30, 2026

Applicant:

Staff Contact: Danyce Steck, Administrative Services Director

GENERAL FUND

| | Current Budget | Amendment | Amended Budget |
|----------------------------|-------------------------|------------------|-------------------------|
| Revenue | \$ 76,057,762 | \$ 15,000 | \$76,072,762 |
| Transfers in | 2,652,677 | - | 2,652,677 |
| Expenditures | (77,643,134) | - | (77,643,134) |
| Transfers out | (480,000) | - | (480,000) |
| CIP Transfer | (587,305) | - | (587,305) |
| Net change | \$ - | \$ 15,000 | \$ 15,000 |
| Reserve Balance | \$22,640,094 | | \$22,655,094 |

Add revenue
for the sale of
columnarium
space and
services

FLEET MANAGEMENT FUND

| | Current Budget | Amendment | Amended Budget |
|---------------------------------|---------------------|------------------|---------------------|
| Revenue | \$11,454,228 | \$ 32,000 | \$11,486,228 |
| Expenditures | (11,313,892) | 18,000 | (11,295,892) |
| Net change | \$ 140,336 | \$ 50,000 | \$ 190,336 |
| Beginning reserves | \$ 3,767,815 | | \$ 3,767,815 |
| Net change | 140,336 | | 190,336 |
| Ending reserves | \$ 3,908,151 | | \$ 3,958,151 |
| <i>Unrestricted reserves</i> | <i>\$ 1,708,151</i> | | <i>\$ 1,758,151</i> |
| <i>Assigned reserves - Fire</i> | <i>\$ 2,200,000</i> | | <i>\$ 2,200,000</i> |

- Revenue for vehicle replacement (Parks)
- Expense for vehicle replacement (Parks)
- Move Opticom EMS traffic control project to CIP Fund

CAPITAL PROJECTS FUND

| | |
|-------------------------------------------|------------|
| Sponsorship from Canyon View Credit Union | \$ 125,000 |
|-------------------------------------------|------------|

| | |
|------------------------------------------------------------------------------------------------------------------------------|------------|
| AV equipment, curtains, and signage for the Arts Center | \$ 125,000 |
| Park strip improvements – Copper Hills Pkwy | 200,000 |
| Fence improvements for parks along 7800 S (safety and aesthetics) | 50,000 |
| Dog Park (east-side) – carryforward unused funds from FY25 budget. Total budget for the project is \$150,000 after this add. | 75,000 |
| Lighting improvements - Ron Wood baseball field, Grizzly Way tunnels | 60,000 |
| Fire/EMS traffic control system (Opticom) – move project from Fleet Fund | 50,000 |
| Opticom system project increase for apparatus and receiver controls. | 50,000 |

CAPITAL PROJECTS FUND

| | Current Budget | Amendment | Amended Budget |
|---------------------------|-----------------------|---------------------|-----------------------|
| Revenue | \$ 11,401,066 | \$ 125,000 | \$ 11,526,066 |
| Transfers in | 587,305 | - | 587,305 |
| Expenditures | (37,298,124) | (610,000) | (37,908,124) |
| Transfers out | (3,586,618) | - | (3,586,618) |
| Net change | \$(28,896,371) | \$ (485,000) | \$(29,381,371) |
| Beginning reserves | \$ 68,730,338 | | \$ 68,730,338 |
| Net change | (28,896,371) | | (29,381,371) |
| Ending reserves | \$ 39,833,967 | | \$ 39,348,967 |

QUESTIONS ?



Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, November 18, 2025, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-59 a Petition from Brandon Wixom/Wixom Investments LLC to Rezone 1.47 acres to R-1-8 Zone for Sandra's Place located at 1490 West 8600 South
- Resolution No. 25-056 Amending the Consolidated Fee Schedule for Fiscal Year 2026
- Ordinance No. 25-60 Amending the Budget for Fiscal Year Ending June 30, 2026

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted November 6, 2025

/s/ Cindy M. Quick, MMC

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 11/18/2025

Presenter: Alan Anderson, Council Office Director

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-052 Submitting Two Nominees to Governor Spencer Cox for the Division 4 Board Seat on the Jordan Valley Water Conservancy District Board

2. EXECUTIVE SUMMARY

Utah State Code [17B-2A-1005](#) provides that the Legislative Body submits names to the Governor for multi-jurisdictional entities that expand into multiple counties. Generally, the mayor appoints individuals to serve in various capacities within the city and the legislative body submits in other instances.

3. TIME SENSITIVITY / URGENCY

Jordan Valley Water Conservancy District Board (JVWCD) recommends submitting the names to the Governor by November 14, 2025. The Utah State Senate will confirm a nominee during the General Session early in 2026.

4. FISCAL NOTE

None

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

The Council last submitted Council Member Zach Jacob and Bart Barker for the JVWCD board nominees at the [October 12, 2022, City Council Meeting](#). Council Member Jacob has officially been serving on the board since early 2023.

Additional Information & Analysis

The Jordan Valley Water Conservancy District was established in 1951 and provides culinary water, largely from the Provo River watershed, to over 700,000 people through its treatment plants, reservoirs, and pipelines. The district also focuses on water conservation efforts due to the state's arid climate. JVWCD is the primary water wholesaler that supplies most of West Jordan's treated water (about 85%).

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Resolution No. 25-052

Utah Code 17B-2A-1005

West Jordan City Code 1-6-15

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-052

A RESOLUTION SUBMITTING TWO NOMINEES FOR AN APPOINTMENT TO THE JORDAN VALLEY WATER CONSERVANCY DISTRICT BOARD

WHEREAS, Utah Code 17B-2A-1005 provides that when a term on the Jordan Valley Water Conservancy District Board expires, the municipality represented shall submit two nominees to the Governor of the State of Utah for consideration; and

WHEREAS, West Jordan City Code 1-6-15 authorizes the City Council to make such nominations; and

WHEREAS, the City Council of the City of West Jordan has selected and hereby submits the names of, _____ and _____ as nominees for the Division 4 seat representing the City of West Jordan on the Jordan Valley Water Conservancy District Board.

NOW, THEREFORE, BE IT IS RESOLVED by the City Council of the City of West Jordan, Utah, as follows:

Section 1. Nominee Submission. The City Council hereby submits to the Office of the Governor the names of _____ and _____ as nominees, pursuant to Utah Code 17B-2A-1005, with the appointed nominee to serve a four-year term beginning on the date of confirmation by the Utah State Senate.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of the City of West Jordan, Utah, this 28th day of October 2025.

CITY OF WEST JORDAN

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

Chair Kayleen Whitelock
Vice Chair Bob Bedore
Council Member Pamela Bloom
Council Member Kelvin Green
Council Member Zach Jacob
Council Member Chad Lamb
Council Member Kent Shelton

"YES"

"NO"

| | |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

Effective 5/7/2025

17B-2a-1005 Water conservancy district board of trustees -- Selection of members -- Number -- Qualifications -- Terms -- Vacancies -- Crime insurance -- Authority.

(1) Members of the board of trustees for a water conservancy district shall be:

(a) elected in accordance with:

(i) the petition or resolution that initiated the process of creating the water conservancy district; and

(ii) Section 17B-1-306;

(b) appointed in accordance with Subsection (2); or

(c) elected under Subsection (4)(a).

(2)

(a) If the members of the board of trustees are appointed, within 45 days after the day on which a water conservancy district is created as provided in Section 17B-1-215, the board of trustees shall be appointed as provided in this Subsection (2).

(b) For a district located entirely within the boundaries of a single county, the county legislative body of that county shall appoint each trustee.

(c)

(i) For a district located in more than a single county, the governor, with the advice and consent of the Senate, shall appoint each trustee from nominees submitted as provided in this Subsection (2)(c).

(ii)

(A) Except as provided in Subsection (2)(c)(ii)(B), in a division composed solely of municipalities, the legislative body of each municipality within the division shall submit two nominees per trustee.

(B) The legislative body of a municipality may submit fewer than two nominees per trustee if the legislative body certifies in writing to the governor that the legislative body is unable, after reasonably diligent effort, to identify two nominees who are willing and qualified to serve as trustee.

(iii)

(A) Except as provided in Subsection (2)(c)(iii)(B), in all other divisions, the county legislative body of the county in which the division is located shall submit three nominees per trustee.

(B) The county legislative body may submit fewer than three nominees per trustee if the county legislative body certifies in writing to the governor that the county legislative body is unable, after reasonably diligent effort, to identify three nominees who are willing and qualified to serve as trustee.

(iv) If a trustee represents a division located in more than one county, the county legislative bodies of those counties shall collectively compile the list of three nominees.

(v) For purposes of this Subsection (2)(c), a municipality that is located in more than one county shall be considered to be located in only the county in which more of the municipal area is located than in any other county.

(d) In districts where substantial water is allocated for irrigated agriculture, one trustee appointed in that district shall be a person who owns irrigation rights and uses those rights as part of that person's livelihood.

(3)

(a) The board shall give written notice of the upcoming vacancy in an appointed trustee's term and the date when the trustee's term expires to the county legislative body in single county districts and to the nominating entities and the governor in all other districts:

- (i) if the upcoming vacancy is in a single county district, at least 90 days before the expiration of the trustee's term; and
 - (ii) for all other districts, on or before October 1 before the expiration of the appointed trustee's term.
 - (b)
 - (i) Upon receipt of the notice of the expiration of an appointed trustee's term or notice of a vacancy in the office of an appointed trustee, the county or municipal legislative body, as the case may be, shall nominate candidates to fill the unexpired term of office pursuant to Subsection (2).
 - (ii) If a trustee is to be appointed by the governor and the entity charged with nominating candidates has not submitted the list of nominees within 90 days after service of the notice, the governor shall, with the advice and consent of the Senate, make the appointment from qualified candidates without consultation with the county or municipal legislative body.
 - (iii) If the governor fails to appoint, the incumbent shall continue to serve until a successor is appointed and qualified.
 - (iv) Appointment by the governor vests in the appointee, upon qualification, the authority to discharge the duties of trustee, subject only to the advice and consent of the Senate.
 - (c) Each trustee shall hold office during the term for which appointed and until a successor is duly appointed and has qualified.
- (4)
- (a) Members of the board of trustees of a water conservancy district shall be elected, if, subject to Subsection (4)(b):
 - (i) two-thirds of all members of the board of trustees of the water conservancy district vote in favor of changing to an elected board; and
 - (ii) the legislative body of each municipality or county that appoints a member to the board of trustees adopts a resolution approving the change to an elected board.
 - (b) A change to an elected board of trustees under Subsection (4)(a) may not shorten the term of any member of the board of trustees serving at the time of the change.
- (5) The board of trustees of a water conservancy district shall consist of:
- (a) except as provided in Subsection (5)(b), not more than 11 persons who are residents of the district; or
 - (b) if the district consists of five or more counties, not more than 21 persons who are residents of the district.
- (6) If an elected trustee's office is vacated, the vacated office shall be filled in accordance with Section 17B-1-303.
- (7) Each trustee shall obtain crime insurance at the expense of the district, conditioned for the faithful performance of duties as a trustee.
- (8)
- (a) The board of trustees of a water conservancy district may:
 - (i) make and enforce all reasonable rules and regulations for the management, control, delivery, use, and distribution of water;
 - (ii) withhold the delivery of water with respect to which there is a default or delinquency of payment;
 - (iii) provide for and declare a forfeiture of the right to the use of water upon the default or failure to comply with an order, contract, or agreement for the purchase, lease, or use of water, and resell, lease, or otherwise dispose of water with respect to which a forfeiture has been declared;
 - (iv) allocate and reallocate the use of water to lands within the district;

- (v) provide for and grant the right, upon terms, to transfer water from lands to which water has been allocated to other lands within the district;
 - (vi) create a lien, as provided in this part, upon land to which the use of water is transferred;
 - (vii) discharge a lien from land to which a lien has attached; and
 - (viii) subject to Subsection (8)(b), enter into a written contract for the sale, lease, or other disposition of the use of water.
- (b)
- (i) A contract under Subsection (8)(a)(viii) may provide for the use of water perpetually or for a specified term.
 - (ii)
 - (A) If a contract under Subsection (8)(a)(viii) makes water available to the purchasing party without regard to actual taking or use, the board may require that the purchasing party give security for the payment to be made under the contract, unless the contract requires the purchasing party to pay for certain specified annual minimums.
 - (B) The security requirement under Subsection (8)(b)(ii)(A) in a contract with a public entity may be met by including in the contract a provision for the public entity's levy of a special assessment to make annual payments to the district.

Amended by Chapter 76, 2025 General Session

1-6-15: COUNCIL'S APPOINTMENTS AND NOMINATIONS OF BOARD MEMBERS TO SPECIAL DISTRICTS:

The city council shall appoint (or nominate, as applicable) qualified board members to serve on special district boards as follows:

A. Terms of Office for Special District Board Members: The term of office for each special district board member is four (4) years.

1. Each special district board member shall continue to serve until a successor is duly appointed and qualified, unless the board member is earlier removed from office, resigns, or otherwise leaves office in the special district board member position; and

2. If a special district board member no longer meets the qualifications of Utah Code Annotated sections 17B-1-302 and 17B-1-303, or successor provisions, or if a board member's term expires without a duly appointed and qualified successor, the board member's position is considered to be vacant, except that the board member may continue to serve until a successor is duly appointed and qualified.

B. Each Re-Appointment is a New Appointment: Each re-appointment (of the same individual to the same board member position) shall follow all the same procedures as an initial appointment to a board member position. For the purposes of this section, the term "appoint" or "re-appointment" shall be read as "nominate" or "re-nomination", as applicable.

C. Reports from Board Members: Each board member shall provide reports and updates as requested by the council.

D. The boards of the following entities are special district boards for the purposes of this section:

1. Jordan Valley Water Conservancy District. The city council shall nominate two qualified persons, as required by Utah Code Annotated subsection 17B-2a-1005(2)(c)(ii)(A), or successor provision, to the governor for appointment; and

2. South Salt Lake Valley Mosquito Abatement District.

(Ord. 22-04, 2-23-2022; amd. Ord. 23-15, 4-12-2023)



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 11/18/2025

Presenter: Mayor Dirk Burton

Deadline of item :

Applicant:

Department Sponsor: Administration

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Joint Resolution No. J25-01 Proclaiming the City of West Jordan as a Just Serve City

2. EXECUTIVE SUMMARY

Mayor Burton and Council Leadership are supportive and encourage adoption of this joint resolution designating West Jordan as a JustServe city. Currently, 104 Utah cities participate in the [JustServe initiative](#), including Lehi, Millcreek, and South Jordan. Approval of this resolution would add West Jordan to this network of communities promoting volunteerism and service.

3. TIME SENSITIVITY / URGENCY

Due no later than Nov. 20, 2025

4. FISCAL NOTE

There is no impact to the budget by adopting this resolution

5. MAYOR RECOMMENDATION

Mayor Burton supports the adoption of this Joint Resolution

6. COUNCIL STAFF ANALYSIS

The JustServe initiative is a community-based program that connects volunteers with local service opportunities through a shared online platform. Its goal is to strengthen community ties, promote civic engagement, and foster collaboration between residents, faith-based organizations, nonprofits, and local government.

Adopting this resolution would formally designate West Jordan as a JustServe City, joining more than 100 other Utah municipalities that participate in the program. This partnership demonstrates the City's commitment to encouraging volunteerism, community unity, and proactive service that enhances the quality of life for all residents.

Guiding Principles from the General Plan

- **URBAN DESIGN**

- Strengthen the identity and image of the City of West Jordan.
- Support neighborhoods and developments of character.

- **PARKS, RECREATION, AND OPEN SPACE**

- Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city.

- **ECONOMIC DEVELOPMENT**

- Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.
- Diversify and strengthen the employment and tax base in the City of West Jordan.

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. J25-01

**A JOINT RESOLUTION DECLARING THE CITY OF WEST JORDAN AS A
"JUSTSERVE CITY" FOR ITS COMMITMENT TO
VOLUNTEERISM AND ENHANCING VOLUNTEER EFFORTS.**

WHEREAS, the values of compassion, empathy, and community support are the cornerstone of a vibrant, unified city, fostering connections that bridge gaps and transcend differences;

WHEREAS, the strength and prosperity of our community depends on the dedication of our residents, who selflessly serve and lift each other up in the face of challenges;

WHEREAS, the City of West Jordan seeks to cultivate a culture of giving where volunteerism is a rewarding opportunity that strengthens our collective spirit and well-being;

WHEREAS, the City of West Jordan calls on all citizens to care for one another, to engage in acts of service, to volunteer, and to show kindness that contributes to the City's betterment and the well-being of its inhabitants, regardless of their background, belief, or walk of life;

WHEREAS, the City Council and the Mayor of the City of West Jordan proudly join a growing movement of cities to champion the power of volunteerism in strengthening communities to foster deeper understanding, correct misconceptions, and form lasting bonds across diverse neighborhoods and backgrounds;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE MAYOR OF
THE CITY OF WEST JORDAN, UTAH:**

1. The City of West Jordan is committed to enhancing volunteerism.
2. The City will leverage platforms like **JustServe.org** to connect residents with meaningful volunteer opportunities, making it easier for everyone to contribute to the greater good.
3. The City will regularly recognize and celebrate the invaluable contributions of its volunteers.
4. This Resolution shall take effect immediately.

CITY OF WEST JORDAN

By: _____

Dirk Burton
Mayor

By: _____

Kayleen Whitelock
Council Chair

attestation on following page

ATTEST:

ATTEST:

44
45
46
47
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53
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56

Tangee Sloan, MMC, UCC
City Recorder

Voting by the City Council

Council Chair Kayleen Whitelock
Council Vice Chair Bob Bedore
Council Member Zach Jacob
Council Member Pamela Bloom
Council Member Kelvin Green
Council Member Kent Shelton
Council Member Chad Lamb

Cindy M. Quick, MMC
Council Office Clerk

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THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

A PROCLAMATION DECLARING
The City of West Jordan, AS “JustServe City” FOR
COMMITMENT TO VOLUNTEERISM

WHEREAS, we believe that the values of compassion, empathy, and community support are the cornerstone of a vibrant, unified city, fostering connections that bridge gaps and transcend differences; and

WHEREAS, the strength and prosperity of our urban communities depend on the dedication of our residents, who selflessly serve and lift each other up in the face of challenges; and

WHEREAS, we cultivate a culture of giving within our city, where volunteerism is not just a responsibility but a rewarding opportunity that strengthens our collective spirit and well-being; and as we work together, learning, sharing, and growing; and

WHEREAS, we call on all citizens of the city to engage in acts of service, volunteer, and show kindness that contributes to our city's growth and the well-being of everyone, regardless of their background, belief, or walk of life; and

WHEREAS, the CITY OF WEST JORDAN proudly joins a growing movement of cities, led by the National League of Cities and its members, to champion the power of volunteerism in strengthening urban communities to foster deeper understanding, correct misconceptions, and form lasting bonds across diverse neighborhoods and backgrounds;

NOW, THEREFORE, IT IS PROCLAIMED, BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH;

SECTION 1. The City of West Jordan is committed to enhancing volunteerism and will leverage platforms like JustServe.org to connect residents with meaningful volunteer opportunities, making it easier for everyone to contribute to the greater good. We will also regularly recognize and celebrate the invaluable contributions of our volunteers.

SECTION 2. This proclamation shall take effect immediately.

Dated this 18th day of November 2025

Dirk Burton
Mayor

Kayleen Whitelock
Council Chair

ATTEST:

ATTEST:

Tangee Sloan, MMC
City Recorder

Cindy Quick, MMC
Council Office Clerk



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, October 28, 2025 – 4:00 pm
Waiting Formal Approval
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, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Policy Analyst & Public Liaison Warren Hallmark, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Police Chief Ken Wallentine, Deputy Fire Chief Chris Trevino

2. DISCUSSION TOPICS

a. *Council Tour of the West Jordan Historical Museum – 2053 West 7800 South*

The work session began at 4:00 pm with a tour of the West Jordan Historical Museum at 2053 West 7800 South.

Council Members returned to City Hall at 4:47 pm to continue with work session discussion items.

b. *Discussion of the Transportation Impact Fee Study*

Administrative Services Director Danyce Steck explained that Utah Code 11-36A requires that an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) be prepared before imposing an impact fee. The IFFP would identify demand on the City from new development and projects resulting from the demand. The IFA would analyze cost and all financing sources for the projects.

Ms. Steck presented a cost analysis and recommendation for a Transportation Impact Fee. She explained that her recommendation did not include existing roads (buy-in) in the cost analysis, and she presented a proposed impact fee of \$418.44. The study-supported impact fee with existing roads included in the cost analysis would be \$558.27. Responding to a question from Council Member Green, Fred Philpot with LRB Public Finance Advisors explained the Council could choose the impact fee focus only on new infrastructure or could choose to include an amount for the City to recoup part of the cost of existing infrastructure.

Ms. Steck said the National Highway Construction Cost Index had increased by over 92% between 2016 and 2025. The last West Jordan Transportation Impact Fee Study was conducted in 2016. She explained that adopted impact fees were collected city-wide, and did not change for specific areas in the City. Ms. Steck presented a table showing land use groups, land use categories, current fees, proposed fees, and study-supported fees. Council Member Green was not comfortable with some of the numbers. Chair Whitelock believed it was how the numbers compared to those charged by neighboring communities that mattered. Ms. Steck said staff would continue to work on clarifying the land use categories.

Mr. Philpot showed a Residential Single-Family Transportation IFA Comparison of nineteen Utah cities. The Council and staff discussed the comparison. Responding to a question from Council Member Jacob, Mr. Philpot said the fee calculation included inflation through a ten-year planning horizon. However, it was possible for actual construction cost inflation to eclipse the assumptions, and it was important for entities to regularly review the assumptions for needed modifications. Mr. Philpot noted that it was typical for an impact fee not to keep pace with inflationary pressure unless updated regularly. He recommended a full impact fee refresh every three to five years and added that regular adjustments tended to be more legally defensible.

Responding to a question from Vice Chair Bedore, Mr. Philpot explained how numbers were obtained for the study using a travel demand model for the whole system. Ms. Steck recommended a review of impact fees every two years, with a complete overhaul every five.

Ms. Steck showed examples of the proposed change in Transportation Impact Fee for single family and multi-family residential, as well as examples of the proposed change for non-residential. Council Member Bloom was interested in the Economic Development Director's perspective on how the proposed change would impact bringing commercial to West Jordan. Council Member Green expressed concern with how such a dramatically increased impact fee would appear to the State Legislature.

Chair Whitelock agreed with the suggestion for Economic Development Director David Dobbins to attend a future work session and share his perspective. The Council requested the item come back for further discussion and include an expanded comparison of commercial impact fees in other cities.

c. Discussion of House Bill 48 Wildland Urban Interface (WUI) Modifications and its Impact on the City of West Jordan

Deputy Fire Chief Chris Trevino explained that House Bill 48 required the City to adopt the Wildland Urban Interface Code (adopted by the State in 2006), and select an area of the City to be identified as Wildland Urban Interface by January 2026. Chair Whitelock felt concerned about the map included in the State's Code. Council Member Bloom expressed concern for the impact on insurance rates in the City. Chief Maxfield clarified that the City would create its own map, and would not be required to follow the map included in the State Code. Chair Whitelock expressed the opinion that the area west of the railroad tracks was the area of concern.

Speaking to Council Member Bloom's concern about insurance rates, Deputy Chief Travino said there would be a cost associated with whatever area was identified as Wildland Urban Interface. Council Member Green found it interesting that the Legislature wanted cheaper houses to be built, but the cost to build the "cheaper" houses would increase with the Wildland Urban Interface designation. Deputy Chief Trevino said the idea behind HB 48 was mitigation. Chief Maxfield felt the cost was obviously the biggest concern for the City. He said fees would be assessed from structures built in areas considered high risk, but he did not think West Jordan had anything that would fall in the high-risk category. Deputy Chief Trevino added that once a Wildland Urban Interface area was identified, developers within the WUI would need to build under fire resistant construction standards.

Council Member Jacob pointed out that the area of risk in the City had changed over time as development occurred. Chief Maxfield expressed the opinion it would be best for the Wildland Urban Interface boundary to be established as far west as possible. Council Member Green asked how much of the property was already under a master development agreement. Chief Maxfield felt that West Jordan was fortunate to have a relatively small area that could be considered Wildland Urban Interface.

Council Member Bloom asked which department or entity would oversee compliance. Chief Maxfield responded that the question was still under discussion. The County was currently in charge of property inspection and assessment.

Chief Maxfield mentioned that staff would bring back a recommendation but first wanted feedback from the Council. Council Member Shelton agreed with Council Member Jacob that the WUI border should be at the edge of developable land. Vice Chair Bedore believed the Council wanted the City to be safe and he wanted to be respectful of development. Chief Maxfield envisioned a strip of 300-500 feet along the western edge of the City. Ms. Steck questioned whether the area could be redefined over time, and Chief Maxfield responded that he assumed it could.

Council Member Jacob asked how firework restriction areas would be affected by the WUI. He questioned how the potential appearance of inconsistency between not having much Wildland Urban Interface and maintaining the current firework restriction area would be received by the State. The Council and staff discussed firework restriction areas and the possible Wildland Urban Interface area. Council Members Green and Whitelock agreed with adopting a Wildland Urban Interface area as far west as possible. Council Members Bloom and Bedore felt confident that Chief Maxfield would provide an informed recommendation.

d. Discussion of Separate Utility Meters for Accessory Dwelling Units

Council Member Lamb explained that a constituent had asked about the possibility of allowing separate utility meters for accessory dwelling units (ADUs). He emphasized that use of ADUs had grown and would continue to grow, and although he did not think a lot of residents would jump on separate utility meters for ADUs right away, he believed they might in the future. Council Member Lamb believed allowing separate electric utility

meters for ADUs would not affect the City budget. He noted that installation of a separate electric box would be paid for by the property owner.

Council Member Bloom said Provo City allowed separate electric meters for external ADUs, and Salt Lake County allowed separate water and sewer if they remained in the property owner's name. She felt comfortable allowing separate electric utility meters for ADUs.

Council Member Jacob asked for feedback from staff. Community Development Director Scott Langford commented that he would be fine either way, but felt that allowing separate electric meters could be looked at as erosion of the single-family residential zone if a lot of separate meters were installed. Chair Whitelock suggested allowing a separate meter would not erode the single-family residential zone any more than allowing the external ADU already would. Council Member Bloom wanted to allow residential property owners to have as much freedom as possible in structuring their ADU arrangement.

Utilities Manager Greg Davenport pointed out that the City did not currently have code to regulate a separate electric utility meter. He suggested establishing engineering standards for placement of two meters, and felt regulations should be put in place to protect safety and quality. Mr. Davenport pointed out that any homeowner could currently purchase a water meter separate from the City water meter to measure how much water was used on their property. He suggested more information should be gathered, including more options to present to property owners. A majority of the Council indicated a desire for staff to bring back further information.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Chair Whitelock adjourned the meeting at 6:15 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 28, 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 ____ day of ____ 2025



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, October 28, 2025 – 7:00 pm
Waiting Formal Approval
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, Public Utilities Director Greg Davenport, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Police Chief Ken Wallentine

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

2. PLEDGE OF ALLEGIANCE

Owen McNett led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. Recognition of Tyler Crawford for the Gold Star Memorial Monument Committee

Council Member Green and Mayor Dirk Burton recognized Tyler Crawford for being named an Honorary Board Member of the Woody Williams Foundation for his efforts in bringing the Gold Star Memorial Monument to West Jordan. The Council congratulated Mr. Crawford and took the opportunity for a photograph.

b. West Jordan Fire Department Badge Pinning

West Jordan Fire Chief Derek Maxfield supervised a badge pinning ceremony for recently promoted Captain Austin Shelley and Captain Curtis Madsen, and new Firefighters Porter Scott, Alex McNett, and Bailey Zeal. Chief Maxfield presented Captain Blair Marshall with the Managing Fire Officer designation.

Engineer Paul Roberts recognized Firefighter Paramedic Hunter Morgan for his professional and compassionate response to an emergency situation that occurred during the summer while he was camping with his family in the remote Uinta Mountains. He presented Hunter Morgan with the Meritorious Service Award for his unwavering readiness, exceptional medical skill, interagency leadership, and a level of compassion that reminded others why their work mattered. The Council took the opportunity for a photograph.

4. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:17 pm.

Comments:

Casey Saxton, Kearns resident, said he worked in West Jordan. He expressed gratitude for the City's investment in the Gold Star Memorial, and said the Memorial was special to those who had lost a loved one in military service.

Ann Marie Barret, Draper resident and Bingham Creek Library Manager, spoke of upcoming events at the library and encouraged participation. She said she loved being part of the West Jordan community, and said she appreciated the opportunity to have participated in the recent Citizen Academy. Ms. Barret thanked the amazing City employees for everything they did.

Chair Whitelock closed public comment at 7:21 pm.

5. PUBLIC HEARINGS

a. Ordinance No. 25-55 Amending City Code Sections 13-2-3 Regarding the Definition of "Affordable Housing", 13-8-23(B) Regarding Balanced Housing, and Enacting a New Article 13-5P Home Ownership Promotion Zone (HOPZ)

Senior Planner Tayler Jensen explained that Senate Bill 168 created a "Home Ownership Promotion Zone" to encourage the development of affordable housing. With a HOPZ, developers would get increased density and access to tax increment. Mr. Jensen presented an overview of the proposed ordinance:

- "Affordable Housing" defined as housing offered for sale at 80% or less of the median county home price for that housing type
- HOPZ can only be placed on parcels under 10 acres in size
- Minimum dwelling units per acre of six
- Affordable units deed restricted for at least 10 years
- Master development agreement required
- Reduced design standards
- Garages not required

Council Member Shelton referred to a requirement in the proposed ordinance for dwelling units to have two types of finishes on the side facing the street, and asked if reducing the requirement to a single finish would compromise the look of the neighborhood and the City too much. Mr. Jensen said he believed it would depend on the material used. He said the HOPZs would be integrated into existing neighborhoods, and the ordinance was written with the hope that the affordable units would blend in with the rest of West Jordan.

Chair Whitelock opened a public hearing at 7:25 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:25 pm.

Council Member Jacob commented that the exterior of his home was finished just with stucco, and suggested requiring that the units match surrounding home styles. He said he found several typographical errors in the drafted ordinance, but said he looked forward to seeing if the ordinance was used by developers.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-55 Amending City Code Section 13-2-3 Regarding the Definition of “Affordable Housing”, 13-8-23(B) Regarding Balanced Housing, and Enacting a New Article 13-5P Home Ownership Promotion Zone (HOPZ).

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.

6. BUSINESS ITEMS

With no opposition from the Council, Chair Whitelock chose to hear item 6b before 6a.

b. Resolution No. 25-053 Providing Advice and Consent to Appoint Michael Wilkey as Human Resource Manager

Administrative Services Director Danyce Steck explained the recruitment process used to select a new Human Resources Manager. Ms. Steck introduced Michael Wilkey as the new Human Resources Manager, and shared some of Mr. Wilkey’s professional background. Mr. Wilkey said he was excited about the position.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-053 Providing Advice and Consent to Appoint Michael Wilkey as the Human Resources Manager.

Council Member Jacob 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.

City Recorder Tangee Sloan administered the Oath of Office.

a. *Ordinance No. 25-52 Amendments to Title 4, Chapter 2, Article D (Home Occupations)*

Senior Assistant City Attorney Patrick Boice said the Committee of the Whole had discussed proposed amendments to Title 4 regarding home occupations in the last two meetings, and said proposed amendments made the Code simpler and more straightforward for residents with a home business.

**MOTION: Council Member Bloom moved to APPROVE Ordinance No. 25-52 Amendments to Title 4, Chapter 2, Article D (Home Occupations).
Council Member Lamb 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. *Mosquito Abatement Report*

Council Member Green reported the intent to increase the property tax rate by South Salt Lake Valley Mosquito Abatement District for the following purposes: cost stabilization of essential services; operational enhancements; and capital increase to meet future needs. Council Member Green said the average home owner would see an estimated annual increase of \$0.77. A public hearing was scheduled for December 8, 2025 at SSLVMAD offices on Redwood Road.

Chair Whitelock opened a public comment period at 7:44 pm.

Comments:

None

Chair Whitelock closed public comments at 7:44 pm.

d. *Consider Mayor's Veto of Ordinance No. 25-54 Amending West Jordan City Code Title 7, Adding Chapter 6 Regarding Golf Carts*

Mayor Burton referenced his statement shared previously regarding concerns for safety as the reason for his veto of Ordinance No. 25-54.

Council Member Bloom read a statement she prepared acknowledging the Mayor's concern for safety, and said she believed the ordinance would provide structure and accountability. She said golf carts and similar vehicles were already driven in some neighborhoods without local regulation to provide consistent safety standards. Council Member Bloom said the ordinance would establish clear parameters, and enforce safety features that reduced risk. She said it was a question of whether the City wanted clear, enforceable rules that would improve compliance and reduce unsafe modifications.

Council Member Jacob said the statement issued by the Mayor did not state why the

Mayor vetoed the ordinance. He said he believed it was appropriate to regulate rather than outright prohibit, and said he would vote in favor of overriding the veto.

Council Member Green said most of the ordinance was preventative, with clear statement of regulations. He pointed out that under State statute, types 1, 2, and 3 ATVs were allowed on City streets (except Bangerter Highway and Mountain View Corridor). Council Member Green expressed the opinion that Ordinance No. 25-54 would plug the gap left by the State.

Council Member Shelton asked if Chief Wallentine would share his thoughts. Chair Whitelock said the Mayor would be given an opportunity first, followed by Chief Wallentine if allowed by the Mayor.

Mayor Burton said the point of his written statement had been to explain that golf carts were designed for soft surfaces (grass), not paved surfaces with other traffic. Mayor Burton welcomed comments from Chief Wallentine.

Police Chief Ken Wallentine shared an experience with a golf cart driven on City streets by a 13-year-old with parent permission, with no training and six passengers. He expressed the opinion that the situation was a parenting issue. Chief Wallentine said the St. George Police Chief had shared similar concerns with him related to parents and teenagers exercising common sense. He expressed concern with opening up the streets and sidewalks to golf carts, and said his department was already struggling to deal with enforcement of electric/motorized bicycles and scooters going very fast. Chief Wallentine said he understood why some members of the Council wanted the ordinance, but said he felt it was an ill-advised course.

Council Member Jacob pointed out that a golf cart driven by a 13-year-old with six passengers was already illegal, and would continue to be illegal under Ordinance No. 25-54. He said he believed the ordinance would discourage the behavior even more.

Vice Chair Bedore said enforcement was easy at the current time because golf carts were not legal on City streets. The ordinance would turn the situation into a question of driver age to determine legality, which was more complicated for enforcement. Vice Chair Bedore said he was not in favor of adding more work for the already overburdened police force.

Chair Whitelock said she remembered a representative of the Police Department in a previous meeting asking the Council to not put the ordinance in place. She said one of the initial arguments in favor had been to allow elderly an alternative form of transportation to get to church and the grocery store; however, many of the City's churches and grocery stores would not be accessible under Ordinance No. 25-54. Chair Whitelock expressed concern that the ordinance would not require insurance for use of golf carts on streets, and expressed the opinion that the ordinance would not accomplish much of what it was originally proposed to accomplish. She said she would not vote in favor of overriding the Mayor's veto.

Council Member Green pointed out it would be illegal for the City Council to use a golf cart to return to City Hall after the 4th of July parade. Council Member Bloom said she believed residents deserved the clarity and parameters that would be provided by the ordinance.

MOTION: Council Member Jacob moved to OVERRIDE the Mayor's veto of Ordinance No. 25-54 to amend City Code adding Chapter 6 Golf Carts in Title 7.

Council Member Bloom seconded the motion.

The vote was recorded as follows:

YES: Pamela Bloom, Kelvin Green, Zach Jacob

NO: Chad Lamb, Kayleen Whitelock, Bob Bedore, Kent Shelton

ABSENT:

The motion Failed 3-4.

7. REPORTS TO COUNCIL

a. City Council Reports

Council Member Green reported on a recent Association of Municipal Councils meeting. He suggested inviting the County Assessor to give a presentation on the property valuation process. Council Member Green said it had been great to be part of the Gold Star Memorial dedication.

Council Member Jacob reported he was sworn in as a Trustee on the Wasatch Front Waste and Recycling District Board.

Chair Whitelock thanked Chief Wallentine and Mayor Burton for the invitation to attend a recent NAACP dinner. She said the dedication of the Gold Star Memorial was very moving, and she was grateful for the experience. Chair Whitelock said she received an email of appreciation recognizing Council Member Green's service on the Association of Municipal Council Board.

Council Member Lamb thanked staff for following up on his questions regarding placement and legality of food carts and food trucks in West Jordan.

Council Member Green spoke of the recent Fifth Annual Faith & Blue event.

b. Council Office Report

Mr. Hallmark reported technical difficulties with a minimal portion of the video and audio recordings of the Committee of the Whole meeting earlier that evening. He said the difficulties were corrected and the rest of the meetings were recorded without incident.

c. Mayor's Report

Mayor Burton reported progress on the 8600 South project, said he was thankful for the annual Faith & Blue event, and said he was pleased to have the Gold Star Memorial in the community. Mayor Burton reported on the West Jordan Citizen's Academy graduation,

and spoke of upcoming events in the community. He said City Hall would be closed on November 11 for Veterans Day.

d. City Administrator's Report
None

8. CONSENT ITEMS

a. Meeting Minutes

- **August 24, 2021 – Board of Canvassers Meeting**
- **November 16, 2021 – Board of Canvassers Meeting**
- **October 14, 2025 – Committee of the Whole Meeting**
- **October 14, 2025 – Regular City Council Meeting**

b. Resolution No. 25-051 Approving a Franchise Agreement Between the City of West Jordan and Zayo Group LLC a Telecommunications Provider

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

Council Member Bloom 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. CLOSED MEETING

MOTION: Chair Whitelock moved to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual; pending or reasonably imminent litigation; the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205, with intent to return to open meeting.
Council Member Green 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.

The closed meeting began at 8:27 pm.

Those present during the closed session included: Council Members Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, and Kayleen Whitelock; Mayor Dirk Burton; Senior Assistant City Attorney Patrick Boice; Public Works Director Brian Clegg; Police Chief Ken Wallentine; Policy Analyst & Public Liaison Warren Hallmark; and Council Office Clerk Cindy Quick.

City Council Members discussed the purchase, exchange, or lease of real property as follows:
Property: 8:27 to 8:33 pm

Public Works Director Brian Clegg was excused at 8:33 pm.

City Council Members discussed the character, professional competence, or physical or mental health of an individual as follows:

Personnel #1: 8:33 to 8:51 pm

Personnel #2: 8:51 to 9:18 pm

Council Member Green moved to adjourn the closed session. All voted in favor and the motion passed unanimously.

The closed meeting adjourned at 9:19 pm.

10. ADJOURN

Council Member Green moved to adjourn the meeting. Council Member Bloom seconded the motion, which passed by unanimous vote.

The meeting adjourned at 9:20 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 28, 2025. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this ____ day of ____ 2025