



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, November 18, 2025 – 7:00 pm
Approved December 16, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Kayleen Whitelock, Vice Chair Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Business Development Manager Paul Coates, Budget & Management Analyst Rebecca Condie, Utility Manager Greg Davenport, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Deputy Police Chief Jeremy Robertson, City Recorder Tangee Sloan, Administrative Services Director Danyce Steck, Police Chief Ken Wallentine

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

2. PLEDGE OF ALLEGIANCE

Atyana Crosby led participants in the Pledge of Allegiance

3. SPECIAL RECOGNITION

a. Recognition of West Jordan Resident Melanie Bjork-Jensen

Public Information Manager Marie Magers introduced Melanie Bjork-Jensen, and recognized her for winning the Food Network Season 11 Halloween Baking Championship. Ms. Bjork-Jensen spoke of teaching herself how to bake and presented the Council with a baked treat. The Council presented her with a certificate and took the opportunity for a photograph.

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

Mayor Burton noted that prior to announcing his retirement, Police Chief Ken Wallentine had prepared an individual to take his place, and prepared the entire department for the change. Chief Wallentine explained that over his years in law enforcement, he had hired individuals based on integrity, motivation, capacity, knowledge, and experience. He believed Deputy Chief Jeremy Robertson was the best candidate to replace him because he was a man of integrity with motivation to serve and added the belief that Robertson would be the best Police Chief West Jordan had ever seen.

**MOTION: Council Member Green moved to APPROVE Resolution No. 25-059 Providing Advice and Consent to Appoint Jeremy Robertson as Police Chief for the City of West Jordan.
Council Member Shelton seconded the motion.**

Chair Whitelock thanked Chief Wallentine and his wife for the service they had provided to West Jordan. Council Member Jacob thanked Chief Wallentine for putting the Police Department on the right course, and for preparing someone to succeed him. Vice Chair Bedore commented that he had come to understand the importance of having strong leadership in the Police Department and believed the leadership in West Jordan was exemplary. He thanked Chief Wallentine for all he had done. Council Member Lamb was grateful for Chief Wallentine and for Deputy Chief Robertson. Council Member Green thanked Chief Wallentine and felt the City had been honored and blessed to have him in charge, and thanked Deputy Chief Robertson for what he knew he would do.

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. Oath of Office and Badge Pinning for Police Chief and Deputy Chiefs

Outgoing Police Chief Ken Wallentine administered the Oath of Office for Police Chief Jeremy Robertson, Deputy Police Chief Rich Bell, and Deputy Police Chief Morgan Anders. The Council took the opportunity for photographs.

4. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:26 pm.

Comments:

Randolph Taylor, resident serving as the local representative for justserve.org, thanked the Council for their willingness to consider West Jordan becoming a JustServe City. He encouraged the Council to pass and sign the proposed proclamation and display it at City Hall. Mr. Taylor said West Jordan was full of civic-minded, volunteering people, which he felt should be recognized more formally. He noted that as a JustServe City, West Jordan would have the opportunity to qualify for a Global Just City award.

Chair Whitelock closed public comment at 7:29 pm.

5. PUBLIC HEARINGS

a. 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

Brandon Wixom, applicant, presented his petition to rezone 1.47 acres located at 1490 West 8600 South for Sandra's Place, a six-lot single-family home development. He said

the Future Land Use Map (FLUM) designation was Low Density Residential, and he requested to rezone from A-5 to R-1-8 to build new single-family homes that would attract families and working professionals to West Jordan. Surrounding properties were zoned R-1-10 and R-1-8. Mr. Wixom showed a photograph of the existing residence and the field behind. He said access would be with a private lane off 8600 South with 5-foot sidewalks. All units would have 2-3 car garages, and no parking would be allowed on the private lane. He showed a concept diagram for the six proposed lots, as well as a concept rendering, and spoke of walkability and nearby trails and public transportation. Mr. Wixom said the requested zone change was consistent with the General Plan.

Responding to a question from Council Member Lamb, Mr. Wixom divulged that the existing residence would be removed, and six new homes constructed. He noted the private lane would meet all emergency access requirements.

Associate Planner Mark Forsythe said water, sewer, and storm drain infrastructure could tie into the property from 8600 South. Council Member Green believed City ordinance discouraged private streets and asked why a private street was proposed for the development. Mr. Forsythe said private streets were allowed if approved by the Planning Commission for an infill purpose. Council Member Green asked if the private street would be built to City standards. Mr. Forsythe responded the proposed private roads would have sidewalk on one side. Council Member Green asked if detention ponds would be necessary, and Mr. Forsythe said detention ponds would be addressed in the next steps of the process.

Vice Chair Bedore said the report from the Planning Commission meeting reflected discussion of R-1-8 versus R-1-10, with the point made that R-1-10 would hold the developer to a certain size, while a rezone to R-1-8 could result in something different than conceptually shown. Vice Chair Bedore asked why the applicant had not requested R-1-10. Mr. Forsythe responded that five of the six lots were over 10,000 square feet, and one lot was around 9,000 square feet. He believed R-1-10 would be feasible if more property were shifted to the smaller lot. Mr. Forsythe suggested the applicant requested R-1-8 for the flexibility it would provide. Vice Chair Bedore asked if Mr. Forsythe had any qualms about making the property R-1-10, and Mr. Forsythe responded he did not.

Council Member Shelton commented that with R-1-8, up to eight units could be developed on the property. He said he appreciated the need for flexibility, but would be more comfortable with R-1-10.

Council Member Jacob was not bothered by the question of R-1-8 or R-1-10 but expressed the opinion that the location and the concept proposed were like a square peg in a round hole. He said the request was for single-family units, and suggested that front and side yard setbacks would make the difference.

Chair Whitelock asked the applicant if there was any reason the development could not be R-1-10. Mr. Wixom said setbacks were the reason for the requested R-1-8. He said there were only enough ERCs for six homes and was willing to guarantee a maximum of six homes. Dale Bennett with Benchmark Engineering said they wanted the homes to be

beautiful, and R-1-10 only provided a few setbacks, which would require the homes to be skinnier than they were comfortable with. Mr. Bennett said the lots would be the same size with either zone, and confirmed they would not develop more than six units.

Chair Whitelock opened a public hearing at 7:49 pm.

Comments:

Kate Simonutti, West Jordan resident, said she opposed the proposed zoning change as inconsistent with the established neighborhood. She provided a petition signed by 23 neighbors also opposed to the R-1-8 rezoning. Ms. Simonutti requested R-1-10 as being more in keeping with the surrounding properties. She expressed concern that existing roadways and public infrastructure were not designed for increased demand, and suggested limiting the development to 4-6 lots as more responsible.

Nora Lems, West Jordan resident, said her main concern was about traffic. She felt the proposed lane was too narrow and questioned whether a fire truck would be able to fit. Ms. Lems said her lane in the same neighborhood (8600 South) had not been plowed in two years, and the only reason it had been plowed in the past was because her husband was on the City Council. She appreciated that the lane had finally been recognized as a street, and the City replacing the water line. Ms. Lems asked where all the potential residents would park if street parking was not allowed. She suggested the number of homes needed to be reduced and the street width increased to allow street parking. Ms. Lems emphasized that water retention was needed, and challenged the Council to look at the property before they voted.

Steve Jones, West Jordan resident, asked if the City had made sure the storm drain system could accommodate proposed development.

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

Mr. Wixom said the concerns expressed were valid, and a lot of the concerns would be addressed in the next steps of the process. He showed a current zoning map, said R-1-8 was directly south of the subject property, and spoke of City plans to improve existing streets in the area. Mr. Wixom argued that R-1-8 made sense with existing development. He repeated he did not want to develop more than six units.

Council Member Green asked Utility Manager Greg Davenport how many ERCs were tied to the property. Mr. Davenport was not sure of the exact number; it was usually based on the General Plan and estimated a range of 4-8. Mr. Davenport did not anticipate a problem with utilities which would be addressed at the engineering phase of the process.

Council Member Green spoke of bulk standards for R-1-8 and R-1-10, and said he did not feel there was a substantial enough difference. He said the General Plan designation for the property was Low Density, and the application was for low density. He said the private street was the most concerning aspect to him because residents would need to pay for plowing and maintenance above and beyond City taxes and fees. He was also concerned about a private street not built to City standards, especially if it became necessary for the City to take over responsibility for the street in the future. Mr. Langford clarified that private roads were required to be built to City standards curb to curb. With a public road,

property lines went to back of sidewalk, and with a private street, property lines went to center of the road, adding to the overall lot size. From curb to curb, the road would be constructed to City standards.

Chair Whitelock had driven and walked the roads in the area that summer. She pointed out that ADUs would be allowed and believed parking was a legitimate concern. She did not understand why street parking would not be allowed if the street was a standard width.

Council Member Jacob looking at a street view of 8600 South suspected it was not the City standard width. He said 8600 South was a country road in the middle of the city and thought it was interesting a developer wanted to put a standard-width road, wide enough for vehicles to pass and for emergency vehicle access, at the end of the narrower country road. Council Member Jacob believed the issue of 8600 South needed to be addressed separately. He agreed that a responsible development on the subject property would be 4-6 lots, and pointed out the developer was asking for six. Council Member Jacob felt that parking issues would be addressed by the Planning Commission as part of the process and believed the requested zoning fit.

Council Member Green felt it was inevitable that properties like the subject property would continue to infill. He thought it was interesting that at least eight of the individuals who signed the petition against R-1-8 on the subject property, lived in an R-1-8 Zone. Council Member Green expressed the opinion that if the road were built as a private road, on-street parking should be allowed, but said parking was not a concern of a rezone. He said the Utility Manager indicated utilities were sufficient. Council Member Green said he believed voting against the request would be placing the property rights of one above another. He said he believed property rights were fundamental, and believed the rezone request was reasonable. Council Member Green said he was not willing to add fodder to the State Legislature's arguments against local control by denying a reasonable request.

Council Member Bloom emphasized the Fire Department had reviewed the concept, which was within the desired three-minute response time.

MOTION: Council Member Bloom moved to APPROVE 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 Council Member Jacob seconded the motion.

Chair Whitelock said the State Legislature desired to take local control away did not think the developer could get more than six homes on the subject property. She expressed the opinion that if the private road was built to City standards, street parking should not be restricted because it was not fair to expect that residents and guests would take up space on adjacent streets. She emphasized that 8600 South was a narrow street.

Vice Chair Bedore knew 8600 South well and was not convinced that R-1-10 would not work for the project. He wanted the area to be as beautiful as it could be. Council Member

Green pointed out that a denial of the motion would mean the developer could not reapply for another year.

The vote was recorded as follows:

YES: Kayleen Whitelock, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Chad Lamb, Bob Bedore

ABSENT:

The motion Passed 5-2.

- b. *Resolution No. 25-056 Amending the Consolidated Fee Schedule for Fiscal Year 2026***
Administrative Services Director Danyce Steck presented a request to remove the Land Use Engineering Fee from the Consolidated Fee Schedule, and add fees for the columbarium at the cemetery.

Chair Whitelock opened a public hearing at 8:24 pm.

Comments:

None

Chair Whitelock closed the public hearing at 8:25 pm.

MOTION: Council Member Lamb moved to APPROVE Resolution No. 25-056 amending the Consolidated Fee Schedule for Fiscal Year 2026.
Vice Chair Bedore 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. *Ordinance No. 25-60 Amending the Budget for Fiscal Year Ending June 30, 2026***
Administrative Services Director Danyce Steck presented proposed amendments to the FY2026 Budget.

Chair Whitelock opened a public hearing at 8:33 pm.

Comments:

None

Chair Whitelock closed the public hearing at 8:33 pm.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-60 amending the Budget for Fiscal Year Ending June 30, 2026.

Council Member Shelton 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

a. 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

Council Office Director Alan Anderson explained the Council was required to submit two names to the Governor as candidates to fill one seat on the Jordan Valley Water Conservancy District Board. He said Council Member Jacob had been serving, but his term was coming to an end. Mr. Anderson said Council Member Jacob and Chair Whitelock had both expressed interest. Responding to a question from Chair Whitelock, Mr. Anderson had not reached out to Council Members Elect to know if they had interest in serving on the board.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-052 submitting Zach Jacob and Kayleen Whitelock to Governor Spencer Cox for the Division 4 Board Seat on the Jordan Valley Water Conservancy District Board.

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.

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

MOTION: Council Member Green moved to APPROVE Joint Resolution No. J25-01 Proclaiming the City of West Jordan as a JustServe City.

Vice Chair Bedore 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.

7. REPORTS TO COUNCIL

a. City Council Reports

Chair Whitelock spoke of a visit to Terrain to see development progress and the new beet statue in the Recreation Center parking lot.

Council Member Green spoke of the grand opening of Furniture Row and Denver Mattress. He said the beet statue was a great symbol for West Jordan, knowing how much sugar beets were the life of the economy in that part of the valley in the past. He spoke of a rainy experience at Tuacahn in St. George, where he met a family from The Oaks in West Jordan.

Council Member Jacob hoped the City would continue to fund public art projects in the future.

Council Member Shelton spoke of the beet statue, and the Furniture Row ribbon cutting. He spoke of a recent accident in which a 16-year-old was hit by a vehicle, and said the young lady would survive. He thanked staff for taking action to make the intersection safer. Council Member Shelton said the cost of making improvements and making crosswalks safer seemed expensive until something like that happened.

b. Council Office Report

Council Office Director Alan Anderson said the Council were provided with holiday cards for them to use at their discretion.

c. Mayor's Report

Mayor Dirk Burton spoke of taking a tour of a micro-shelter in Salt Lake City, and attending a Government Affairs Boot Camp. He reported on recent events in the community, and spoke of upcoming activities.

d. City Administrator's Report

City Administrator Korban Lee reported that asphalt maintenance had closed for the season. He spoke of two new employees, and gave an update on the Taylorsville City Courtroom. Mr. Lee invited suggestions from the Council for an awards banquet planned for January.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- **October 28, 2025 – Committee of the Whole Meeting**
- **October 28, 2025 – Regular City Council Meeting**

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

The vote was recorded as follows:

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

NO:

ABSENT:

The motion Passed 7-0.

9. ADJOURN

Chair Whitelock adjourned the meeting at 9:03 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 18, 2025. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 16th day of December 2025