



**THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
MEETING**

December 16, 2025

VIEW THE MEETING



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

Welcome to Committee of the Whole meeting!

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

WEST JORDAN PUBLIC MEETING RULES

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WORK SESSION 4:00 pm

1. CALL TO ORDER

2. DISCUSSION TOPICS

- a. Discussion Regarding a Proposed Amendment to the Future Land Use Map (FLUM) for Property Located at 5927 West 9000 South
- b. Discussion on Proposed Code Amendments Related to Definitions for Residency, Guests, and Vehicles
- c. Discussion on Legislative Priorities

3. ADMINISTRATIVE ITEMS

Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.

4. ADJOURN

Please note at the conclusion of this meeting, the Council will convene for its Regular Council meeting.

UPCOMING MEETINGS

- Monday, January 5, 2026 – Oath of Office Ceremony (6:00p) at Canyon View Credit Union Community & Arts Center – 8105 South 2200 West
- Friday, January 9 and Saturday, January 10, 2026 – Council Retreat
- Tuesday, January 13, 2026 – Committee of the Whole (4:00p) – Regular City Council

(7:00p)

- Tuesday, January 27, 2026 – 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 December 12, 2025 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 12/16/2025

Presenter: Tayler R Jensen, Senior Planner

Deadline of item :

Applicant:

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion Regarding a Proposed Amendment to the Future Land Use Map (FLUM) for Property Located at 5927 West 9000 South

2. EXECUTIVE SUMMARY

The Council is being asked to provide Sal Perdomo/Titan Property Management with feedback on their request to amend the future land use map and rezone their parcel. The reason for the changes proposed is to allow for the planned construction of two approximately 120,000 SF buildings (approximately 250,000 Total SF) of industrial space geared toward regional users.

It is proposed to revise the FLUM from *Regional Commercial* to *Light Industrial* and also consider a rezone from *P-C (Planned Community)* to *M-1 (Light Manufacturing)* for property approximately 14.73 acres in size, located at 5927 West 9000 South (Parcel #26-02-401-001-0000).

It should be noted that while the preferred use here for the city is Commercial, past attempts to place commercial businesses in this location failed due to the lack of a full access being granted to the property from 90th South by UDOT, and the concern that signalization could cause traffic to back up impeding traffic on Mountain View Corridor.

3. TIME SENSITIVITY / URGENCY

The applicant plans on bringing this application to the Planning Commission and City Council in the new year, as such, they are eager for feedback from the Council.

4. FISCAL NOTE

N/A

5. ADMINISTRATIVE STAFF ANALYSIS

This location is near a major intersection with Mountain View Corridor (90th and MVC) and has traditionally been thought of as a good spot for commercial development, however, access issues and the inability to get another access onto 9000 South lends support to changing the land use to a class of development that generates fewer trips, the proposed light industrial use will generate fewer trips, and is feasible given the access constraints.

	Future Land Use	Zoning	Existing Conditions
North	Professional Office	P-C	Copper Hills Youth Center

South	Light Industrial	M-1	Wadsworth Construction Yard
West	Light Industrial	M-1	Dalfen Industrial Buildings
East	Parks and Open Space	P-C	Utility Corridor, and Mountain View Corridor

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

The Council is being asked to provide preliminary feedback on whether a parcel long envisioned for commercial use should instead be considered for light industrial development. The applicant's proposal reflects both market realities and transportation constraints, as prior attempts to attract retail or office users were hindered by limited access and UDOT's reluctance to signalize 9000 South. Council's role at this stage is not to approve or deny the application, but to weigh whether the proposed amendment aligns with the General Plan's guiding principles and whether industrial use is an acceptable tradeoff for reduced traffic generation and more feasible site utilization.

Council may wish to consider how this shift affects broader economic development goals. While commercial uses typically generate sales tax revenue and community amenities, industrial uses can provide stable employment and lower traffic impacts. Neighboring cities such as South Jordan and Riverton have faced similar tradeoffs, often rezoning parcels near major corridors to light industrial when retail proved unviable. In those cases, councils emphasized buffering adjacent uses and ensuring site design standards maintained community character. Stakeholders not directly mentioned here include nearby residents who may value reduced traffic but could be concerned about building scale, as well as regional employers who may benefit from new industrial space.

Ultimately, the Council's feedback will help shape whether the Planning Commission and applicant pursue this amendment in the new year. Members could consider whether the proposal balances land use efficiency, economic development, and neighborhood compatibility, and whether additional conditions—such as design standards or landscaping requirements—might mitigate tradeoffs. With this context, Council should have sufficient information to deliberate on the merits of the request.

Possible Discussion Questions:

1. How does the proposed industrial use compare to the city's long-term vision for this corridor, and what precedent might it set?
2. Could the Council request design or buffering standards to ensure compatibility with adjacent office and open space uses?
3. What lessons can be drawn from South Jordan or Riverton's similar rezones near Mountain View Corridor, and how might they inform West Jordan's decision?
4. How should the Council weigh the loss of potential sales tax revenue against the benefits of employment and reduced traffic generation?
5. Are there stakeholders—such as nearby residents or regional employers—whose perspectives should be solicited before moving forward?

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.

8. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. ATTACHMENTS

Attachment A: Applicant Proposal



October 29, 2025

Mr. Tayler Jensen, AICP
Senior Planner
City of West Jordan
8000 S Redwood Rd #331
West Jordan, UT 84088

Re: Justification Letter for General Plan Map Amendment for 5927 W 9000 S in West Jordan, UT

Dear Mr. Jensen:

Titan Property Management, LLC (dba Titan Development) ("Applicant") is submitting a request for a Zone Map Amendment ("ZMA") and General Plan Map Amendment ("GPMA") for the 15-acre property located at 5927 W 9000 S in West Jordan, UT at the southwest corner of 9000 S and Mountain View Corridor ("Property"). The Property is currently owned by Woodbury Corporation and is under contract to purchase with Titan Development. The Property is currently zoned **P-C** with a future land use designation of **Regional Commercial**. The proposed request will be for a ZMA to **M-1** and a GPMA to **Light Industrial**. The requests will allow for development of light industrial uses that will increase the job base for the City of West Jordan and better align with the surrounding uses to the west and south.



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General Plan Map Amendment

As required by the GPMA checklist, the following information is provided:

1. Legal Description: Lot 1 of the Southeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian
2. Property Owner Name: Jordan Star, LLC; AIL Group, LLC; Pracvest, LC
3. Applicant: Titan Property Management, LLC (dba Titan Development)
4. Size: 14.77 acres
5. Current Zoning Classification: P-C
6. Current Land Use: Regional Commercial (vacant land currently)
7. Proposed Land Use: Light Industrial

The following letter will outline the reason and justification for the proposed request highlighting the prompts put forward in the GPMA submittal checklist:

Consistency with Required Findings of Municipal Code

As mentioned previously, the Applicant is also applying for a ZMA to M-1, which would align with the future land use map amendment proposal and GPMA application.

Analysis of Potential Impacts

The proposed GPMA will allow for a project that has minimal to no adverse impacts on the surrounding community and properties. If approved, the proposed GPMA will enhance the area's industrial presence and create a more cohesive development and land use pattern within the area. The proposed uses at this site will better align with the Dalfen property to the west, and the light industrial uses to the south. Due to the proposed building sizes, the development will target a smaller tenant base compared to Dalfen's 9000 S Logistics Park located just west of the Property. This will ensure that one development does not jeopardize the leasing potential of the other.

The Property is infill to the City and therefore will have minimal impact on the City's infrastructure and emergency services. The proposed development will connect directly into existing municipal water, sewer, and storm drain utilities and will not require significant single use line extensions to accommodate the project. The City's emergency services are already serving properties in the immediate vicinity. This allows the City's existing emergency services to easily serve the property as compared to a project that was located on the outskirts of the City and required additional planning and capacity to serve. As outlined in Chapter 5: Land Use of the General Plan, one of the positives of the industrial land use is the relatively low public safety service cost per acre and low infrastructure maintenance cost per acre. The proposed GPMA will not have any direct impact on the Jordan School District. Businesses operating within the

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proposed development will also be enhancing the tax base that will ultimately provide more funding for infrastructure, emergency services, and schools throughout the City.

The current land use is vacant land, which does not enhance the local economy in any way. Approving this GPMA will bring jobs to the City of West Jordan and enhance the local economy. These future jobs will be well located for residents and reduce commute times. Future jobs within the proposed development will generally be light manufacturing, warehousing/distribution, and high-tech/research. These are typically higher-paid jobs that will have a positive impact on the local economy.

Future Use of Property

Upon approval of the GPMA and ZMA, the Property will accommodate up to 250,000 square feet of industrial space that will house local and regionally focused businesses. The proposed development will target a smaller tenant base compared to Dalfen's 9000 S Logistics Park located just west of the Property, which will ensure a healthy and diverse supply of industrial space for this area. The potential tenant base within the buildings is not fully determined at this time, but will likely be light manufacturing, warehousing and distribution, high-tech, defense, pharmaceuticals, and life sciences.

The proposed M-1 zone and Light Industrial designation does not permit extreme nuisances and dangerous conditions that could adversely impact the health and wellness of residents. The intended uses at the Property will generally be housed inside of the buildings and will not emit noxious odors, gases, and noise.

Infeasibility of Existing General Plan Designation

The current General Plan Designation of Regional Commercial is mis-aligned with the recent growth patterns, development of the surrounding area, and changes in roadway patterns.

The GPMA is proposing to change the future land use designation of the Property from **Regional Commercial** to **Light Industrial**. Per the West Jordan General Plan, the Regional Commercial land use designation is applied to areas in which the primary land use serves commercial and service functions and may include large chain department stores with satellite shops and facilities. Due to the growth patterns and development of the surrounding area, as well as changes in roadway patterns, this land use designation is no longer appropriate for the Property. The Property has essentially a spot designation (see map below) due to Mountain View Corridor bisecting the Property from potential regional commercial uses to the east. More specifically, commercial uses strongly desire full access to an adjacent roadway to ensure customers can easily and quickly drive to a business. 90th S on the north side of the Property is a major thoroughfare, but unfortunately the Utah Department of Transportation will not allow for

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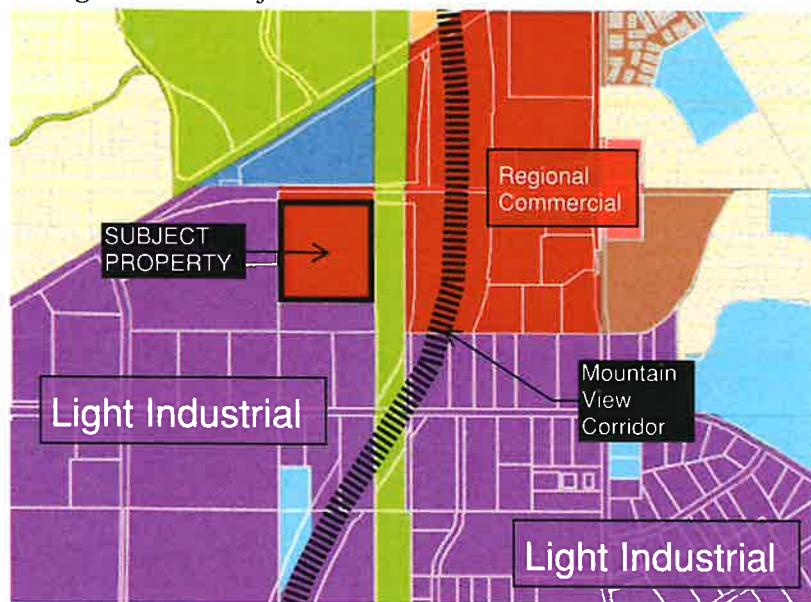
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a left-in, left-out access point into the Property. Due to this lack of access, commercial and retail uses have not located at the Property and likely will not locate at the Property in the future.

As the map below shows, the Property is bisected from the other Regional Commercial designated properties by a 300' overhead transmission line easement and another 600' public right-of-way. Due to the growth pattern of the area, the Property should be designated as Light Industrial to better align with the adjacent land uses.



Moreover, the proposed future land use designation to Light Industrial will better integrate with the surrounding uses and land use designations to the south and west, which are currently built out and operating under light industrial and outdoor storage uses. The Light Industrial designation is applied for areas that are suited to general manufacturing, assembly, repair, and storage and are free from extreme nuisances and dangerous conditions. As shown on the map below, the proposed future land use designation will abut other light industrial uses on the south and west, a mental health youth clinic to the north, and a large utility transmission line to the east. There are no residential uses adjacent to the Property, nor is this site appropriate for any residential uses as contemplated in the P-C zone.

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General Plan Compatibility and Consistency

The proposed ZMA will further the policies, goals, and objectives of the General Plan, as further outlined below:

Chapter 3: Growth Management

Chapter 3 of the City's General Plan promotes the development of infill parcels through recommendations of certain incentives and overlay zoning. The Property is an infill parcel that is surrounded by existing development on all four sides. Development of this Property will not require increased single-use utility and road extensions and will further promote efficient development within the City that will serve residents within the City. The increased job base will also help facilitate the population growth projections within the General Plan.

Chapter 5: Land Use

Chapter 5 of the City's General Plan discusses proper land use integration to ensure enhanced quality of life, safety, and strong urban design. Due to the surrounding uses and area as a whole, the Light Industrial land use and M-1 zoning is far more appropriate for the Property compared to the Regional Commercial planned today. As previously outlined, the lack of left-in/left-out access and development in the area does not promote commercial retail uses. The proposed development will better integrate with the existing and future light industrial uses in the area.

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Chapter 6: Transportation

Chapter 6 of the City's General Plan discusses east-west traffic congestion at 9000 S and the need for increased safety while maintaining an efficient transportation system. The proposed ZMA will reduce the potential traffic congestion generated from the Property. Per ITE data, Light Industrial uses generate around 1.2 to 1.5 trips per 1,000 sf of gross floor area, while Retail Commercial uses generate around 4.0 to 13.2 trips per 1,000 sf of gross floor area. Approving the subject ZMA will in fact reduce potential traffic congestion by more than 3x, which will ultimately create a safer environment for residents and minimize adverse impacts on the east-west corridors.

Chapter 9: Environment

Chapter 8 of the City's General Plan strives to protect and improve air quality throughout West Jordan. The proposed ZMA is to an M-1 zone, which excludes all uses that create extreme nuisances and dangerous conditions. Future businesses locating within the proposed development will not have an adverse impact on the air quality throughout the region as the uses will generally be clean and internal to the buildings.

Chapter 12: Economic Development

Chapter 12 of the City's General Plan speaks to resident's commutes outside of West Jordan and the need to bring new employers into the City. With over 90% of West Jordan residents working outside of the City limits, it is imperative to create an economic environment that keeps residents working within the City to reduce commutes, increase the tax base, and better balance out the housing/job ratios within the City. The proposed development will provide up to 250,000 square feet of industrial space that will house local and regional, high-quality employers. The proposed development will enhance the guiding principles within Chapter 12 of the General Plan by attracting, recruiting, and retaining quality businesses, diversifying and strengthening the employment and tax base within West Jordan, and providing an aesthetically pleasing business environment throughout the City.

We appreciate you and your team's assistance on this request and we are available to answer any questions. We can be reached at (505) 261-1176 or sperdomo@titan-development.com.

Thank you,

A handwritten signature in blue ink, appearing to read "Sal P." followed by a stylized "D".

Sal Perdomo, Vice President
Titan Development

Cc: Joe Iannacone, Partner, Titan Development

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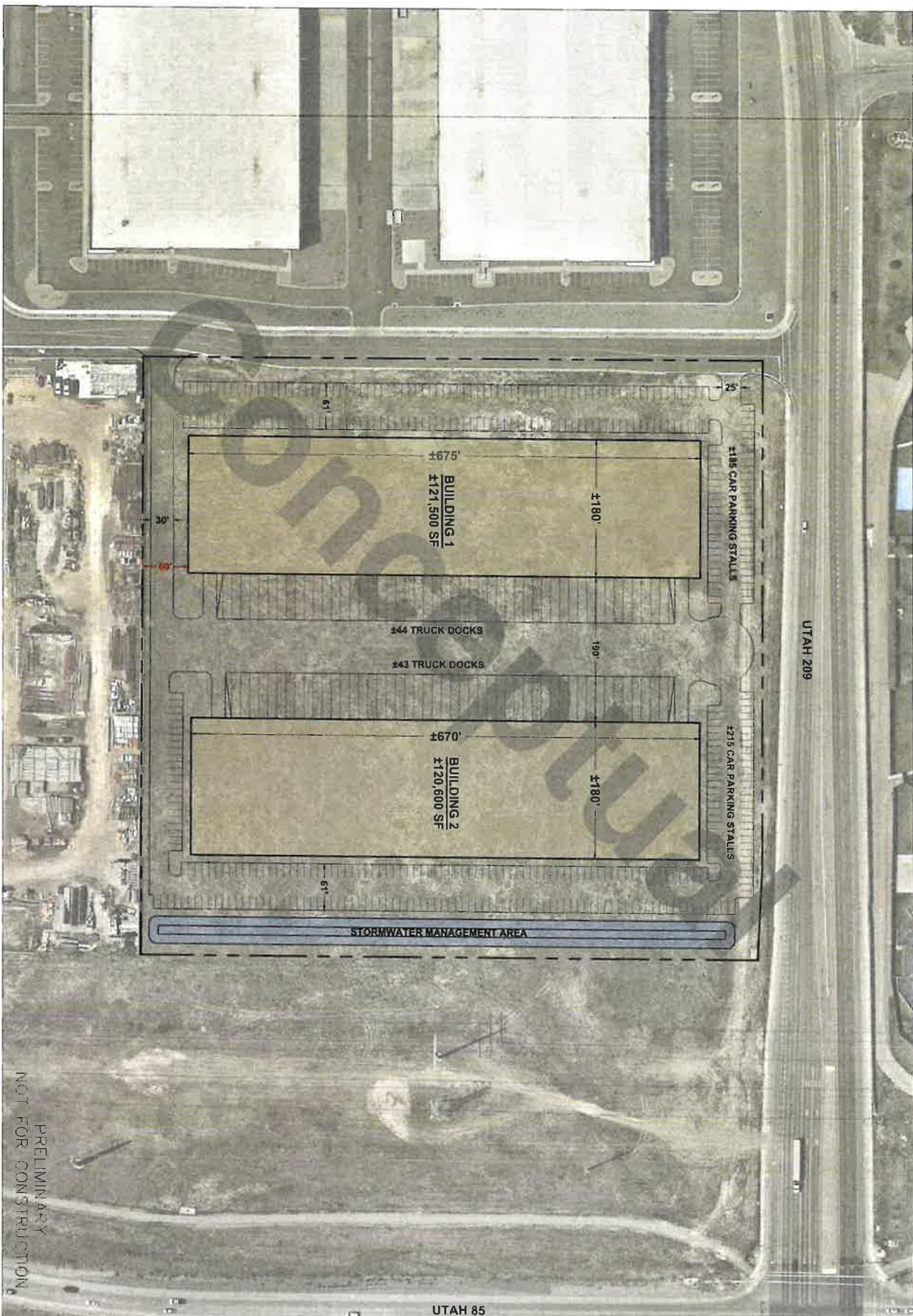


Bryan Byrd, Senior Manager, Titan Development
Danny Woodbury, Woodbury Corporation
Scott Thorsen, PE, CIR Engineering

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DESIGN BUILDER:
ARCO
MURRAY
DESIGN BUILD

CLIENT:

UTAH 209

PROJECT:
**INDUSTRIAL
DEVELOPMENT**

ADDRESS:
**UTAH 209 &
UTAH 85, WEST
JORDAN, UT**

UTAH 85

DATE:

9/16/2025

SCALE:

1" = 120'



SHEET TITLE:
**PRELIMINARY
SITE PLAN**

SHEET NUMBER:
SP-2

PRELIMINARY
NOT FOR CONSTRUCTION



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 12/16/2025

Presenter: Council Members Bob Bedore/Kent Shelton

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 30 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion on Proposed Code Amendments Related to Definitions for Residency, Guests, and Vehicles

2. EXECUTIVE SUMMARY

The Council adopted amendments to General Provisions on August 26, 2025 (Ordinance No. 25-37) related to parking in residential areas. The sponsors would like to ask the council if there is additional clarity on a couple of definitions to assist code enforcement.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

None to amend the code. However, depending on the enforcement mechanism, it could include some small costs to enforcement.

5. PLANNING COMMISSION RECOMMENDATION

N/A for the time being – a potential amendment would be presented to the PC in the future, pending the outcome of this discussion.

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

In the [August 26, 2025 City Council Meeting](#), Council adopted Ordinance No. 25-37, Amendments to City Code on Storage of Commercial Vehicles in Residential Zones (Sections 13-2-3, 13-5B-7, 13-8-14) to Update Permitted Vehicle/Equipment Types and Add Related Definitions.

Additional Information & Analysis

The Council is being asked to provide feedback on whether additional code amendments are warranted to clarify definitions around residency, guests, and vehicles in residential areas. This discussion builds on Ordinance 25-37, adopted earlier this year, which addressed parking concerns but left open questions about how long guests may remain before being considered residents. Council's role here is exploratory: to identify whether gaps exist in the current ordinance and whether further refinement could improve enforcement consistency and neighborhood livability.

Council may wish to weigh the tradeoffs between flexibility for residents and predictability for enforcement. Neighboring cities such as Sandy and Taylorsville have adopted guest-stay thresholds ranging from 14 to 30 days, often paired with clear definitions of “household” and “vehicle occupancy” to avoid disputes. These examples suggest that West Jordan could consider similar parameters while tailoring them to local needs. Stakeholders not directly mentioned include homeowners’ associations, code enforcement officers, and residents who rely on extended family or long-term guests for caregiving or housing support. Their perspectives may help balance fairness with practicality.

This discussion does not carry immediate urgency but could shape future amendments that strengthen neighborhood character and reduce ambiguity in enforcement. Council may wish to consider whether definitions should be narrowly tailored to address specific issues (e.g., guest parking) or broadly framed to anticipate evolving residential patterns. With this context, members should have sufficient information to deliberate on the merits of pursuing additional code changes.

Possible Discussion Questions:

- How do other cities define “guest” versus “resident,” and what thresholds have proven workable?
- Could enforcement mechanisms be designed to minimize administrative burden while maintaining fairness?
- How might extended guest stays intersect with housing affordability or multigenerational living trends in West Jordan?
- Should vehicle definitions be tied to residency status, or treated separately to avoid unintended impacts?
- What role should HOAs, neighborhood groups, or enforcement staff play in shaping any future amendments?

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.
- **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.
- **PARKS, RECREATION, AND OPEN SPACE**
 - Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city.

8. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;

3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. ATTACHMENTS

Proposed Code Amendment

Proposed City Code Text Amendment –
A Travel Trailer, Camper, Recreational Vehicle, or Motor Home
Being “Occupied by a Guest or Guests” for More Than 21 Days

13-2-3: DEFINITIONS:

[Add New Definition]

OCCUPY (or OCCUPIED) BY A GUEST OR GUESTS: A guest or guests being physically present, one or more times, for any length of time, for whatever reason or purpose, and either with or without permission, in a vehicle, space, place, or location, on a given day.

13-8-14: PARKING OF VEHICLES, CONSTRUCTION EQUIPMENT, AND OTHER EQUIPMENT IN RESIDENTIAL ZONES:

[Amend Subsection C]

• • • •

C. Parking Of Watercraft, Trailers, Campers, Recreational Vehicles, And Motor Homes:
Except as otherwise provided for in this section, with regards to parking in residential zones, watercraft, trailers, campers, recreational vehicles, and motor homes are not allowed to be parked except:

1. Any portion of a parked watercraft, trailer, camper, recreational vehicle, or motor home, may be parked in the rear yard and/or side yard and may extend into the front yard but shall not be closer than three feet from the edge of the sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than ten feet (40) from the front property line. In no case shall any portion of a parked vehicle, watercraft, camper, trailer or motor home extend onto a sidewalk or past the property line.

2. All watercraft, trailers, campers, recreational vehicles, or motor homes shall be maintained, complete, and must be able to be operated for the purpose intended when parked.

3. Irrespective of where it is parked on the property, a travel trailer, camper, recreational vehicle, or motor home may be “occupied by a guest or guests” (as defined in section 13-2-3) of the resident for no more than ~~twenty-one (21)~~ calendar days per year 365-day period, provided it meets all setback requirements.

4. The parking areas where watercraft, trailers, campers, recreational vehicles, or motor homes shall encompass the entire width and length of said watercraft, trailer, camper, recreational vehicle, or motor home and the parking surface shall be constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch ~~(3/4")~~ or larger gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf block, or any combination of the aforementioned materials. Gravel, gravel mix, crushed rock and stone shall have a minimum depth of at least four inches ~~(4")~~.

• • • •



REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Meeting Date Requested : 12/16/2025

Presenter: Adam Gardner, Public Affairs Director

Deadline of item :

Applicant:

Department Sponsor: Administration

Agenda Type: DISCUSSION TOPICS

Presentation Time: 30 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion on Legislative Priorities and Utilities

2. EXECUTIVE SUMMARY

Adam Gardiner, Public Affairs Director for the city would like to update the council on various topics that could be heard during the 2026 General Session of the Utah State Legislature. These topics may have various impacts on the city, the city budget among other discussion topics.

3. TIME SENSITIVITY / URGENCY

The General Session begins on January 20, 2026

4. FISCAL NOTE

These are unknown until legislation is adopted and signed by the Governor

5. POSSIBLE COUNCIL ACTION

Discussion only – no directly requested from the council.