



**THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
January 13, 2026**

8000 S Redwood Road, 3<sup>rd</sup> 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)
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**CITY COUNCIL MEETING 7:00 PM**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT**

**4. COUNCIL & MAYOR REPORTS**

- City Council Reports
- Mayor's Report

**5. PUBLIC HEARINGS**

- Resolution No. 26-001 approving a Substantial Amendment to the City's Adopted Community Development Block Grant (CDBG) Program Year 2025 Annual Action Plan and Authorizing the Mayor to Sign Associated Agreements
- Ordinance No. 26-01 a Petition from Avery Steed / Fulmer Lucas Engineering to Rezone 86.14 acres to Professional Office (P-O) and Amend the Future Land Use Map (FLUM) to Medium Density Residential for 42.27 acres and Professional Office for 43.84 acres for a Free Standing Emergency Room (FSER) located at 6170 West 7800 South
- Ordinance No. 26-03 Amending the West Jordan City Code Title 13 and 15 Regarding Variances, Land Use Appeals, and Public Hearing and Noticing Requirements

**6. BUSINESS ITEMS**

- a. Resolution No. 26-002 Formalizing the Appointment of Chair, Vice-Chair and Past Chair Position for the Period of January to June 2026

## **7. REPORTS TO COUNCIL**

- a. Council Office Report
- b. City Administrator's Report

## **8. CONSENT ITEMS**

- a. Approve Meeting Minutes
  - December 16, 2025 – Committee of the Whole Meeting
  - December 16, 2025 – Regular City Council Meeting

## **9. ADJOURN**

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

## **UPCOMING MEETINGS**

- Tuesday, January 27, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, February 10, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, February 24, 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 January 8, 2026      Cindy M. Quick, MMC, Council Office Clerk***





# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 1/13/2026

**Presenter:** Megan Jensen, Assistant Planner

**Deadline of item** :

**Applicant:** City of West Jordan

**Department Sponsor:** Community Development

**Agenda Type:** Public Hearings

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Resolution No. 26-001 approving a Substantial Amendment to the City's Adopted Community Development Block Grant (CDBG) Program Year 2025 Annual Action Plan and Authorizing the Mayor to Sign Associated Agreements

## 2. EXECUTIVE SUMMARY

The Council is being asked to approve an amendment to the City's CDBG Program Year (PY) 2025 Action Plan and Budget to reallocate up to \$51,915.46 in PY 2024 CDBG funds and \$278,584.33 in CDBG Revolving Loan Funds to eligible public infrastructure activities.

## 3. TIME SENSITIVITY / URGENCY

The Department of Housing and Urban Development (HUD) performs a "timeliness test" on the City in April in which the City must show we have used a certain amount of CDBG funds on eligible projects. This amendment should be passed so the City can use these funds and meet this timeliness test.

## 4. FISCAL NOTE

All funds will be drawn from the CDBG budget. Continuing maintenance will be included in Parks Department budget.

## 5. PLANNING COMMISSION RECOMMENDATION

N/A

## 6. ADMINISTRATIVE STAFF ANALYSIS

The City receives entitlement funds from the Department of Housing and Urban Development (HUD) each year. Additionally, the City has two Revolving Loan funds that have historically been used for both a housing rehabilitation and downpayment assistant program. Both the entitlement funds and revolving loan funds are received through HUD's Community Development Block Grant (CDBG) program, therefore, the funds must be used on eligible projects that benefit low-moderate income people, as defined by HUD.

In PY 2024, the City used CDBG entitlement funds for a park infrastructure project, however, not all funds allocated to that project were spent. Therefore, this substantial amendment will reallocate those funds.

In addition to the PY 2024 entitlement funds, the City has funds in the revolving loan fund that are not being utilized efficiently. In the past two years, the City has awarded one housing rehabilitation loan and zero downpayment assistance loans. Because of the state of the housing market in Utah, it is difficult to qualify to buy a home and also meet the low-moderate income requirements set by HUD. Therefore, this substantial amendment will reallocate these funds so that they may be more effectively utilized on projects that will benefit West Jordan residents. If these two programs would be effective and beneficial in a future year, they may be reinstated if the Council chooses to do so.

The City proposes reallocating a total of up to \$330,499.79 in PY 2024 entitlement funds and revolving loan funds to an eligible Parks lighting project. This project involves the construction and installation of pathway lights within public parks located in low-moderate income areas as defined by HUD. The improvements are intended to enhance safety, visibility, and accessibility for residents. City staff have identified the following priority locations:

<u>Park</u>	<u>Lights</u>
Bateman Pond Park	11
Camelot Park	4
Country Squire Park	2
Dixie Valley Park	5
Fox Hollow Park	8
Highlands Park	27
Jordan River Parkway	67
McHeather Park	1
Noble Estates Park	6
Oaks Park	8
Plum Creek Park	9

## 7. MAYOR RECOMMENDATION

N/A

## 8. COUNCIL STAFF ANALYSIS

### Timeline & Background Information

In the [May 13, 2025 City Council Meeting](#), Council approved Resolution No. 25-022, approving the 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan and the Program Year 2025 Annual Action Plan, and Authorized the Mayor to Sign Associated Agreements.

- The Consolidated plan identifies and prioritizes the City's affordable housing, community development, and economic development needs to guide the use of its estimated \$2.56 Million in Community Development Block Grant (CDBG) Funds over the next 5 years (July 1, 2025 – June 30, 2030).
- The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of initiatives, actions and activities carried out with federal and non-federal resources to address the priority needs and specific goals identified by the Consolidated Plan.

### What You Need to Know – A Plain Language Summary

The Council is being asked to approve a substantial amendment to the City's Community Development Block Grant (CDBG) Program Year 2025 Annual Action Plan. This amendment would reallocate approximately \$330,499.79 from prior-year CDBG entitlement funds and revolving loan

funds to a parks lighting project in low- to moderate-income neighborhoods. The proposed improvements aim to enhance safety and accessibility in public parks.

Council involvement is required because HUD mandates that any significant changes to the CDBG Action Plan be approved by the governing body. Approval will allow the City to meet HUD's timeliness test in April, which measures whether funds are being used promptly on eligible projects.

Key points to consider:

- The funds originally supported housing rehabilitation and down payment assistance programs, which have seen minimal use due to current housing market conditions.
- The proposed reallocation aligns with HUD requirements and City priorities for improving public infrastructure in underserved areas.
- Similar reallocations have been adopted by other Utah cities facing comparable housing market challenges, such as Sandy and Taylorsville, which have shifted CDBG funds toward public facility improvements.

#### **Possible Scenarios & Key Tradeoffs**

If approved:

- Parks in low- to moderate-income areas will receive improved lighting, potentially increasing safety and usability during evening hours.
- Funds will no longer be available for housing rehabilitation or down payment assistance programs in the near term. These programs could be reinstated later if market conditions change.

If not approved:

- The City may risk failing HUD's timeliness test, which could affect future CDBG allocations.
- Unused funds would remain idle, limiting community benefit.

#### **Applicable Guiding Principles from the General Plan**

- Urban Design: Support neighborhoods and developments of character; strengthen the identity and image of the City.
- Land Use: Promote quality of life and safety through good urban design.
- Parks, Recreation, and Open Space: Provide relief from the asphalt and concrete environment by enhancing public spaces.
- Environment: Designs should maximize energy efficiency and employ environmentally sound practices.
- Water Use and Preservation: While not directly related to water use, the project should encourage sustainable practices where possible.

### **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**

Exhibit A: Resolution No. 26-001

Exhibit B: Pathway Lights Location Maps

THE CITY OF WEST JORDAN, UTAH

RESOLUTION NO. 26-001

A RESOLUTION APPROVING  
A SUBSTANTIAL AMENDMENT TO  
THE CITY'S ADOPTED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM YEAR 2025 ANNUAL ACTION PLAN AND BUDGET;  
AND AUTHORIZING THE MAYOR TO SIGN ASSOCIATED AGREEMENTS

WHEREAS, the City of West Jordan ("City") receives and accounts to the federal government for Community Development Block Grant ("CDBG") funds; in particular, through its Five-Year Consolidated Plan and its Program Year Annual Action Plans (collectively "Plans"); and the City adopts these Plans from time to time; and the City, including the City's Council ("Council" or "City Council"), has a CDBG Grant Committee ("Committee") to make recommendations regarding the Plans and amendments to the Plans; and

WHEREAS, the City Council previously approved and adopted the City's CDBG Consolidated Plan for 2025 – 2029, the CDBG Program Year 2025 Annual Action Plan (and Budget), and the CDBG 2025 Citizen Participation Plan; and

WHEREAS, the City Council is being asked to approve and adopt a Substantial Amendment to the City's CDBG Program Year 2025 Annual Action Plan (and Budget) to reallocate \$51,915.46 in PY 2024 CDBG funds and \$278,584.33 in 2023 and 2024 CDBG Revolving Loan Funds to eligible public infrastructure activities ("Substantial Amendment").

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

**Section 1. Approved.** The City Council hereby approves and adopts the Substantial Amendment; and authorizes the Mayor to sign the Substantial Amendment and any associated documents.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Bob Bedore  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

45

46 **Voting by the City Council**

**"YES"**

**"NO"**

47 Chair Bob Bedore

☐☐

48 Vice Chair Jessica Wignall

☐☐

49 Council Member Annette Harris

☐☐

50 Council Member Kayleen Whitelock

☐☐

51 Council Member Zach Jacob

☐☐

52 Council Member Chad Lamb

☐☐

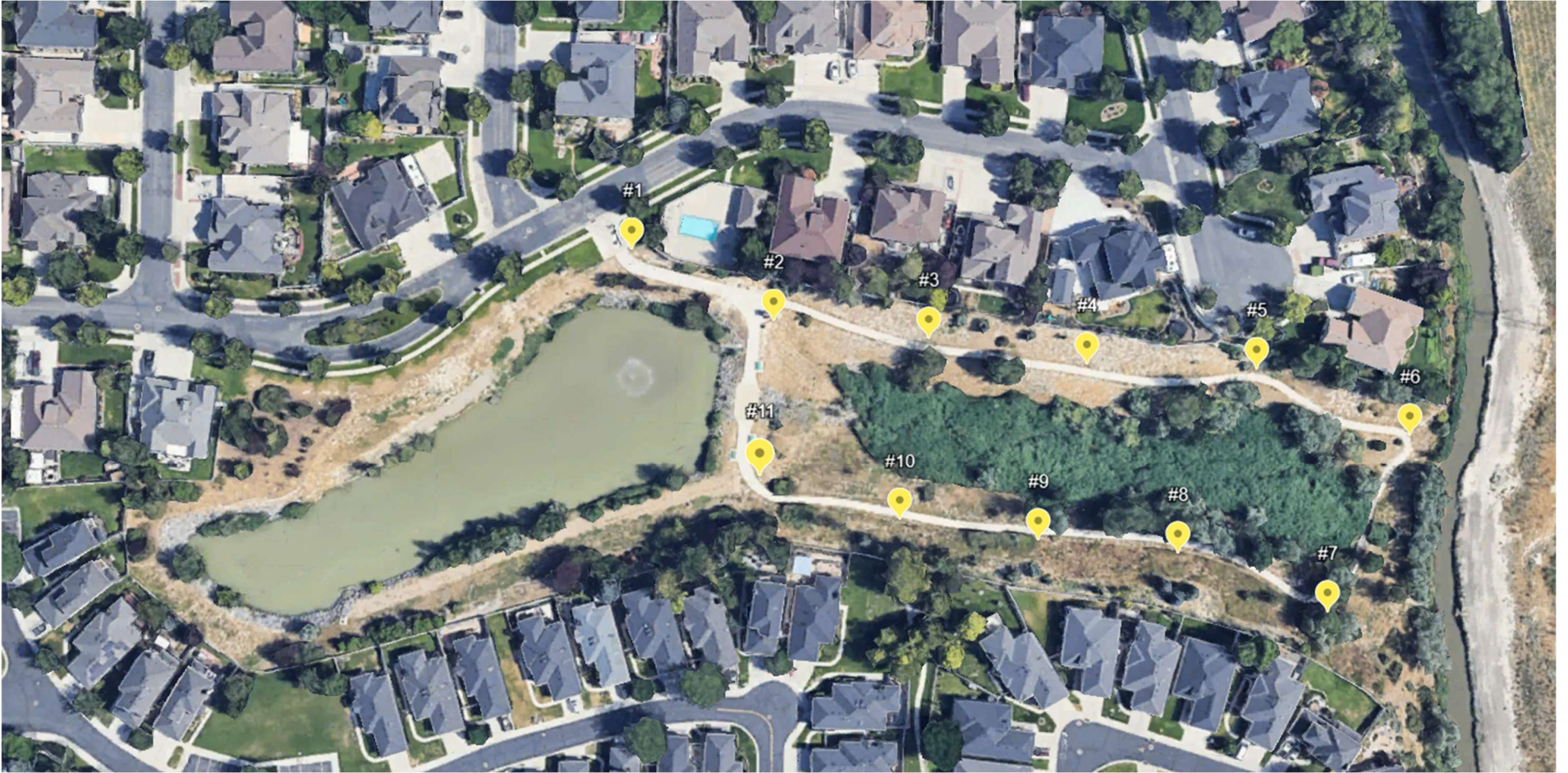
53 Council Member Kent Shelton

☐☐

54



## Bateman Pond Park (11 pathway lights)





## Camelot Park (4 pathway lights)

Existing streetlights marked in red

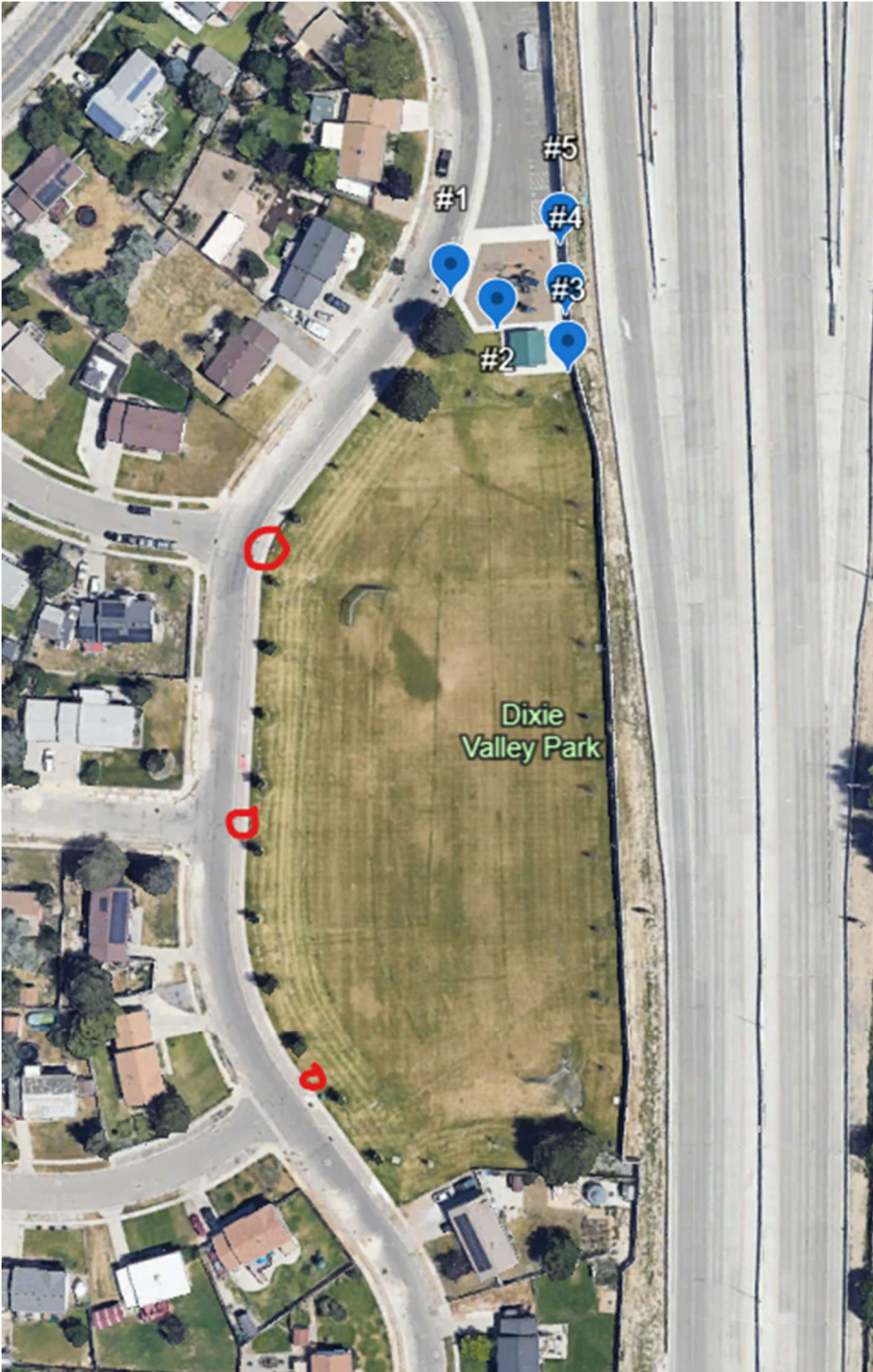






Country Squire Park  
(2 frontage pathway lights)

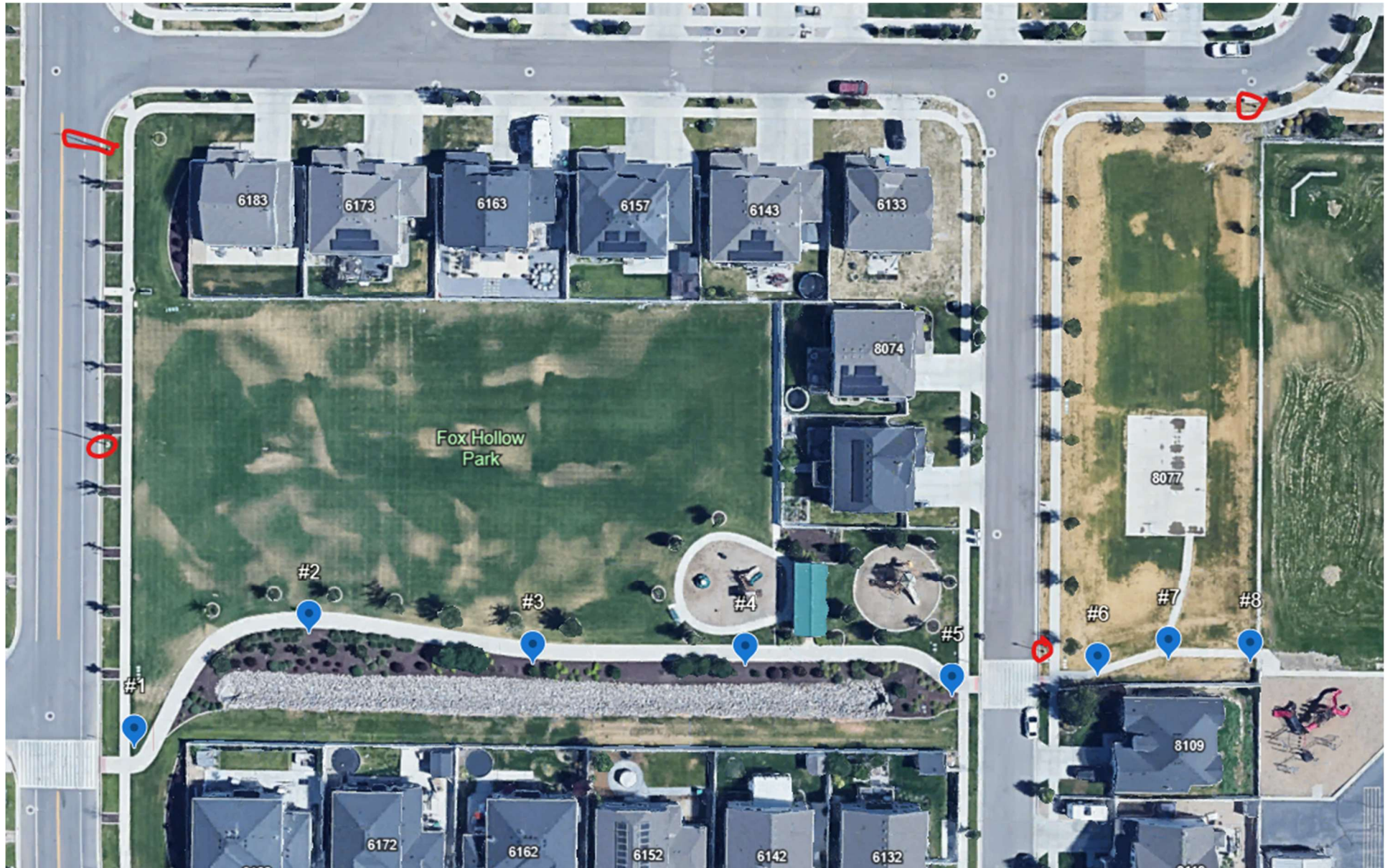
Dixie Valley Park  
(5 security lights)  
Existing streetlights marked in red





## Fox Hollow Park (8 pathway lights)

Existing streetlights marked in red





## Highlands Parks (3 pathway lights)

Existing streetlights marked in red



## Highlands Parks (4 pathway lights)

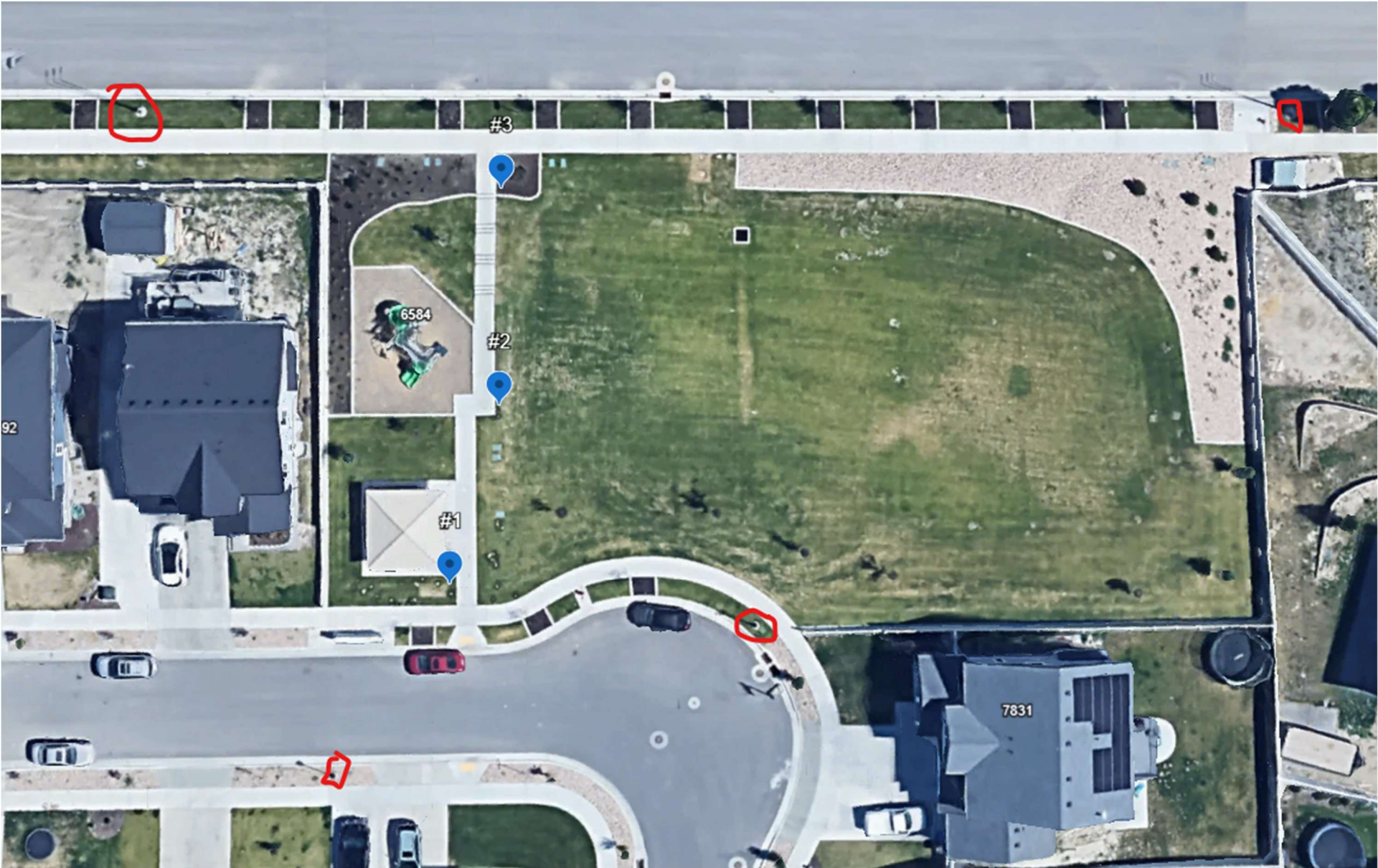
Existing streetlights marked in red





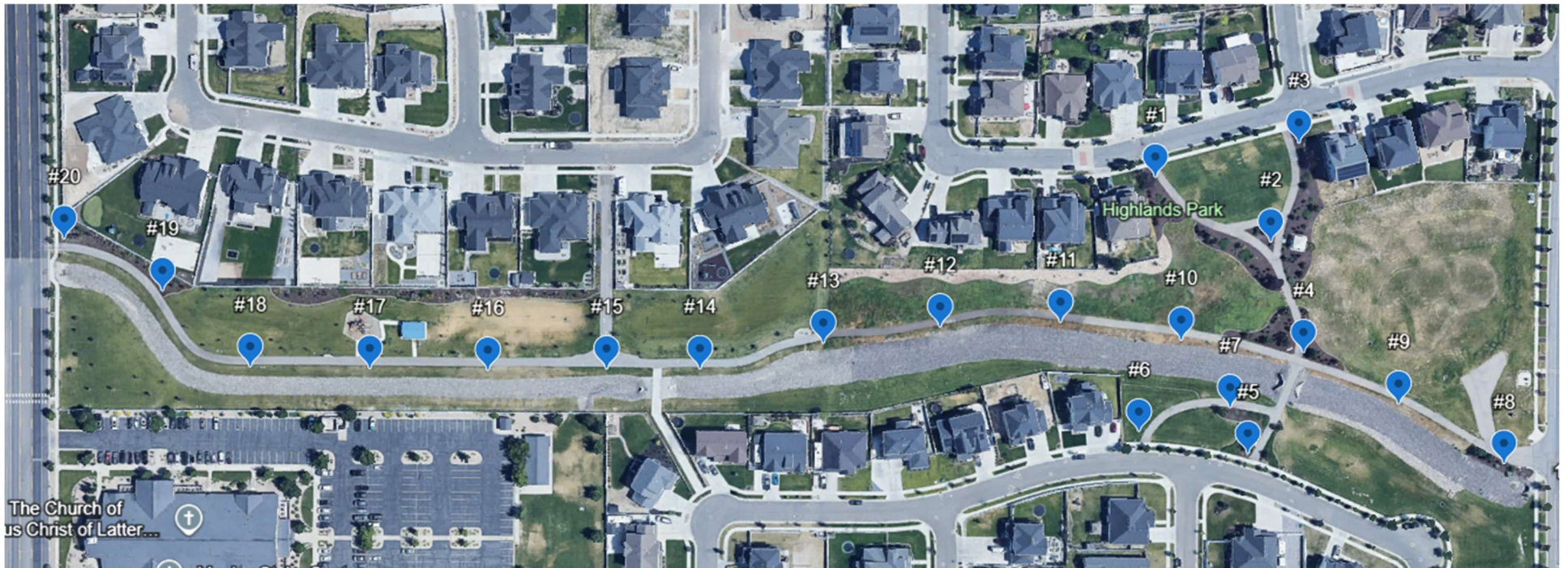
Highlands Parks (3 pathway lights)

Existing streetlights marked in red



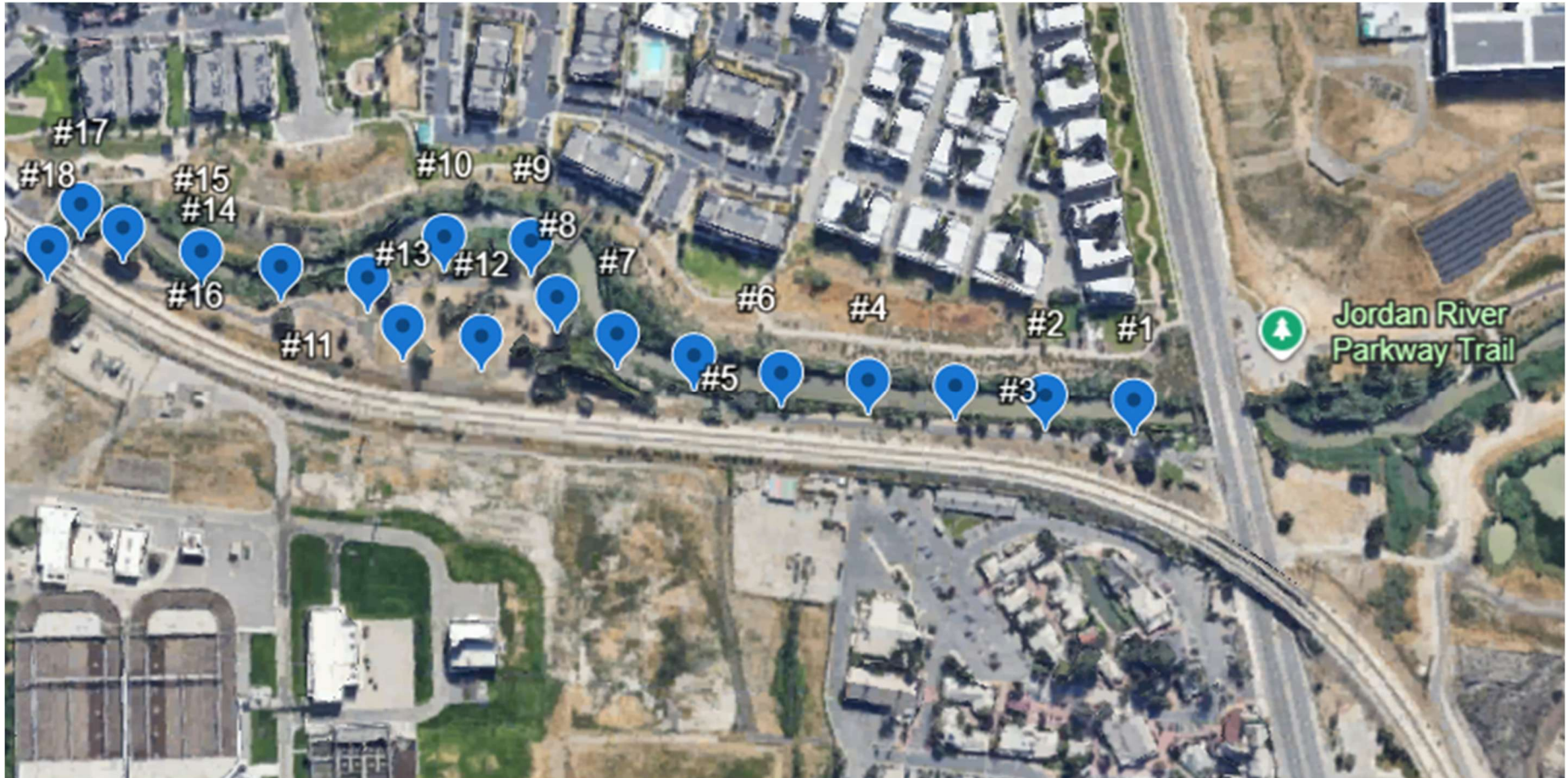


## Highlands Pathway (20 pathway lights)



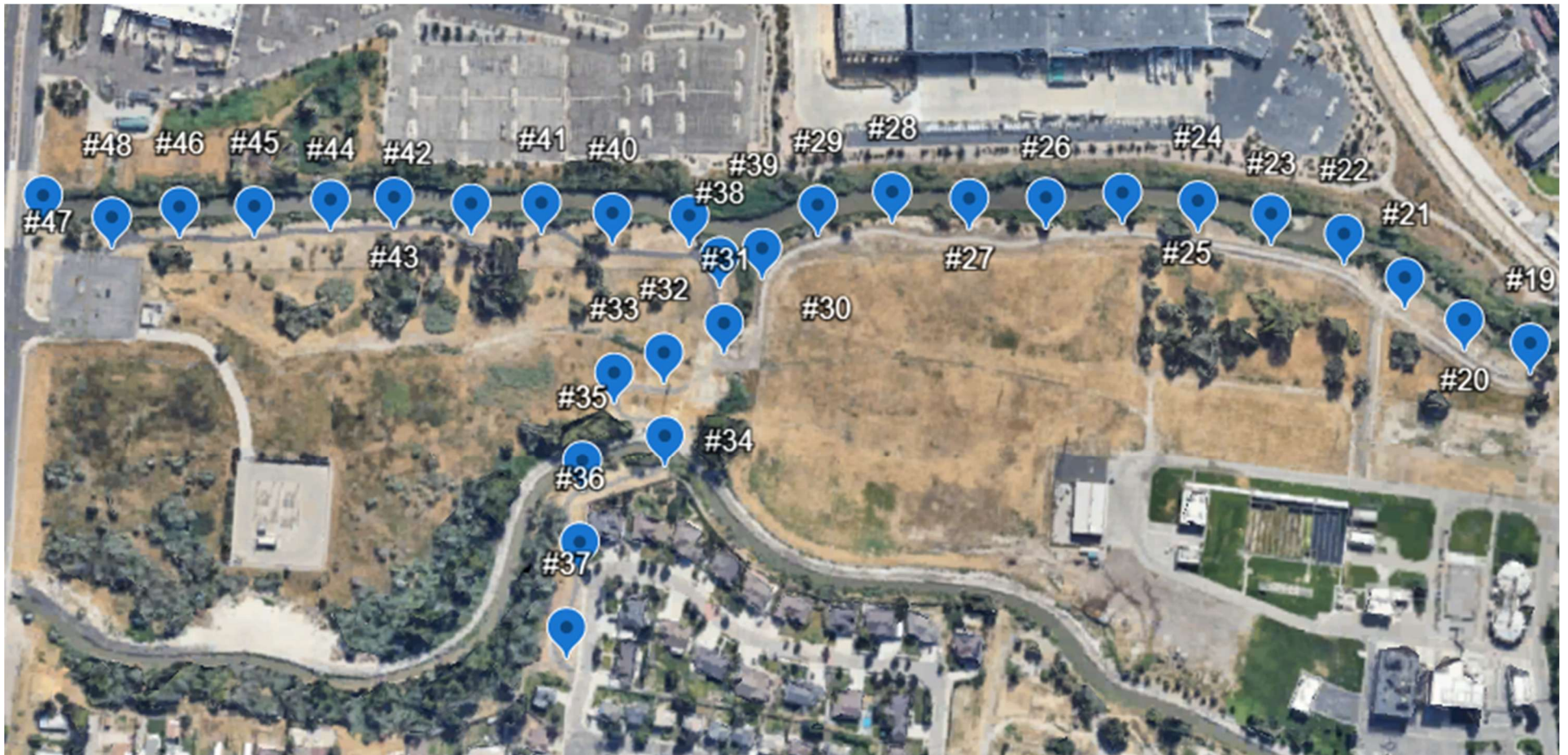


Jordan River Parkway (between Winchester & 7800 South) (67 pathway lights)



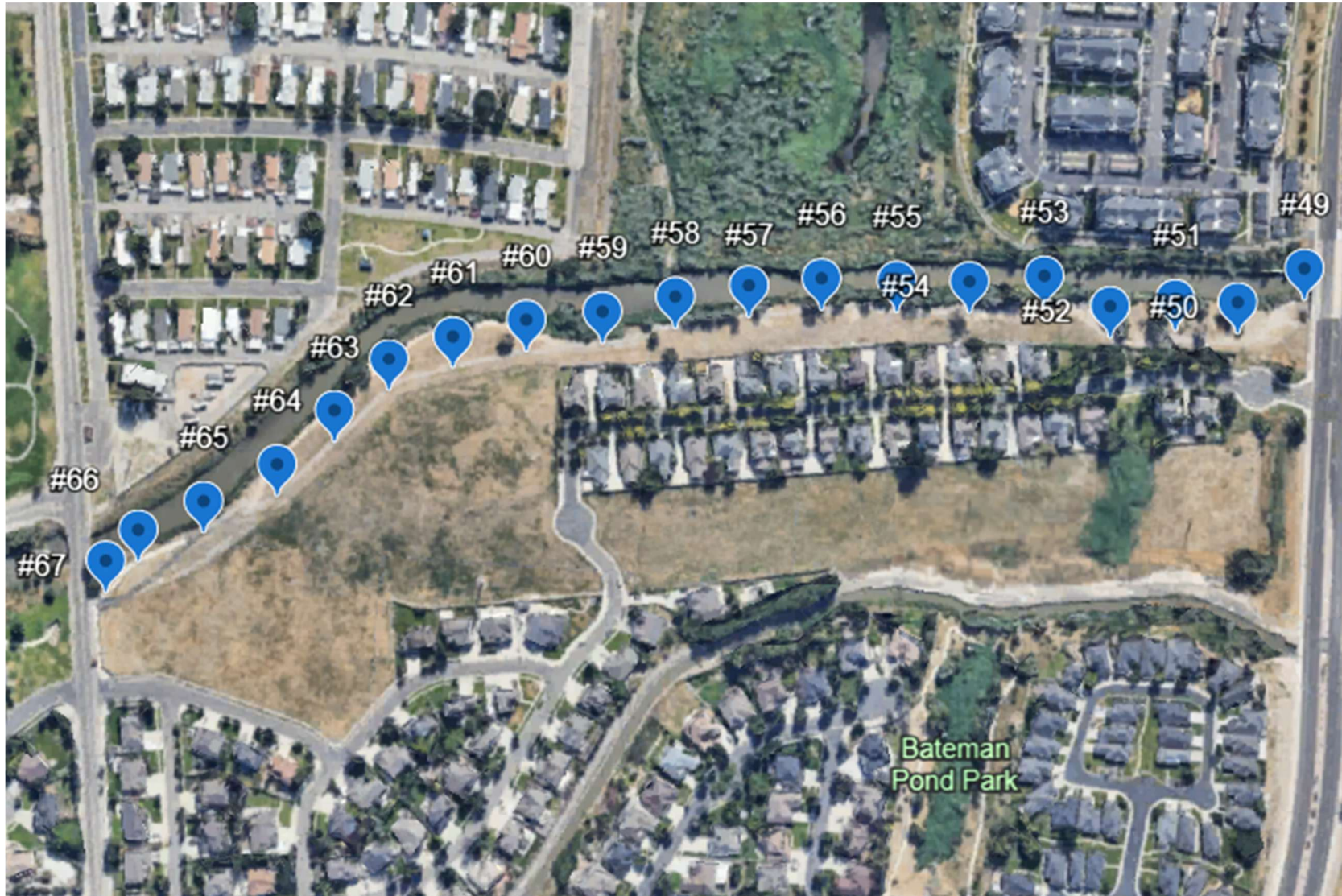


Jordan River Parkway (between Winchester & 7800 South) (67 pathway lights)





Jordan River Parkway (between Winchester & 7800 South) (67 pathway lights)







McHeather Park  
(1 pathway light)  
Existing streetlights marked in red





Noble Estates (6 pathway lights)

## Oaks Park (8 Pathway Lights)







Plum Creek Park  
(9 Pathway Lights)



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 01/13/2026

**Presenter:** Tayler Jensen, Senior Planner

**Deadline of item** :

**Applicant:** HCA Healthcare

**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. 26-01 a Petition from Avery Steed / Fulmer Lucas Engineering to Rezone 86.14 acres to Professional Office (P-O) and Amend the Future Land Use Map (FLUM) to Medium Density Residential for 42.27 acres and Professional Office for 43.84 acres for a Free Standing Emergency Room (FSER) located at 6170 West 7800 South

## 2. EXECUTIVE SUMMARY

Council is being asked to consider approval of an amendment to the Future Land Use Map for approximately (86.14) acres from *Very-Low Density Residential, Low Density Residential, Medium Density Residential, Community Commercial, and Future Park*. The proposal is to amend the FLUM for the entire parcel to two different future land use designations. The first FLUM amendment is for approximately (42.27) acres of property with the new FLUM designation of: *Medium Density Residential*. This portion of the proposed future land use map amendment is for a triangular-shaped portion of the subject property located in the northern portion of the property (Exhibit 1). The second FLUM amendment change is to amend approximately 43.84 Acres of property to the *Professional Office* future land use map designation. In addition to the proposed FLUM amendments, the applicant is proposing to Rezone the entirety of the 86.14 acres from *Agriculture 20 Acre Minimum Lots (A-20)* to *Professional Office (P-O)*. It should be noted that the entirety of this property is envisioned as having the *interchange Overlay Zone (IOZ)* added over it at some point in the future, the standards of the IOZ supersede the underlying zoning, and it is anticipated that the FSER will develop as part of a future hospital and the northern portion of the project will be a residential development that may include townhomes, stacked flats, and condos.

## 3. TIME SENSITIVITY / URGENCY

The applicant has indicated the FSER is funded internally, and they wish to begin as soon as possible.

## 4. FISCAL NOTE

n/a

## 5. PLANNING COMMISSION RECOMMENDATION

A public hearing was held for this item at Planning Commission on December 9, 2025. No members of the general public made comments and ultimately the Planning Commission made the following motions which passed (7-0):

- I move that the Planning Commission make a recommendation of **Approval (Positive Recommendation)** to the City Council for the proposed General Plan Map Amendment from

*Very-Low Density Residential, Low Density Residential, Medium Density Residential, Community Commercial and Future Park to Medium Density Residential (42.27 Acres) and Professional Office (43.84 Acres); and*

- **Rezoning** I move that the Planning Commission recommend approval of the rezoning of approximately 86.14 acres from Agriculture 20 Acre minimum lots (A-20) to Professional Office (P-O) to the West Jordan City Council, subject to all requirements of approval.

## 6. ADMINISTRATIVE STAFF ANALYSIS

The entirety of the 86.14 Acre Parcel is envisioned to have the *Interchange Overlay Zone (IOZ)* applied to it, with the property being the catalyst reason for why the IOZ was written. The subject property is identified by the IOZ as “Area B... The intent is to provide for hospital, medical offices, neighborhood commercial and additional housing to the west of Mountain View Corridor and housing mixed with limited commercial uses to the east of Mountain View Corridor. (13-6K-2 A2 of West Jordan Municipal Code).” The reason this is coming before the City Council at this time is because the Hospital is ready to move forward with the first phase of development (a free-standing emergency room) but the applicant is not ready to propose a project on the northern portion of the property. As we need a higher level of detail and to complete a MDA/MDP before implementing the IOZ this rezoning is to allow the hospital to begin moving toward entitlements, with the understanding that the future MDP/MDA and the IOZ will apply to the property and the hospital development moving forward.

### GENERAL INFORMATION & ANALYSIS:

This property is located on the northeast corner of 6400 West and 7800 South and south and west of Mountain View Corridor, the parcel is triangular in shape with 6400 West, 7800 South, and Mountain View Corridor bordering the property. The future land use designation for the property is *Very-low Density Residential, Low Density Residential, Medium Density Residential, Community Commercial, and Future Park*. The current zoning of the entire parcel is *Agricultural 20 acre minimum lots (A-20)*.

	Future Land Use	Zoning	Existing Conditions
<b>North</b>	Low-Density Residential	PC	North of MVC, is the Copper Rims Development
<b>South</b>	Low-Density Residential, Community Commercial, High-Density Residential, and Parks and Open Space	MFR & SC-2	Addenbrook and Gladstone Developments
<b>West</b>	Low-Density Residential, Very-Low Density Residential, Future Park, Public Facilities	PC, PF, LSFR	Maple Hills, unbuilt land (Harper pit)
<b>East</b>	Low-Density Residential	PC	North of MVC, is the Copper Rims Development

### FINDINGS OF FACT:

Any amendments to the General Plan, including **maps**, may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made to each of the following Criteria:



***Criteria A: The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the current general plan:***

***Staff Analysis:*** The proposed changes conform and are consistent with the following “Guiding Principles” in the West Jordan General Plan:

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. – The proposal looks to provide hospital services in the Western section of the city, and area that is underserved by medical and emergency services.

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. The proposed FLUM amendment allows for Medium-Density Residential development which allows up to 10 du/ac, this will allow future development to buffer existing residential development and transition to higher density development next to the freeway and hospital development.

Housing – Place high-density projects near infrastructure which exists to sustain the increased density. This proposal allows for higher density (medium density) residential along Mountain View Corridor, a use that is more appropriate than placing lower density single-family residential along this corridor.

Economic Development – Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan. – This proposal will facilitate the development of a for profit hospital in the western portion of the city, attracting high-paying jobs as well as significant tax base for the city.

Economic Development – Diversify and strengthen the employment and tax base in the City of West Jordan – The HCA Hospital is a for profit hospital system meaning this development will strengthen both the employment and tax base for the City of West Jordan.

***Staff Opinion:*** The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan.

***Criteria B The Development pattern contained in the current general plan inadequately provides the appropriate optional sites for the use and/or change proposed in this amendment.***

***Staff Analysis:*** The current General Plan does not provide for either the hospital use or medium-density residential in the majority of the site. Staff believes the change is appropriate as the City has recently adopted the IOZ ordinance which specifically calls for hospital and residential development on this parcel, changing the FLUM will better align with city goals and vision for this property and will facilitate a future rezone adding the IOZ to the property.

***Staff Opinion:*** The current general plan inadequately provides the appropriate optional sites for the use and/or change proposed in this amendment.

***Criteria C: The proposed amendment will be compatible with other land uses, existing or planned in the vicinity;***

**Staff Analysis:** The proposal will allow for Hospital/Office development at the interchange of 7800 South and Mountain View Corridor, as well as allowing higher density (Medium-Density) residential to buffer the freeway while transitioning to lower density development to the west in the Maples.

**Staff Opinion:** The proposed amendment is compatible with other land uses existing and planned in the vicinity

**Criteria D: *The proposed amendment constitutes an overall improvement to the adopted General Plan future land use map and is not solely for the good or benefit of a particular person.***

**Staff Analysis:** The proposed amendment aligns with city vision, as evidenced by the inclusion of the Parcel in “Area B” of the IOZ, and it will provide an overall improvement to the city by more appropriately addressing the intersection of MVC and 7800

**Staff Opinion:** The proposed amendment constitutes an overall improvement to the adopted General Plan and is not solely for the good or benefit of a particular person.

**Criteria E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure, including but not limited to Roads, water, wastewater, and public safety facilities, than would otherwise be needed without the proposed change.***

**Staff Analysis:** The proposed amendment does allow for uses that are more intense than the surrounding neighborhoods (Medium Density Residential, and Hospital/Office), however, this does not mean the uses are not compatible as residential neighborhoods commonly transition from lower to higher densities, and to office uses. The proposed development will buffer high traffic roadways such as Mountain View Corridor with new development.

**Staff Opinion:** It is the opinion of staff that the proposed amendment will not adversely impact the neighborhood, and that the transitions allowed by this change will be a benefit to the existing neighborhood which is currently adjacent to a freeway with no buffering or transition.

**Criteria F: *The proposed amendment is consistent with other adopted plans, codes, and ordinances***

**Staff Analysis:** If adopted this proposal would allow for the utilization of already adopted ordinance (The IOZ).

**Staff Opinion:** The proposed amendment is consistent with other adopted plans, codes, and ordinances.

### **Zoning Map Amendment**

#### **Section 13-7D-6(A): Zoning Map Amendment:**

Amendments 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:

**Finding 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:** This is addressed in Criteria A of the Future Land Use Map Amendment Analysis.

**Staff Opinion:** It is the opinion of staff that the proposed rezone is consistent with the purposes, goals, objectives, and policies of the adopted General Plan and Future Land Use Map.

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

**Staff Analysis:** The proposed rezoning will allow for the development of a hospital in the location, as long envisioned by the City. The PO zone will serve as a place holder zone for the property to the north until the property owner is ready to prepare a master development plan/agreement and apply to have the IOZ applied to the northern portion of the development.

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

***Finding 3: The proposed amendment protects the public health, safety, and general welfare of the citizens of the city.***

**Staff Analysis:** The proposed amendment will allow for a more appropriate development pattern along Mountain View Corridor, transitioning from the freeway to single family residential located to the west of the proposal.

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

***Finding 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:** An adequate public facilities review will need to be completed with the request to add the IOZ to the subject property, but the current systems are able to service professional office development in this location.

**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.

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

**Staff Analysis:** The proposed amendment is not subject to any applicable overlay zoning districts.

**Staff Opinion:** The proposed amendment is not subject to any applicable overlay zoning districts.

## **7. MAYOR RECOMMENDATION**

## 8. COUNCIL STAFF ANALYSIS

### Timeline & Background Information

The Council previously was presented with this proposal in the [November 18, 2025, Committee of the Whole Meeting](#):

- The Council reviewed the proposal to amend the Future Land Use Map (FLUM) and rezone approximately 86 acres near Mountain View Corridor and 7800 South to Professional Office (P-O) to support a future HCA hospital and freestanding emergency room.
- Staff explained that the current zoning (A-20) would not allow the hospital to begin construction and noted that a future application for the Interchange Overlay Zone (IOZ) was anticipated to accommodate residential development. Council members discussed appropriate density for the northern 40 acres, with most agreeing that Medium-Density Residential (5.1–10 units per acre) would align with utility capacity, while some expressed interest in higher density near the hospital and freeway.
- The Council also emphasized the importance of using the IOZ for design standards and suggested a mix of housing types to transition between the hospital and existing neighborhoods.
- **Outcome** - The Council expressed general support for amending the FLUM to Professional Office for the hospital portion and Medium-Density Residential for the northern section, along with rezoning the entire property to P-O at this stage to allow the emergency room project to proceed. Members indicated comfort with medium-density housing but acknowledged that higher density could be considered closer to the hospital if infrastructure allows.
- The Council directed staff to proceed with the proposed FLUM changes and rezone, while signaling that future IOZ application and master planning should address design standards, density distribution, and housing variety.

### What You Need to Know – A Plain Language Summary

The Council is being asked to consider two related actions:

1. Amend the Future Land Use Map (FLUM) for approximately 86 acres near Mountain View Corridor and 7800 South:
  - 42 acres to Medium Density Residential (potential for townhomes, condos, stacked flats).
  - 44 acres to Professional Office (intended for hospital and medical offices).
2. Rezone the entire property from Agricultural (A-20) to Professional Office (P-O) to allow development of a Free-Standing Emergency Room (FSER) as the first phase of a larger hospital campus.

The applicant, HCA Healthcare, has indicated funding is secured and they wish to begin construction soon. The Planning Commission recommended approval (7-0) after a public hearing with no public comments.

Council's role: Decide whether to approve the FLUM amendment and rezone request. These changes set the stage for future development agreements and application of the Interchange Overlay Zone (IOZ), which will govern design standards for the area.

Points to consider:

- The proposal aligns with the City’s Interchange Overlay Zone vision for hospital, medical offices, and mixed housing west of Mountain View Corridor.
- Compliance with West Jordan Municipal Code 13-6K-2 and General Plan guiding principles has been affirmed by staff.
- Similar practices: Neighboring cities (e.g., South Jordan, Riverton) have designated professional office zones near major corridors to attract medical campuses and diversify tax base.

#### **Infrastructure & Utility Considerations**

- **Water Supply:** According to the West Jordan Water Master Plan, the City’s contracted supply from JVVCD is 20,000 acre-ft/year, with an option to purchase up to 20% more (total 24,000 acre-ft/year). Current infrastructure can support professional office development, but a detailed adequate public facilities review will be required when the IOZ and Master Development Plan are applied.
- **Other Utilities:** Sewer, storm drainage, and transportation impacts will be addressed in future phases. No immediate deficiencies identified for the FSER phase.
- **Council may wish to ask:** If additional water purchases or conservation measures will be needed for full build-out.

#### **Possible Scenarios & Key Tradeoffs**

- **If approved:**
  - Immediate construction of FSER and eventual hospital campus.
  - Medium-density housing near Mountain View Corridor, buffering freeway noise and traffic.
- **Tradeoffs:**
  - Increased traffic and demand on utilities versus improved emergency services and economic development.
  - Transition from agricultural/open space to urban development—may affect neighborhood character.
- **If denied or delayed:**
  - Western West Jordan remains underserved for emergency medical care.
  - Potential loss of economic development opportunity and tax revenue.

#### **Potential Questions & Discussion Points**

1. How will traffic impacts on 7800 South and Mountain View Corridor be mitigated?
2. What is the timeline for applying the Interchange Overlay Zone and completing a Master Development Agreement?
3. Will water and sewer capacity remain adequate for full build-out, and what contingencies exist?
4. How will medium-density housing integrate with existing neighborhoods to the west?
5. What economic benefits (jobs, tax revenue) does the hospital bring compared to alternative land uses?

#### **Applicable Guiding Principles from the General Plan**

- **Land Use**
  - Land use decisions should be made using a regional approach.
  - Protect existing land uses and minimize impacts to neighborhoods.
  - Promote quality of life, safety, and good urban design.

- Housing
  - Encourage a balanced variety of housing types.
  - Place higher-density projects near existing infrastructure.
- Economic Development
  - Attract and retain quality businesses that enhance quality of life.
  - Diversify and strengthen the employment and tax base.
- Water Use and Preservation
  - Implement sustainable water use and landscaping principles.
  - Follow the West Jordan Water Conservancy and Drought Plan.

## **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. 26-01

Attachment A: Current Future Land Use Map

Attachment B: Proposed Future Land Use Map

Attachment C: Rezone Proposal

Attachment D: Concept Plan

Attachment E: Interchange Overlay Zone (Area B)

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  
11 Not Write Above This Line

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

14 **ORDINANCE NO. 26-01**

15 **AN ORDINANCE FOR APPROXIMATELY 86.14 ACRES OF PROPERTIES**  
16 **LOCATED AT APPROXIMATELY 6170 WEST 7800 SOUTH,**  
17 **IDENTIFIED AS THE WEST JORDAN**  
18 **FREE STANDING EMERGENCY ROOM PROPERTY AREA (“FSER PROPERTY”);**

19 **AMENDING THE GENERAL PLAN FUTURE LAND USE MAP**  
20 **FOR THE FSER PROPERTY; AND**

21 **AMENDING THE ZONING MAP FOR THE FSER PROPERTY**

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

26 WHEREAS, an application was made by **Fulmer Lucas Engineering, LLC**, a Tennessee Limited  
27 Liability Company (referred to as “**Applicant**”) and **West Jordan Health Services, LLC**, a Utah Limited  
28 Liability Company (referred to as “**Property Owner**”) for approximately 86.14 acres of real property, located  
29 at approximately 6170 West 7800 South, and identified as Assessor’s Parcel Number 20-26-301-004-0000  
30 (referred to as the “**Property**”, “**FSER Property**”, or “**West Jordan Free Standing Emergency Room**  
31 **Property Area**”), for a *General Plan Future Land Use Map Amendment* from the Parks, Very Low, Low,  
32 and Medium Density Residential, and Community Commercial designations to the Professional Office (43.84  
33 acres) and Medium Density Residential (42.27 acres) designations, and for a *Rezone* from the A-20  
34 (Agricultural 20-acre lots) Zone to the P-O (Professional Office) Zone (collectively “**Application**” and “**Map**  
35 **Amendments**”); and

36 WHEREAS, on December 9, 2025, the Application was considered by the West Jordan Planning  
37 Commission (“**Planning Commission**”), which held a public hearing and made a *positive* recommendation  
38 to the West Jordan City Council (“**City Council**”) concerning the Map Amendments, based upon the criteria  
39 in City Code Sections 13-7C-6 and 13-7D-6; and

40 WHEREAS, a public hearing was held before the City Council on January 13, 2026, concerning the  
41 Map Amendments; and the City Council has reviewed and considered the Map Amendments; and

42 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest  
43 of the public health, safety, and welfare of the residents of the City to approve the Map Amendments.

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

**Section 1. Map Amendments.** For the Property, the *Map Amendments are approved*, with a *General Plan Future Land Use Map Amendment* from the Parks, Very Low, Low, and Medium Density Residential, and Community Commercial designations to the Professional Office (43.84 acres) and Medium Density Residential (42.27 acres) designations, and a *Rezone* from the A-20 (Agricultural 20-acre lots) Zone to the P-O (Professional Office) Zone, as per the legal description in “Attachment A”, which is attached hereto.

**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 \_\_\_\_\_ 2026.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Bob Bedore  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<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"/>



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. 26-01.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-01 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-01 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 \_\_\_\_\_ 2026. 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 page(s).]*

Attachment A to  
ORDINANCE NO. 26-01

AN ORDINANCE FOR APPROXIMATELY 86.14 ACRES OF PROPERTIES  
LOCATED AT APPROXIMATELY 6170 WEST 7800 SOUTH,  
IDENTIFIED AS THE WEST JORDAN  
FREE STANDING EMERGENCY ROOM PROPERTY AREA (“FSER PROPERTY”);  
AMENDING THE GENERAL PLAN FUTURE LAND USE MAP  
FOR THE FSER PROPERTY; AND  
AMENDING THE ZONING MAP FOR THE FSER PROPERTY

*LEGAL DESCRIPTION*  
*PREPARED FOR THE FSER PROPERTY:*

Legal Description of Property

A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST JORDAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°28'02" WEST ALONG THE SECTION LINE 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING: NORTH 89°58'36" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 26); THENCE NORTH 00°28'02" WEST ALONG THE SECTION LINE 2,602.43 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°27'08" WEST ALONG THE SECTION LINE 1,304.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR (UTAH DEPARTMENT OF TRANSPORTATION) AS DESCRIBED IN DEED BOOK 9969 AT PAGE 174 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE ALONG SAID DEED THE FOLLOWING 13 (THIRTEEN) COURSES AND DISTANCES: SOUTH 21°52'57" EAST 232.37 FEET; THENCE SOUTH 23°19'58" EAST 262.06 FEET; THENCE SOUTH 18°17'43" EAST 250.48 FEET; THENCE SOUTH 30°31'34" EAST 193.13 FEET, THENCE SOUTH 49°05'36" WEST 16.31 FEET; THENCE SOUTH 40°54'24" EAST 44.24 FEET; THENCE SOUTH 23°19'58" EAST 507.09 FEET; THENCE SOUTH 32°58'34" EAST 2,116.84 FEET; THENCE SOUTH 28°28'57" EAST 508.23 FEET; THENCE ALONG THE ARC OF A 1,397.00 FOOT RADIUS CURVE TO THE RIGHT 254.88 FEET THROUGH A CENTRAL ANGLE OF 10°27'13" (CHORD: SOUTH 23°15'22" EAST 254.53 FEET); THENCE SOUTH 24°53'23" WEST 37.47 FEET; THENCE SOUTH 89°59'21" WEST 1,086.81 FEET; THENCE SOUTH 00°00'39" EAST 45.89 FEET; THENCE SOUTH 89°58'36" WEST 945.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION CONDEMNED AND ACQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED ON THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED APRIL 15, 2016, AS ENTRY NO. 12260863 IN BOOK 10421 AT PAGE 7405 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SW1/4, SE1/4 SW1/4, SW1/4 SE1/4, NE1/4 SW1/4, NW1/4 SW1/4, SW1/4 NW1/4 AND THE NW1/4 NW1/4 OF SECTION 26, T.2S., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 26, WHICH POINT IS 945.30 FT. S. 89°45'36" E. ALONG SAID SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 26, SAID POINT IS ALSO 1.11 FT. PERPENDICULARLY DISTANT NORTHERLY FROM THE 7800 SOUTH STREET RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION -0+05.00, AND RUNNING THENCE N. 00°15'09" E. 78.89 FT.; THENCE S. 89°44'51" E. 786.81 FT. TO A POINT DESIGNATED AS POINT "A", WHICH POINT IS 80.00 FT PERPENDICULARLY DISTANT NORTHERLY FROM SAID 7800 SOUTH STREET RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 7+81.81; THENCE S. 89°44'51" E. 300.00 FT.; THENCE N. 25°09'11" E. 37.47 TO THE BEGINNING OF A 1397.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 254.88 FT. ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N. 22°59'34" W. FOR A DISTANCE OF 254.53 FT.); THENCE N. 28°13'09" W. 508.23 FT.; THENCE N. 32°42'46" W. 2116.84 FT.; THENCE N. 23°04'10" W. 507.09 FT.; THENCE N. 40°38'36" W. 44.24 FT.; THENCE N. 49°21'24" E. 16.31 FT.; THENCE N. 30°15'46" W. 193.13 FT. THENCE N. 18°01'55" W. 250.48 FT.; THENCE N. 23°04'10" W. 262.06 FT.; THENCE N. 21°37'09" W. 232.85 FT TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH IS THE WESTERLY LINE OF SAID SECTION 26 AT A POINT DESIGNATED AS POINT "B", WHICH POINT IS 44.60 FT. RADially DISTANT SOUTHWESTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 1524+63.49; THENCE N. 00°11'48" W. 1330.42 FT. ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS ALSO THE NORTHWEST CORNER OF SAID SECTION 26, SAID CORNER IS ALSO DESIGNATED AS POINT "C", WHICH POINT IS 328.63 FT. RADially DISTANT EASTERLY FROM SAID MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 1537+85.74; THENCE EAST 36.23 FT. ALONG THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. 14°43'25" E. 731.36 FT.; THENCE N. 76°14'04" E. 48.42 FT.; THENCE S. 85°32'17" E. 145.75 FT.; THENCE S. 30°48'37" E. 179.83 FT.; THENCE S. 08°39'49" W. 127.59 FT.; THENCE S. 70°43'13" W. 126.81 FT.; THENCE S. 04°10'37" W. 133.37 FT.; THENCE S. 19°16'47" E. 357.21 FT.; THENCE S. 23°22'48" E. 378.38 FT.; THENCE S. 40°38'36" E. 149.31 FT.; THENCE S. 49°21'24" W. 37.47 FT.; THENCE S. 30°10'36" E. 206.28 FT.; THENCE S. 32°30'59" E. 2373.35 FT.; THENCE S. 50°27'01" E. 469.01 FT.; THENCE S. 49°02'02" E. 102.69 FT. TO THE BEGINNING OF A 1108.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 561.16 FT. ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S. 34°30'33" E. FOR A DISTANCE OF 555.19 FT.); THENCE S. 20°00'00" E. 224.19 FT.; THENCE EAST 154.95 FT.; THENCE S. 88°05'06" E. 145.05 FT. TO A POINT DESIGNATED AS POINT "D", WHICH POINT IS 82.50 FT. PERPENDICULARLY DISTANT NORTHERLY FROM SAID 7800 SOUTH STREET RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 22+35.55; THENCE S. 88°05'06" E. 86.24 FT.; THENCE S. 89°44'51" E. 285.60 FT. TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. 00°22'44"

E. 78.32 FT. ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHERLY LINE OF SAID SECTION 26; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES (1) N. 89°45'39" W. 889.53 FT. TO THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE N. 89°45'35" W. 1723.69 FT. TO THE POINT OF BEGINNING.

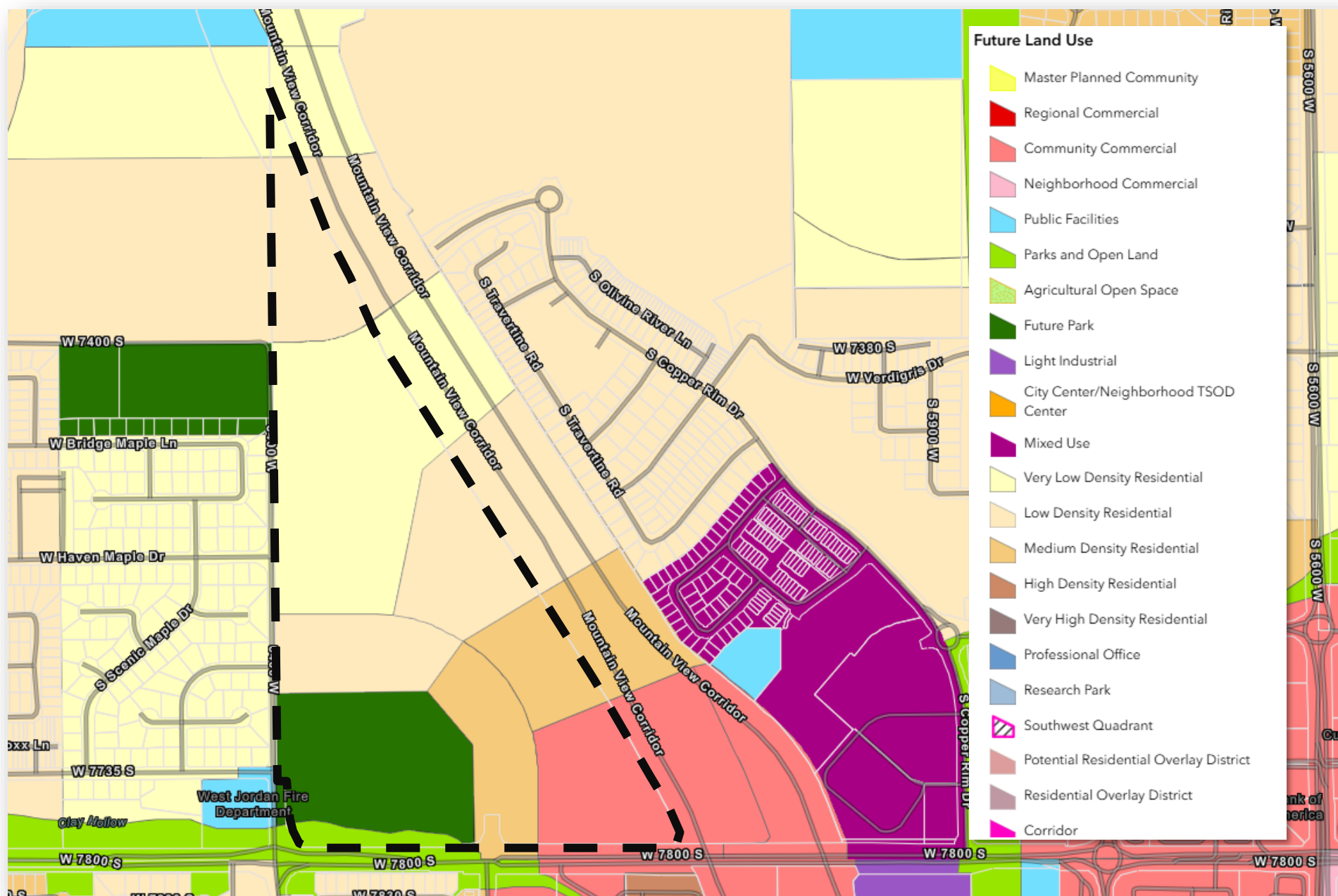
(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION MATCH THE ABOVE SAID RIGHT OF WAY CONTROL LINE.)

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE CITY OF WEST JORDAN, UTAH AS DISCLOSED ON THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 08, 2018, AS ENTRY NO. 12693585 IN BOOK 10636 AT PAGE 6040 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE GRANTOR'S SOUTHWEST PROPERTY CORNER, SAID POINT BEING 33.00 FEET N00°28'02"W ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°28'02"W 359.99 FEET ALONG THE WESTERLY LINE OF SAID SECTION 26; THENCE N89°31'58"E 44.39 FEET; THENCE S00°28'02"E 214.82 FEET; THENCE S35°13'17"E 141.55 FEET; THENCE S89°58'36"E 797.96 FEET; THENCE N73°17'22"E 23.79 FEET TO A POINT ON SAID PROPERTY LINE; THENCE S00°00'39"E 36.02 FEET ALONG SAID PROPERTY LINE; THENCE S89°58'36"W 945.59 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT ON THE EXISTING 7800 SOUTH STREET NORTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING 79.29 FEET N00°28'02"W ALONG THE SECTION LINE AND 990.17 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N71°06'36"E 45.36 FEET; THENCE N29°54'54"E 54.04 FEET; THENCE N00°13'00"W 85.93 FEET; THENCE N89°47'00"E 76.00 FEET; THENCE S00°13'00"E 93.72 FEET; THENCE S23°10'56"E 43.80 FEET; THENCE S62°49'14"E 30.03 FEET TO A POINT ON THE EXISTING 7800 SOUTH STREET NORTHERLY RIGHT-OF-WAY LINE; THENCE S89°59'21"W 189.86 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Tax Parcel No. 20-26-301-004-0000





Drawn By: Author  
Checked By: Checker  
Approved By: Approver



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2002 Richard Jones Road, Suite B200  
Nashville, TN 37215  
**STRUCTURAL**  
Structural Design Group  
220 Great Circle Road, Suite 106  
Nashville, TN 37228  
**MECHANICAL, ELECTRICAL, PLUMBING/FP & TECHNOLOGY**  
WSP USA Buildings, Inc.  
3102 Oak Lawn Avenue, Suite 450  
Dallas, TX 75219

**HCA Healthcare**  
HCA Design & Construction  
One Park Plaza, PO Box 550  
Bldg. III  
Nashville, TN 37203  
HCA Design Mgr.: Kristen Vaughn  
HCA Constr. Mgr.: Darin Long  
Limbach Constr. Mgr.: David Carter

HCA Lone Peak - West  
Jordan FSER  
6170 West 7800 South  
West Jordan, UT

DESIGN  
DEVELOPMENT

Revision

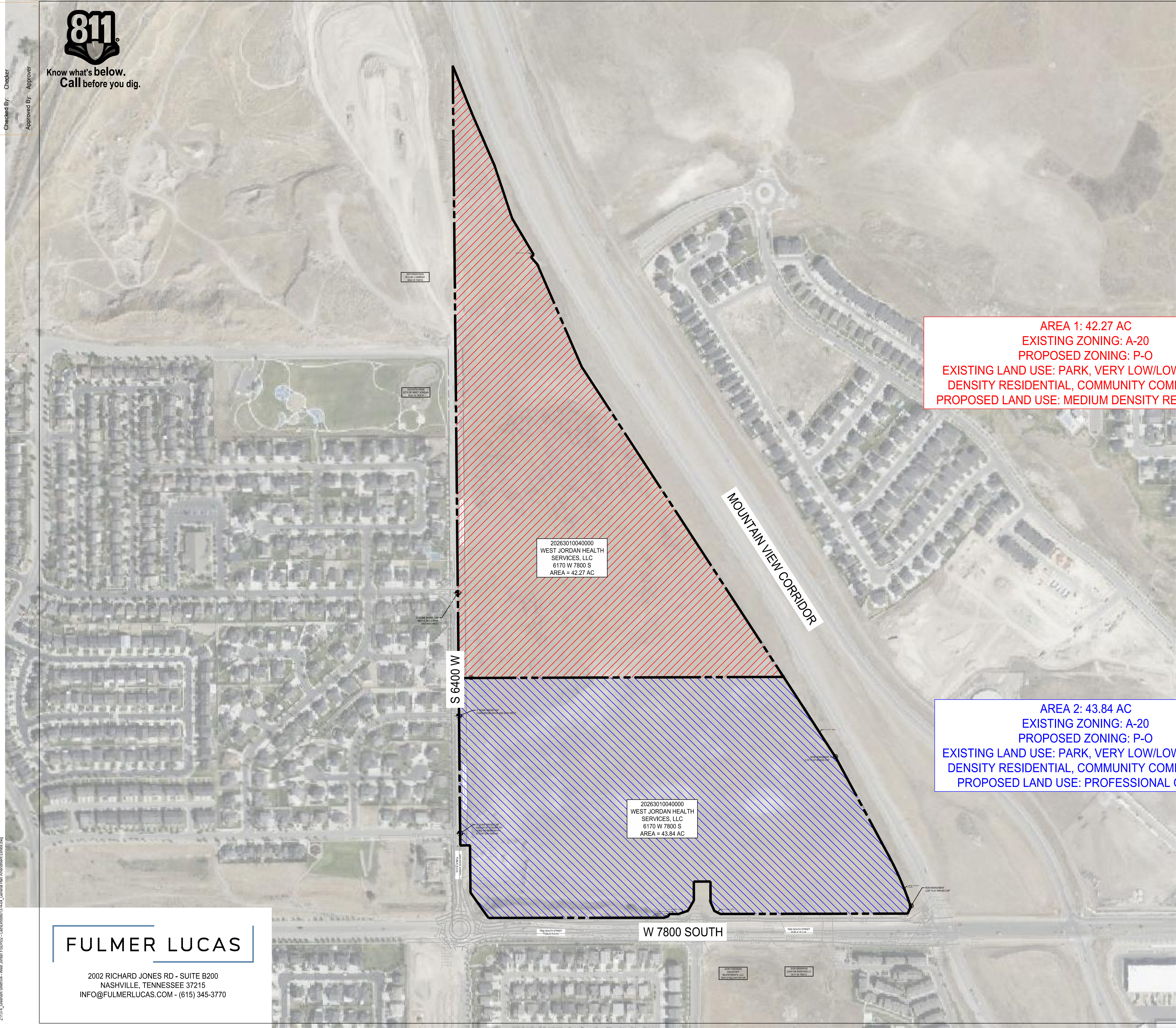
No.	Date	Description

GENERAL PLAN  
AMENDMENT  
EXHIBIT

EXH

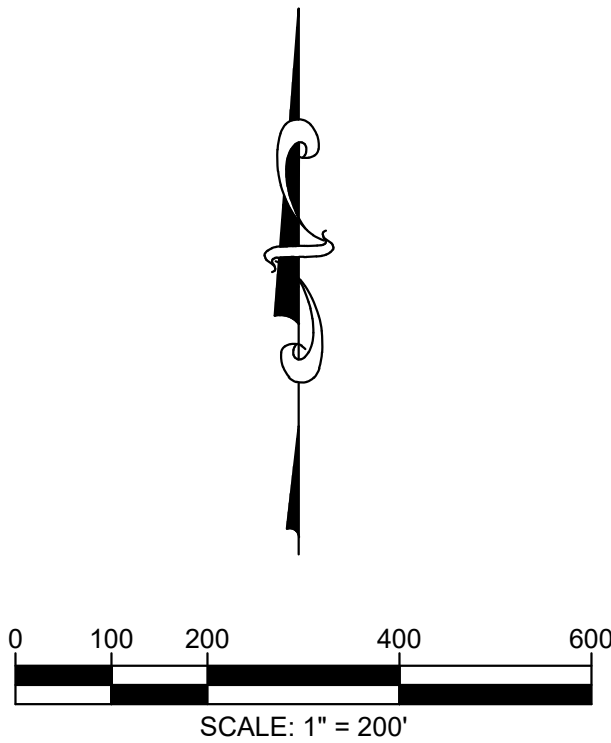
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11/25/2025

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FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 345-3770

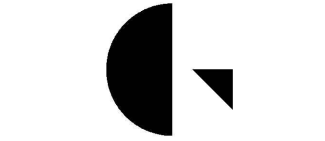




Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver



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**STRUCTURAL**  
Structural Design Group  
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Nashville, TN 37228

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Dallas, TX 75219



**HCA Design & Construction**  
One Park Plaza, PO Box 550  
Bldg. III  
Nashville, TN 37203  
HCA Design Mgr.: Kristen Vaughn  
HCA Constr. Mgr.: Darin Long  
Limbach Constr. Mgr.: David Carter

HCA Lone Peak - West  
Jordan FSER  
6170 West 7800 South  
West Jordan, UT

DESIGN  
DEVELOPMENT

## Revision

[illegible]

## ZONING MAP

EXH

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11/25/2025

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Full Sheet Size = 24"X36"

Tuesday, November 26, 2024  
\\c:\1\374\_Gresham Smith\04 - West Jordan FSR\02 - Cad\Exhibits\1374-04\_Zoning Map Amendment Exhibit.dwg

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 345-3770

W 7800 SOUTH

20351100030000  
WAGSTAFF  
INVESTMENTS, LLC  
7825 S FALLWATER DR

20351260050000  
CANYON RANCHES I  
6111 W 7800 S

PROPERTY LINE, TYP.  
REQUESTED ZONING BOUNDARY CHANGE.  
±86 ACRES

**MOUNTAIN VIEW CORRIDOR**

EXISTING ZONING: A-20  
PROPOSED ZONING: P-O

20263010040000  
WEST JORDAN HEALTH  
SERVICES, LLC  
6170 W 7800 S  
AREA = 42.27 AC

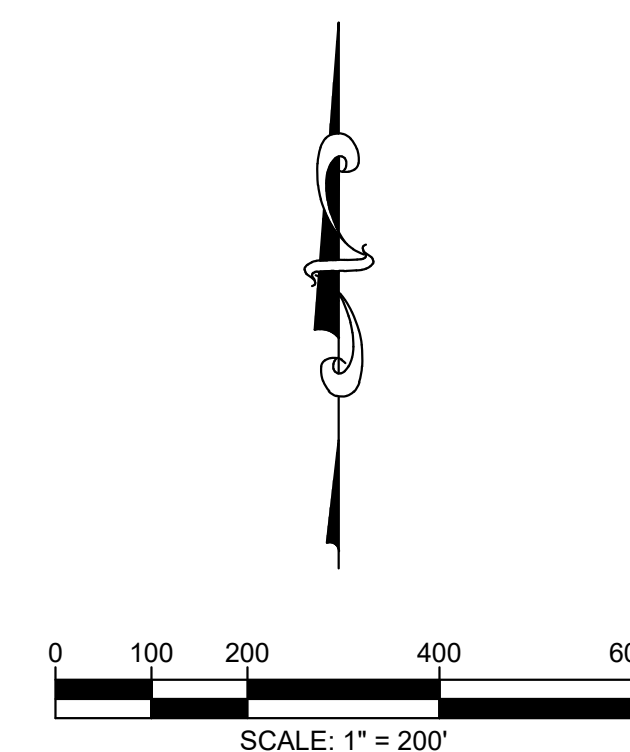
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AREA = 43.84 AC

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RULON J HARPER  
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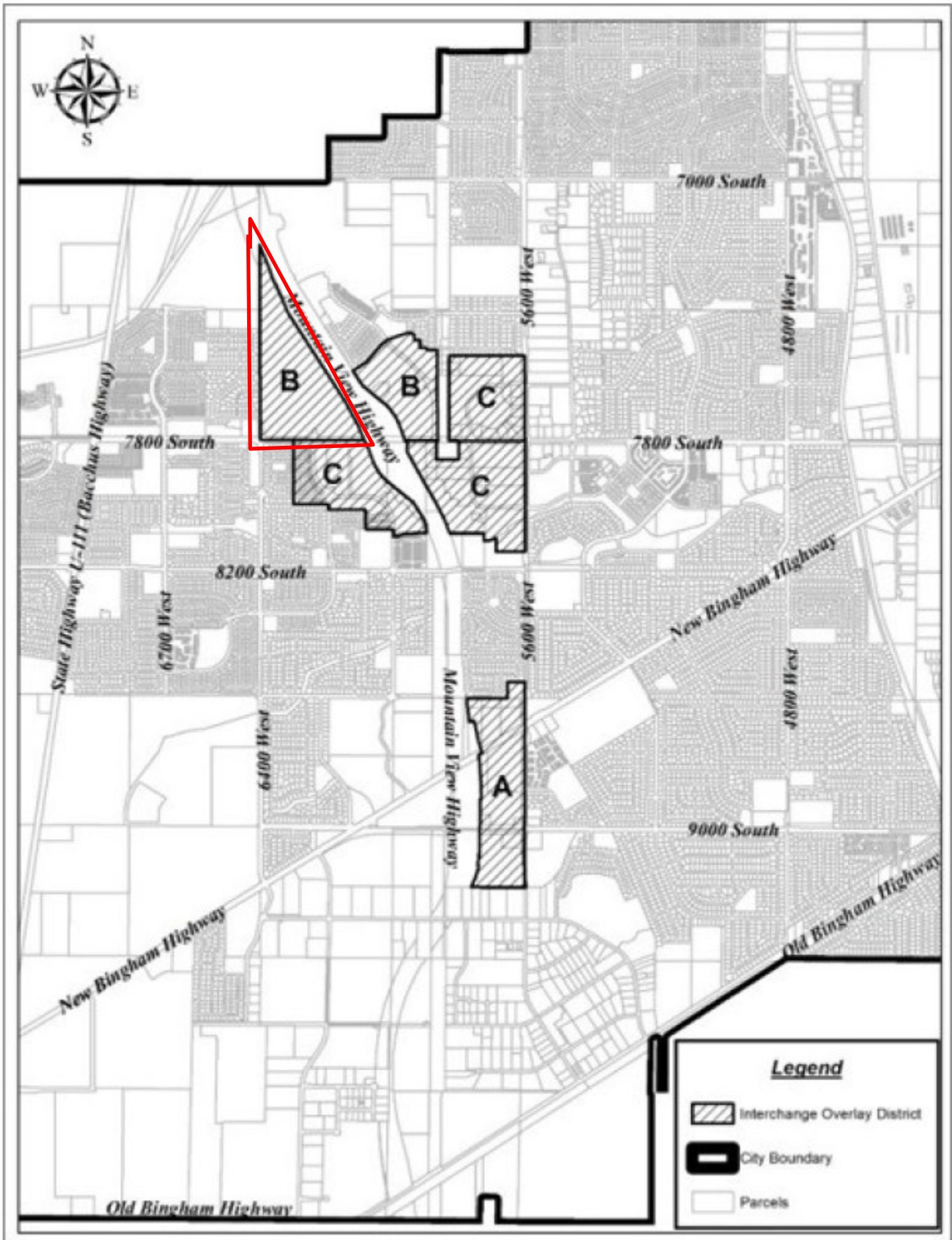
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CITY OF WEST JORDAN  
6543 W 7400 S

S 6400 W









Attachment E: IOZ Map



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 1/13/2026

**Presenter:** Duncan Murray

**Deadline of item** : 1/13/2026

**Applicant:** The City of West Jordan

**Department Sponsor:** Community Development

**Agenda Type:** PUBLIC HEARING

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

**Ordinance No. 26-03** Amending certain sections in Titles 13 and 15 in the West Jordan City Code, by removing the public hearing and public noticing requirements for variances and land use appeals, and by enacting associated technical revisions and clarifications.

## 2. EXECUTIVE SUMMARY

The City Council is considering amending several sections of the City Code to remove public hearing and public noticing requirements for variances and other appeals to the Land Use Appeal Authority (Administrative Law Judge). These proposed City Code amendments regarding public hearings and public noticing are necessary to comply with recent revisions in the Utah Code. Public hearings may no longer be required for a Land Use Appeal Authority under State law. Also proposed are updated references to applicable Utah Code sections, particularly references to the new codified numbering of the Land Use Development and Management Act (LUDMA). Finally, there are clarification and formatting amendments.

## 3. TIME SENSITIVITY / URGENCY

N/A

## 4. FISCAL NOTE

N/A

## 5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on December 9, 2025 regarding the proposed amendments to the City Code. The Planning Commission voted 7-0 for a Positive Recommendation to the City Council for the proposed amendments.

## 6. STAFF ANALYSIS

### I. BACKGROUND:

The proposed ordinance amendments are a continuation of updating the City Code in response to the replacement of the former Board of Adjustment with a one-person Land Use Appeal Authority (Administrative Law Judge). Last year, the City Council revised the procedures for variances and other quasi-judicial decisions. Rather than running these meetings and decisions through a Board of Adjustment, which consisted of a panel of several appointed board members with limited judicial and legal experience, such procedures are now run through a process with an appointed Administrative Law Judge, who is well versed in land use law and administrative law. The ordinances restructuring these procedures were officially adopted by the City Council

and codified into the City Code on December 18, 2024.

Because each of these processes is primarily a quasi-judicial matter between the applicant and the Land Use Appeal Authority, and because Utah Code §10-20-1101(5) prohibits cities from requiring public hearings for variances and land use appeals, public hearings should no longer be required. Therefore, this text amendment proposes to remove public hearing and public noticing requirements for variances and certain appeals.

**II. GENERAL INFORMATION & ANALYSIS:**

The City is requesting amendments to *Title 13 - Chapter 7 - Article G - Sections 1 and 2*, to *Title 15 – Chapter 3 – Sections 9 and 10*, and to *Title 15 – Chapter 5 – Section 3* of the West Jordan City Code governing public hearing and public noticing requirements for variances and certain Appeals. These changes will remove such requirements, which Utah Code §10-20-1101(5) states that cities may not require. Public hearing and public noticing requirements for other hearings, such as Planning Commission, City Council, and Zoning Administrator meetings, will remain in place. Spelling, punctuation, and redundant numerical references within the affected sections of the City Code are also being revised as part of this City Code text amendment.

**III. FINDINGS OF FACT:**

**13-7D-6: CRITERIA TO RECOMMEND APPROVAL:**

**B. Zoning Text Amendment:** Amendment to the text of this title or of any other land use regulation title in this code shall 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 conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein;***

**Staff Analysis:** The General Plan’s goals and policies pertain primarily to the social, environmental and economic aspects of development and the physical realm rather than governmental administrative functions. It has no mention whatsoever of public hearings or variances, so the proposed ordinance amendments are thereby consistent with the General Plan.

**Staff Opinion:** The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

***Criteria 2: The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;***

**Staff Analysis:** State law dictates that municipalities can handle quasi-judicial land use functions (particularly variances) in one of two ways: They may appoint a multi-person Board of Adjustment, or they may appoint a single experienced judge as a Land Use Appeal Authority

(which the City now uses). Utah Code §10-20-1101(5) now prohibits cities from requiring public hearings for variances and Land Use Appeals (and no notice is needed for a public hearing which is not required). The main purpose of the proposed amendments is to align City Code with current State statutes.

The other purpose of the proposed revisions is to remove unnecessary administrative and cost hurdles. The City Code currently has different noticing requirements for variances, which require a noticing radius of 100 feet. Most public hearings such as Planning Commission, City Council, and Zoning Administrator require a noticing radius of 300 feet. These inconsistencies slightly increase the risk of administrative mistakes and these amendments will help to streamline the process.

Another justification for amending these ordinances is to cut down on time and cost to the City and the applicant. For every public hearing, a noticing fee of 75 cents per address is currently charged to each applicant to compensate for staff time and materials in sending out notice. Since attendance at Board of Adjustment hearings has been historically very low to non-existent, it would seem prudent to reduce such administrative burdens for both the applicant and the City when not compelled to do otherwise by State law.

**Staff Opinion:** The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title.

***Criteria 3: The proposed amendment will not create a conflict with any other section or part of this title or the General Plan;***

**Staff Analysis:** Staff has completed a thorough search of the City Code and the only references to public hearings and noticing for variances and Land Use Appeals are found in §13-7G-1, §13-7G-2, §15-3-9, §15-3-10, and §15-5-3. The General Plan has no references to public hearings, noticing, or variances.

**Staff Opinion:** The proposed amendment will not create a conflict with any other section or part of this title or the General Plan.

***Criteria 4: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.***

**Staff Analysis:** The proposed modifications to City Code will provide limited administrative relief in the form of time and cost to both variance/appeal applicants and City staff, resulting in quicker response times to Land Use Appeal Authority hearings and less cost to the applicant and City. Such changes affect all variance/appeal applicants and not any particular applicant. These changes are in direct continuation of changes in public policy advised by the elected officials.

**Staff Opinion:** The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title to implement corrections or changes in public policy.

**7. MOTION RECOMMENDED**

"I move to approve Ordinance 26-03 amending the West Jordan City Code, by removing the public hearing and public noticing requirements for variances and land use appeals, and by enacting associated technical revisions and clarifications."

.

**8. MAYOR RECOMMENDATION**

N/A

**9. PACKET ATTACHMENT(S)**

Ordinance 26-03

Attachment A – Code Amendments (Legislative)

Attachment B – Code Amendments (Clean)

Attachment C – Planning Commission Minutes

Attachment D – Utah Code Section 10-20-1101



1                                   **THE CITY OF WEST JORDAN, UTAH**  
2                                   **ORDINANCE NO. 26-03**

3                   **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;**  
4                   **AMENDING SECTIONS 13-7G-1, 13-7G-2, 15-3-9, 15-3-10, AND 15-5-3,**  
5                   **REMOVING THE PUBLIC HEARING AND PUBLIC NOTICING REQUIREMENTS**  
6                   **FOR VARIANCES AND APPEALS TO THE LAND USE APPEAL AUTHORITY,**  
7                   **AND MAKING OTHER TECHNICAL REVISIONS AND CLARIFICATIONS**  
8

9           WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City Code**”) in 2009; and the City Council of the City (“**Council**” or “**City Council**”) desires to amend City Code Sections 13-7G-1, 13-7G-2, 15-3-9, 15-3-10, and 15-5-3 (removing the Public Hearing and Public Noticing Requirements for Variances and Appeals to the Land Use Appeal Authority, and making other technical revisions and clarifications), to be collectively referred to as “**proposed City Code amendments**”; and

15           WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on December 9, 2025, regarding the proposed City Code amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

18           1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;

20           2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

22           3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

24           4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

27           WHEREAS, the City Council held a public hearing on January 13, 2026, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

32           **Section 1. Approval of proposed City Code amendments.** The proposed City Code amendments are approved, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

35           **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.

37           **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 \_\_\_\_\_ 2026.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Bob Bedore  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

**"YES"      "NO"**

Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<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"/>

**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

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84  
85 **STATEMENT OF APPROVAL/PASSAGE** (check one)  
86

87 \_\_\_\_\_ The Mayor approved and signed Ordinance No. 26-03.  
88

89  
90 \_\_\_\_\_ The Mayor vetoed Ordinance No. 26-03 on \_\_\_\_\_ and the  
91 City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.  
92

93  
94 \_\_\_\_\_ Ordinance No. 26-03 became effective by operation of law without the  
95 Mayor's approval or disapproval.  
96

97  
98 \_\_\_\_\_  
99 Tangee Sloan, MMC, UCC  
100 City Recorder  
101  
102  
103

104 **CERTIFICATE OF PUBLICATION**

105 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that  
106 a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the  
107 \_\_\_\_\_ day of \_\_\_\_\_ 2026. The fully executed copy of the ordinance is  
108 retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.  
109

110  
111 \_\_\_\_\_  
112 Tangee Sloan, MMC, UCC  
113 City Recorder  
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117 *[Attachments on the following pages.]*  
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**Attachments A and B to**  
**ORDINANCE NO. 26-03**  
**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;**  
**AMENDING SECTIONS 13-7G-1, 13-7G-2, 15-3-9, 15-3-10, AND 15-5-3,**  
**REMOVING THE PUBLIC HEARING AND PUBLIC NOTICING REQUIREMENTS**  
**FOR VARIANCES AND APPEALS TO THE LAND USE APPEAL AUTHORITY,**  
**AND MAKING OTHER TECHNICAL REVISIONS AND CLARIFICATIONS**

**Attachment A – Legislative Version**

**Attachment B - Clean Version**

*[See the following pages.]*

Attachment A to Ordinance 26-03

Proposed City Code Text Amendment – Legislative  
Removal of Public Hearing Requirements, Including Notice Requirements,  
for Variances and Appeals to the Land Use Appeal Authority

13-7G-1: DECISION MAKING BODY:

Petitions for variances shall be reviewed and a final decision made by the Land Use Appeal Authority ~~at a public hearing.~~ A public hearing is not required. The Land Use Appeal Authority may approve, approve with conditions, or deny a variance request. (2001 Code § 89-5-406; amd. Ord. 24-58, 12-18-2024)

13-7G-2: PETITION; REQUIRED INFORMATION:

Any person seeking a variance shall submit to the development services department a written petition containing the following information: architectural

A. An application for a variance on a form provided by the city, accompanied by a filing fee as established by resolution of the city council;

B. A statement citing specific reasons and justification for the variance based on the criteria established in section 13-7G-3 of this article;

C. A detailed site plan at a scale of one inch equals ~~twenty~~ 20 feet (~~1"=20'~~) or larger, which shows the dimensions of the lot, building setbacks, existing or proposed buildings on the lot, and adjacent property owners. The area of the requested variance shall be highlighted on the site plan; and

D. If the variance is requested to allow construction of a new building, building addition or structure, conceptual elevation for such building, building addition or structure; ~~and~~

~~E.—A list of all property owners within a radius of three hundred feet (300') of the boundaries of the subject property. The list shall be based on the most current assessment rolls prepared by the Salt Lake County assessor and shall be accompanied by addressed, stamped, envelopes ready for mailing to all names on the list.~~ (2001 Code § 89-5-406; amd. 2009 Code; Ord. 19-50, 12-11-2019, Effective at 12 noon on January 6, 2020)

15-3-9: PUBLIC HEARING REQUIRED:

A. Public Hearing Defined: For purposes of this title, "public hearing" shall mean any special meeting, either required by law or deemed necessary by the city council, planning commission, ~~Land Use Appeal Authority~~ or zoning administrator, for which public notice is required to solicit public input on matters under discussion. Notices of public hearings required by this title before the city council, planning commission, ~~Land Use Appeal Authority~~ or zoning administrator shall be given in a manner as set forth in section 15-3-10 of this chapter.

B. Public Hearing Required: This code and Utah Code ~~Annotated~~ title 10, chapter ~~9a~~ 20, requires certain applications to go through a public hearing, usually held by the planning commission, prior to any decision being made by the city. Those applications include, but are not limited to, the following:

1. General plan adoption and amendments, including, but not limited to, general plan land use map amendments and the adoption of master plans and station area plans;
2. Land use ordinance and land use regulation adoption and amendments, including, but not limited to, zoning map amendments;
3. Vacation, alteration or amendment of a public right of way;
4. Preliminary subdivisions and amendments;
5. Preliminary plats for multi-family, commercial or industrial developments;
6. ~~Variances~~; Preliminary site plans; and
7. Conditional use permits. (2009 Code § 15-3-8; amd. Ord. 10-09, 2-24-2010; Ord. 24-58, 12-18-2024)

#### 15-3-10: PUBLIC HEARING NOTICE REQUIREMENTS:

A. Public Hearing Notice Standards: All public notices shall follow the standards found below, unless otherwise stated in this section:

1. Notice Time And Scope: At least ten ~~(10)~~ days prior to the date of the public hearing, a notice of the hearing may be mailed to all property owners within ~~three hundred~~ 300 feet ~~(300')~~ of the subject property; ~~provided, that the notice for variances shall be to all property owners within one hundred feet (100').~~ The list of property owners shall be compiled from the most current assessment rolls prepared by the Salt Lake County assessor. Notice of public hearing shall be sent to property owners by mail for city-initiated amendments to the zoning map.

2. Content Of Public Hearing Notice: All notices of public hearings shall begin with the heading "Notice Of Public Hearing" in bold type at the top of the sheet, shall provide a brief explanation of the purpose of the hearing, the location of the subject property and shall indicate the date, time and location of the public hearing. If specific property or properties are the subject of the application, the address of such property shall also be included in the notice.

3. Notice To Neighboring Property Owners Is Courtesy: Public hearing notices mailed to neighboring property owners of a proposed action is a courtesy notice, and any defect in or failure to receive such a courtesy notice shall not affect or invalidate any public hearing or action by the city council or any board, administrator or commission.

B. Notice Of Public Hearings And Public Meetings For Amendments To Text Of General Plan Or ~~Zoning Land Use~~ Ordinance: Prior to conducting any public meeting before either the planning commission or city council relating to adopting, amending or repealing any part of the general plan or ~~zoning-land use~~ ordinance, the following notice shall be provided:

1. Posted Notice: A notice of public meeting shall be posted in at least three ~~(3)~~ public places in the city or on the city website at least ten ~~(10)~~ days prior to the date of the public hearing.

2. Published Notice: A notice of public meeting shall be published on the state notice website pursuant to Utah Code section 45-1-101 at least ten ~~(10)~~ days prior to the date of the public hearing.



C. Notice Of Public Hearings And Public Meetings For Amendments To General Plan Land Use Map Or Zoning Map: Notice of a public meeting to review amendments to the general plan land use map or zoning map shall be provided as follows:

1. Planning Commission: Ten ~~(10)~~ days prior to the date of a planning commission public meeting, a notice may be mailed to all property owners within ~~three hundred~~ 300 feet ~~(300')~~ of the subject property. The list of property owners shall be compiled from the most current assessment rolls prepared by the Salt Lake County assessor.

2. City Council: Prior to holding a public meeting relating to an amendment to the general plan land use map or zoning map, a notice:

a. Shall be posted in at least three ~~(3)~~ public places in the city at least ten ~~(10)~~ days prior to the date of the public hearing;

b. Shall be published on the state notice website pursuant to Utah Code section 45-1-101 at least ten ~~(10)~~ days prior to the date of the public hearing; and

c. May be mailed to all property owners, as shown on the most current assessment rolls prepared by the Salt Lake County assessor, within ~~three hundred~~ 300 feet ~~(300')~~ of the subject property.

D. Vacating Or Amending Subdivision Plat: Review, public hearings, and public notice of applications requesting amendments to, or vacation of, all or part of a subdivision plat shall be consistent with Utah Code ~~Annotated~~ sections ~~10-9a-207 and 10-9a-608~~ 10-20-207, 10-20-812, and 10-20-813 or related or successor sections.

E. Additional Notice: This section is not intended to preclude the giving of additional notice that may be deemed necessary by the planning commission, Land Use Appeal Authority, or city council. Each review body may have its own bylaws, rules, policies, and procedures, and these could provide additional noticing procedures not inconsistent with this title.

F. Challenge To Notice: If notice given under authority of this section is not challenged as provided by state law within ~~thirty (30)~~ 30 days from the date of the meeting for which notice was given, the notice is considered adequate and proper. Failure of a property owner to receive mailed notice as provided in this section shall not invalidate any hearing or action taken pursuant thereto; provided, that the procedures in this chapter were followed. (2009 Code § 15-3-9; amd. Ord. 10-09, 2-24-2010; Ord. 11-30, 9-28-2011; Ord. 19-52, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 21-17, 5-26-2021; Ord. 24-58, 12-18-2024)

### 15-5-3: APPEALS TO LAND USE APPEAL AUTHORITY:

A. Right Of Appeal: Appeals to the Land Use Appeal Authority may be taken by any person aggrieved by any administrative decision or action of city staff or the planning commission on matters pertaining to the interpretation and application of titles 5, 8 through 15 inclusive, or 17 of this code. The Land Use Appeal Authority does not hear appeals on fees or any conditional use decision.

1. The appeal shall be filed within ~~fifteen (15)~~ 15 calendar days following the decision at issue; and

2. The person filing the appeal shall file written notice with community development department specifying the reasons for the appeal. The community development staff shall, without delay, transmit

to the Land Use Appeal Authority all documents and records constituting the record upon which the action appealed from is taken; and

3. An appeal meeting with the Land Use Appeal Authority does not require a public hearing.

B. Land Use Decisions: Unless otherwise set forth in this code, land use decisions applying to titles 5, 8 through 15 inclusive, or 17 of this code may be appealed to the Land Use Appeal Authority.

1. A person may not appeal, and the Land Use Appeal Authority may not consider, any land use ordinance amendments, zoning map amendments, future land use map amendments, or general plan amendments; and

2. Appeals may not be used to waive or modify the terms or requirements of this code.

C. Burden Of Proof ("Error Standard"); And Scope Of Review ("On the Record"): The person making the appeal has the burden of proving that an error has been made and shall present every theory of relief that the person could raise in district court. The appeal shall be "on the record", not "de novo", if the decision by the planning commission or the zoning administrator was based upon substantial evidence in the record; otherwise, the appeal shall be "de novo".

D. Standard Of Review: The standard of review is the substantial evidence standard.

E. Stay Of Proceedings: An appeal to the Land Use Appeal Authority stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Land Use Appeal Authority after the notice of appeal has been filed that, by reason of facts stated in the certification, a stay would, in the officer's opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed except by a restraining order granted by the district court on application and notice and on due cause shown.

F. Time And Notice Of Appeal Meeting Hearing: The Land Use Appeal Authority shall fix a reasonable time for a meeting regarding the hearing of the appeal, give ~~public notice of the appeal as well as~~ notice to the parties in interest, and ~~shall~~ decide the appeal within a reasonable time. At the appeal meeting, ~~Upon the hearing~~, a party may appear in person ~~or~~ by agent ~~or~~ by attorney.

G. Reverse Of Decision: The Land Use Appeal Authority, according to its own rules, may reverse any order, requirement, or determination of an administrative officer and may decide in favor of the appellant.

H. Other Possible Action: The Land Use Appeal Authority, after reviewing the decision of city staff or the planning commission, may affirm, reverse, alter, or postpone any determination until further study can be conducted. This may include referring the matter back to city staff or the planning commission for additional review.

I. Variances: Considering Hearing and deciding requests for variances from the terms of titles 5, 8 through 15 inclusive, or 17 of this code, shall be as described in title 13, chapter 7, article G of this code, or successor provisions.

J. Creation Of Record: The Land Use Appeal Authority shall develop a detailed record with appropriate records, findings, and conclusions as part of the final order. (2009 Code; §15-5-4, amd. Ord. 19-52, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 21-11, 3-24-2021; Ord. 23-11, 6-14-2023; Ord. 24-58, 12-18-2024)

**Attachment B to Ordinance 26-03**

**Proposed City Code Text Amendment – Clean**  
**Removal of Public Hearing Requirements, Including Notice Requirements,**  
**for Variances and Appeals to the Land Use Appeal Authority**

13-7G-1: DECISION MAKING BODY:

Petitions for variances shall be reviewed and a final decision made by the Land Use Appeal Authority. A public hearing is not required. The Land Use Appeal Authority may approve, approve with conditions, or deny a variance request. (2001 Code § 89-5-406; amd. Ord. 24-58, 12-18-2024)

13-7G-2: PETITION; REQUIRED INFORMATION:

Any person seeking a variance shall submit to the development services department a written petition containing the following information:

A. An application for a variance on a form provided by the city, accompanied by a filing fee as established by resolution of the city council;

B. A statement citing specific reasons and justification for the variance based on the criteria established in section 13-7G-3 of this article;

C. A detailed site plan at a scale of one inch equals 20 feet or larger, which shows the dimensions of the lot, building setbacks, existing or proposed buildings on the lot, and adjacent property owners. The area of the requested variance shall be highlighted on the site plan; and

D. If the variance is requested to allow construction of a new building, building addition, or structure, conceptual architectural elevation for such building, building addition, or structure.

(2001 Code § 89-5-406; amd. 2009 Code; Ord. 19-50, 12-11-2019, Effective at 12 noon on January 6, 2020)

15-3-9: PUBLIC HEARING REQUIRED:

A. Public Hearing Defined: For purposes of this title, "public hearing" shall mean any special meeting, either required by law or deemed necessary by the city council, planning commission, or zoning administrator, for which public notice is required to solicit public input on matters under discussion. Notices of public hearings required by this title before the city council, planning commission, or zoning administrator shall be given in a manner as set forth in section 15-3-10 of this chapter.

B. Public Hearing Required: This code and Utah Code title 10, chapter 20, require certain applications to go through a public hearing, usually held by the planning commission, prior to any decision being made by the city. Those applications include, but are not limited to, the following:

1. General plan adoption and amendments, including, but not limited to, general plan land use map amendments and the adoption of master plans and station area plans;



2. Land use ordinance and land use regulation adoption and amendments, including, but not limited to, zoning map amendments;

3. Vacation, alteration, or amendment of a public right of way;

4. Preliminary subdivisions and amendments;

5. Preliminary plats for multi-family, commercial, or industrial developments;

6. Preliminary site plans; and

7. Conditional use permits. (2009 Code § 15-3-8; amd. Ord. 10-09, 2-24-2010; Ord. 24-58, 12-18-2024)

#### 15-3-10: PUBLIC HEARING NOTICE REQUIREMENTS:

A. Public Hearing Notice Standards: All public notices shall follow the standards found below, unless otherwise stated in this section:

1. Notice (Time And Scope): At least ten days prior to the date of the public hearing, a notice of the hearing may be mailed to all property owners within 300 feet of the subject property. The list of property owners shall be compiled from the most current assessment rolls prepared by the Salt Lake County assessor. Notice of public hearing shall be sent to property owners by mail for city-initiated amendments to the zoning map.

2. Content Of Public Hearing Notice: All notices of public hearings shall begin with the heading "Notice Of Public Hearing" in bold type at the top of the sheet, shall provide a brief explanation of the purpose of the hearing, the location of the subject property and shall indicate the date, time, and location of the public hearing. If specific property or properties are the subject of the application, the address of such property shall also be included in the notice.

3. Notice To Neighboring Property Owners Is Courtesy: Public hearing notices mailed to neighboring property owners of a proposed action is a courtesy notice, and any defect in or failure to receive such a courtesy notice shall not affect or invalidate any public hearing or action by the city council or any board, administrator, or commission.

B. Notice Of Public Hearings And Public Meetings For Amendments To Text Of General Plan Or Land Use Ordinance: Prior to conducting any public meeting before either the planning commission or city council relating to adopting, amending, or repealing any part of the general plan or land use ordinance, the following notice shall be provided:

1. Posted Notice: A notice of public meeting shall be posted in at least three public places in the city or on the city website at least ten days prior to the date of the public hearing.

2. Published Notice: A notice of public meeting shall be published on the state notice website pursuant to Utah Code section 45-1-101 at least ten days prior to the date of the public hearing.

C. Notice Of Public Hearings And Public Meetings For Amendments To General Plan Land Use Map Or Zoning Map: Notice of a public meeting to review amendments to the general plan land use map or zoning map shall be provided as follows:

1. Planning Commission: Ten days prior to the date of a planning commission public meeting, a notice may be mailed to all property owners within 300 feet of the subject property. The list of

property owners shall be compiled from the most current assessment rolls prepared by the Salt Lake County assessor.

2. City Council: Prior to holding a public meeting relating to an amendment to the general plan land use map or zoning map, a notice:

a. Shall be posted in at least three public places in the city at least ten days prior to the date of the public hearing;

b. Shall be published on the state notice website pursuant to Utah Code section 45-1-101 at least ten days prior to the date of the public hearing; and

c. May be mailed to all property owners, as shown on the most current assessment rolls prepared by the Salt Lake County assessor, within 300 feet of the subject property.

D. Vacating Or Amending Subdivision Plat: Review, public hearings, and public notice of applications requesting amendments to, or vacation of, all or part of a subdivision plat shall be consistent with Utah Code sections 10-20-207, 10-20-812, and 10-20-813 or related or successor sections.

E. Additional Notice: This section is not intended to preclude the giving of additional notice that may be deemed necessary by the planning commission, Land Use Appeal Authority, or city council. Each review body may have its own bylaws, rules, policies, and procedures, and these could provide additional noticing procedures not inconsistent with this title.

F. Challenge To Notice: If notice given under authority of this section is not challenged as provided by state law within 30 days from the date of the meeting for which notice was given, the notice is considered adequate and proper. Failure of a property owner to receive mailed notice as provided in this section shall not invalidate any hearing or action taken pursuant thereto; provided, that the procedures in this chapter were followed. (2009 Code § 15-3-9; amd. Ord. 10-09, 2-24-2010; Ord. 11-30, 9-28-2011; Ord. 19-52, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 21-17, 5-26-2021; Ord. 24-58, 12-18-2024)

### 15-5-3: APPEALS TO LAND USE APPEAL AUTHORITY:

A. Right Of Appeal: Appeals to the Land Use Appeal Authority may be taken by any person aggrieved by any administrative decision or action of city staff or the planning commission on matters pertaining to the interpretation and application of titles 5, 8 through 15 inclusive, or 17 of this code. The Land Use Appeal Authority does not hear appeals on fees or any conditional use decision.

1. The appeal shall be filed within 15 calendar days following the decision at issue; and

2. The person filing the appeal shall file written notice with community development department specifying the reasons for the appeal. The community development staff shall, without delay, transmit to the Land Use Appeal Authority all documents and records constituting the record upon which the action appealed from is taken; and

3. An appeal meeting with the Land Use Appeal Authority does not require a public hearing.

B. Land Use Decisions: Unless otherwise set forth in this code, land use decisions applying to titles 5, 8 through 15 inclusive, or 17 of this code may be appealed to the Land Use Appeal Authority.

116 1. A person may not appeal, and the Land Use Appeal Authority may not consider, any land use  
117 ordinance amendments, zoning map amendments, future land use map amendments, or general plan  
118 amendments; and

119 2. Appeals may not be used to waive or modify the terms or requirements of this code.

120 C. Burden Of Proof ("Error Standard"); And Scope Of Review ("On the Record"): The person  
121 making the appeal has the burden of proving that an error has been made and shall present every theory  
122 of relief that the person could raise in district court. The appeal shall be "on the record", not "de novo",  
123 if the decision by the planning commission or the zoning administrator was based upon substantial  
124 evidence in the record; otherwise, the appeal shall be "de novo".

125 D. Standard Of Review: The standard of review is the substantial evidence standard.

126 E. Stay Of Proceedings: An appeal to the Land Use Appeal Authority stays all proceedings in  
127 furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to  
128 the Land Use Appeal Authority after the notice of appeal has been filed that, by reason of facts stated  
129 in the certification, a stay would, in the officer's opinion, cause imminent peril to life or property. In  
130 such case proceedings shall not be stayed except by a restraining order granted by the district court on  
131 application and notice and on due cause shown.

132 F. Time And Notice Of Appeal Meeting: The Land Use Appeal Authority shall fix a reasonable  
133 time for a meeting regarding the appeal, give notice to the parties in interest, and decide the appeal  
134 within a reasonable time. At the appeal meeting, a party may appear in person, by agent, or by  
135 attorney.

136 G. Reverse Of Decision: The Land Use Appeal Authority, according to its own rules, may reverse  
137 any order, requirement, or determination of an administrative officer and may decide in favor of the  
138 appellant.

139 H. Other Possible Action: The Land Use Appeal Authority, after reviewing the decision of city staff  
140 or the planning commission, may affirm, reverse, alter, or postpone any determination until further  
141 study can be conducted. This may include referring the matter back to city staff or the planning  
142 commission for additional review.

143 I. Variances: Considering and deciding requests for variances from the terms of titles 5, 8 through  
144 15 inclusive, or 17 of this code, shall be as described in title 13, chapter 7, article G of this code, or  
145 successor provisions.

146 J. Creation Of Record: The Land Use Appeal Authority shall develop a detailed record with  
147 appropriate records, findings, and conclusions as part of the final order. (2009 Code; §15-5-4, amd.  
148 Ord. 19-52, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 21-11, 3-24-2021; Ord. 23-11,  
149 6-14-2023; Ord. 24-58, 12-18-2024)



**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD DECEMBER 9, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Scott Langford, Larry Gardner, Tayler Jensen, Duncan Murray, Mike Jensen, Julie Davis, Nicole Woodburn, Chris Trevino, Cory Fralick, Isabelle Zytka

\*\*\*\*\*  
The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Duncan Murray provided training on legislative recommendations.

\*\*\*\*\*  
The regular meeting was called to order at 6:01 p.m. with a quorum present.

**Pledge of Allegiance**

**1. Approve Minutes from November 25, 2025**

**MOTION:** Ammon Allen moved to approve the minutes of November 25, 2025. The motion was seconded by Trish Hatch and passed 7-0 in favor.

\*\*\*\*\*  
**2. West Jordan City Zone 5 North Tank; 7229 Hikers Pass Drive; Preliminary Site Plan; PCH/MDA Zone; City of West Jordan Public Works (applicant) [#35067; parcel 20-28-277-001]**

**MOTION:** Jay Thomas moved to continue the Preliminary Site Plan for West Jordan City Zone 5 North Tank to the January 6, 2026, meeting. The motion was seconded by Ammon Allen and passed 7-0 in favor.

\*\*\*\*\*  
**3. West Jordan Free Standing Emergency Room (FSER); 6170 West 7800 South; Recommendation to the City Council for a Future Land Use Map Amendment for 86.14 acres from Parks, Very Low, Low, and Medium Density Residential, and Community Commercial to the designations of Professional Office (43.84 acres) and Medium Density Residential (42.27 acres) and Rezone from A-20 (Agricultural 20-acre lots) Zone to P-O (Professional Office) Zone; Fulmer Lucas Engineering, LLC/Avery Steed (applicant) [#35072, 35073; parcel 20-26-301-004]**

Sam Burgess, director of real estate for HCA Healthcare, stated that their engineer Avery Steed was participating online. The request is to rezone the property from agriculture to professional office, which will allow for construction of a free-standing emergency room as the first phase of the project. The proposal is consistent with the guiding principles of the general plan to bring medical services to a fast-growing area of the valley. The future land use map will be amended to professional office and medium density residential for future development. The rezoning will allow them to bring more robust medical services to this area of the valley as well as jobs.

Tayler Jensen said the current land use map has many designations and the proposal is for only two. This area has long been planned for uses such as medical office and buffer residential and is designated on the Interchange Overlay Zone (IOZ) map. The concept plan was shown. The emergency room will be free-standing initially and as the hospital expands it will attach to the ER. The proposed P-O zoning district will cover the entire parcel and allows the hospital to move forward. If the IOZ is applied in the future it will override the underlying zone.

Based on the analysis contained in the report, staff recommended that the Planning Commission make a positive recommendation to the City Council for the proposed Future Land Use Map Amendment and Rezone.

Ammon Allen understood that they could not move forward with the IOZ now because the full plan would have to be included, which is unknown at this time. This rezoning will allow the emergency room to develop. He said there is some risk if the residential to the north and medical/commercial to the south do not move forward. He could not think of concerns the city might have if the entire piece was completely developed as professional office or commercial, aside from residents' concerns.

Tayler Jensen said more of the risk is taken on by the hospital because they would probably want to have residential vesting before bringing in the hospital. He did not anticipate the entire 86 acres would develop as professional office, but if it did there would be required standard buffering. To be entirely commercial, it would have to be rezoned to something other than professional office. The IOZ is a separate zoning district that will require a master development agreement and buffering will be intensified. Transitions from the neighborhood will be in a smart way going toward the freeway, and the IOZ allows them to apply better planning principles.

Jay Thomas opened the public hearing.

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

Tom Hollingsworth felt that a hospital to benefit the community at large was a better plan than the previously proposed high density housing, and he thought the neighborhood would probably accept this type of use as having a lower impact on the community. Traffic could increase, but the widening of 7800 South provides some mitigation in that area.

**MOTION: Tom Hollingsworth moved to forward a Positive Recommendation to the City Council for the proposed General Plan Map Amendment from Very-Low Density Residential, Low Density Residential, Medium Density Residential, Community Commercial and Future Park to Medium Density Residential (42.27 Acres) and Professional Office (43.84 Acres). The motion was seconded by Trish Hatch and passed 7-0 in favor.**

**MOTION: Tom Hollingsworth moved to forward a positive recommendation to the City Council to rezone approximately 86.14 acres from A-20 (Agriculture 20 Acre minimum lots) zone to P-O (Professional Office) zone to the West Jordan City**

**Council, subject to all requirements of approval. The motion was seconded by Trish Hatch and passed 7-0 in favor.**

\*\*\*\*\*

**4. Utah Wildland Fire Urban Interface Map and Code; Recommendation to the City Council to adopt the Utah Wildland Fire Interface Map and Code; City of West Jordan Fire Department (applicant)**

Deputy Fire Chief Chris Trevino stated that House Bill 48 passed in 2025 asks cities to adopt the 2006 Wildland Urban Interface (WUI) Code. Cities are required to identify their WUI areas and to provide a map to the state. The Bill defines a WUI property as where wildland ties into homes and areas of commerce. West Jordan has identified the area of concern as the western area at the city boundary. Fire administration met with the City Council and they were directed to share this information with the Planning Commission as it will affect building and zoning, etc. The City Council wanted to minimize the impact to residents while keeping the purpose of the bill as a proactive way of reducing fire risk to citizens and mitigation efforts in large fire events. There is a fee schedule associated, so they identified what it would look like to minimize additional fees or associated building and insurance costs to the residents. He showed a map that identifies 500 feet from the entire western edge of the city boundary line. Other areas of concern include the Jordan River, which is identified as a 4 out of 10 on the state level, which is a moderate risk. The WUI area identified on the proposed map is a 5 but they anticipate that it will change to a 7.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to adopt the Utah Wildland Fire Urban Interface Map and Code.

Trish Hatch asked for clarification on the threat assessment for the area along the Jordan River. The city had done a better job of cutting down weeds in that area, but there is still a high chance for fire.

Chief Trevino said they rarely have fires along the Jordan River because of the wet soil and environmental conditions. He referred to the map from the Utah Division of Forestry, Fire, and State Lands that shows only portions along the Jordan River are at a moderate threat level. As the areas are identified it will affect insurance rates, coverage, and fees. The city is trying to minimize the impact to the citizens with a needs assessment so that not everyone will get a fee.

Ammon Allen asked if the 500-foot boundary captures the highest numerical values from the state map.

Chris Trevino said it provides a buffer. He showed the state's structure exposure map for West Jordan and explained how the buffer area was determined and how they use it to mitigate fire danger. He felt that the state will get a better map once the areas are updated with developed properties.

Jay Thomas opened the public hearing.

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

**MOTION:** Trish Hatch moved to forward a positive recommendation to the City Council to adopt the Utah Wildland Fire Urban Interface Map and Code. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

\*\*\*\*\*

**5. Text Amendment - Street Light Standards; Recommendation to the City Council to Adopt Design and Construction Standards for Street Lighting Section 16500; City-wide applicability; City of West Jordan (applicant)**

Cory Fralick, Public Services Director, introduced Isabelle Zytka who was instrumental in working with the department to update many of the standards.

Isabelle Zytka, Public Services intern, said the street light standards had not been updated since 2018. She highlighted changes to Section 2.01C that deals with copper theft by allowing aluminum wiring and to Section 1.06E that now provides a “burn in” period of seven days in case of a product malfunction. Also, correct photos replaced those that were out-of-date. The code changes now coincide with how the city operates.

Based on the analysis and findings contained in the staff report and upon evidence received at the public hearing, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for this application.

Ammon Allen thanked Ms. Zytka for the updates.

Jay Thomas opened the public hearing.

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

Trish Hatch also felt that the amendments were a lot of work and nicely done.

Jay Thomas said the change to allow aluminum wiring makes sense.

**MOTION:** Trish Hatch moved, based on the information and findings of the required criteria set forth in the staff report and upon the evidence and explanations received today, to forward a recommendation of approval to the City Council for this application finding that an affirmative determination has been made for the criteria found in 13-7D-6B; 1 through 4. The motion was seconded by John Roberts and passed 7-0 in favor.

\*\*\*\*\*

**6. Text Amendment – Variances and Appeals to the Land Use Appeal Authority; Recommendation to the City Council to Amend the West Jordan City Code Title 13-7G-1, 13-7G-2, 15-3-9, 15-3-10, and 15-5-3 Removing the Public Hearing and Public Noticing Requirements for Variances and certain Appeals to the Land Use Appeal Authority, and making other technical revisions/clarifications; City-wide applicability; City of West Jordan (applicant) [#35017]**



Duncan Murray explained that this amendment is primarily to comply with state law that says cities may not require a public hearing or notice for the public hearing for variances and certain appeals. This amendment removes that requirement from our code. Some technical changes in the numbering format and updates to reflect the new state code section numbers were included.

Based on the analysis and findings contained in the report, staff recommended that the Planning Commission forward a positive recommendation to the City Council concerning the proposed ordinance amendments to §13-7G-1, §13-7G-2, §15-3-9, §15-3-10, and §15-5-3 of the City Code regarding removing public hearing and public noticing requirements for Variances and certain appeals.

Jay Thomas opened the public hearing.

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

**MOTION:** Jimmy Anderson moved, based on the information and 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 ordinance amendments to Sections 13-7G- 1, 13-7G-2, 15-3-9, 15-3-10, and 15-5-3 of the City Code regarding public hearing and public noticing requirements for Variances and certain appeals. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

**MOTION:** Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:43 p.m.

---

Chair

ATTEST:

NICOLE WOODBURN  
Administrative Assistant  
Community Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**Effective 11/6/2025**

**10-20-1101 Appeal authority required -- Condition precedent to judicial review -- Appeal authority duties.**

(1)

(a) Each municipality adopting a land use ordinance shall, by ordinance, establish one or more appeal authorities.

(b) An appeal authority described in Subsection (1)(a) shall hear and decide:

(i) requests for variances from the terms of land use ordinances;

(ii) appeals from land use decisions applying land use ordinances; and

(iii) appeals from a fee charged in accordance with Section 10-20-904.

(c) An appeal authority described in Subsection (1)(a) may not hear an appeal from the enactment of a land use regulation.

(2) As a condition precedent to judicial review, each adversely affected party shall timely and specifically challenge a land use authority's land use decision, in accordance with local ordinance.

(3) An appeal authority described in Subsection (1)(a):

(a) shall:

(i) act in a quasi-judicial manner; and

(ii) serve as the final arbiter of issues involving the interpretation or application of land use ordinances; and

(b) may not entertain an appeal of a matter in which the appeal authority, or any participating member, had first acted as the land use authority.

(4) By ordinance, a municipality may:

(a) designate a separate appeal authority to hear requests for variances than the appeal authority the municipality designates to hear appeals;

(b) designate one or more separate appeal authorities to hear distinct types of appeals of land use authority decisions;

(c) require an adversely affected party to present to an appeal authority every theory of relief that the adversely affected party can raise in district court;

(d) not require a land use applicant or adversely affected party to pursue duplicate or successive appeals before the same or separate appeal authorities as a condition of an appealing party's duty to exhaust administrative remedies; and

(e) provide that specified types of land use decisions may be appealed directly to the district court.

**(5) A municipality may not require a public hearing for a request for a variance or land use appeal.**

(6) If the municipality establishes or, before the effective date of this chapter, has established a multiperson board, body, or panel to act as an appeal authority, at a minimum the board, body, or panel shall:

(a) notify each of the members of the board, body, or panel of any meeting or hearing of the board, body, or panel;

(b) provide each of the members of the board, body, or panel with the same information and access to municipal resources as any other member;

(c) convene only if a quorum of the members of the board, body, or panel is present; and

(d) act only upon the vote of a majority of the convened members of the board, body, or panel.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

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Renumbered and Amended by Chapter 15, 2025 Special Session 1





# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 01/13/2026

**Presenter:** Alan Anderson, Council Office Director

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Council Office

**Agenda Type:** BUSINESS ITEMS

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Resolution No. 26-002 Formalizing the Appointment of Chair, Vice-Chair and Past Chair Position for the Period of January to June 2026

## 2. EXECUTIVE SUMMARY

The City Council has adopted a rotation schedule for council leadership, effective January 2025, as outlined in Appendix B of the Council Policies and Procedures Manual.

In accordance with the adopted rotation, the Council leadership for January 1, 2026 through June 30, 2026 is as follows:

- Chair – Bob Bedore (District 2)
- Vice-Chair – Jessica Wignall (At-Large B)
- Past-Chair – Kayleen Whitelock (At-Large A)

## 3. TIME SENSITIVITY / URGENCY

Leadership rotates every six months, effective on January 1 and July 1 of each year. Council officially approves the ongoing rotation cycle in the first City Council meetings of January and July by way of resolution.

## 4. FISCAL NOTE

Not Applicable

## 5. MAYOR RECOMMENDATION

## 6. COUNCIL STAFF ANALYSIS

In the [December 4, 2024 City Council Meeting](#), Council adopted Resolution No. 24-041, amending City Council Policies and Procedures. Included as part of this amendment was the creation of Appendix B (Attachment A of this packet), establishing a rotation schedule for council leadership. State law requires the city council to have a chair, who is responsible to preside over meetings, sign official documents, and act as official spokesperson of the city council for items established as a result of council actions (ordinances, resolutions, etc.).

The powers of the council chair can be found in city code [1-6-10](#)

## 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. 26-002

Leadership Rotation Chart

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**RESOLUTION NO. 26-002**

**A RESOLUTION CERTIFYING THE LEGAL COMPLIANCE OF THE  
SELECTION FOR COUNCIL CHAIR, COUNCIL VICE-CHAIR AND COUNCIL  
PAST-CHAIR; AND IDENTIFYING THE NAMES OF THE COUNCIL  
MEMBERS ELECTED TO THESE POSITIONS FOR  
JANUARY 1 THROUGH JUNE 30, 2026**

WHEREAS, the City Council of the City of West Jordan (“City” and “Council” or “City Council”) is empowered by state law, Utah Code Section 10-3b-203(1)(a)(iv), to elect one of its own members as council chair; and

WHEREAS, the West Jordan City Code (“City Code”), in Section 1-6-9, sets forth the protocol for electing a council chair, council vice-chair, and council past-chair; and

WHEREAS, City Council Policies and Procedures Rule 6.4 defines the rotation calendar as adopted in City Council Policies and Procedures as Appendix B, and;

WHEREAS, the City Council desires to comply with the referenced provisions of the Utah Code and City Code with regards to the appointment of a council chair, council vice-chair, and council past-chair for January 1, 2026 through June 30, 2026, at the City Council meeting held on January 13, 2026.

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

- Section 1.**     Certification of the Selection of Council Chair. The City Council certifies under the rotation schedule adopted that Bob Bedore was duly appointed as council chair for January 1 through June 30, 2026.
- Section 2.**     Certification of the Selection of Council Vice-Chair. The City Council certifies under the rotation schedule adopted that Jessica Wignall was duly appointed as council vice-chair for January 1 through June 30, 2026.
- Section 3.**     Certification of the Election of Council Past-Chair. The City Council certifies under the rotation schedule adopted that Kayleen Whitelock was duly appointed as council past-chair for January 1 through June 30, 2026.
- Section 4.**     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 shall be severable.
- Section 5.**     Effective Date. This Resolution shall take effect immediately upon passage.

**Adopted by the City Council of West Jordan, Utah, this 13<sup>th</sup> day of January 2026.**

*(Continued on the following page)*

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Bob Bedore  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

<b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
Council Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Vice Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
Council Past Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<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"/>



# Council Leadership Rotation

	2025		2026	
<b>Chair</b>	District 1	At-Large A	District 2	At-Large B
<b>Vice-Chair</b>	At-Large A	District 2	At-Large B	District 3
<b>Past Chair</b>	District 3	District 1	At-Large A	District 2
	2027		2028	
<b>Chair</b>	District 3	At-Large C	District 4	District 1
<b>Vice-Chair</b>	At-Large C	District 4	District 1	At-Large A
<b>Past Chair</b>	At-Large B	District 3	At-Large C	District 4
	2029		2030	
<b>Chair</b>	At-Large A	District 2	At-Large B	District 3
<b>Vice-Chair</b>	District 2	At-Large B	District 3	At-Large C
<b>Past Chair</b>	District 1	At-Large A	District 2	At-Large B
	2031		2032	
<b>Chair</b>	At-Large C	District 4	District 1	At-Large A
<b>Vice-Chair</b>	District 4	District 1	At-Large A	District 2
<b>Past Chair</b>	District 3	At-Large C	District 4	District 1
	2033		2034	
<b>Chair</b>	District 2	At-Large B	District 3	At-Large C
<b>Vice-Chair</b>	At-Large B	District 3	At-Large C	District 4
<b>Past Chair</b>	At-Large A	District 2	At-Large B	District 3
	2035		2036	
<b>Chair</b>	District 4	District 1	At-Large A	District 2
<b>Vice-Chair</b>	District 1	At-Large A	District 2	At-Large B
<b>Past Chair</b>	At-Large C	District 4	District 1	At-Large A
	2037		2038	
<b>Chair</b>	At-Large B	District 3	At-Large C	District 4
<b>Vice-Chair</b>	District 3	At-Large C	District 4	District 1
<b>Past Chair</b>	District 2	At-Large B	District 3	At-Large C

Each year is broken into two semesters; January 1-June 30 (first column), and July 1 through December 31 (second column).

## Rules

- If Chair is newly elected, they swap with the alternate seat holder in the same semester of the following year, unless that position is also held by a newly elected member.
  - If both positions above are newly elected councilmembers, the newly elected Chair will instead swap with the alternate seat in the 2<sup>nd</sup> semester of the following year.
- If Vice Chair and Past Chair are newly elected, no change occurs.



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, December 16, 2025 – 4:00 pm  
**Waiting Formal Approval**  
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, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Parks Division Manager Dave Naylor, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Public Information Manager Marie Magers, Attendee Adam Gardiner, Attendee Brock Hudson, Community Development Director Scott Langford

Acting Chair Bedore called the meeting to order at 4:00 pm and noted that Chair Whitelock was participating remotely.

## **2. DISCUSSION TOPICS**

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

Senior Planner Tayler Jensen presented a proposal to amend the FLUM for the subject property from Regional Commercial designation to Light Industrial, and rezone to the M-1 Zone. Mr. Jensen divulged that there had been applications for commercial use on the subject property in the past, but UDOT had not approved access on to 9000 South. He said the current applicant proposed a warehouse space concept similar to another project in West Jordan, but on a smaller scale. Mr. Jensen asked if the Council would support the proposed FLUM amendment and rezone.

Council Member Bloom asked if constraints could change in the future, and if meaningful flexibility would be lost if reclassified as industrial. Chair Whitelock thanked the applicant for listening to what the Council said on a previous occasion and bringing back a different application.

Council Member Green pointed out the subject property was currently surrounded by Light Industrial designation on the FLUM, and he felt the proposed amendment made sense. He suggested amending the designation for the small strip of land adjacent to the subject property from Regional Commercial to Light Industrial to match. Mr. Jensen said the small strip was City right-of-way, which could easily be amended.

Council Member Shelton felt it was a tragedy that the property owner did not have adequate access to the property for retail use. He would have loved to see the property developed for retail, but knew no change to the access was anticipated. Council Member Green agreed the access issue was sad but noted that the area could become a major freeway interchange in the next several years, and commercial use would have less impact. Council Member Green expressed the opinion that warehouse space at the subject location made sense.

Sal Perdomo with Titan Development reported that UDOT would not allow a four-way access point at 9000 South. He said West Jordan had been a pleasant city to work with and thanked them for making the process easy.

Council Member Lamb liked the proposed use. Council Members Bedore, Jacob, and Whitelock expressed agreement and requested the item continue through the process.

***b. Discussion of Proposed Code Amendments Related to Definitions for Residency, Guests, and Vehicles***

Acting Chair Bedore shared that he and Council Member Shelton were aware of a West Jordan resident with a mobile home on their property in use as residence for more than the 21 days allowed by the City. The resident had skirted existing laws by stating the occupant was not setting up residency in the mobile home and had moved the mobile home at times to avoid Code Enforcement. Acting Chair Bedore proposed amending City Code to define “occupy” as follows:

- Occupy or occupied by a guest or guests: guest(s) 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.

Acting Chair Bedore noted the proposed definition was meant to apply to individuals not in residence at the primary dwelling. He hoped the proposed amendment would help Code Enforcement. Council

Member Bloom felt the definition was still very broad and needed to be tightened. She did not want the broad definition to give the City too much reach, and believed the definition needed to be defined well to work. Acting Chair Bedore believed a broad definition was better.

Council Member Jacob felt the proposed definition would prevent friends from being able to visit and play games in an RV. Council Member Bloom wanted to make sure the Council was regulating land use impacts, and not resident relationships. Council Member Green said an individual physically present one or more times to fix a travel trailer in a residential backyard would meet the proposed definition. He understood trying to stop people from gaming the system and questioned if there was a better way without such a broad definition.

Council Member Green also wondered how the proposed amendment would be enforceable. Senior Assistant City Attorney Patrick Boice believed it could be explained

that the City did not want non-residents occupying travel trailers in residential areas as it created problems with incompatible uses in residential zones. Mr. Boice said the proposed language was broad, but not vague, and said the ordinance as it was had enforceability issues.

Chair Whitelock appreciated what had been brought to the Council. She pointed out that waste and gray water was a health issue with individuals living in travel trailers on residential property. She pointed out the City had already experienced a fire as a result of a travel trailer being used illegally as a home, and stated a travel trailer should not be used as a residence for health and safety reasons. She was not sure the proposed language was the answer but appreciated the discussion.

Acting Chair Bedore said there had been blatant skirting of City Code and he wanted something enforceable in place. Council Member Green asked if the proposed language was more enforceable. Code Enforcement Manager Brock Hudson expressed the opinion that he did not think the proposed language was more enforceable because proof of occupancy was needed and could be difficult. Mr. Hudson would need time to research possible ways to improve enforceability.

Council Member Green suggested requiring a City-issued permit for a guest of up to 21 days. If the City received a complaint about a guest on a property, and no permit had been issued, the City could cite for violation. Council Members Shelton, Bloom, Jacob, and Whitelock expressed support. Mr. Boice said even with requiring a permit for an overnight stay, a property owner could claim to Code Enforcement that the guest was not staying overnight, as was currently taking place. Enforcement was difficult with conflicting testimony of property owners and neighbors.

Council Member Green asked the easiest way to enforce the goal of not allowing individuals to live in travel trailers on residential properties. Council Member Bloom said the current ordinance incentivized neighbor-to-neighbor surveillance. Council Member Shelton asked for an ordinance that was enforceable without violating the U.S. Constitution. He asked that staff do more research to find something more defensible. Mr. Boice understood the Council felt the proposed language was too broad.

Chief Administrative Officer Korban Lee asked what aspect posed an issue and suggested a time-of-day restriction. Council Member Green believed the issue was the health and safety concern. Acting Chair Bedore added the situation was a nuisance, with travel trailers arriving or leaving in the middle of the night. Community Development Director Scott Langford said Code Enforcement typically looked for power cords or hoses. Council Member Green suggested the definition state that evidence of residency included extension cords, hoses, etc.

Council Members Bloom, Whitelock, Bedore, Green, and Shelton requested that staff bring back more potential ideas for solving the problem. A majority of the Council expressed support for a proposed change from a calendar year to a rolling 365-day period on line 28.



Council Member Bloom suggested the size of the property and proximity of neighbors should be considered. Council Member Jacob expressed agreement.

**c. Discussion on Legislative Priorities**

Public Affairs Director Adam Gardiner reminded the Council that the next Legislative Session had not started, and most bills had not yet been made public. He believed one of the biggest issues in the upcoming Session would involve water fees, with a new State fee of \$0.0116 per thousand gallons of domestic water usage for water testing. The fee would be collected by the City and forwarded to the State, although the City conducted and paid for the testing. The State reviewed the testing done by the City. Mr. Gardiner suggested the fee should be clearly labeled as a State fee on resident billing statements. Council Members Green and Bloom expressed agreement. Mr. Gardiner said the water fee (effective July 1, 2026) would not be the only State fee. He clarified that the fee would not be applied to secondary water. Mayor Burton agreed with labeling the amount as a state fee on utility bills.

Mr. Gardiner said two years ago, rural legislators had wanted to know what would happen with water infrastructure if no more Federal money was received. A survey was distributed to municipalities throughout the State, with a study commissioned to examine data gathered and propose options. Mr. Gardiner said one option discussed was a State fee on every household that would equal approximately \$16 per month (\$0.75 per thousand gallons). The City would be responsible for collecting the fee. A State water commission would be responsible for accepting and distributing grants for water projects. In order to be eligible to apply for the State grant funds, each household in a city would be charged a minimum of 3% of the median adjusted gross income rate for the city (calculated by the State). The median adjusted gross income for West Jordan was calculated to be \$57,000 (3% equal to \$1,710).

Administrative Services Director Danyce Steck mentioned attending a meeting about the study where she was vocal about West Jordan having been responsible with incremental water rate increases and setting aside funding for five and ten-year capital improvement plans. She said West Jordan, having been responsible, would not benefit from the large pot of State money. Ms. Steck expressed the opinion that the proposal taught irresponsible financial management, and said the sponsors of the proposal were from smaller cities that had not been responsible in maintaining infrastructure.

Mr. Gardiner mentioned the proposal would create a new lobbying class. He did not believe the money would fund a lot of municipalities. The purpose would be to fund larger State infrastructure projects. Council Member Jacob commented that the legislative proposal appeared intentionally extreme, with the expectation that it would ultimately be scaled back through compromise.

Mr. Gardiner provided background for the State gas tax. He spoke of a proposal from the Speaker to lower the gas tax by \$0.30, which would affect B and C Road Funds. Mr. Gardiner explained that the associated bill sought to raise money by taxing oil refineries and upstream oil producers. He believed the Utah League of Cities and Towns (ULCT) would get very involved in discussions.

Mr. Gardiner spoke of a bill from 2025 regarding county formation amendments, and a potential split of Salt Lake County. He felt the bill would go farther in 2026 and encouraged Council Members to be ready to respond to questions about the bill.

Mr. Gardiner said the Legislature felt property taxes had been pushed onto residents, with businesses not shouldering the burden. He shared that several questions and ideas were floating around, including a proposal to change property tax exemption from 45% to 55% or 60%. Ms. Steck said the intention would be to shift the burden to businesses. She reported that she would hear more about a draft bill at a meeting the next day. Council Member Green suggested property tax should be indexed. The Council discussed the cost of growth. Ms. Steck emphasized the importance of being transparent about ongoing revenues and expenses, one-time revenues and expenses, and future plans. It was her understanding that the issue was coming from smaller cities, and the State was not understanding the impact to larger cities. Mr. Gardiner spoke of a bus tour through West Jordan for legislators, and the possibility of involving other cities.

### **3. ADMINISTRATIVE ITEMS**

None

### **4. ADJOURN**

The meeting adjourned at 5:50 pm.

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 16, 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 \_\_\_\_ 2026



MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
Tuesday, December 16, 2025 – 7:00 pm  
**Waiting Formal Approval**  
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, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, Public Services Director Cory Fralick, 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, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Acting Chair Bob Bedore called the meeting to order at 7:00 pm and noted that Chair Whitelock would participate remotely.

## **2. PLEDGE OF ALLEGIANCE**

Members of the Veterans of Foreign War Post 12087 led participants in the Pledge of Allegiance.

## **3. SPECIAL RECOGNITION**

### **a. Recognition of Outgoing Council Members Pamela Bloom and Kelvin Green**

Council Office Director Alan Anderson recognized outgoing Council Members Pamela Bloom and Kelvin Green. He shared statistics of their time on the City Council, and presented them both with a gift of appreciation. Council Member Green wanted to leave something behind when he left a position and presented a three-piece wall panel of the U.S. flag to be mounted in the Council Office.

### **b. Resolution No. 25-062 Providing Advice and Consent to Reappoint Ammon Allen for a Third Term to the Planning Commission**

Mayor Dirk Burton recommended reappointment of Ammon Allen to a third term on the Planning Commission. Mayor Burton noted that Mr. Allen would be able to provide stability and training for new members of the Planning Commission. Council Member Jacob agreed that Mr. Allen was deserving of another term.

**MOTION: Council Member Jacob moved to APPROVE Resolution No. 25-062 providing advice and consent to reappoint Ammon Allen for a third term to the Planning Commission.**

**Council Member Bloom seconded the motion.**

Council Member Shelton commented that he served on the Planning Commission with Mr. Allen for a time and was always impressed with his preparation for meetings. Chair Whitelock agreed that Mr. Allen had done a great job. She pointed out that City Code specified two terms on the Planning Commission and she believed the Mayor should provide justification for additional terms, and explain what was done to consider other candidates. Chair Whitelock suggested the Council schedule future discussion of the issue.

**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.**

***c. Resolution No. 25-063 Providing Advice and Consent to Reappoint Tom Hollingsworth for a Second Term on the Planning Commission***

Mayor Dirk Burton recommended reappointment of Tom Hollinsworth to a second term on the Planning Commission.

**MOTION:** Council Member Green moved to APPROVE Resolution No. 25-063 providing advice and consent to reappoint Tom Hollingsworth for a second term on the Planning Commission.  
**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.**

***d. Resolution No. 25-064 Providing Advice and Consent to Appoint Cheryl Acker to the Planning Commission***

Mayor Dirk Burton recommended appointment of Cheryl Acker to the Planning Commission. Council Member Lamb revealed that he had known Ms. Acker for many years and was excited about her appointment. Council Member Shelton was impressed with Ms. Acker's resume.

**MOTION:** Council Member Lamb moved to APPROVE Resolution No. 25-064 providing advice and consent to appoint Cheryl Acker to the Planning Commission.  
**Council Member Bloom 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.**

***e. Resolution No. 25-061 Providing Advice and Consent to Appoint Paul Jerome as an Alternate on the Trans-Jordan Landfill Board***

Mayor Burton recommended appointment of Paul Jerome as an alternate member of the Trans-Jordan Landfill Board.

**MOTION: Council Member Green moved to APPROVE Resolution No. 25-061 providing advice and consent to appoint Paul Jerome as an alternate on the Trans-Jordan Landfill Board.**

**Council Member Bloom 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.**

#### **4. PUBLIC COMMENT**

**Acting Chair Bedore opened the public comment period at 7:25 pm.**

**Comments:**

Steve Schiele, West Jordan resident, addressed the Council concerning an accessory building ordinance amendment under consideration. He reported of 20-foot by 8-foot temporary storage containers (160 square feet) appearing in his neighborhood, three on one property and one in the front yard of another property. Mr. Schiele understood City Code allowed accessory containers of up to 250 square feet, and the Council was considering increasing the square footage for non-permitted accessory structures. He asked the Council to consider what 160 square feet looked like, and encouraged the Council to reduce the allowed size from 250 to 150 square feet. Mr. Schiele knew the containers were considered temporary storage, but felt the containers would not be on the properties temporarily. He mentioned growing up in West Valley City and watching neighborhoods deteriorate, he cared about his property and his neighborhood and would hate to see the same thing happen to his neighborhood.

Nicole Coombs, West Jordan resident, mentioned submitting the most recent petition for annexation into West Jordan. She expressed gratitude to the Council for approving the annexation and reported that police officers and Code Enforcement had been seen going through her neighborhood, all the streetlights on her road worked, the potholes had been filled,

and Google Fiber had come to the neighborhood. She believed her neighborhood felt pride in being part of West Jordan City.

Janica Chenworth, West Jordan resident, lived in the Riverside neighborhood. She expressed concerns about ongoing safety issues, including drug activity and homeless individuals entering the area from the Jordan River. She reported witnessing a drug deal near her home, concerns about children's safety, and difficulty obtaining increased police presence despite requesting additional patrols. She asked the City for help addressing these issues.

Vern Waters, Herriman resident and Branch Manager at West Jordan Library, reported on recent activities and welcomed participation in upcoming events at the library.

Ryan Wilkinson, Weber County resident, expressed the opinion that Council Member Green was unqualified for office and the recent election reflected that. He further alleged that a prior complaint against him was retaliatory and violated his rights, noting it had been dismissed. He also voiced concerns about air quality and aircraft fuel, referencing prior Council discussions.

**Acting Chair Bedore closed public comment at 7:43 pm.**

## **5. PUBLIC HEARINGS**

### ***a. Ordinance No. 25-62 a Petition from Wagstaff Investments, LLC / Brent Neel to Amend the Future Land Use Map Amendment for 3.73 acres to Neighborhood Commercial and Rezone the Property to SC-1 Zone for a Development Located at 9047 S Copper Dust Lane***

Brent Neel with Wagstaff Investments reported of interest in the subject property for many years, and current property negotiations with the property owner (Catholic Diocese) began earlier in 2025. He presented a proposal to change the Future Land Use Map (FLUM) designation from Low Density Residential to Neighborhood Commercial, and rezone from R-1-10 to SC-1. He showed the area on the FLUM, with industrial directly to the south, residential neighboring the subject property, and commercial to the east. Mr. Neel showed a concept site plan and believed the property was a good location for commercial.

Mr. Neel said in a meeting with the neighborhood, residents shared the opinion that the subject property was not a good fit for R-1-10. Council Member Lamb asked if Mr. Neel had received feedback regarding access to 9000 South. Mr. Neel said access at 9000 South would be right-in-right-out only. Council Member Jacob asked about the planned UDOT realignment of New Bingham Highway. Mr. Neel stated that there would be some give and take of easements.

Council Member Bloom asked what had changed in the concept plan since last reviewed and denied by the City Council. Mr. Neel clarified that the previous plan was for a larger strip mall. The current concept plan included smaller retail on the back end, with gas station, fuel canopy, and car wash on the east side. Council Member Shelton reported that a number of residents expressed to him at the neighborhood meeting that they would be more comfortable with high-density housing on the subject property in lieu of commercial development. Mr. Neel said many concerns were expressed at the neighborhood meeting. He expressed the opinion that high-density housing would

increase traffic and child safety concerns. Mr. Neel felt commercial, with a rock wall buffer, traffic signals, and improvements for sidewalk safety would address the concerns better than high-density residential.

Chair Whitelock believed the concept site plan presented was great, but the applicant was requesting a zone change that evening, not approval of the site plan. Mr. Neel agreed that site plan approval would come later. Chair Whitelock commented that with a zone change to SC-1, the applicant could later present a site plan application for anything allowed in the SC-1 Zone.

**Acting Chair Bedore opened a public hearing at 7:56 pm.**

Comments:

Joe Colosimo with Catholic Diocese of Salt Lake City said it was the intention years ago for the property to be used for a Catholic church, but current needs required a bigger property. Mr. Colosimo also believed the subject property was on too busy a street network for church purposes. He said residential builders in the community had passed on the opportunity to develop the property for residential use. Mr. Colosimo asked that the Council approve the requested rezone so the property deal could close, and a church could be built on a site that would meet current needs.

Casey Sawyer, West Jordan resident, said her home was adjacent to the subject property and that she bought her home with the understanding the subject property would be developed as a nice, quiet church. She believed granting access to 9000 South would isolate existing residential into a triangle surrounded by busy streets. Ms. Sawyer felt there was no way for children to get safely out of the area. She expressed concern that approval of the requested rezone would open the property up for anything permitted in the SC-1 Zone and asked that the property not be rezoned.

Gene McIntyre, West Jordan resident, lived close to the subject property. Mr. McIntyre believed the City Council's primary obligation was to the voting residents, not the financial interests of large entities or developers. It was his understanding that the Council was elected to protect the health, safety, and welfare of the constituents. Mr. McIntyre mentioned that if the property was too noisy for a church, a change to commercial use would increase the noise level even more for residents. Mr. McIntyre suggested that residential property values would potentially drop as a result of commercial development. He stated that the Council decision would send a clear message about which interests truly mattered in West Jordan. Mr. McIntyre said the property owner was approached by the developer, and said the proposal was a speculative push for maximum profit, not a community-initiated need. He stated that residents in the neighborhood already felt disenfranchised by past Council decisions and urged the Council to listen to the residents.

Teresa McIntyre, West Jordan resident, lives immediately adjacent to the subject property. She urged Council to vote against the rezone. She noted the General Plan described the job of the Council to protect the health, safety, and welfare of the community. Ms. McIntyre expressed the opinion that redesignating the property for commercial use would violate that principle and negatively impact the established residential character of the neighborhood. She felt residents made significant investment

in the area based on current zoning, and the proposal would drastically change the character of the neighborhood with introduction of light pollution, noise, and traffic and safety hazards. She stated residential properties would likely see a decrease in value. Ms. McIntyre believed she and her neighbors were willing to support a rezone to a multi-family residential classification such as townhomes, which she felt aligned with the General Plan strategy and would avoid the negative impact of commercial use.

Rosey Camou, West Jordan resident, lives in the subject area. She built her home in the neighborhood with the understanding that the subject property would be developed with a church. She felt a gas station would not work with the existing neighborhood. Ms. Camou was a mortgage loan officer, and knew the proposed commercial would lower the value of the homes in the neighborhood. If the property was not going to have a Catholic church, it should be developed with residential.

Brett Level, Riverton resident, owns quite a bit of property in West Jordan. He expressed the opinion as a residential developer, that the site would not make any sense for residential, and made more sense as a commercial site. Mr. Level thanked Council Member Green for his service on the Council and for all his help in the past.

Matt Chin, West Jordan resident, said his backyard was the north boundary of the subject property. He strongly opposed the requested zone change. He said he represented his family earlier in the year regarding similarly shaped property on Dunlop Drive, in which a zone change was not approved, but an overlay was applied that allowed leniencies for residential. Mr. Chin suggested more opportunity should be given to companies like Garbett, who were able to work on a property of similar shape and size and be profitable.

Chris McConnehey, West Jordan resident, thanked Chair Whitelock for pointing out that the presented concept plan was only a concept, with no commitment. If a rezone was approved, the property could be sold to someone not tied to the concept plan. Referring to the strip mall component of the concept plan, Mr. McConnehey asked the Council to consider how many retail sites were already struggling or standing empty. He was uncertain if the subject site had enough potential for critical mass to be successful with what the concept plan suggested. Mr. McConnehey preferred to see a concept closer to the current zoning. He knew plans could change, but suggested the use should be something similar to the designation residents were aware of when they invested in their homes. He commented it was not the responsibility of the Council to make zoning changes to make things pencil for development, and encouraged the Council to vote against the proposal. Mr. McConnehey thanked the Council for their service, and wished Council Members Bloom and Green the best.

Shelly Carlisle, West Jordan resident, completed her due diligence before building her home. Everything around the subdivision was zoned R-1-10 at the time. She spoke of changes in the area since 2006, and asked the Council to consider current residents.

Brett Seegmiller, West Jordan resident, said his backyard was adjacent to the subject property. He echoed what his neighbors had said. Mr. Seegmiller read aloud from previous Committee of the Whole minutes and said he would support looking at options for homebuilders and asked the Council to not rezone the property to Neighborhood Commercial.

Ryan Kingston, West Jordan resident, noted his home sat at the entrance of the subject



property, and felt it did not make sense to open the subject property to commercial development. He mentioned existing gas stations that he felt made sense, but said the subject location was already too busy and noisy. Mr. Kingston begged the Council to deny the request and look at other options.

Kelly Lewis, West Jordan resident, lives a few doors down from the subject property. She had spent many years walking the area and expressed concern for safety with the idea of putting a gas station so close to the ballpark and regional park. Ms. Lewis spoke of pedestrians crossing between the park and the gas station for snacks, and worried kids in the area were not used to the traffic that would result. She was confident accidents would happen, and lives would be lost. She was worried about the safety of resident families.

Adam Beck, West Jordan resident, lives on the street with the subject property. He said he was opposed to the proposal and believed there were unresolved safety issues. Mr. Beck asked the Council to protect the safety of resident children and the quality of life and vote against the proposal.

Molly Wandic, West Jordan resident, lived down 9000 South from the proposed gas station and strip mall. She said a vehicle recently went through her backyard and nearly hit her home. She expressed concern for safety with drivers potentially making U-turns in the neighborhood to enter the subject property. Ms. Wandic believed residents did not need another gas station, felt the neighbors did not want the riffraff that went along with proximity to a gas station. She said the proposed development would cause a loss of sense of neighborhood and community. She asked the Council not to rezone the property to commercial.

**Acting Chair Bedore closed the public hearing at 8:28 pm.**

Acting Chair Bedore shared that Council listened to different sides of an issue or proposal and tried to make the best decision for the City. Responding to a question from Council Member Jacob regarding alignment of the road and the UDOT process, City Administrator Korban Lee explained that the intersection had been preliminarily designed, but he did not know the time frame for the project. Acting Chair Bedore said citizens had said they would be okay with high-density residential on the subject property, and asked if the City could accommodate. Senior Planner Ray McCandless said serviceability and the limited number of zoning districts that would allow multi-family development would come into play.

Council Member Bloom acknowledged that it was a difficult situation and felt no option was impact free. She said the decision was about land use policy, not about dismissing concerns of residents. Council Member Bloom believed the question was whether to absorb neighborhood-serving commercial impacts or keep the property residential and absorb material industrial impacts, unfortunately neither option was desired by the residents. She mentioned during the Committee of the Whole Council had wanted to see how the road would develop, and felt the information provided by the developer had not changed that desire in her mind. She stated the Council did not take the decision lightly.

Council Member Green asked how many Equivalent Residential Connections (ERCs) were

assigned to the subject property. Mr. McCandless said the ERC count for R-1-10 would not be much different for commercial zoning. Council Office Director Alan Anderson said the parcel currently had 4.25 ERCs per acre, which would support twelve units of R-1-10. If zoned SC-1, the parcel would have 1.8 units per acre, and the Council would be able to bank the difference in ERCs to move to other development. Development of 35 townhomes would require 13 ERCs per acre, and the Council would need to locate the extra 8.75 ERCs needed to provide water to the parcel.

Council Member Shelton reminded the Council that residents in the subject neighborhood had received the short end of the stick for decades, becoming more isolated by the extension of 9000 South. He believed there were uses that could enhance the neighborhood, such as a library, police station, or funeral home. He encouraged members of the Council to vote against the rezone.

Council Member Green noted that land use decisions had been some of the most difficult and most emotional during his time on the Council. He explained that the Council could not consider any proposal other than the one presented at the meeting. Council Member Green knew from experience that it was possible for commercial to be a better neighbor than residential. He pointed out that as a member of the Council he had to balance property rights of the property owner and the neighbors. He needed to consider the best use of the property to reduce negative impacts.

Council Member Lamb thanked residents for attending the Council meeting, and said he understood resident concerns about a gas station. He said his biggest worry had always been 9000 South and had personally submitted a few different concepts for 9000 South to the Mayor and City staff. Council Member Lamb felt his ideas had been dismissed and emphasized that the City Council did not have a say in how the intersection would be configured. He was not a fan of high-density townhomes because of complaints he had heard about traffic and parking problems with existing townhome projects. He emphasized that members of the Council were looking for the best use for everyone involved.

Council Member Jacob had not been in favor of rezoning if road alignment was not final but heard that UDOT alignment plans were fairly final at that point. He agreed with Council Member Shelton and said he wanted to look at what the best use would be in the situation presented. He would not vote in favor of the request. He did not think a gas station would ruin the existing neighborhood but did not think it was the right fit.

Chair Whitelock emphasized that this was a hard decision. She was concerned about losing a Catholic church in West Jordan. Chair Whitelock knew big home builders were not interested in the subject property but also knew there were still some small builders who worked with smaller lots and smaller homes. She suggested the Catholic Church could help with the existing housing crisis by going after a smaller home builder that might build more affordable houses, possibly with deed restrictions. Chair Whitelock was not ready to rezone the property to SC-1, and suggested the applicant could have come with a more finalized development plan.

**MOTION:** Council Member Lamb moved to APPROVE Ordinance No. 25-62 a petition from Wagstaff Investments, LLC/Brent Neel to amend the Future Land Use Map for 3.73 acres to Neighborhood Commercial and rezone the property to SC-1 Zone for a development located at 9047 S Copper Dust Lane.

**Council Member Bedore seconded the motion.**

Council Member Bloom stated that it was a difficult decision, said she believed resident concerns were valid, and she did not want the vote to be interpreted as minimizing resident concerns. Her decision was based on the land use question presented, and said she was persuaded the area was suited better to absorb Neighborhood Commercial-scale activity than any additional homes on the subject property and expressed confidence potential impacts would be addressed with later steps of the process.

Council Member Shelton said a no vote would simply be asking the property owner and developer to look for more creative ways to benefit the community rather than just the pocket book.

**The vote was recorded as follows:**

**YES:** Pamela Bloom, Chad Lamb, Kelvin Green

**NO:** Bob Bedore, Zach Jacob, Kent Shelton, Kayleen Whitelock

**ABSENT:**

**The motion failed 3-4.**

***b. Ordinance No. 25-48 Adopting the West Jordan City Impact Fee Facilities Plan (IFFP), Impact Fee Analysis (IFA), and Impact Fees for Transportation***

Administrative Services Director Danyce Steck explained that Fred Philpot with LRB Public Finance was participating in the meeting online to answer questions related to the transportation impact fee study. Ms. Steck explained that impact fees were one-time fees charged to developers to offset the impact of new development on public infrastructure. She explained the State requirement to have an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) prior to setting impact fees.

Ms. Steck shared the methodology and cost analysis used for the process and noted that staff supported implementation of 75% of the study-supported maximum impact fee (25% discount for existing roads). Ms. Steck reported previous studies were conducted in 2016 and emphasized that construction costs had increased significantly since 2016. She asked the Council to consider increasing the fee by 5-10% per year until the next study update, and suggested study updates take place every 2-4 years to address inflation.

Ms. Steck presented a proposed fee schedule, separated by Land Use Group and Land Use Category, and emphasized that proposed fee increases were supported and justified by the study.

**Acting Chair Bedore opened a public hearing at 9:16 pm.**

Comments:

None

**Acting Chair Bedore closed the public hearing at 9:16 pm.**

Council Member Jacob commented that new development had an impact on existing roads and he would prefer the statement to be that the City believed 75% of the study-supported impact fee was sufficient, instead of eliminating the existing roads category from the cost analysis.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-48 adopting the West Jordan City Impact Fee Facilities Plan (IFFP), Impact Fee Analysis (IFA), and Impact Fees for Transportation.  
Council Member Shelton 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. BUSINESS ITEMS**

**a. Resolution No. 25-065 Authorizing the Mayor to Execute a Partnership Agreement With the Wasatch Improv Festival**

Acting Chair Bedore recused himself from the agenda item as he was a member of the Wasatch Improv Festival. Acting Vice Chair Lamb conducted the agenda item.

City Administrator Korban Lee believed co-sponsorship of the Wasatch Improv Festival would provide a good outcome for both the festival and the community. Council Member Jacob expressed support.

**MOTION: Council Member Green moved to APPROVE Resolution No. 25-065 authorizing the Mayor to execute a Partnership Agreement with the Wasatch Improv Festival.  
Council Member Bloom seconded the motion.**

**The vote was recorded as follows:**

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

**NO:**

**RECUSED: Bob Bedore**

**The motion Passed 6-0.**



**b. Ordinance No. 25-63 Adoption of the West Jordan Wildland Urban Interface (WUI) Map and Code Modifications**

Deputy Fire Chief Chris Trevino presented proposed WUI Map and Code modifications. Chief Maxfield said a State map identifying high risk areas would be released later in the week.

**MOTION: Council Member Bloom moved to APPROVE Ordinance No. 25-63, adoption of the West Jordan Wildland Urban Interface (WUI) Map and Code Modifications.**

**Acting 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.**

## **7. REPORTS TO COUNCIL**

**a. City Council Reports**

Acting Chair Bedore said he appreciated performing arts performances in the community during the holiday season.

Council Member Bloom expressed that she had been a temporary steward of something bigger than any one person as a member of the Council. She hoped the City Council continued to choose curiosity over certainty, listening before reacting, and remember that most people who came to the Council Chambers cared deeply about the City, even when they disagreed. She expressed appreciation for the journey.

Council Member Green thanked staff for the recent First Friday event. He provided an update on the South Salt Lake Valley Mosquito Abatement District. He thanked his wife for her support during his time on the Council. He spoke of changes made during his time of service on the Council and he believed the Planning Commission and Council had made great strides in land use and planning, and said he believed the City was on a great trajectory.

Council Member Lamb thanked Council Members Bloom and Green for their service, and said was glad he had the opportunity to serve with them. He commented that the Council worked together to accomplish things for the City.

Council Member Jacob said most of what the Council did, they did together as a group. However, he believed there were things that would not have happened or been accomplished if Council Members Bloom and Green had not been on the Council. He appreciated having served with them and appreciated the diversity they both brought to the Council.

Council Member Shelton said the recent First Friday event had been fabulous and he enjoyed the local It's a Wonderful Life production. He felt it had been an honor to serve with Council Members Bloom and Green, and said they were both amazing people.

Chair Whitelock said she would miss Council Members Bloom and Green and said it had been a pleasure getting to know them. She said she appreciated what they both brought to the City and wished them the best.

Acting Chair Bedore expressed appreciation for being able to work with Council Members Green and Bloom.

**b. Council Office Report**

Council Office Director Alan Anderson thanked Council Members Bloom and Green for their service. He said the Oath of Office would be administered to newly elected members of the Council on January 5, 2026. Mr. Anderson reported that representatives of other cities had reached out to staff with questions about the City's use of Swagit and PrimeGov, and questions about the West Jordan Oath of Office event.

**c. Mayor's Report**

Mayor Dirk Burton thanked members of the Council for attending the recent First Friday event. He spoke of the passing of Green River Mayor Hatt with regret. Mayor Burton reported on recent activities in the community, and reported Code Enforcement, rental, and business license statistics for 2025. He spoke of upcoming activities, and thanked Council Members Green and Bloom for their service. City offices would be closed December 24, and 25.

**d. City Administrator's Report**

City Administrator Korban Lee commented that Council Members Bloom and Green had made the community better with their dedication.

## **8. CONSENT ITEMS**

**a. Approve Meeting Minutes**

- **November 18, 2025 – Regular City Council Meeting**
- **December 2, 2025 – Committee of the Whole Meeting**
- **December 2, 2025 – Regular City Council Meeting**

**MOTION:** Council Member Green moved to APPROVE Consent Items as listed.  
Council Member Bloom 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.**

## 9. ADJOURN

The meeting adjourned at 10:05 pm.

*I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 16, 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 \_\_\_\_ 2026

DRAFT