



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, December 02, 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, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Public Information Manager Marie Magers, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick

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

2. PLEDGE OF ALLEGIANCE

Lois Durrant led participants in the Pledge of Allegiance

3. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:01 pm

Comments:

Chris McConnehey, West Jordan resident, asked the Council to consider reducing the lot line adjustment fee, which was significantly higher than the fee charged by other cities. He suggested the current fee was not commensurate with the staff effort required.

Chair Whitelock closed public comment at 7:03 pm

4. PUBLIC HEARINGS

a. Resolution No. 25-054 Authorizing the Mayor to Execute a Service in Lieu of Fees Agreement with Scouting of America

City Administrator Korban Lee said it had been proposed that Scouts be allowed to use City facilities for meetings from time to time. He said a service in lieu of fee agreement was proposed, wherein the Scouts would perform service in the community at a value commensurate with or greater than the rental fee for use of the City facility. Mr. Lee noted the agreement would be open ended, and specify rates the Scouts could take advantage of when a facility was needed.

Council Member Green voiced concern that the proposed resolution did not assign a total dollar value. Mr. Lee mentioned the dollar amount would vary based on the room rented. Council Member Green pointed out that the Council was limited to no more than 1% of the City budget for fee waivers, and believed a dollar amount needed to be attached to the waiver for accounting purposes. Mr. Lee felt a maximum amount could be calculated based on the most expensive space the Scouts could rent, and said the Scouts were limited to 12 event days per year.

City Attorney Josh Chandler said that 1% requirements were clearly stated in Section 10-8-2 and agreed that the value needed to be recorded. However, the Code did not require the value to be set at the time the agreement was entered. He said the City would need to track and record the value to be gauged against the 1% limit, but did not need to be set forth in the agreement beforehand.

Council Member Green was not sure how he felt about an open-ended check. Responding to a question from Chair Whitelock, Mr. Lee confirmed the Scouts had the necessary insurance.

Chair Whitelock opened a public hearing at 7:10 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:10 pm.

The Council and staff discussed existing rental rates for City facilities. Mr. Lee said staff could come back with a not-to-exceed total value. Council Member Green calculated that \$170 per hour for ten hours over 12 days could equal a \$20,000 value waiver. He asked if the Council would be comfortable with a \$20,000 waiver, and if the Council believed a commensurate value would be provided in service.

Chair Whitelock asked Mr. Lee if he felt comfortable adding a dollar amount to the resolution that evening. Mr. Lee said \$20,000 far exceeded the expectation and was still far below the 1%.

Council Member Lamb estimated \$170 per hour for two hours over 12 days for a total of \$4,080, which he believed was a more reasonable estimate than \$20,000. Council Member Green felt the Council should know ahead of time if they were authorizing two hours or a full-day rental. Mr. Lee explained that the main intent had been to use the Community Room, which was less expensive than the Fire Station. He said he would be comfortable including a maximum amount of \$10,000.

MOTION: Chair Whitelock moved to APPROVE Resolution No. 25-054 authorizing the Mayor to execute a Service in Lieu of Fees Agreement with Scouting of America not to exceed \$10,000.

Council Member Lamb seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion Passed 7-0.

b. Ordinance No. 25-56 Amendments to Parking Lot Materials, Drainage Standards, and Related Definitions

City Planner Larry Gardner oriented the Council with the item explaining that the purpose of the proposed amendment was to clarify misinterpretations of the parking standards ordinance. He summarized the proposed amendments: new definitions added; parking requirements updated; design and location standards revised; specific use standards expanded; redundant word cleanup; outdated references to prior ordinances removed; and certain duplicative driveway and parking surface requirements consolidated.

Responding to a question from Chair Whitelock about non-conforming properties, Mr. Gardner said the requirements were for all uses. Council Member Bloom asked if Mr. Gardner anticipated appeals or variances for industrial uses. Mr. Gardner did not anticipate variances because the amendments were more friendly to development. Council Member Jacob suggested vehicle screening requirements should be clarified. Chair Whitelock expressed agreement.

Chair Whitelock opened a public hearing at 7:29 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:30 pm.

Council Member Green expressed the opinion that proposed language conflicted with HOPZ requirements regarding garages and parking spaces, and suggested the matter should be tabled for revision. Mr. Gardner said the language referenced HOPZ requirements and asked for specific direction. Mr. Gardner said he would change the Use Table to include asphalt or concrete, and pointed out garages were still required in some zones. Council Member Green suggested reference to garages should be removed because garages were not required with HOPZ.

MOTION: Council Member Green moved to POSTPONE Ordinance No. 25-56 Amendments to Parking Lot Materials, Drainage Standards, and Related Definitions to come back no later than the first meeting in February 2026. Chair Whitelock seconded the motion.

The vote was recorded as follows:

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

NO: **Chad Lamb**

ABSENT:

The motion Passed 6-1.

Chair Whitelock asked that members of the Council email Mr. Gardner with any questions or suggestions.

c. *Ordinance No. 25-58 Amending West Jordan City Code Section 14-5-9 Utilities and Utility Easements*

City Planner Larry Gardner reported that the City had required public utility easements along rear property lines of subdivided lots for decades. He emphasized that utilities would no longer be placed in rear yards and proposed eliminating the 7.5-foot easement in backyards and at the edge of subdivisions, with the requirement that if engineering saw the need for a public utility easement, it could be required to be on the plat.

Chair Whitelock opened a public hearing at 7:38 pm.

Comments:

Chris McConnehey, West Jordan resident, said the existing backyard utility easement impacted the ability to place an external ADU on his property. He felt it would be helpful to future development to have the Code cleaned up. Mr. McConnehey thanked the members of the Council for their time and service.

Chair Whitelock closed the public hearing at 7:40 pm.

MOTION: **Council Member Jacob moved to APPROVE Ordinance No. 25-58 amending West Jordan City Code Section 14-5-9 Utilities and Utility Easements.**

Council Member Lamb seconded the motion.

Council Member Jacob thanked staff for the amendment.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion Passed 7-0.

d. *Ordinance No. 25-57 Amending West Jordan City Code to Establish Public Art Regulations and Definitions*

Mr. Gardner presented proposed amendments to City Code to establish public art regulations and definitions. He said public art would be defined as a work of art that was placed or installed upon public property owned by the City. A work of art would be defined

as any form of original creation of visual art including, but not restricted to, any sculpture, bas relief, high relief, mobile, fountain, painting, graphic, print, lithograph, etching, embossing, drawing, mural, mosaic, supergraphic, fresco, photograph, ceramic, fiber, mixed media, or combination of forms.

Council Member Green asked why the proposed ordinance named the City Administrator as the approval authority instead of the Mayor or his designee. Mr. Gardner said he was not comfortable writing ordinance that designated an elected official because he did not like putting an elected official in a vulnerable position. Council Member Green said he would rather designate an elected official because they were accountable to the public. Mayor Burton said the Mayor could usurp the authority if a controversial situation came up. Council Member Jacob said he agreed with the suggestion to name the Mayor or designee. Chair Whitelock and Vice Chair Bedore said they agreed.

Chair Whitelock opened a public hearing at 7:46 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:46 pm.

Mr. Chandler suggested “Mayor or designees” would be clearer, but said “Mayor or designee” would work fine.

MOTION: Council Member Green moved to APPROVE Ordinance No. 25-57 Amending West Jordan City Code to Establish Public Art Regulations and Definitions, amending line 15 of the Legislative Draft to read “approval of Mayor or designee.”

Vice Chair Bedore seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion passed 7-0.

5. BUSINESS ITEMS

a. *Ordinance No. 25-61 the 2026 Annual Meeting Schedule for City Council and Agency Boards*

Council Office Director Alan Anderson presented the proposed 2026 Annual Meeting Schedule. He noted that the October Utah League of Cities and Towns (ULCT) Conference was scheduled on a Tuesday and Wednesday (October 27 and 28) at the Salt Palace, in conflict with the regularly scheduled Council meeting on the 27th.

Council Member Lamb said the Council's job was to hold Council meetings and expressed the opinion the Council should keep the scheduled October 27 meeting on the calendar, despite the ULCT Conference. Council Member Jacob suggested moving the meetings in October to the 6th and the 20th. Council Member Green suggested moving the November 3 meeting to November 10 to avoid election day.

MOTION: Vice Chair Bedore moved to APPROVE Ordinance No. 25-61, the 2026 Annual Meeting Schedule for City Council and Agency Boards.
Council Member Lamb seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion passed 7-0.

With no objection, Chair Whitelock amended the agenda to take Consent Items before Reports to Council.

7. CONSENT ITEMS

a. Approve Meeting Minutes

- November 18, 2025 – Committee of the Whole Meeting*
- November 18, 2025 – Board of Canvassers Meeting*

b. Resolution No. 25-058 Franchise Agreement with Enbridge Gas Utah

c. Resolution No. 25-060 Franchise Agreement with Rocky Mountain Power

MOTION: Council Member Jacob moved to APPROVE consent items as listed.
Chair Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion passed 7-0.

6. REPORTS TO COUNCIL

a. City Council Reports

Chair Whitelock reported on a recent ULCT meeting, and said she believed the Council needed to schedule discussion of drone delivery and possible impacts on the community to be proactive. She commented that the JustServe website had information on how to elevate the America250 experience.

b. Council Office Report

Council Office Director Alan Anderson said staff were working with Council Members Elect to ease the upcoming transition to office.

c. Mayor's Report

Mayor Dirk Burton announced the successful retirement celebration of Chief Wallentine and thanked the Council for their participation. He reported on recent events in the community and encouraged participation in upcoming activities. Mayor Burton spoke of current crosswalk safety studies.

d. City Administrator's Report

None

8. ADJOURN

Chair Whitelock moved to adjourn the Council Meeting.

The meeting adjourned at 8:08 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 2, 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