



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, December 02, 2025 – 4:00 pm  
**Approved December 16, 2025**  
8000 S Redwood Road, 3rd Floor  
West Jordan, UT 84088

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## **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, Utilities Manager Greg Davenport, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Council Office Clerk Cindy Quick

Chair Whitelock called the meeting to order at 4:00 pm.

## **2. DISCUSSION TOPICS**

### **a. Discussion on Separate Utility Meters for Accessory Dwelling Units**

Public Utilities Director Greg Davenport said staff had been tasked with drafting proposed language for City Code to allow separate utility meters for Accessory Dwelling Units (ADUs). Mr. Davenport presented the proposed language and asked for Council input. Chair Whitelock expressed the opinion that such code should be written with residents in mind, not developers, and emphasized clarity should be one of the goals. She did not think the proposed language provided clarity. Council Member Green noted he would provide suggested changes to staff, with a copy to the Council. Mr. Davenport understood and would try to simplify the language where he could.

Council Member Shelton asked if a separate meter, if required, would need to be tied to the property owner, or if the account could be in the renter's name. Chair Whitelock commented that the City typically put a lien on a property if an account was not paid. Council Member Green believed a rental account stayed in the property owner's name, but a copy could be requested to be sent to the renter.

Council Member Shelton thought it would be nice for a property owner to have a rental account in the name of a renter. However, when a renter moved out, an account should revert to the landowner's name. He knew Provo City would not put a new name on an account until the account for a previous renter was paid in full. Council Member Green felt substantial change to Section 9-2a-3 of City Code would be needed to accommodate for rental situations. City Administrator Korban Lee explained that the City had the ability to put

a tenant name on an account with the property owner so the tenant could pay, but responsibility for a utility bill ultimately rested with the property owner.

Council Member Jacob referred to lines 45-52 of the proposed code and said the language addressed situations in which a separate meter would be required, but did not address situations in which a property owner may be allowed to install a separate meter. Council Member Jacob suggested the Code should list circumstances under which a property owner with an external ADU could have a separate meter. Mr. Davenport expressed the opinion that a separate lateral and separate account should be required for a separate meter.

Council Member Bloom agreed with offering the possibility of a separate meter and agreed with Council Members Jacob and Green that guardrails should be in place. She expressed the opinion that an owner occupant should be associated with both accounts.

Chair Whitelock summarized the discussion noting that Council wanted the language to be cleaner and wanted the property owner ultimately responsible for the bill. The Council unanimously agreed with allowing property owners to request separate sewer and water hookups for an external ADU. Chair Whitelock requested the code be revised in resident-friendly language, emphasizing separate meters would require separate impact fees and noted that an impact fee study may be needed. Council Member Green expressed agreement. Chair Whitelock asked that the matter be brought back to the Committee of the Whole.

***b. Discussion Regarding Proposed Future Land Use Map Amendment and Rezone to Allow Residential Use on UDOT Surplus Property***

City Planner Larry Gardner reported the subject UDOT surplus property (2.86 acres) was in the CG Zone, and currently designated Neighborhood Commercial on the Future Land Use Map (FLUM). He explained that UDOT wanted to know if the Council would entertain changing the FLUM designation to High Density Residential and changing it to a residential zone.

Ross Crowe, Director of Right-of-Way and Property Management for UDOT, declared that UDOT acquired the property for the widening of Bangerter Highway. The property still had four retail tenants. The surplus section was placed on auction, with no offers. Mr. Crowe noted that 2025 House Bill 360 allowed UDOT to sell surplus land at fair market value and allowed developers to not pay UDOT for up to five years during development. He said HB360 allowed UDOT to use the site for housing with 10% affordable housing (calculated using 80% area median income), and believed the site would lend itself well to a multi-story residential rental project, with double-pane windows to mitigate noise. Mr. Crowe emphasized that the location was not currently desirable for commercial users. He mentioned UDOT had 14 such sites throughout the Wasatch Front, all west of I-15.

Council Member Green suggested extending the Interchange Overlay Zone (IOZ) to the subject property. Council Member Jacob believed a FLUM amendment and zone change would still be needed. Mr. Gardner recommended using the IOZ as well. Council Member Lamb believed mixed-use would be the best use of the property.

Chair Whitelock asked if any member of the Council opposed extending the IOZ to the subject property, with no opposition voiced. Chair Whitelock expressed the opinion that 80% AMI did not count as affordable in the West Jordan area. She expressed the opinion that it sounded like a developer would get a cushy deal for a high-rise apartment complex that would not actually be affordable.

Steve Waldrip, Senior Advisor for Housing Strategy for Governor Cox, noted that the use of a development agreement would allow the City to require owner-occupancy. He encouraged condominiums. Mr. Waldrip divulged that the City would have control of the discount to the purchase price through the development agreement, and said developers would be in competition to deliver the best product to the City.

Responding to a question from Council Member Green, Mr. Waldrip reported that the City could require some of the project be funded by the Olene Walker Housing Fund. Council Member Green felt if the City was going to give up that much commercial, and was serious about affordability, one of the requirements needed to be that the housing was truly affordable. Council Member Green suggested incorporating State HOPZ requirements in the IOZ. Mr. Davenport commented that the area was older and there may be infrastructure costs to be able to meet the needs of the desired density. Mr. Crowe stated that the State had set aside infrastructure funding to help make such projects work. Mr. Crowe spoke of a past project and was sensitive to the affordable housing issue.

Chair Whitelock felt tired of hearing about a housing crisis, and what the State considered affordable noting her skepticism was based on experience with developers. Mr. Waldrip stated that a development agreement was vital in establishing parameters for the process.

Chair Whitelock summarized that the Council was comfortable with the idea of housing on the subject property, and supportive of the IOZ with owner-occupied, affordable restrictions. She explained the City would need money from the State to fund necessary infrastructure. Mr. Waldrip believed the first step would be looking at HOPZ options.

Council Member Shelton had recently attended a meeting in South Jordan about transportation master plans. He said one of the proposed ideas involved a Trax line on Bangerter Highway, and asked if UDOT would end up buying the subject property back if the idea came to fruition. Mr. Crowe had never heard the concept.

Mr. Lee asked if the Council would support a broader application of the IOZ to more than the subject property. The Council did not express opposition. Council Member Lamb asked if the existing strip mall would be removed, and Mr. Crowe said the decision would be up to the development team.

**c. *Discussion of Proposed Amendments to West Jordan City Code Title 2 Chapter 6 and Title 3 Chapter 4 Related to Fee Waivers and City Support***

Senior Assistant City Attorney Patrick Boice said proposed amendments to Title 2 and Title 3 regarding fee waivers and City support were previously discussed with the Council at a meeting in September. He presented changes made since the September discussion. Chair Whitelock referred to a requirement for proof of registration as a non-profit entity, and

asked what the proof would entail. Mr. Boice said they would be looking for something from the State showing proof of registration as a not-for-profit organization.

Council Member Green suggested creating a fund in the budget to waive fees for City groups. He did not agree with requiring neighborhood groups to file as a non-profit, and expressed the opinion that State Code 10-8-2 was vague enough that the City could define what constituted a non-profit entity. Council Member Bloom suggested including a review clause. Council Member Green suggested specific changes to clean up proposed language.

Chair Whitelock said the item could come back to a Council meeting for action.

***d. Discussion of a Proposed Environmental Resolution to Establish Long-Term Sustainability***

Council Member Jacob noted his goal with the proposed resolution was to put direction in City budgeting policy to work on sustainability issues in West Jordan. Council Member Bloom believed the proposed environmental resolution would provide a framework and signal City priorities. Council Member Jacob felt the language could be adopted as a resolution or an ordinance. Vice Chair Bedore believed the proposed language represented wishes and encouragement, and said an ordinance would be more demanding.

Council Member Bloom felt the proposed resolution would turn current Council direction into official direction that would survive election changes and staff turnover. Council Member Jacob believed a resolution was a good first step. Council Member Bloom added that a resolution would build public awareness and show what was important to the City.

Council Member Lamb mentioned water-efficient changes that had been made by the Mayor's Office without direction from the Council and felt the proposed resolution was nice, but did not have teeth and thought it would not accomplish anything. Chair Whitelock suggested a better place for the guidelines would be the budget, she was not in favor of the proposed resolution.

Council Member Green did not like use of the word "will" in the resolution, and suggested using "encourage." He would not want department heads to take the language as direction to make everything sustainable and end up with an increased budget.

Council Member Bloom believed resolutions could turn good intentions into policy, give clear direction to staff, and strengthen grant applications. Council Members Shelton and Bedore would be willing to consider the resolution with changes suggested by Council Member Green.

Chair Whitelock had concerns with the first drafted statement in the resolution, which she believed would be a foot in the door for the zero emissions by 2030 consortium. She wanted energy efficiency and encouraged energy efficient measures for her friends and family, but did not want to promote an increase in what residents had to pay to achieve energy efficiency. Council Member Jacob said the proposed resolution would not lock the Council into any specific vote on any specific issue. Council Member Green believed that changes needed to be made to the wording and agreed to send suggestions to Council Member Jacob.

Council Members Bloom, Jacob, Green, Shelton, and Bedore indicated support for the Committee of the Whole considering the proposed resolution with changes discussed.

**e. *Discussion of a Proposed Environmental Resolution to Support Regional Collaboration on Air Quality***

Council Member Jacob reported that a former resident of the City had frequently brought up the regional airport as creating a lot of pollution in the City. Council Member Jacob did some research and found that private aviation was the number one source of pollution in the air. He learned through that research that there was not a lot the Council could do to change or improve the lead pollution from the regional airport, but the proposed resolution would express the will of the City to those who could do something about it.

Council Member Bloom believed the proposed language was collaborative, not confrontational understanding the City did not operate the regional airport, but the residents lived with the impacts. Council Member Bloom believed the proposed resolution would give the City a formal seat at the table by urging transparency, reporting, and cleaner fuel adoption.

Council Member Jacob was okay removing goal #2 from the proposed resolution because the airport joined the Airport Carbon Accreditation program in October. He wanted to let the Salt Lake Department of Airports know that West Jordan cared about air quality. The Council discussed that older personal planes were not designed to use unleaded fuel.

Council Member Green asked Mayor Burton what he believed the fall out would be if the Council approved the proposed resolution. Mayor Burton felt the resolution would send the message that West Jordan wanted to change how things were done at the airport. City Attorney Josh Chandler mentioned speaking with a representative of the airport and a federal statute required that airports not restrict or prohibit the use of leaded fuel if they received federal grants. Any airports receiving federal funding continued to offer leaded fuel. He suggested the City be mindful that the airport was restricted in what could or could not be done.

Council Member Lamb said the proposed resolution did not have any teeth, and could not make the airport do anything. Council Member Jacob said the resolution would ask the Salt Lake Department of Airports to report if they were promoting unleaded fuel, and said Salt Lake City was generally good about doing environmentally friendly things.

Chair Whitelock asked if what Council Member Jacob wanted could be accomplished by asking the Mayor to speak on the City's behalf in a Salt Lake Department of Airports Board meeting. Council Member Jacob's desire was to express the will of the City Council.

Council Member Lamb said Salt Lake City was already very environmentally conscious, and said he suspected the rules were the same for the bigger international airport and the smaller regional airport. Council Member Shelton was not in favor of leaded fuel but he did not want to put undue pressure on the airport to faze out leaded fuel planes because they were used to teach new pilots, and were extremely valuable pieces of equipment that could

become outdated with no fuel available. Council Member Shelton did not personally believe that lead poisoning was a problem in West Jordan and he wanted to maintain a good relationship with the airport. He did not disagree with the sentiment, but did not support the proposed resolution.

Chair Whitelock reported that the proposed resolution did not have majority support of the Council. Council Member Jacob appreciated that resolutions could express the will of the City to other cities and groups and wanted the City Council to be a voice for the residents of West Jordan regarding air quality. Council Member Bloom said air quality was one of the biggest issues facing the community. She felt the proposed resolution would express a desire to collaborate and be part of the discussion.

Council Member Green suggested the Council ask for a representative of the regional airport to meet with the Council and give a presentation and discuss air quality. Council Member Jacob agreed with the suggestion.

Vice Chair Bedore said not a lot of people had approached him wanting to talk about the issue. He questioned whether the proposed resolution would represent the voice of the people, or just the voice of a loud few. Vice Chair Bedore suggested the Council make sure they were representing all sides.

Mayor Burton suggested inviting the Board to meet with the Council. Chair Whitelock believed the entire Council wanted clear air but wanted to be careful in how they communicated the desire.

***f. Discussion of a Potential Partnership Agreement with the Wasatch Improv Festival***

Vice Chair Bedore divulged being a founding member of the Wasatch Improv Festival and would recuse himself from voting on the topic but would be happy to answer questions.

Council Member Shelton explained that the Wasatch Improv Festival had been held in Midvale for eight years. He said West Jordan had the beautiful new Canyon View Credit Union Community and Arts Center, and spoke in favor of the festival moving to the new facility, with a request for a fee waiver.

Mr. Lee suggested the City enter a contract to co-sponsor the festival, and contribute use of the facility. As a co-sponsor, the City would be able to market and advertise the event, and the City would be listed as the home of the festival. The quid pro quo agreements would be outlined in the contract. Council Member Green expressed support. Vice Chair Bedore added that free improv classes would be offered to residents in both English and Spanish. Council Member Shelton mentioned that the festival was a labor of love for Vice Chair Bedore and believed the festival would be a great benefit to the City.

Vice Chair Bedore answered questions about attendance and sponsorship. He said the event logo would include West Jordan City. Vice Chair Bedore said bringing festivals and other events to West Jordan would contribute to the City identity and noted that the festival would take responsibility for cleaning the facility following the event. Staff said a City facilities team would go in afterward to make sure everything was taken care of.

Council Member Green spoke in favor of supporting events. Chair Whitelock said she thought bringing in events would be a good thing for the City. Mr. Lee asked if the Council would support a one-year contract with options to renew, and a majority of the Council indicated support.

### **3. ADMINISTRATIVE ITEMS**

None

### **4. ADJOURN**

Chair Whitelock adjourned the meeting at 6:03 pm.

*I 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 Committee of the Whole meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this 16<sup>th</sup> day of December 2025