



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, December 16, 2025 – 4:00 pm
Approved January 13, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, 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 13th day of January 2026