



**THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
February 10, 2026**

8000 S Redwood Road, 3<sup>rd</sup> Floor  
West Jordan, UT 84088

PARTICIPATE IN MEETING



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***Welcome to City Council meeting!***

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***WEST JORDAN PUBLIC MEETING RULES***

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**CITY COUNCIL MEETING 7:00 PM**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. SPECIAL RECOGNITION**

- Resolution No. 26-004 Memorandum of Understanding with Novovorontsovka Settlement Council, Ukraine
- Recognition of Trevor John Crane

**4. COUNCIL & MAYOR REPORTS**

- City Council Reports
- Mayor’s Report

**5. PUBLIC COMMENT**

**6. PUBLIC HEARINGS**

- Ordinance No. 26-05 a Petition from Titan Property Management, LLC to Rezone 14.73 Acres to Light Industrial (M-1) and Amend the Future Land Use Map (FLUM) to Light Industrial for the Titan West Jordan Project Located at 5927 West 9000 South
- Ordinance No. 26-06 a Petition from Bryan Booth to Rezone 0.8 Acres to R-1-10 Zone (Single-Family Residential - 10,000 square foot lots) Located at 2307 West Joyli Circle

- c. Resolution No. 26-003 Fee Waiver of up to \$7,815 or Less for the Nafanua Foundation for the 2026 Manatua Festival at West Jordan Veterans Memorial Park

## **7. BUSINESS ITEMS**

- a. Ordinance No. 26-07 Proposed Amendments to West Jordan City Code – Title 4, Chapter 2, Article C (Christmas Tree Sales)
- b. Ordinance No. 26-08 Proposed Amendments to West Jordan City Code – Title 4, Chapter 2, Article G (Arcades)
- c. Ordinance No. 26-11 Proposed Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking
- d. Ordinance No. 26-04 Amendments to Parking Lot Materials, Drainage Standards, and Related Definitions in West Jordan City Code Title 13

## **8. REPORTS TO COUNCIL**

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

## **9. CONSENT ITEMS**

- a. Approve Meeting Minutes
  - January 13, 2026 – Committee of the Whole Meeting
  - January 13, 2026 – Regular City Council Meeting
  - January 27, 2026 – Committee of the Whole Meeting
  - January 27, 2026 – Regular City Council Meeting

## **10. ADJOURN**

### **UPCOMING MEETINGS**

- Tuesday, February 24, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, March 10, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, March 24, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, March 31, 2025 – Committee of the Whole (6:00p)

**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 February 6, 2026      Cindy M. Quick, MMC, Council Office Clerk***



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to Take Action

**Meeting Date Requested** : 02/10/2026

**Presenter:** Josh Chandler, City Attorney

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Administration

**Agenda Type:** PUBLIC HEARINGS

**Presentation Time:** 5 Minutes

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

## 1. AGENDA SUBJECT

Resolution No. 26-004 Memorandum of Understanding with Novovorontsovka Settlement Council, Ukraine

## 2. EXECUTIVE SUMMARY

West Jordan is participating in a program with five other cities along the Wasatch Front to welcome local government officials from Novovorontsovka, Ukraine. During their visit to Utah, these officials will be participating in meetings and tours focused on how Utah cities provide municipal services.

As part of this visit, the City has the opportunity to enter into a Memorandum of Understanding ("MOU") with the Novovorontsovka Settlement Council. The MOU expresses West Jordan's support for Novovorontsovka and establishes an ongoing dialogue related to local self-government. The MOU has a renewable one-year term and does not create any financial obligation for either party.

## 3. 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;

## 4. ATTACHMENTS

Resolution No. 26-004  
Memorandum of Understanding

1 THE CITY OF WEST JORDAN, UTAH  
2 A Municipal Corporation  
3

4 **RESOLUTION NO. 26-004**  
5

6 **A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN**  
7 **NOVOVORONTSOVKA SETTLEMENT COUNCIL (UKRAINE) AND**  
8 **THE CITY OF WEST JORDAN**  
9

10 WHEREAS, the City of West Jordan welcomed representatives from the Novovorontsovka  
11 Settlement Council on February 10, 2026 for a tour of City facilities and discussion regarding the  
12 provision of municipal services; and  
13

14 WHEREAS, the City Council of the City of West Jordan wishes to express support for the  
15 people of Ukraine in their brave fight against Russia in the ongoing war; and  
16

17 WHEREAS, the City Council of the City of West Jordan has reviewed the attached  
18 Memorandum of Understanding between Novovorontsovka Settlement Council and the City of West  
19 Jordan (the "Agreement"); and  
20

21 WHEREAS, the City Council desires to approve of the Agreement and to authorize the Mayor  
22 to execute the Agreement.  
23

24 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN,  
25 UTAH:  
26

27 Section 1. The City Council hereby approves of the Agreement and authorizes the Mayor  
28 to execute the same.  
29

30 Section 2. This Resolution shall take effect immediately.  
31

32 ADOPTED by the City Council of the City of West Jordan, Utah, this 10th day of February 2026.  
33

34 CITY OF WEST JORDAN

35  
36 By: \_\_\_\_\_  
37 Bob Bedore  
38 Council Chair

39 ATTEST:

40  
41 \_\_\_\_\_  
42 Cindy M. Quick, MMC  
43 Council Office Clerk  
44

45 **Voting by the City Council**

46 Council Chair Bob Bedore  
47 Council Vice Chair Jesscia Wignall  
48 Council Member Chad Lamb  
49 Council Member Kayleen Whitelock  
50 Council Member Annette Harris  
51 Council Member Kent Shelton  
52 Council Member Zach Jacob

"YES"	"NO"
<input type="checkbox"/>	<input type="checkbox"/>

<p align="center"><b>Меморандум про взаєморозуміння між Нововоронцовською селищною радою (Україна) та Місто Вест Джордан, Юта</b></p>	<p align="center"><b>Memorandum of Understanding Between Novovorontsovka Settlement Council (Ukraine) and the City of West Jordan, Utah</b></p>
<p>Нововоронцовська селищна рада (Україна) та Місто Вест Джордан, Юта, надалі іменовані «Сторони», прагнучи розвивати партнерську співпрацю у багатьох сферах, в дусі взаєморозуміння та взаємної поваги, спільно домовилися про наступне:</p>	<p>The Novovorontsovka Settlement Council (Ukraine) and the City of West Jordan, hereinafter referred to as the "Parties," desiring to develop partnership cooperation in various fields, in the spirit of understanding and mutual respect, have jointly agreed on the following:</p>
<p align="center"><b>Стаття 1.</b></p>	<p align="center"><b>Article 1.</b></p>
<p>Сторони обмінюватимуться контактами та досвідом між органами місцевого самоврядування, а також сприятимуть прямим контактам між мешканцями двох територіальних громад.</p>	<p>The parties will exchange contacts and expertise between local self-government bodies, as well as facilitate direct contacts between residents of the two territorial communities.</p>
<p align="center"><b>Стаття 2.</b></p>	<p align="center"><b>Article 2.</b></p>
<p>Співпраця між органами місцевого самоврядування здійснюватиметься за такими сферами:</p> <ul style="list-style-type: none"> <li>- обмін досвідом щодо стимулювання підприємництва;</li> <li>- створення умов для розвитку малого й середнього бізнесу;</li> <li>- програми розвитку та підтримки молоді;</li> <li>- організація освітніх, спортивних та культурних активностей;</li> <li>- обмін технічними рішеннями та кращими практиками реконструкції/відбудови/відновлення;</li> <li>- спільні підходи до облаштування укриттів;</li> <li>- реалізація спільних проєктів;</li> <li>- ветеранська політика.</li> </ul>	<p>Cooperation between local self-government will be carried out in the following areas:</p> <ul style="list-style-type: none"> <li>- exchange of experience on stimulating entrepreneurship;</li> <li>- creating conditions for the development of small and medium-sized businesses;</li> <li>- youth development and support programs;</li> <li>- organization of educational, sports, and cultural activities;</li> <li>- exchange of technical solutions and best practices in reconstruction/rehabilitation/recovery;</li> <li>- joint approaches to the arrangement of shelters;</li> <li>- implementation of joint projects;</li> <li>- veteran policy.</li> </ul>

<b>Стаття 3.</b>	<b>Article 3.</b>
<p>Загальні умови.</p> <p>Цей Меморандум жодним чином не замінює та не впливає на інші угоди чи договори, укладені між сторонами до чи після підписання цього Меморандума, за винятком випадків, коли цим Меморандумом передбачене інше.</p> <p>Жодне з положень цього Меморандуму не повинне тлумачитися як таке, що призначає одну зі Сторін представником іншої Сторони для жодних цілей, і жодна зі Сторін не має повноважень від імені інших приймати жодних зобов'язань або укладати жодні договори чи покласти фінансову відповідальність на інші Сторони.</p> <p>Деталі співпраці та правила, які будуть застосовуватися на підставі цього Меморандуму, будуть узгоджені в окремих угодах між сторонами.</p> <p>Цей Меморандум про наміри не передбачає жодних фінансових зобов'язань з боку будь-якої зі сторін.</p>	<p>General Conditions.</p> <p>This Memorandum in no way replaces or affects any other agreements or contracts concluded between the Parties before or after the signing of this Memorandum, unless otherwise specified herein.</p> <p>Nothing in this Memorandum shall be construed as designating either Party as an representative of the other for any purpose, and neither Party shall have the authority to make any commitments, enter into any contracts, or incur any financial obligations on behalf of the other Party.</p> <p>The specific details of cooperation and applicable regulations under this Memorandum shall be agreed upon in separate agreements between the Parties.</p> <p>This Memorandum of Intent does not imply any financial obligations on the part of either Party.</p>
<b>Стаття 4.</b>	<b>Article 4.</b>
<p>Меморандум набирає чинності з дати його підписання і діє протягом 1 року та автоматично продовжується на наступний рік за умови, що жодна зі Сторін не заявить про намір достроково припинити його дію.</p> <p>Кожна зі Сторін має право припинити дію Меморандуму в односторонньому порядку, письмово повідомивши про це іншу Сторону за 1 календарний місяць.</p> <p>Цей Меморандум укладено 10 Лютий 2026 року у Вест Джордан, Юта українською та англійською мовами у двох автентичних примірниках, по одному для кожної зі Сторін, що мають однакову юридичну силу.</p>	<p>The Memorandum shall enter into force on the date of its signing and remain valid for one year. It shall be automatically extended for the following year unless either Party declares its intention to terminate it early.</p> <p>Each Party shall have the right to unilaterally terminate the Memorandum by notifying the other Party in writing at least one calendar month in advance.</p> <p>This Memorandum was signed on February 10, 2026 in West Jordan, Utah, in Ukrainian and English languages, in two authentic copies, one for each Party, both texts being equally valid.</p>





# REQUEST FOR COUNCIL ACTION

<b>Action:</b> Need Council to Take Action	<b>Meeting Date Requested</b> : 02/10/2026
<b>Presenter:</b> Tayler Jensen, Senior Planner	<b>Deadline of item</b> :
<b>Applicant:</b> Titan Property Management	
<b>Department Sponsor:</b> Community Development	
<b>Agenda Type:</b> PUBLIC HEARINGS	
<b>Presentation Time:</b> 5 Minutes	<i>(Council may elect to provide more or less time)</i>

**1. AGENDA SUBJECT**

Ordinance No. 26-05 a Petition from Titan Property Management, LLC to Rezone 14.73 Acres to Light Industrial (M-1) and Amend the Future Land Use Map (FLUM) to Light Industrial for the Titan West Jordan Project Located at 5927 West 9000 South

**2. EXECUTIVE SUMMARY**

Approval of an amendment to the Future Land Use Map for approximately 14.73 acres from *Regional Commercial* to *Light Industrial*. In addition to the proposed FLUM amendment the applicant is proposing to Rezone the entirety of the 14.73 acres from *Planned Community (P-C)* to *Light Industrial (M-1)*.

**3. TIME SENSITIVITY / URGENCY**

Applicant would like a decision as soon as possible.

**4. FISCAL NOTE**

n/a

**5. PLANNING COMMISSION RECOMMENDATION**

The Planning Commission held a public hearing on the proposal on [January 6, 2026](#). After one comment regarding difficulty of developing property for commercial due to lack of access the Planning Commission made the following motions:

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 *Regional Commercial* to *Light Industrial*. (This motion passed (7-0))

I move that the Planning Commission recommend approval of the rezone of approximately 14.73 acres from *Planned Community (P-C)* to *Light Industrial (M-1)* to the West Jordan City Council, subject to all requirements of approval. (This motion passed (7-0))

**6. ADMINISTRATIVE STAFF ANALYSIS**

The subject property previously had a designation of Light Industrial. While the location near a future freeway interchange lends to a preferred Commercial Land use, the inability for property owners to be granted full access to 90<sup>th</sup> South by UDOT has made commercial and retail uses at this location infeasible.

**GENERAL INFORMATION & ANALYSIS:**

This location is near a major intersection with Mountain View Corridor (90<sup>th</sup> and MVC) and has traditionally been thought of as a good spot for commercial development, however, access issues and the inability to get another access onto 9000 South lends support to changing the land use to a class of development that generates fewer trips, the proposed light industrial use will generate fewer trips, and is feasible given the access constraints.

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Conditions</b>
<b>North</b>	Professional Office	P-C	Copper Hills Youth Center
<b>South</b>	Light Industrial	M-1	Wadsworth Construction Yard
<b>West</b>	Light Industrial	M-1	Dalfen Industrial Buildings
<b>East</b>	Parks and Open Space	P-C	Utility Corridor, and Mountain View Corridor

**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:

Transportation – Provide a safe and efficient multi-modal transportation system.

Economic Development – Diversify and strengthen the employment and tax base in 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 as:

The reason cited for no additional full accesses being granted onto 90<sup>th</sup> South is because of the risk that traffic will back up to the interchange with Mountain View Corridor creating safety and traffic flow concerns.

While the subject property without full access is not suitable for commercial development, industrial users can utilize and develop the property with the current access restrictions, allowing the tax base

of the city to grow.

**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:** Without additional access onto 90<sup>th</sup> South commercial development is not feasible at this location, and the location adjacent to freeway systems, utility corridors, and manufacturing uses is not appropriate for new residential development. A change to the Light Industrial future land use designation is appropriate given the built environment and access restraints of 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:** Adjacent uses are industrial in nature, and match the proposal that the applicant is bringing forward, and will be compatible.

**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 will allow for the development of the parcel in question which will benefit the city by providing increased tax revenue and employment.

**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 will not adversely impact the neighborhood or community as it will not introduce any uses that are not currently permitted directly adjacent to the property, it is also anticipated to have smaller impacts on roads, water, wastewater, and public safety facilities than if it were developed as a PC 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:** The city has already determined that Light Industrial uses are appropriate in this

location with properties to the West and South already constructed with Light Industrial uses. Industrial uses are also appropriate adjacent to utility corridors (like those located to the east of the parcel) and the use will not present the same traffic and access issues and concerns that commercial or PC residential development would.

**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 amendment is identical and compatible to adjacent land uses in the M-1 Zone, and adjacent to the utility corridor.

**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 the development of the subject parcel, without needing an additional access onto 90<sup>th</sup> South which UDOT will not grant for safety and traffic flow concerns.

**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:** This proposal has been reviewed by public utilities and public service entities and it is not anticipated to unduly impact the adequacy of public services and facilities in the area including but not limited to police and fire protection, water, sewer, and roadways.

**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 subject the Drinking Water Protection zone and any developments must comply with the standards and restrictions of this zone.

**Staff Opinion:** The proposed amendment is subject to the restrictions and requirements of the Drinking Water Protection Zone.

## 7. MAYOR RECOMMENDATION

## 8. COUNCIL STAFF ANALYSIS

### Timeline & Background Information

Council was originally presented with this proposal in the [December 16, 2025 Committee of the Whole Meeting](#):

- The Council discussed a proposed amendment to the Future Land Use Map (FLUM) for a 14.73-acre property at 5927 West 9000 South, changing its designation from Regional Commercial to Light Industrial, along with a rezone to the M-1 Zone. Senior Planner Tayler Jensen explained that previous commercial applications were hindered by UDOT’s refusal to allow additional access to 9000 South.
- The applicant now proposes a warehouse concept similar to other projects in West Jordan. Council members generally supported the amendment, noting surrounding Light Industrial uses and access limitations, though some expressed regret over losing potential retail opportunities. The applicant confirmed UDOT would not permit a four-way access point.
- **Outcome** - the Council agreed the item should continue through the process.

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

The applicant, Titan Property Management, LLC, is requesting two actions for a 14.73-acre property at 5927 West 9000 South:

1. Amend the Future Land Use Map (FLUM) from Regional Commercial to Light Industrial.
2. Rezone the property from Planned Community (P-C) to Light Industrial (M-1).

Why this matters:

- The property was previously designated for Light Industrial use but later changed to Regional Commercial.
- Due to limited access to 9000 South (UDOT will not allow additional full access points), commercial development is considered infeasible.
- Light Industrial development is seen as more practical given these constraints and aligns with surrounding uses (industrial to the west and south, utility corridor to the east).

Council’s role:

- Decide whether to approve the FLUM amendment and rezone request.

- Consider whether this change aligns with the General Plan, city codes, and community priorities.

Key compliance points:

- The proposal meets criteria under West Jordan City Code Section 13-7D-6(A) for zoning map amendments.
- It is consistent with guiding principles in the General Plan related to Transportation and Economic Development.
- Similar practices exist in other Salt Lake Valley cities where industrial uses are placed near freeway corridors and utility easements.

### **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 (totaling 24,000 acre-ft/year).  
Light Industrial uses typically consume less water than commercial or residential developments, so the impact on water resources is expected to be minimal.
- **Other Utilities:**  
No major concerns identified for sewer, storm drainage, or transportation infrastructure. The proposed use is anticipated to generate fewer vehicle trips than commercial development, reducing strain on roads and intersections.
- **Compliance:**  
The property falls within a Drinking Water Protection Zone, so any development must adhere to those standards.

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

If approved, potential developments could include:

- Warehousing and distribution centers
- Light manufacturing facilities
- Flex industrial spaces (small-scale production with office components)

Tradeoffs:

- **Pros:**
  - Compatible with adjacent industrial uses
  - Generates employment and tax revenue
  - Lower traffic impact compared to commercial development
- **Cons:**
  - Loss of potential retail/commercial amenities for residents
  - Industrial aesthetics may not align with some community expectations

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

- **LAND USE:**
  - Land use decisions should protect existing neighborhoods and minimize impacts.
  - Developers have the burden of proof for changing the General Plan—this proposal addresses access constraints and adjacent uses.
- **TRANSPORTATION:**
  - Supports a safe and efficient transportation system by reducing traffic congestion risks near MVC.
- **ECONOMIC DEVELOPMENT:**

- Diversifies and strengthens the employment and tax base.
- Attracts quality businesses that enhance quality of life.
- **WATER USE AND PRESERVATION:**
  - Industrial development generally supports sustainable water use compared to high-density residential or commercial.

## **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. 26-05

Attachment A: Current Future Land Use Map

Attachment B: Proposed Future Land Use Map

Attachment C: Current Zoning Map

Attachment D: Proposed Zoning Map

Attachment E: Concept Plan

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. 26-05**

15 **AN ORDINANCE FOR APPROXIMATELY 14.73 ACRES OF PROPERTIES LOCATED AT**  
16 **APPROXIMATELY 5927 WEST 9000 SOUTH,**  
17 **IDENTIFIED AS THE TITAN WEST JORDAN PROPERTY;**

18 **AMENDING THE GENERAL PLAN LAND USE MAP**  
19 **FOR THE TITAN WEST JORDAN PROPERTY; AND**

20 **AMENDING THE ZONING MAP FOR THE TITAN WEST JORDAN PROPERTY**

21  
22 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan  
23 (“**General Plan**”) in 2023, as amended, which provides for a general plan land use map (“**General Plan**  
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  
26 periodically updated; and

27 WHEREAS, an application was made by **Titan Property Management, LLC**, a Utah Limited  
28 Liability Company (referred to as “**Applicant**”), on behalf of **Jordan Star L.L.C., AIL Group, LLC,**  
29 **and Pracvest, L.C.**, each being a Utah Limited Liability Company (referred to collectively as “**Property**  
30 **Owner**”) for approximately 14.73 acres of real property, located at approximately 5927 West 9000 South  
31 and identified as Assessor’s Parcel Number 26-02-401-001 (collectively referred to as the “**Property**”  
32 or “**Titan West Jordan Property**”), for, in part, a *General Plan Land Use Map Amendment* from a  
33 Regional Commercial designation to a Light Industrial designation, and a *Rezone* from a P-C (Planned  
34 Community) Zone to an M-1 (Light Manufacturing) Zone (collectively “**Application**” and “**Map**  
35 **Amendments**”); and

36 WHEREAS, on January 6, 2026, the Application was considered by the West Jordan Planning  
37 Commission (“**Planning Commission**”), which held a public hearing and made a *positive*  
38 recommendation to the West Jordan City Council (“**City Council**”) concerning the Map Amendments,  
39 based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

40 WHEREAS, a public hearing was held before the City Council on February 10, 2026 concerning  
41 the Map Amendments; and

42 WHEREAS, the City Council has reviewed and considered the Map Amendments; and

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

45

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

48 **Section 1. Map Amendments.** For the Property, the *Map Amendments are approved*, with a  
49 *General Plan Land Use Map Amendment* from a Regional Commercial designation to a Light Industrial  
50 designation, and a *Rezone* from a P-C (Planned Community) Zone to an M-1 (Light Manufacturing) Zone,  
51 as per the legal description in "Attachment A", which is attached hereto.

52 **Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of  
53 competent jurisdiction, the remainder shall not be affected thereby.

54 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or  
55 publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly  
56 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance  
57 within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

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

60  
61 CITY OF WEST JORDAN

62  
63  
64 By: \_\_\_\_\_  
65 Bob Bedore  
66 Council Chair

67 ATTEST:  
68  
69  
70 \_\_\_\_\_  
71 Cindy M. Quick, MMC  
72 Council Office Clerk

73  
74

75 <b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
76 Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
77 Vice Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
78 Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
79 Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
80 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
81 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
82 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

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(continued on the next page)

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**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. 26-05.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-05 on \_\_\_\_\_ and the City Council  
timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-05 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)*

138  
139  
140 **Attachment A to**  
141 **ORDINANCE NO. 26-05**

142 **AN ORDINANCE FOR APPROXIMATELY 14.73 ACRES OF PROPERTIES LOCATED AT**  
143 **APPROXIMATELY 5927 WEST 9000 SOUTH,**  
144 **IDENTIFIED AS THE TITAN WEST JORDAN PROPERTY;**

145 **AMENDING THE GENERAL PLAN LAND USE MAP**  
146 **FOR THE TITAN WEST JORDAN PROPERTY; AND**

147  
148 **AMENDING THE ZONING MAP FOR THE TITAN WEST JORDAN PROPERTY**  
149

150 ***LEGAL DESCRIPTION***  
151 ***PREPARED FOR TITAN WEST JORDAN PROPERTY:***

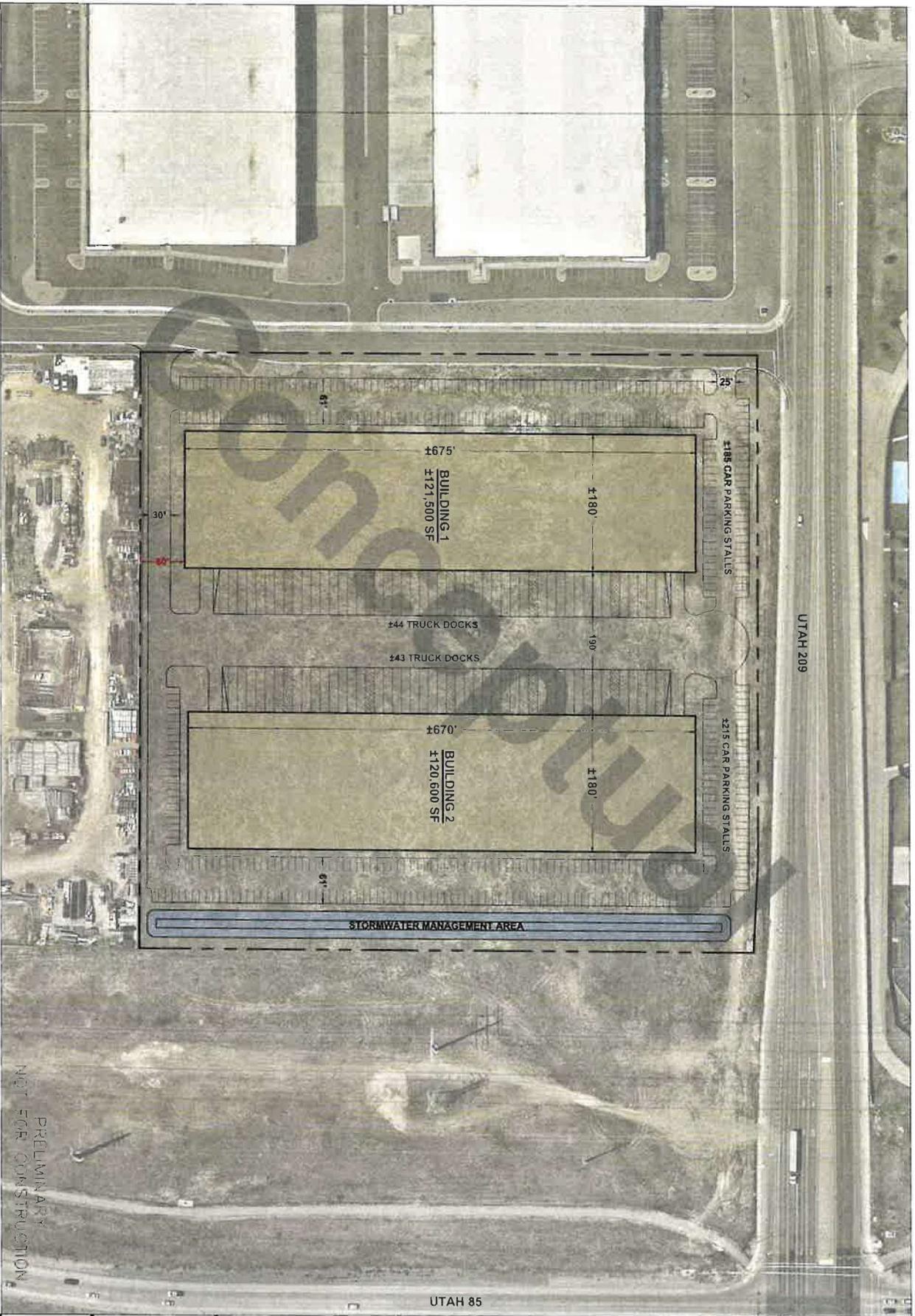
152 Lot 1, Jordan Star Subdivision, according to the official plat thereof, on file and of record in the  
153 office of the Salt Lake County Recorder, Salt Lake County, State of Utah.











PRELIMINARY  
NOT FOR CONSTRUCTION

DESIGN BUILDER:  
**ARCO**  
MURRAY  
Design Build

CLIENT:

PROJECT:  
**INDUSTRIAL  
DEVELOPMENT**

ADDRESS:  
**UTAH 209 &  
UTAH 85, WEST  
JORDAN, UT**

DATE:  
**9/16/2025**

SCALE:  
**1" = 120'**



SHEET TITLE:  
**PRELIMINARY  
SITE PLAN**

SHEET NUMBER:

**SP-2**

## CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

The purpose of this notice is to inform you of a public hearing to be held before the City Council on **Tuesday, February 10, 2026, at 7:00 pm** (or as soon thereafter as possible) at **West Jordan City Hall, 3<sup>rd</sup> Floor, 8000 S. Redwood Rd, West Jordan, UT 84088**. Please note that agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council and staff.

The purpose of the hearing is to receive public comments regarding a petition from Titan Development/Titan Property Management **for a Future Land Use Map Amendment of 14.73 acres** from Regional Commercial to **Light Industrial** and **Rezone** from the P-C Zone (Planned Community) to **the M-1 Zone** (Light Manufacturing) for **Titan West Jordan located at 5927 West 9000 South**.

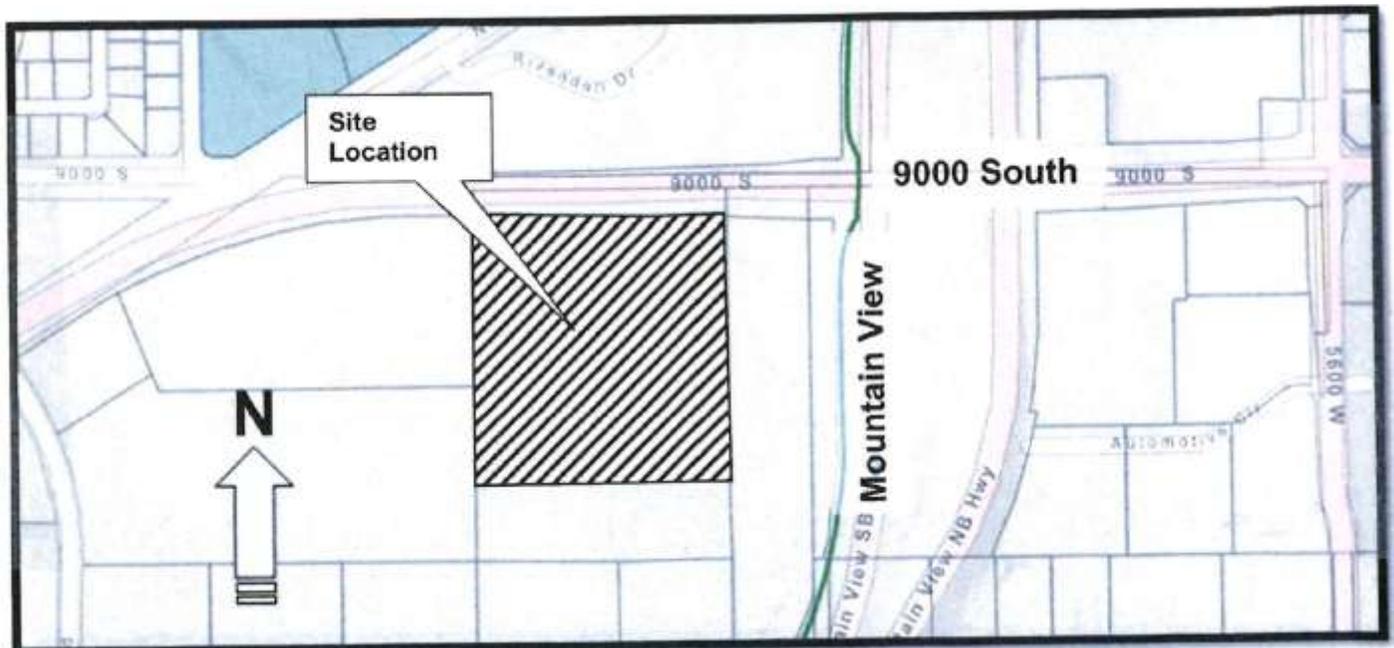
You are invited to attend the public hearing either in person or remotely to learn more about the proposal and provide public comments (limited to three (3) minutes) regarding how this proposal may impact you or your entity.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Please visit the City of West Jordan website at <https://westjordan.primegov.com/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, interested parties may contact the Council prior to the meeting by calling the 24-hour Public Comment Line at (801) 569-5052 or emailing [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov); please include your name and phone number. (Comments made prior to the meeting will not be read during the meeting but will be provided to all Council Members).

If you have any questions concerning this notice, please contact Taylor Jensen at (801) 569-5060.





# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to take action

**Meeting Date Requested** : 01/27/2026

**Presenter:** Megan Jensen

**Deadline of item** : 01/27/2026

**Applicant:** Bryan H. Booth

**Department Sponsor:** Community Development

**Agenda Type:** PUBLIC HEARINGS

**Presentation Time:** 5 Minutes

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

**1. AGENDA SUBJECT**

Consider **Ordinance 26-06** rezoning one lot totaling 0.8 acres from an RR-.5C zone (Rural Residential – .5 acre lots) to an R-1-10C zone (Single-Family Residential - 10,000 square foot lots).

**2. EXECUTIVE SUMMARY**

The applicant and property owner, Bryan Booth, is requesting that the City Council consider a proposal to rezone his property of 0.8 acres at 2307 W Joyli Circle from an RR-.5C zone (Rural Residential – .5 acre lots) to an R-1-10C zone (Single-Family Residential - 10,000 square foot lots). This rezone will allow the applicant to subdivide the property and create one new single-family lot. The existing single-family home will remain the same. No amendments to the Future Land Use Map are proposed or required.

**3. TIME SENSITIVITY / URGENCY**

N/A

**4. FISCAL NOTE**

N/A

**5. PLANNING COMMISSION RECOMMENDATION**

The Planning Commission gave a positive recommendation for approval 7-0 at the January 6, 2026 meeting.

**6. STAFF ANALYSIS**

The subject property’s surrounding zoning and land uses are as follows:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
North	Very Low Density Residential	RR-.5C	Single-Family Residential
South	Low Density Residential	R-1-10C	Single-Family Residential
West	Low Density Residential	R-1-10C	Single-Family Residential
East	Very Low Density Residential	RR-.5C	Single-Family Residential

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

**Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;***

**Discussion:** The subject property is located in an area that is designated for Very Low Density Residential on the General Plan's Future Land Use Map. Six surrounding lots have the same future land use designation, however, most of the surrounding neighborhoods are designated as Low-Density Residential. The Very Low Density Residential land use designation allows for a density of up to 3 dwelling units per acre and considers the R-1-10 (*Single-Family Residential - 10,000 square foot lots*) zones to be appropriate for this land use designation. The applicant is proposing to rezone the properties to an R-1-10 zone, which is consistent with the Future Land Use Map and the density outlined in the General Plan.

**Finding:** The proposed zone change is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

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

**Discussion:** The rezone and subsequent subdivision will result in two lots. The western lot will be 21,798 square feet, and the eastern lot will be 13,055 square feet. The properties are surrounded by single-family lots of similar size. The subdivision to the south and west is zoned as R-1-10C, so the rezoned lot will be consistent with surrounding properties. The development will add one home to the neighborhood, but this will not meaningfully alter the low-density residential nature of the neighborhood.

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

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

**Discussion:** The existing residence will not change. The vacant area of the lot will eventually become a single-family home which matches the surrounding development. This use is not anticipated to create any nuisances that would be a treat to the public health, safety, and general welfare to the citizens of the City.

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

**Criteria 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.***

**Discussion:** The subject property fronts Joyli Circle where water and sanitary sewer main lines are existing. No utility changes are proposed to the existing home. The new home will connect into the existing main lines. The new lot will increase runoff and will drain to the existing street and over to the South Jordan Canal. The Fire Department has reviewed the proposed rezone, and does not have any comments.

**Finding:** 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, refuse, and roadways.

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

**Discussion:** All of the properties that will be affected by the proposed rezone are not part of, or subject to, any overlay district.

**Finding:** This criterion does not apply.

## 7. MAYOR RECOMMENDATION

N/A

## 8. COUNCIL STAFF ANALYSIS

### Timeline & Background Information

Provide links to previous meetings of the same topic, including summaries and specific outcomes.

### Additional Information & Analysis

Council Staff should provide complimentary information to the Executive Summary and provided Administrative Staff Reports, helping Council Members consider relevant outcomes, alternatives, and trade-offs.

### Guiding Principles from the General Plan

- **URBAN DESIGN**
  - Strengthen the identity and image of the City of West Jordan.
  - Support neighborhoods and developments of character.
  - Create a city center that exemplifies a high level of urban design.
- **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.
  - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
  - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
  - Land use designs must promote quality of life, safety, and good urban design.
- **TRANSPORTATION**

- Provide a safe and efficient multi-modal transportation system.
- Improve the aesthetic quality of the City's streets.
- **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.
  - Place high density projects near infrastructure which exists to sustain the increased density.
  - Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.
- **ENVIRONMENT**
  - Protect, preserve, and restore hillsides, ridge lines and foothills of the Oquirrh mountains and along the Jordan River.
  - Designs should maximize water conservation, protect and improve air quality, and employ environmentally sound building practices.
- **WATER USE AND PRESERVATION**
  - Implement and encourage principles of sustainable water use and water-conserving landscaping.
  - Encourage water conservation by following the West Jordan Water Conservancy and Drought Plan.
  - Modify the City's practices to efficiently manage water and set a positive example for water conservation.
- **PARKS, RECREATION, AND OPEN SPACE**
  - Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city.
- **ECONOMIC DEVELOPMENT**
  - Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.
  - Diversify and strengthen the employment and tax base in the City of West Jordan.
  - Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips.
  - Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.
- **HISTORIC PRESERVATION**
  - Preserve the character and significance of historic sites and structures located in the City.

## 9. POSSIBLE COUNCIL ACTION

**Council Staff will select the appropriate set of options below, delete the other (and this caption), add information or options as necessary.**

The Council may choose to take one of the following actions:

1. Approve the Ordinance/Resolution as written and proposed OR with stated amendments;
2. Not Approve the Ordinance/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.

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

## **10. ATTACHMENTS**

Ordinance 26-06

Attachment A: Aerial Map

Attachment B: Current Zoning and Future Land Use Map

Attachment C: Rezone Exhibit

Attachment D: Justification Letter

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  
Not Write Above This Line

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

13 **ORDINANCE NO. 26-06**

14 **AN ORDINANCE FOR APPROXIMATELY 0.80 ACRES OF PROPERTIES**  
15 **LOCATED AT APPROXIMATELY 2307 WEST JOYLI CIRCLE,**  
16 **IDENTIFIED AS JOYLI CIRCLE SUBDIVISION; AND**

17 **AMENDING THE ZONING MAP FOR**  
18 **JOYLI CIRCLE SUBDIVISION**

19  
20 WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan  
21 (“**General Plan**”) in 2023, as amended, which provides for a general plan land use map (“**General Plan**  
22 **Land Use Map**” or “**Future Land Use Map**”), which is periodically updated; and the City adopted the  
23 West Jordan City Code (“**City Code**”) in 2009, as amended, which provides for a zoning map for the City  
24 (“**Zoning Map**”), which is periodically updated; and

25 WHEREAS, an application was made by Bryan H. Booth (“**Applicant**”), on behalf of owners  
26 Bryan H. Booth and Paula B. Booth, as Trustees of the Bryan H. Booth and Paula B. Booth Family Trust  
27 (“**Owner**”) for approximately 0.80 acres of real property, **Parcel Number 21-33-226-044-0000**, located  
28 at approximately 2307 West Joyli Circle (“**Property**” or “**Joyli Circle Subdivision**”), for a **Rezone** from  
29 the RR-.5C (Rural Residential half-acre lots) Zone to the R-1-10 (Single-family residential 10,000 square  
30 foot lots minimum) Zone (“**Application**” and “**Rezone**”); and

31 WHEREAS, on January 6, 2026, the Application was considered by the West Jordan Planning  
32 Commission (“**Planning Commission**”), which held a public hearing and made a *positive*  
33 recommendation to the West Jordan City Council (“**City Council**”) concerning the Rezone, based upon  
34 the criteria in City Code Section 13-7D-6; and

35 WHEREAS, a public hearing was held before the City Council on February 10, 2026, concerning  
36 the Rezone; and the City Council has reviewed and considered the Rezone; and

37 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest  
38 of the public health, safety, and welfare of the residents of the City to approve the Rezone.

39  
40 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST  
41 JORDAN, UTAH AS FOLLOWS:

42 **Section 1. Rezone.** For the Property, a **Rezone is approved** from the RR-.5C (Rural Residential  
43 half-acre lots) Zone to the R-1-10 (Single-family residential 10,000 square foot lots minimum) Zone, as  
44 per the legal description in “Attachment A”.

45 **Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of  
46 competent jurisdiction, the remainder shall not be affected thereby.

47 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or  
48 publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly  
49 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance  
50 within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

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

53  
54 CITY OF WEST JORDAN

55  
56  
57 By: \_\_\_\_\_  
58 Bob Bedore  
59 Council Chair

60 ATTEST:  
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62  
63 \_\_\_\_\_  
64 Cindy M. Quick, MMC  
65 Council Office Clerk

66  
67

68 <b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
69 Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
70 Vice Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
71 Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
72 Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
73 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
74 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
75 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

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78 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** \_\_\_\_\_.

79 Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

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82 By: \_\_\_\_\_  
83 Mayor Dirk Burton Date

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86 ATTEST:  
87 \_\_\_\_\_  
88 Tangee Sloan, MMC, UCC  
89 City Recorder

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**STATEMENT OF APPROVAL/PASSAGE** (check one)

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 26-06.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-06 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-06 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).]*

139  
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**Attachment A to  
ORDINANCE NO. 26-06**

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145

**AN ORDINANCE FOR APPROXIMATELY 0.80 ACRES OF PROPERTIES  
LOCATED AT APPROXIMATELY 2307 WEST JOYLI CIRCLE,  
IDENTIFIED AS JOYLI CIRCLE SUBDIVISION; AND**

146  
147  
148

**AMENDING THE ZONING MAP FOR  
JOYLI CIRCLE SUBDIVISION**

149

***LEGAL DESCRIPTION:***

150

**Parcel No. 21-33-226-044-0000**

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LOT 7, ANGEL'S LANDING PHASE 2



Nathanael Way

Silver Meadow Way

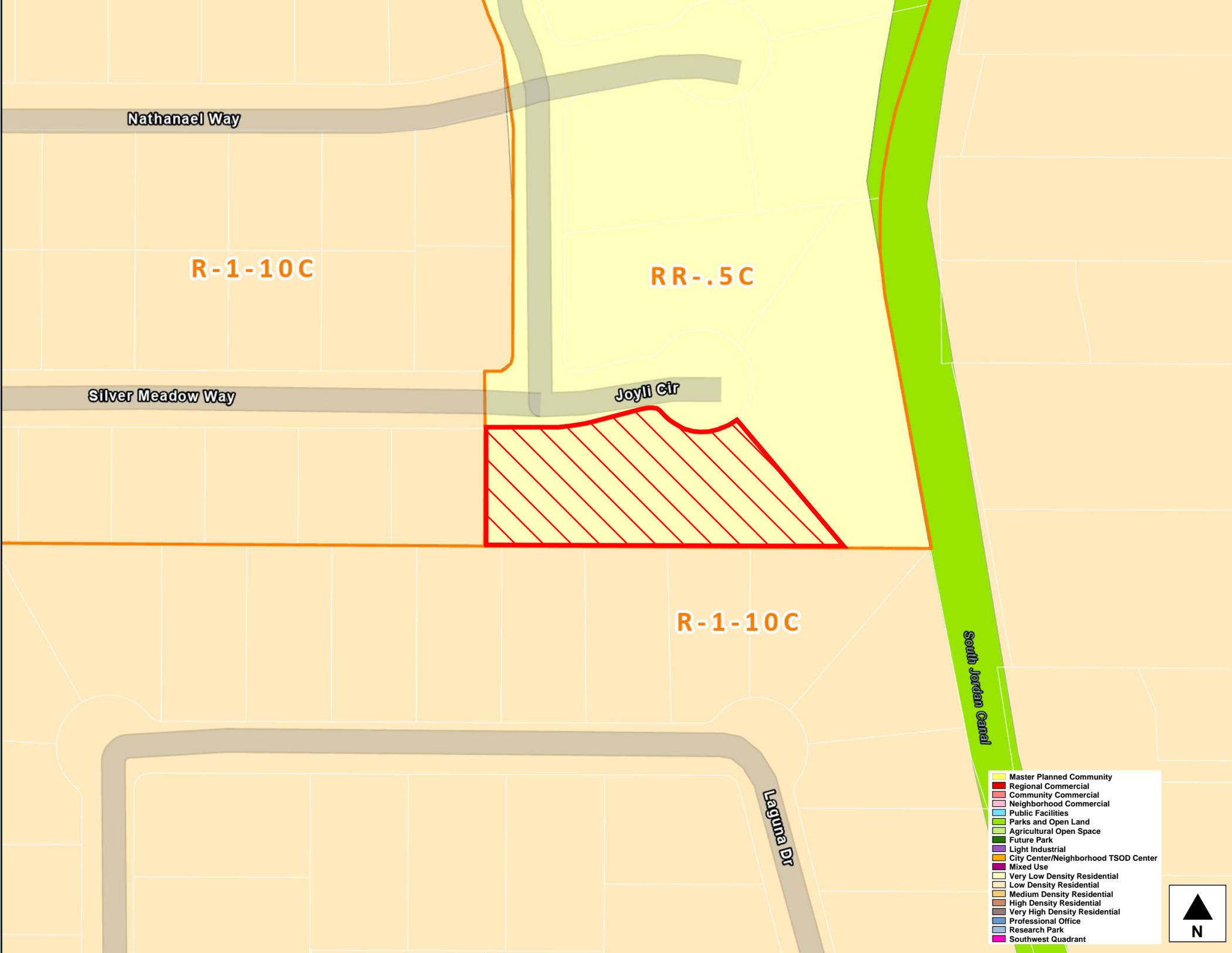
Joyli Cir

South Jordan Canal

Leguna Dr

6.b





Nathanael Way

R-1-10C

RR-.5C

Silver Meadow Way

Joyli Cir

R-1-10C

South Jordan Canal

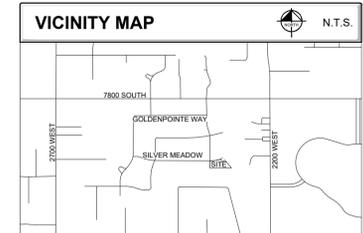
Laguna Br

- Master Planned Community
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Public Facilities
- Parks and Open Land
- Agricultural Open Space
- Future Park
- Light Industrial
- City Center/Neighborhood TSOD Center
- Mixed Use
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Professional Office
- Research Park
- Southwest Quadrant



# ZONING EXHIBIT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH  
NOVEMBER 2025



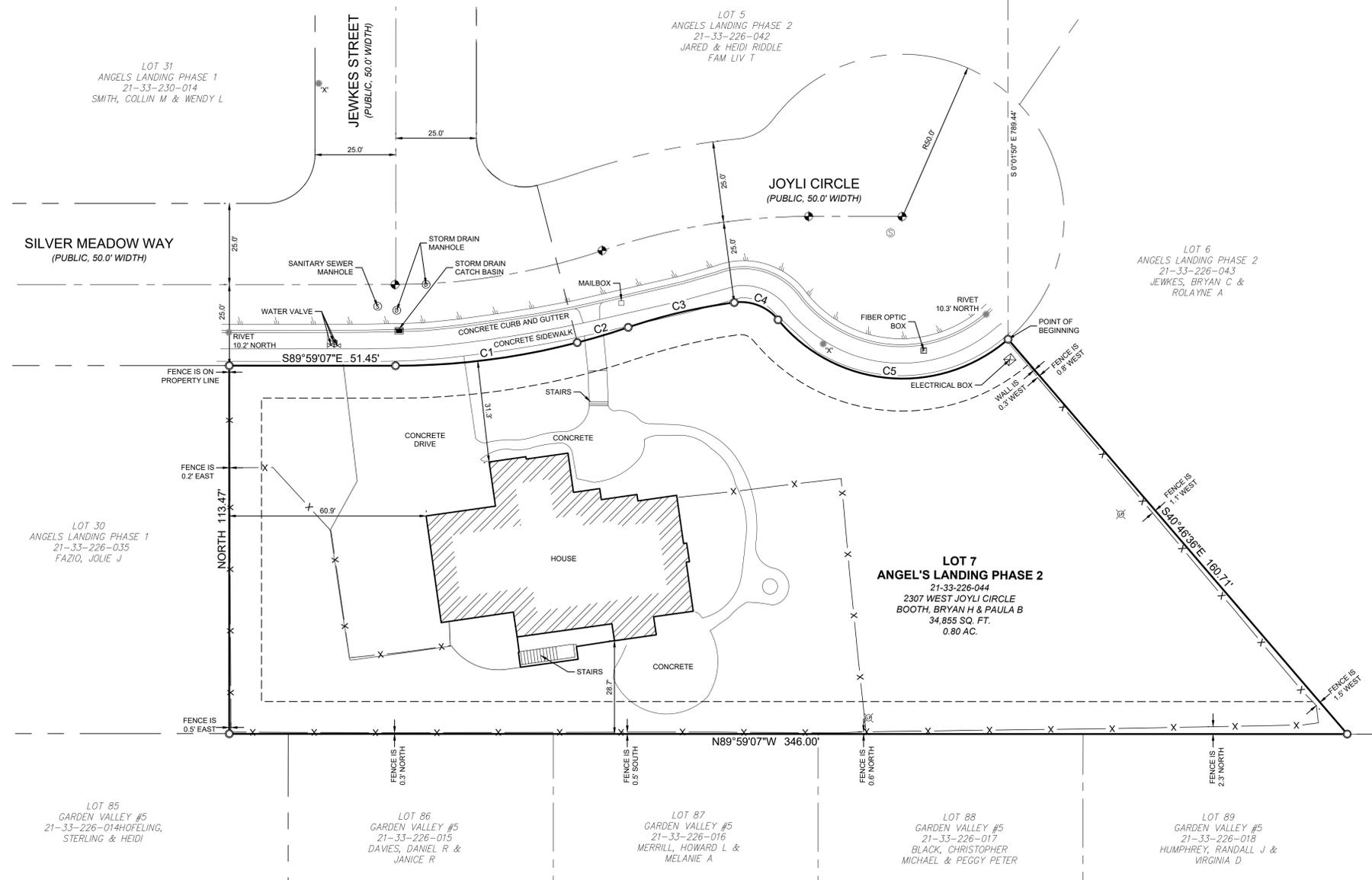
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	56.84'	225.00'	14°28'24"	N82°46'41"E	56.69'
C2	16.46'	225.00'	4°11'34"	N73°28'42"E	16.46'
C3	33.76'	175.00'	11°03'12"	N76°52'31"E	33.71'
C4	15.19'	15.00'	58°0'11"	S68°35'18"E	14.55'
C5	79.59'	50.00'	91°12'23"	S85°10'50"E	71.45'

BASIS OF BEARING  
S 89°58'10" W 2648.58' MEAS. (2648.64' REC.)

529.79'

NORTH QUARTER CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLB&M  
FOUND 3" BRASS CAP MONUMENT

NORTHEAST CORNER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLB&M  
FOUND 3" BRASS CAP MONUMENT

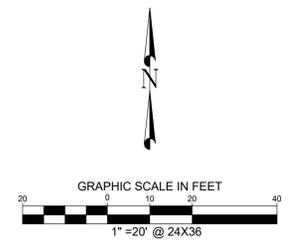


LEGEND	
	BOUNDARY LINE
	SECTION LINE
	TIE LINE
	ADJOINER LINE
	CENTER LINE
	EXISTING FENCE
	EXISTING BUILDING
	EXISTING 10.0' P.U.E.
	CONCRETE EDGE OF ASPHALT
	PROPERTY CORNER
	SECTION CORNER AS NOTED
	FOUND 2" CL MONUMENT
	PROPERTY CORNER (FOUND AS NOTED)

**ZONING INFORMATION**

THIS SITE CURRENTLY IS WITHIN THE RR-5C (RURAL RESIDENTIAL ZONE) ACCORDING TO INFORMATION OBTAINED VIA THE WEST JORDAN CITY ZONING MAP.

THE PROPERTY IS PROPOSED TO BE REZONED TO THE R-1-10C ZONE.



			1850 ASHTON BLVD., SUITE 150 LEHI, UTAH 84048		Tel. No. (385) 212.3176 www.kimley-horn.com	
			Scale 1"=20'	Drawn by JRF	Checked by SRV	Date 11/04/2025
No.	DATE	REVISION DESCRIPTION				

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### **Reason and Justification for Zone Change**

I am seeking a zone change for the lot my wife and I own – Lot 7, Angel's Landing Subdivision Phase 2, Parcel No. 21-33-226-044 (the “Lot”). The Lot is currently zoned RR-.5C and I seek to rezone the Lot as R-1-10C. Along with this rezoning application, I am also submitting an application to subdivide the Lot into two lots – one on the west with my current residence (the “West Lot”) and the other on the east that can be sold for residential building (the “East Lot”).

The Lot is .8 acres and has a southern border which stretches about 345 feet. At present, the East Lot is landscaped with grass, shrubs, and trees. It takes a large (and expensive) amount of culinary water to keep that grass green. The East Lot was an enjoyable part of our yard when our children were growing up. Now that my wife and I are empty nesters, however, the East Lot just requires expensive watering and maintenance and is seldom used.

The Lot is adjacent to six lots that are within the R-1-10C zone (one to the west and five to the south). The vast majority of the Angel’s Landing subdivision is zoned R-1-10C. Changing the zoning of my Lot to R-1-10C would simply blend in with the surrounding lots which are similarly zoned. This would be a shift from “Very Low Density” to “Low Density” as outlined in the West Jordan General Plan. (West Jordan General Plan at 45.) Also, rezoning and subdividing my lot will create a new residential lot on which a new residence can be constructed. The public purpose of increased housing through higher density lots would be served by the zone change. West Jordan’s General Plan states:

While lower density single-family residential uses are most preferred in West Jordan, the City should address in its General Plan a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels.

(West Jordan General Plan at 44.)

The requested zone change will not have a drastic effect on the Angel’ Landing Subdivision. It will allow the construction of one more single-family home which is similar in size and zoning to most of the lots in the subdivision.

The only potential adverse impact on adjacent landowners will be the addition of a smaller lot with a new single-family residence. I will continue to live in my West Lot, so I will be impacted as much as any adjacent landowner. But I do not see the conversion of what is currently a water-dependent, unused grassy lot into a new residential home as an adverse impact. Instead, it would allow a higher and better use of that property to add a new family to the neighborhood and the city.

The impact of the zoning change on city services will be minimal. No new streets, curb and gutter, or sidewalk will need to be installed because they are already

present. Water and sewer connections are convenient to the new East Lot and will not require any modification of the existing water and sewer facilities beyond simple connections. Because only one household will be added, there will not be a significant added burden on traffic, fire, and police services.

The zoning change will not have a negative impact on schools or the local economy. The occupants of a new single-family residence may add a child or two to the existing school system, but overall that impact will be negligible. An additional household may be helpful to the local economy in the form of additional members of the labor force and additional family purchasing goods and services from the local community. Overall, the zone change would be a positive for the neighborhood and the city.

I appreciate your consideration of the requested zone change.

/s/ Bryan H Booth  
Bryan H. Booth

## CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

The purpose of this notice is to inform you of a public hearing to be held before the City Council on **Tuesday, February 10, 2026, at 7:00 pm** (or as soon thereafter as possible) at **West Jordan City Hall, 3<sup>rd</sup> Floor, 8000 S. Redwood Rd, West Jordan, UT 84088**. Please note that agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council and staff.

The purpose of the hearing is to receive public comments regarding a petition from Bryan Booth for a **Rezone of .80 acres** from RR-.5C Zone (Rural Residential half-acre lots) to **R-1-10 Zone** (Single-family residential 10,000 square foot lots minimum) **located at 2307 West Joyli Circle**.

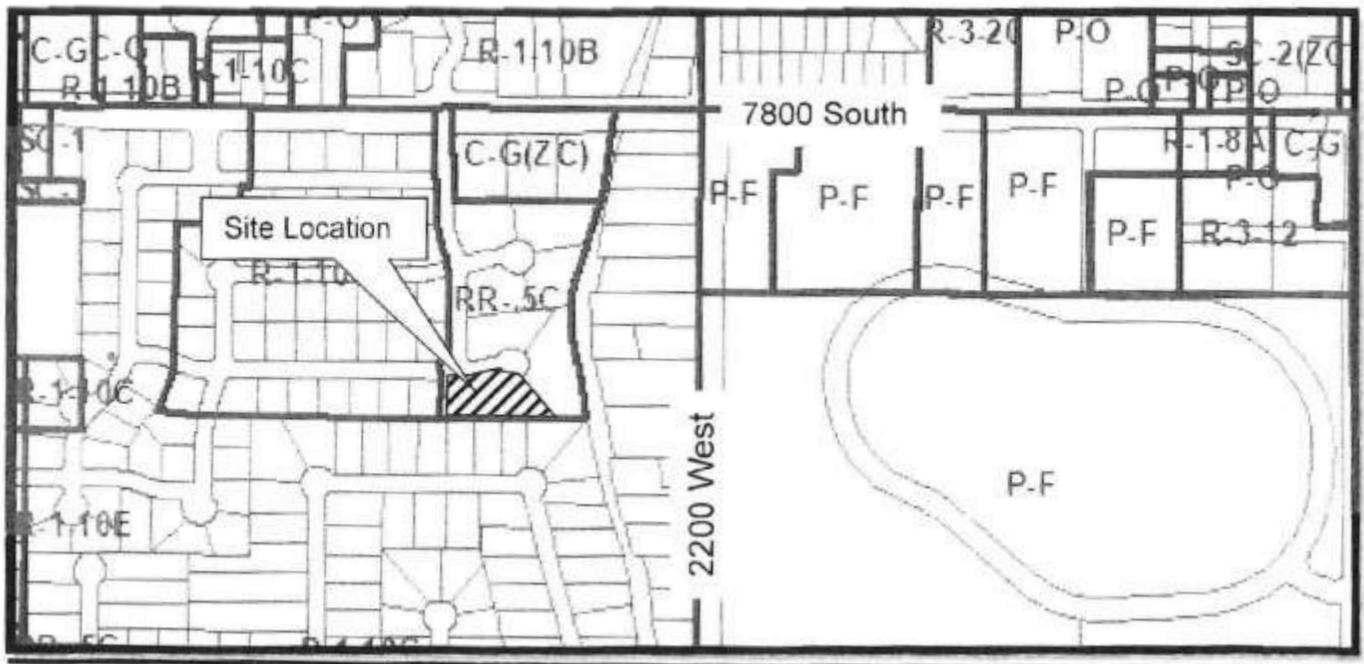
You are invited to attend the public hearing either in person or remotely to learn more about the proposal and provide public comments (limited to three (3) minutes) regarding how this proposal may impact you or your entity.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Please visit the City of West Jordan website at <https://westjordan.primegov.com/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, interested parties may contact the Council prior to the meeting by calling the 24-hour Public Comment Line at (801) 569-5052 or emailing [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov); please include your name and phone number. (Comments made prior to the meeting will not be read during the meeting but will be provided to all Council Members).

If you have any questions concerning this notice, please contact Megan Jensen at (801) 569-5060.





# REQUEST FOR COUNCIL ACTION

<b>Action:</b> Need Council to take action	<b>Meeting Date Requested</b> : 02/10/2026
<b>Presenter:</b> Glorimar Buchei, Community Outreach Coordinator	<b>Deadline of item</b> :
<b>Applicant:</b> Nafanua Foundation	
<b>Department Sponsor:</b> Public Services Parks	
<b>Agenda Type:</b> CONSENT ITEMS	
<b>Presentation Time:</b> 10 Minutes	<i>(Council may elect to provide more or less time)</i>

**1. AGENDA SUBJECT**

Resolution No. 26-003 Fee Waiver of up to \$7,815 or Less for the Nafanua Foundation for the 2026 Manatua Festival at West Jordan Veterans Memorial Park

**2. EXECUTIVE SUMMARY**

The Council is being asked to consider waiving fees in the amount of \$7,815 for the Manatua Festival scheduled for June 10-13, 2026. The Nafanua Foundation provides the Manatua Festival as a culture and heritage celebration to cultivate, preserve, and celebrate Samoan heritage. This will be their inaugural year to remember their Samoan Cultural Heritage and a number of Pacific Islander Samoans that make up the community of West Jordan. The festival will benefit more than 300 youth and up to 500 members of the community each day. They will educate youth with workshops ranging from Cultural Protocols, Mental Health and Suicide Awareness, to other cultural arts and crafts.

They are requesting a fee waiver for the rental fees of the Veteran’s Memorial Park for 4 days and all of its amenities (pavilions, stage, restrooms, trash, etc). They are also requesting the park ring closure, police presence, and EMTs to satisfy the Mass Gathering permit requirements. If approved this would keep the event free and community focused.

**3. TIME SENSITIVITY / URGENCY**

The event is scheduled to take place on June 10-13, 2026.

**4. FISCAL NOTE**

The total fee waiver request is \$7,815.

**5. ADMINISTRATIVE STAFF ANALYSIS**

**6. MAYOR RECOMMENDATION**

**7. COUNCIL STAFF ANALYSIS**

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

The Council is being asked to consider Resolution No. 26-003, which would waive \$7,815 in fees for the Manatua Festival, scheduled for June 10–13, 2026 at West Jordan Veterans Memorial Park. The applicant, Nafanua Foundation, is a nonprofit focused on uplifting Samoan women and youth

through culturally sustaining programs. This will be the festival's inaugural year, aiming to celebrate Samoan heritage and benefit 300+ youth and up to 500 community members daily through cultural workshops, mental health awareness, and arts activities

The waiver request covers:

- Park rental for 4 days (including amenities like pavilions, stage, restrooms, trash service)
- Park ring closure
- Police presence and EMTs (required for Mass Gathering permit)

Council's role: Decide whether to approve, deny, or modify the fee waiver. Approval would keep the event free and community-focused. Under West Jordan City Code Title 2, Chapter 6, fee waivers are permissible if they advance city goals and meet accountability requirements (e.g., financial reporting, audit compliance)

Comparable practices: Neighboring cities (e.g., South Jordan, Taylorsville) often provide fee waivers or in-kind support for cultural events that promote diversity and community engagement, though policies vary.

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

- **Urban Design:** Support neighborhoods and developments of character; strengthen the identity and image of West Jordan.
- **Parks, Recreation, and Open Space:** Provide relief from the asphalt and concrete environment; promote community gathering spaces.
- **Economic Development:** Encourage events that enhance quality of life and attract visitors.
- **Historic Preservation:** Celebrate cultural heritage as part of community identity.

#### **8. 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.

#### **9. ATTACHMENTS**

THE CITY OF WEST JORDAN, UTAH

**RESOLUTION NO. 26-003**

**A RESOLUTION APPROVING A FEE WAIVER FOR THE NAFANUA FOUNDATION  
FOR THE 2026 MANATUA FESTIVAL AT VETERAN'S MEMORIAL PARK**

**WHEREAS**, the Nafanua Foundation is a non-profit organization dedicated to supporting Samoan cultural heritage and building community support within West Jordan; and

**WHEREAS**, the Nafanua Foundation is planning to host a Manatua Festival at Veteran's Memorial Park and is in need of a fee waiver to ensure that the festival stays free and open to community members; and

**WHEREAS**, the Utah Code Annotated 10-8-2(1)(a)(v), a City may “authorize municipal services or other non-monetary assistance to be provided to or waive fees required to be paid by a non-profit entity, whether or not the municipality receives consideration in return”; and

**WHEREAS**, before the City may authorize City services or non-monetary assistance, or to waive fees to a non-profit entity under UCA 10-8-2(1)(a)(v) and UCA 10-8-2(2)(b), the City must meet two requirements: (1) hold a public hearing and (2) find that the “total amount of services or other non-monetary assistance provided or fees waived under Section (1)(a)(v) in any given fiscal year [does] not exceed 1% of the municipality’s budget for that fiscal year”; and

**WHEREAS**, UCA 10-8-2(2)(a) exempts cities from the requirement to perform a study that is otherwise required when money is appropriated for corporate purposes under UCA 10-8-2(1)(a)(i); and

**WHEREAS**, the City Council believes that City staff’s estimates of the monetary value of City services, non-monetary assistance, and fees waived for the Nafanua Foundation is correct and is up to the amount of \$7,815; and

**WHEREAS**, the City Council believes that the “total amount of services or other non-monetary assistance provided or fees waived under Section (1)(a)(v) in [this] given fiscal year [does] not exceed 1% of the municipality’s budget for [this] fiscal year” or committed to this next fiscal year; and

**WHEREAS**, after review by the City Council, the City Council believes it to be in the best interest of the City to provide city services, non-monetary assistance, and/or a waiver of fees for the Nafanua Foundation up to the amount of \$7,815.

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

**Section 1. Findings.** The City Council makes the following findings:

- 1) The Nafanua Foundation is a non-profit organization.
- 2) The combined value of services, non-monetary assistance, and fee waivers given to the Nafanua Foundation is up to the amount of \$7,815.
- 3) The combined value of services, non-monetary assistance, and fee waivers given to the Nafanua Foundation, combined with all other services, non-monetary assistance, and fee waivers provided to all others given this fiscal year, does not exceed 1% of the City’s budget for this fiscal year.
- 4) The public hearing relating the City’s provision of services, non-monetary assistance, and fee waivers for the Nafanua Foundation was performed in accordance with applicable noticing and other open and public meetings laws.

**Section 2. Services, Non-monetary Assistance, and Fee Waiver.** The City Council hereby authorizes the use of city services and non-monetary assistance and waives the fees for the Nafanua Foundation up to the amount of \$7,815 to be used for activities arising out of or related to the Manatua Festival 2026.

**Section 3. Effective Date.** This Resolution shall take effect upon its passage.

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

\_\_\_\_\_  
Bob Bedore  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy 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 Member Kayleen Whitelock	<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 Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>



## Application for Fee Waiver

Please refer to West Jordan City Code Title 2, Chapter Six for requirements relating to fee waivers, a copy of this code has been included at the end of this application for your convenience. A member of Council Office Staff will contact you regarding when a public hearing will be scheduled for the Council body to consider your fee waiver. You are expected to attend this meeting. You may be contacted by a member of the Council Office to provide financial reports or accounting records after your initial application.

Entity: Nafanua Foundation

City: South Jordan

State: Utah Zip Code: 84009

If applicable, Non-Profit Entity Number:

99-1582085

Main Contact Name: Auro Sosi

Title: Founder/President

Email Address: [auro.sosi@jordandistrict.org](mailto:auro.sosi@jordandistrict.org) Phone: 801-512-6382

Name of Event: MANATUA Festival

Event Location: West Jordan Veterans Memorial Park

Event Dates: Wednesday, June 10 to Saturday, June 13

Estimated Attendance: 350/daily

### **Please provide a brief summary of your event:**

*How long have you held it, how many people it helps, how it benefits the city, why are you requesting a fee waiver instead of service in lieu of fees, etc.*

This will be the inaugural year for our MANATUA Festival, a festival created to remember. Remembering our Samoan Cultural Heritage while celebrating our great city of West Jordan, which has a good number of Pacific Islander Samoans that make up its community. This festival will benefit more than 300 youth, but up to 500 members of our Samoan Community each day. We plan to empower and educate youth with workshops ranging from Cultural Protocols, Mental Health and Suicide Awareness to other cultural arts and crafts. We are requesting a fee waiver in hopes to keep this event free and community-focused. .

**Please provide background information:**

Tell us about your organization, and any other relevant history. Also include any services you may wish to provide in lieu of paying the fee. You may attach an additional sheet if necessary. The consolidated fee schedule for the City can be found [here](#).

Our 501C3 - The Nafanua Foundation powers the Manatua Festival. It is a Nonprofit uplifting Samoan women & youth through culturally-sustaining programs. In lieu of paying the fee we have committed to work with Mayor Burton and the City to plan the Multicultural event for West Jordan City in September of 2026

**Please provide a breakdown, in detail, of the services, nonmonetary assistance, and fee breakdown that you are requesting.**

We are requesting the rental fees for the Veteran's Park for the 4 days of the festival and all its amenities (pavilions, stage, restroom, trash, etc.) The closure of the Park ring for the duration of the festival as well. Police presence and EMT's to satisfy Mass Gathering permit requirements.

**Any other information you would like to provide (optional):**

Upon signature of this application, an individual, and/or the entity they represent, agrees to the requirements listed in West Jordan City Code 2-6-3. The applicant also agrees that this application and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this application, or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

Signature: *Auro Sosi*

Name: Auro Sosi

Date: 11/24/2025

**For City Use:**

Date Application Received: Scheduled Public Hearing Date:

**WEST JORDAN CITY CODE TITLE 2, CHAPTER 6**

**SECTION:**

**2-6-1: Relationship to City**

**2-6-2: Applications**

**2-6-3: Requirements**

**2-6-1: RELATIONSHIP TO CITY:**

The city may provide monetary and non-monetary assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of city residents. The city will not become employees, representatives, or agents of any city supported individual or entity solely by virtue of the city providing assistance. (Ord. 10-08, 2-24-2010; Ord. 20-38, 9-30-2020; Ord 23-02, 02-22-2023)

**2-6-2: APPLICATIONS:**

Individuals and entities may request monetary and non-monetary city assistance by completing an application obtained from the council office director located at the City Hall. Any questions regarding the application process or requirements to receive assistance should be directed toward the council office director. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 20-23, 02-22-2023)

**2-6-3: REQUIREMENTS:**

All individuals and entities receiving city support shall agree to the following requirements:

- A. The requesting individual or entity shall permit the city or an auditor hired by the city to inspect the individual or entity’s system of accounts and other accounting systems and protocols to ensure accuracy and proper safeguarding of public funds.
- B. The requesting individual or entity shall provide financial reports in a form and frequency acceptable by the city council.
- C. The requesting individual or entity shall explain how the requested assistance will further advance city goals or plans, and shall track the actual advancement of city goals or plans through the use of the requested city assistance. Any city assistance shall be used only for the purposes stated in the application and the authorizing resolution.
- D. The requesting individual or entity shall have the training and experience needed to effectively and efficiently manage the proposed activities. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019,Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 23-02, 02-22-2023)

**For City Use:**

Date Application Received: Scheduled Public Hearing Date:

Manatua Festival							
Item	Fee	Hours	Days	People	Years	Total	Notes
Ambulance (Includes 2 EMTs)	\$130.00	15				\$ 2,625.00	130.00 per hour (includes 2 EMTs)
Special Event Park Rental Weekday	500		3			\$ 1,500.00	Reservation rental per day
Special Event Park Rental Weekend	\$750.00		1			\$ 750.00	Reservation rental per day
Encroachment Permit	\$330.00		4			\$ 1,320.00	\$330.00 per day but excludes any additional fees
Police Department Support	\$70.00	8				\$ 1,120.00	requesting two officers at \$70.00 per hour per officer
*Park Deposit	\$500.00					\$500.00	Can't be waived
<b>TOTAL FEES</b>						<b>\$ 7,815.00</b>	



## Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

### CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, February 10, 2026, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 26-05 a petition from Titan Property Management, LLC to rezone 14.73 Acres to Light Industrial (M-1) and to amend the Future Land Use Map (FLUM) from Regional Commercial to Light Industrial for the Titan West Jordan project located at 5927 West 9000 South
- Ordinance No. 26-06 a Petition from Bryan Booth to Rezone 0.8 Acres to R-1-10 Zone (Single-Family Residential - 10,000 square foot lots) Located at 2307 West Joyli Circle
- Resolution No. 26-003 Fee Waiver in the amount of \$7,815 for the Nafanua Foundation for the 2026 Manatua Festival at West Jordan Veterans Memorial Park

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing [councilcomments@westjordan.utah.gov](mailto:councilcomments@westjordan.utah.gov). Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

*Posted January 29, 2026  
/s/ Cindy M. Quick, MMC  
Council Office Clerk*



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to Take Action

**Meeting Date Requested** : 02/10/2026

**Presenter:** Patrick S Boice, Senior Assistant City Attorney

**Deadline of item** :

**Applicant:** Scott Langford/Brock Hudson

**Department Sponsor:** Community Development

**Agenda Type:** BUSINESS ITEMS

**Presentation Time:** 10 Minutes

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

**1. AGENDA SUBJECT**

Ordinance No. 26-07 Proposed Amendments to West Jordan City Code – Title 4, Chapter 2, Article C (Christmas Tree Sales)

**2. EXECUTIVE SUMMARY**

This matter has come before the City Council at a Committee of the Whole meeting on January 13, 2026. The Council asked that draft code be presented to remove the requirement for businesses conducting Christmas tree sales to obtain a separate specialty business license from the City.

The proposed code amendment removes all requirements from the West Jordan City Code for a separate license and reserves the article for future use.

**3. TIME SENSITIVITY / URGENCY**

None

**4. FISCAL NOTE**

The proposed changes should have no fiscal impact. The City did not list a fee for Christmas tree licenses in the consolidated fee schedule.

**5. MAYOR RECOMMENDATION**

**6. COUNCIL STAFF ANALYSIS**

**Timeline & Background Information**

Council previously discussed this proposal in the [January 13, 2026 Committee of the Whole Meeting](#):

- Proposed simplification of Christmas tree sales-
  - Historically the City has had no reports of illegally harvested trees being sold. Staff recommends to remove the requirements for additional business license. They still need an active BL, but this would reduce unnecessary licensing requirements.
  - 6 cc members agreed to remove this section of the Christmas tree sales section.

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

The Council is being asked to provide feedback on potential revisions to the City’s business licensing code, specifically sections related to Christmas tree lots. There is no immediate urgency and no anticipated fiscal impact, though adjustments to the fee schedule may be needed later.

The goal is to ensure that licensing requirements for these seasonal businesses are clear, enforceable, and aligned with community expectations.

Council input will help staff determine whether current regulations remain appropriate or need changes to address issues such as seasonal business operations and location standards for Christmas tree lots.

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

If changes are adopted:

- Licensing requirements could become more streamlined or more restrictive, depending on Council direction.
- Seasonal businesses (Christmas tree lots) may face clearer standards for location, signage, and duration of operation.

If no changes are made:

- Existing code remains in effect, which may be adequate but could lack clarity or fail to address emerging issues (e.g., new arcade formats or seasonal business trends).

Tradeoffs:

- Stricter regulations may improve safety and neighborhood compatibility but could discourage certain businesses.
- Looser regulations may encourage economic activity but raise enforcement or community impact concerns.

## **7. 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.

## **8. ATTACHMENTS**

Ordinance No. 26-07

Title 4, Chapter 2, Article C – Legislative Copy

Title 4, Chapter 2, Article C – Clean Copy

1 THE CITY OF WEST JORDAN, UTAH  
2 ORDINANCE NO. 26-07

3 AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
4 (CHRISTMAS TREE SALES);  
5 Title 4, Chapter 2, Article C

6 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 Title 4, Chapter 2, Article C of the City Code (“proposed City Code amendments”); and

9 WHEREAS, the City Council desires to remove the licensing regulations on Christmas tree sales; and

11 WHEREAS, the City Council 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.

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

15 **Section 1. Amendment of City Code Provision.** City Code Title 4, Chapter 2, Article C is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

17 **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.

19 **Section 4. 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.

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

44  
45 CITY OF WEST JORDAN

46  
47 By: \_\_\_\_\_  
48 Bob Bedore  
49 Council Chair

50 ATTEST:  
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52 \_\_\_\_\_  
53 Cindy M. Quick, MMC  
54 Council Office Clerk

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58 <b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
59 Council Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
60 Council Vice-Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
61 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
62 Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
63 Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
64 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
65 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>

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**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

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71 Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

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74 By: \_\_\_\_\_  
75 Mayor Dirk Burton Date \_\_\_\_\_

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78 ATTEST:  
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81 \_\_\_\_\_  
82 Tangee Sloan, MMC, UCC  
83 City Recorder

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**STATEMENT OF APPROVAL/PASSAGE** (check one)

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 26-07.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-07 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-07 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

*(Attachments on the following pages.)*

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**Attachments 1 and 2 to  
ORDINANCE NO. 26-07  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(CHRISTMAS TREE SALES);  
Title 4, Chapter 2, Article C**

**Attachment 1 – Title 4, Chapter 2, Article C - Legislative Version**

**Attachment 2 – Title 4, Chapter 2, Article C - Clean Version**

*(See the following pages for the attachments.)*

1 TITLE 4

2 CHAPTER 2

3 ARTICLE C. ~~CHRISTMAS TREE SALES~~ [\[RESERVED\]](#)

4 ~~SECTION:~~

5 ~~4-2C-1: License Required~~

6 ~~4-2C-2: Possessing Or Selling Untagged Trees; Written Consent~~

7 ~~4-2C-3: Application For City Christmas Tree License~~

8 ~~4-2C-4: Issuance Of License; Fee And License Period~~

9 ~~4-2C-5: Cleanup Deposit; Electrical And Fire Inspections~~

10

11 ~~4-2C-1: LICENSE REQUIRED:~~

12 ~~It is unlawful for any person to engage in, carry on or conduct the business of selling~~  
13 ~~Christmas trees in the city without first obtaining a city business license and a city~~  
14 ~~Christmas tree license. (Ord. 12-13, 6-13-2012)~~

15

16 ~~4-2C-2: POSSESSING OR SELLING UNTAGGED TREES; WRITTEN CONSENT:~~

17 ~~It shall be unlawful for any person to have in his possession for sale, or to sell or offer for~~  
18 ~~sale in this city trees from within the public domain of the United States, or of the state, or~~  
19 ~~from any private lands, within or without the state, without written authority having been~~  
20 ~~first obtained from the United States, the state, or from the owner of such private lands, as~~  
21 ~~the case may be, to cut and remove such trees. The trees shall have been officially tagged~~  
22 ~~with a tag furnished or approved either by the United States forest service or the state~~  
23 ~~department of forestry. (Ord. 12-13, 6-13-2012)~~

24

25 ~~4-2C-3: APPLICATION FOR CITY CHRISTMAS TREE LICENSE:~~

26 ~~Any person desiring a license to sell and dispose of Christmas trees within the city shall~~  
27 ~~make application to the business license authority. Such application shall specifically state~~  
28 ~~and set forth the source of title to the trees to be sold and whether the trees or any of them~~  
29 ~~were cut or procured within any public domain of the United States, or of the state, or from~~  
30 ~~any private lands, either within or without the state. Applicants shall be required in~~  
31 ~~connection with such application to furnish the business license authority with evidence of~~  
32 ~~ownership of such trees and/or authority to cut and procure the trees from the public~~  
33 ~~domain or from private lands. (Ord. 12-13, 6-13-2012)~~

34

35 ~~4-2C-4: ISSUANCE OF LICENSE; FEE AND LICENSE PERIOD:~~

36 ~~Upon satisfactory showing made by the applicant that: a) the applicant has a bona fide title~~  
37 ~~to Christmas trees and that the trees were not obtained illegally or in violation of any laws~~  
38 ~~of the United States or of the state , or any law , rule or regulation of the state or county~~  
39 ~~from which such trees have been obtained; b) the applicant has authority to cut and~~  
40 ~~procure the trees from either the public domain or from private land ; c) the prepared~~  
41 ~~location is appropriately zoned; and d) the applicable license fee is paid; and applicant has~~  
42 ~~been granted a valid city general business license, the business license authority shall grant~~  
43 ~~to such applicant a city Christmas tree license. Such license shall be valid for a period of~~  
44 ~~sixty (60) days from November 1 of each year. (Ord. 12-13, 6-13-2012)~~

45

46 ~~4-2C-5: CLEANUP DEPOSIT; ELECTRICAL AND FIRE INSPECTIONS:~~

47 ~~—A. A cleanup deposit established by city council resolution shall be required of a person~~  
48 ~~or business holding a city Christmas tree license to assure the removal of unsold trees and~~  
49 ~~related debris remaining on the premises at the conclusion of the license period. This~~  
50 ~~deposit shall be refunded, provided the premises is left clean and free of unsold trees and~~  
51 ~~related debris as determined by inspection.~~

52 ~~—B. Nonrefundable electrical and fire inspection fees are required for the inspection of the~~  
53 ~~premises and all electrical wiring, in amounts periodically set by the city council in its~~  
54 ~~uniform fee schedule . (Ord. 12-13, 6-13-2012)~~

- 1 TITLE 4
- 2 CHAPTER 2
- 3 ARTICLE C. [RESERVED]



# REQUEST FOR COUNCIL ACTION

<b>Action:</b> Need Council to Take Action	<b>Meeting Date Requested</b> : 02/10/2026
<b>Presenter:</b> Patrick S Boice, Senior Assistant City Attorney	<b>Deadline of item</b> :
<b>Applicant:</b> Scott Langford/Brock Hudson	
<b>Department Sponsor:</b> Community Development	
<b>Agenda Type:</b> BUSINESS ITEMS	
<b>Presentation Time:</b> 10 Minutes	<i>(Council may elect to provide more or less time)</i>

**1. AGENDA SUBJECT**

Ordinance No. 26-08 Proposed Amendments to West Jordan City Code – Title 4, Chapter 2, Article G (Arcades)

**2. EXECUTIVE SUMMARY**

This matter has come before the City Council at a Committee of the Whole meeting on January 13, 2026. The Council asked that draft code be presented to remove the requirement that arcades and arcade machines obtain a separate business license from the City.

The proposed code amendment removes all requirements from the West Jordan City Code for a separate license and reserves the article for future use.

**3. TIME SENSITIVITY / URGENCY**

None

**4. FISCAL NOTE**

The proposed amendment will eliminate any fees that the City has been collecting on arcade licenses. The elimination of the currently charged licensing fee will be reflected in the update to the Consolidated Fee Schedule as part of the budget process this year.

**5. MAYOR RECOMMENDATION**

**6. COUNCIL STAFF ANALYSIS**

**Timeline & Background Information**

Council previously discussed this proposal in the [January 13, 2026 Committee of the Whole Meeting](#):

- Proposed simplification of Christmas tree sales-
  - Historically the City has had no reports of illegally harvested trees being sold. Staff recommends to remove the requirements for additional business license. They still need an active BL, but this would reduce unnecessary licensing requirements. 6 cc members agree to remove this section of the Christmas tree sales section
- Proposed revision to Arcades-
  - Currently anytime you have a machine in your business and you need a BL license depending on the type of machine. Patrick proposed 3 options
    - A: remove all licensing requirements
    - B: simplify arcade requirements

- C: Leave as is
- 7 council members were in favor of option A.

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

The Council is being asked to provide feedback on potential revisions to the City’s business licensing code, specifically sections related to arcades. There is no immediate urgency and no anticipated fiscal impact, though adjustments to the fee schedule may be needed later.

The goal is to ensure that licensing requirements for these entertainment businesses are clear, enforceable, and aligned with community expectations.

Council input will help staff determine whether current regulations remain appropriate or need changes to address issues such as safety, age restrictions, and operational requirements for arcades.

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

If changes are adopted:

- Licensing requirements could become more streamlined or more restrictive, depending on Council direction.
- Arcades may have updated rules regarding safety, supervision, and age restrictions.

If no changes are made:

- Existing code remains in effect, which may be adequate but could lack clarity or fail to address emerging issues (e.g., new arcade formats or seasonal business trends).

Tradeoffs:

- Stricter regulations may improve safety and neighborhood compatibility but could discourage certain businesses.
- Looser regulations may encourage economic activity but raise enforcement or community impact concerns.

## **7. 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.

## **8. ATTACHMENTS**

Ordinance No. 26-08

Title 4, Chapter 2, Article G – Arcades (Legislative Copy)

Title 4, Chapter 2, Article G – Arcades (Clean Copy)



1 THE CITY OF WEST JORDAN, UTAH  
2 ORDINANCE NO. 26-08

3 AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
4 (ARCADES);  
5 Title 4, Chapter 2, Article G

6 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 Title 4, Chapter 2, Article G of the City Code (“proposed City Code amendments”); and

9 WHEREAS, the City Council desires to remove the licensing regulations on arcades; and

10 WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and  
11 welfare of the residents of the City to adopt the proposed City Code amendments.

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

14 **Section 1.** Amendment of City Code Provision. City Code Title 4, Chapter 2, Article G is  
15 amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

16 **Section 2.** Severability. If any provision of this Ordinance is declared to be invalid by a  
17 court of competent jurisdiction, the remainder shall not be affected thereby.

18 **Section 4.** Effective Date. This Ordinance shall become effective immediately upon posting  
19 or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council  
20 duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto  
21 the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

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23 *[See next page.]*  
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42 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
43 DAY OF \_\_\_\_\_ 2026.

44  
45 CITY OF WEST JORDAN

46  
47 By: \_\_\_\_\_  
48 Bob Bedore  
49 Council Chair

50 ATTEST:  
51  
52 \_\_\_\_\_  
53 Cindy M. Quick, MMC  
54 Council Office Clerk

58 <b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
59 Council Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
60 Council Vice-Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
61 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
62 Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
63 Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
64 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
65 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>

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69 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** \_\_\_\_\_.

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71 Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

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74 By: \_\_\_\_\_  
75 Mayor Dirk Burton Date \_\_\_\_\_

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78 ATTEST:  
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82 Tangee Sloan, MMC, UCC  
83 City Recorder

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**STATEMENT OF APPROVAL/PASSAGE** (check one)

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 26-08.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-08 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-08 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

*(Attachments on the following pages.)*

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**Attachments 1 and 2 to  
ORDINANCE NO. 26-08  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(ARCADES);  
Title 4, Chapter 2, Article G**

**Attachment 1 – Title 4, Chapter 2, Article G - Legislative Version**

**Attachment 2 – Title 4, Chapter 2, Article G - Clean Version**

*(See the following pages for the attachments.)*

1 TITLE 4

2 CHAPTER 2

3 ARTICLE G. ~~ARCADES~~ [RESERVED]

4 ~~SECTION:~~

5 ~~4-2G-1: License Required~~

6 ~~4-2G-2: Exemptions~~

7 ~~4-2G-3: Liquor, Beer And Tobacco~~

8 ~~4-2G-4: Interior Visibility~~

9 ~~4-2G-5: Gambling Prohibited~~

10 ~~4-2G-6: License Application~~

11 ~~4-2G-7: Arcade Proprietor's License; Fee~~

12 ~~4-2G-8: Number Of Devices~~

13 ~~4-2G-9: Name Of Owner Shown On Devices~~

14 ~~4-2G-10: Personal Supervision Required~~

15

16 ~~4-2G-1: LICENSE REQUIRED:~~

17 ~~It is unlawful for any person to engage in, carry on or conduct the business of an arcade in~~  
18 ~~the city without first obtaining a city business license and a city arcade license. (Ord. 12-13,~~  
19 ~~6-13-2012)~~

20

21 ~~4-2G-2: EXEMPTIONS:~~

22 ~~This article does not include any building, activity or performance given, played or used~~  
23 ~~solely for the benefit of and under the supervision of a religious, educational or charitable~~  
24 ~~organization. (Ord. 12-13, 6-13-2012)~~

25

26 ~~4-2G-3: LIQUOR, BEER AND TOBACCO:~~

27 ~~Liquor, beer or tobacco shall not be sold to or placed in the possession of a minor, or used~~  
28 ~~or allowed to be consumed on the premises or in the parking lot of any arcade catering to~~  
29 ~~minors. However, a restaurant with a class B beer license may have an arcade, if it is~~  
30 ~~located in a room or area entirely separate from the dining area and if it is separately~~  
31 ~~licensed as provided in this article. (Ord. 12-13, 6-13-2012)~~

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~~4-2G-4: INTERIOR VISIBILITY:~~

~~A clear, unobstructed view from the entrance of the entire interior of the arcade, excluding the restroom, shall be maintained by the proprietor at all times. The proprietor shall not erect or maintain any enclosed booth, blinds or stalls relating to amusement within the interior of the licensed premises. All automatic amusement devices shall be kept in plain view. (Ord. 12-13, 6-13-2012)~~

~~4-2G-5: GAMBLING PROHIBITED:~~

~~Nothing in this article shall in any way be construed to authorize, license or permit the use of any gambling devices whatsoever, or any mechanism that has been judicially determined to be a gambling device or gambling on mechanical amusement devices, or any other such action contrary to law. If any mechanical amusement device is being used as a gambling device, such machine may be seized, impounded and disposed of pursuant to the procedures established in the applicable sections of Utah Code Annotated. (Ord. 12-13, 6-13-2012)~~

~~4-2G-6: LICENSE APPLICATION:~~

~~An application for a license under this article shall be filed in writing with the business license authority on a form to be provided by the city, which shall include, in addition to the information on the general business license application:~~

- ~~—A. Name And Address Of Applicant: The name and address of the applicant and, if a firm, corporation, partnership, association or club, the principal officers thereof and their addresses;~~
- ~~—B. Address Of Premises : The address of the premises where the licensed device or devices are to be operated, together with the character of the business as carried on at such place; and~~
- ~~—C. Description Of Devices: The general description of the device or devices to be licensed and the number of devices to be licensed. (Ord. 12-13, 6-13-2012)~~

~~4-2G-7: ARCADE PROPRIETOR'S LICENSE; FEE:~~

~~—A. Classifications: The license fee for an arcade proprietor shall be that sum periodically adopted by city council resolution in the city uniform fee schedule and may include annual fees for the following classification of amusement devices which are used, played or exhibited for use or play:~~

67 —1. ~~Class A: Class A devices are all mechanical amusement devices that permit the player~~  
68 ~~to win free games by a high score or by any system of reward.~~

69 —2. ~~Class B: Class B devices are all mechanical amusement devices that do not have~~  
70 ~~provisions for additional games and all electronic and video skill games regardless of~~  
71 ~~provisions for additional games.~~

72 —3. ~~Class C: Class C devices are all mechanical amusement devices known as claw, scoop~~  
73 ~~or grab machines wherein, upon payment of a consideration, a player manipulates the~~  
74 ~~device or its parts in expectation of receiving a prize.~~

75 —4. ~~Class D: Class D devices are jukeboxes.~~

76 —5. ~~Class E: Class E devices are table devices such as pool, billiards, foosball, air hockey,~~  
77 ~~shuffleboard, etc.~~

78 —6. ~~Class F: Class F devices are children ride on machines and all others not classified in~~  
79 ~~this section.~~

80 —B. ~~Applicable To Each Location: In the event any proprietor shall engage in arcade~~  
81 ~~business at more than one location, an arcade license and any maximum fee established~~  
82 ~~periodically by the city council in its uniform fee schedule shall apply separately and be~~  
83 ~~required for each location. (Ord. 12-13, 6-13-2012)~~

84

#### 85 ~~4-2G-8: NUMBER OF DEVICES:~~

86 —A. ~~Number Of Devices Shown: Each proprietor's arcade license shall show on its face the~~  
87 ~~number of devices to be used, played or exhibited thereunder, and if the number of devices~~  
88 ~~actually used, played or exhibited exceeds the number shown on the face of the license, the~~  
89 ~~license may be revoked in addition to any other action that may be taken.~~

90 —B. ~~Increasing Number Of Devices: If a proprietor desires, after the expiration of any~~  
91 ~~portion of any license year, to increase the number of devices to be used for play, or~~  
92 ~~exhibited for use or play in his or her establishment, the proprietor shall surrender his or~~  
93 ~~her license to the business license authority, who shall, upon payment of the proper~~  
94 ~~additional license fee therefor, issue a new license showing the number of devices licensed~~  
95 ~~thereunder. (Ord. 12-13, 6-13-2012)~~

96

#### 97 ~~4-2G-9: NAME OF OWNER SHOWN ON DEVICES:~~

98 ~~It is unlawful for any person to place any amusement devices in a location available to the~~  
99 ~~public without attaching thereto in a conspicuous place the name and address of the~~  
100 ~~proprietor. (Ord. 12-13, 6-13-2012)~~

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#### 102 ~~4-2G-10: PERSONAL SUPERVISION REQUIRED:~~

103 ~~No proprietor shall allow any person to play or operate any automatic amusement device~~  
104 ~~unless the establishment, place or premises where such device is located shall be under the~~  
105 ~~personal supervision of the proprietor, or an employee or agent of the proprietor. (Ord. 12-~~  
106 ~~13, 6-13-2012)~~

- 1 TITLE 4
- 2 CHAPTER 2
- 3 ARTICLE G. [RESERVED]



# REQUEST FOR COUNCIL ACTION

<b>Action:</b> Request Feedback from Council	<b>Meeting Date Requested</b> : 02/10/2026
<b>Presenter:</b> Patrick S Boice, Senior Assistant City Attorney	<b>Deadline of item</b> :
<b>Applicant:</b> Council Member Whitelock & Shelton	
<b>Department Sponsor:</b> Council Office	
<b>Agenda Type:</b> DISCUSSION TOPICS	
<b>Presentation Time:</b> 15 Minutes	<i>(Council may elect to provide more or less time)</i>

**1. AGENDA SUBJECT**

Ordinance No. 26-11 Proposed Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking

**2. EXECUTIVE SUMMARY**

Council is being asked to consider amendments to West Jordan City Code, Title 7, Chapters 3 and 4, concerning the parking of large trucks.

Former Council Member Green had proposed some changes to code and had submitted an initial draft. Many of his suggestions have been incorporated. Overall, the proposed amendments to the Code seek to remove redundancies, create a more straightforward format, remove contradictory terms, create proximity restrictions near residences, and improve readability.

**3. TIME SENSITIVITY / URGENCY**

None

**4. MAYOR RECOMMENDATION**

**5. COUNCIL STAFF ANALYSIS**

**Timeline & Background Information**

The Council most recently considered this proposal in the [January 13, 2026 Committee of the Whole Meeting](#):

- The discussion covered four sections: definitions, truck routes, engine brakes, and parking on public roads. Staff recommended clarifying definitions to align with CFR guidelines and Utah State Code 41-6a-102, with five council members supporting the update. For truck routes, staff suggested removing individually listed routes from section 7-4-3, which also received positive feedback from five members. Regarding engine brakes, the recommendation was to prohibit them under section 7-4-5, with Whitelock advising coordination with the Police Department before returning to the full council; five members agreed. Lastly, parking on public roads (section 7-3-12) was deemed complex, and staff proposed allowing parking with restrictions such as distance requirements; six council members supported moving forward with this approach.

The Council considered and approved amendments to Title 7 Chapter 3 in [the November 6, 2024 City Council Meeting](#):

- Ordinance No. 24-51 amended Title 7 of the West Jordan City Code to update and clarify regulations related to motor vehicles and traffic, including truck parking provisions in Section 7-3-12.
- The changes were part of a year-long effort to modernize enforcement language and remove outdated or redundant provisions, improving clarity for both residents and law enforcement.
- While the ordinance broadly addressed traffic rules, it also supported related initiatives such as discouraging on-street parking during snowstorms, as noted by the Mayor.

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

Councilmembers are being asked to review and discuss recent and proposed updates to two sections of City Code that govern trucks:

- Section 7-3-12 (Parking of Trucks) — currently prohibits parking a truck, truck-tractor, semitrailer, or trailer on a public street unless actively loading or unloading; “parked” includes standing for more than three minutes, even with the engine running.
- Chapter 4 (Trucks) — proposed redline consolidates and clarifies definitions, truck routes, covered loads, engine brake prohibition areas, and penalties; the intent is to remove redundancies with Chapter 3 and to add an enforceable structure for engine brake restrictions and designated truck routes

### **Compliance touchpoints**

- Consistency within City Code. The discussion aims to align Chapter 3 and Chapter 4 (removing overlaps on parking rules and centralizing truck-specific standards in Chapter 4). This may improve enforcement clarity for WJPD.
- Standards & signage. The truck route and engine brake provisions reference designation by the City Traffic Engineer and signage per the Manual on Uniform Traffic Control Devices (MUTCD), which is the national standard for traffic signs and marking. Council may wish to ensure MUTCD references are accurate and appropriately cross referenced in Title 7.
- Federal definitions. The draft includes comments indicating reliance on 49 CFR 571.3 for certain vehicle definitions (e.g., “trailer,” “truck tractor”). Council could consider confirming any CFR-sourced definitions match current state law and the City’s enforcement needs.

### **Similar practices in peer cities**

Many Utah cities regulate truck routes and limit use of engine (“Jake”) brakes in residential or sensitive areas when properly signed. Council may wish to ask staff for a brief matrix comparing West Jordan’s proposed framework to neighboring jurisdictions (e.g., standards for designation, signage placement, exceptions for local delivery, and penalty structures), to help confirm West Jordan’s approach is in line with regional practice.

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

If Council advances a cleanup ordinance (aligning Chapter 3 and 4):

- Clearer enforcement. Consolidating truck-specific rules under Chapter 4 while keeping general parking limits in Chapter 3 may reduce confusion for officers and the public.
- Noise management. Establishing Engine Brake Prohibition Areas (with MUTCD-compliant signs) could reduce nighttime noise near homes and schools, while still allowing safety-related braking where needed. Council may wish to discuss emergency-use exceptions.

- Business access vs. neighborhood protection. The draft includes exceptions for local delivery, construction sites, garages, and fuel stops using direct routes. Council could consider whether these exceptions strike the right balance for commercial activity and neighborhood impacts.
- Administrative workload. Designating, signing, and maintaining truck routes and engine-brake areas may require staff time and budget (sign installation, periodic review). Council may wish to request a brief implementation plan from Public Works/Traffic.

If Council defers or makes no changes:

- Status quo remains. Section 7-3-12 continues to prohibit truck parking on public streets unless actively loading/unloading (with a three-minute threshold), and Chapter 4 remains less aligned and may contain outdated language. Enforcement clarity issues may persist.

## **6. 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.

## **7. ATTACHMENTS**

Ordinance No. 26-11

Attachment A – Title 7 Chapter 3 (Legislative)

Attachment B – Title 7 Chapter 3 (Clean)

Attachment C – Title 7 Chapter 4 (Legislative)

Attachment D – Title 7 Chapter 4 (Clean)

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 26-11

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(TRUCK PARKING);

Title 7, Chapter 3, Section 12, and Title 7, Chapter 4

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 Title 7, Chapter 3, Section 12, and Title 7, Chapter 4 of the City Code (“proposed City Code amendments”); and

WHEREAS, the City Council desires to revise the City Code pertaining to the manner in which certain vehicles are parked on City streets; and

WHEREAS, the City Council is authorized by Utah State Code to pass legislation concerning the use of City streets; and

WHEREAS, the City Council 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.

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

**Section 1.** Amendment of City Code Provision. City Code Title 7, Chapter 3, Section 12 is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

**Section 2.** Amendment of City Code Provision. City Code Title 7, Chapter 4 is amended as shown in Attachments 3 (Legislative Version) and 4 (Clean Version) to this Ordinance

**Section 3.** 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 4.** 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

[See next page.]

**Voting by the City Council**

**"YES"**

**"NO"**

Council Chair Bob Bedore

Council Vice-Chair Jessica Wignall

Council Member Annette Harris

Council Member Zach Jacob

Council Member Chad Lamb

Council Member Kent Shelton

Council Member Kayleen Whitelock

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_, 2026.**

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. 26-11.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-11 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-11 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

*(Attachments on the following pages.)*



**Attachments 1 and 2 to  
ORDINANCE NO. 26-11  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(TRUCK PARKING);  
Title 7, Chapter 3, Section 12, and Title 7, Chapter 4**

**Attachment 1 – Title 7, Chapter 3, Section 12 Legislative Version**

**Attachment 2 – Title 7, Chapter 3, Section 12 Clean Version**

*(See the following pages for the attachments.)*



**Attachments 3 and 4 to  
ORDINANCE NO. 26-11  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(TRUCK PARKING);  
Title 7, Chapter 3, Section 12, and Title 7, Chapter 4**

**Attachment 1 – Title 7, Chapter 4 Legislative Version**

**Attachment 2 – Title 7, Chapter 4 Clean Version**

*(See the following pages for the attachments)*

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7-3-12: PARKING OF TRUCKS:

A. A person may not park a truck, truck-tractor, semitrailer or trailer on a public street unless:

1. ~~Unless a~~ Is actually loading or unloading equipment or merchandise for no more than three hours; or

2. ~~Is more than 30 feet from the entrance, exit, or intersection of any private driveway, private street, alley, or public street~~ 100 yards from a residence; or

3. Is more than 45 feet from an intersection; or

4. Is more than 15 feet from a fire hydrant or mailbox, 20 feet from a crosswalk, and 50 feet from a railroad crossing.

B. For the purposes of this section, a truck is considered parked, even though the motor is running, if the vehicle is left standing for any period ~~of~~ in excess of three minutes.

C. A vehicle parked in violation of this section may be immobilized, moved, or impounded by a law enforcement officer. (2001 Code § 86-7-102; amd. Ord. 24-51, 11-6-2024)

1 7-3-12: PARKING OF TRUCKS:

2 A. A person may not park a truck, truck-tractor, semitrailer or trailer on a public street  
3 unless:

4 1. Is actually loading or unloading equipment or merchandise for no more than three  
5 hours; or

6 2. Is more than 100 yards from a residence; or

7 3. Is more than 45 feet from an intersection; or

8 4. Is more than 15 feet from a fire hydrant or mailbox, 20 feet from a crosswalk, and 50  
9 feet from a railroad crossing.

10 B. For the purposes of this section, a truck is considered parked, even though the motor  
11 is running, if the vehicle is left standing for any period in excess of three minutes.

12 C. A vehicle parked in violation of this section may be immobilized, moved, or  
13 impounded by a law enforcement officer. (2001 Code § 86-7-102; amd. Ord. 24-51, 11-6-  
14 2024)

1 CHAPTER 4  
2 TRUCKS

3 SECTION:

4 ~~7-4-1: Definitions~~

5 ~~7-4-2: Parking Of Trucks~~

6 ~~7-4-3~~1: Truck Routes

7 ~~7-4-4~~2: Loads To Be Covered

8 ~~7-4-5~~3: Penalty

9

10 ~~7-4-1: DEFINITIONS:~~

11 ~~—A. The following words, terms and phrases, when used in this chapter, shall have the~~  
12 ~~meanings ascribed to them in this section, except where the context clearly indicates a~~  
13 ~~different meaning:~~

14 ~~RESIDENTIAL AREA : The territory contiguous to and including a highway not comprising a~~  
15 ~~Business District when the property on such highway for a distance of three hundred feet~~  
16 ~~(300') or more is in the main improved with residences.~~

17 ~~SEMITRAILER : Every vehicle with or without motive power, other than a police trailer,~~  
18 ~~designed for carrying persons or property and for being drawn by a motor vehicle for~~  
19 ~~commercial purposes and so constructed that some part of its weight and that of its load~~  
20 ~~rests upon or is carried by another vehicle.~~

21 ~~TRAILER : Every vehicle with or without motive power, other than a police trailer, designed~~  
22 ~~for carrying persons or property for commercial purposes and for being drawn by a motor~~  
23 ~~vehicle and so constructed that no part of its weight rests upon the towing vehicle.~~

24 ~~TRUCK : Every motor vehicle designed, used or maintained primarily for the transportation~~  
25 ~~of property for commercial purposes having a registered gross vehicle weight exceeding~~  
26 ~~eighteen thousand (18,000) pounds.~~

27 ~~TRUCK-TRACTOR : Every motor vehicle designed and used primarily for commercial~~  
28 ~~purposes for drawing other vehicles and not so constructed as to carry a load other than a~~  
29 ~~part of the weight of the vehicle and load so drawn.~~

30 ~~—B. The definitions of semitrailer, trailer, truck and truck-tractor shall not be construed~~  
31 ~~to include privately owned trailers, boat trailers, camping trailers, and recreation vehicles~~  
32 ~~used for private noncommercial purposes. (2001 Code § 86-7-101)~~

33

34 ~~7-4-2: PARKING OF TRUCKS:~~

- 35 ~~—A. No truck, truck-tractor, semitrailer or trailer shall be parked:~~  
36 ~~—1. On a public street, except while actually loading or unloading merchandise.~~  
37 ~~—2. On a public street closer than thirty feet (30') to the entrance, exit or intersection~~  
38 ~~with any private driveway, private street, alley or public street.~~  
39 ~~—B. For the purposes of this section, a truck shall be deemed parked, even though the~~  
40 ~~motor is running, if the vehicle is left standing for any period of excess of three (3) minutes,~~  
41 ~~except when unloading or loading. (2001 Code § 86-7-102)~~

42

43 7-4-~~13~~: TRUCK ROUTES:

44 A. Designated:

45 1. ~~The following streets are designated as t~~Truck routes are designated by the city  
46 traffic engineer and are reflected in the transportation master plan.

47 ~~—Airport Road from northern City boundary to New Bingham Highway.~~

48 ~~—Bangerter Highway (approximately 3600 West) from northern City boundary to~~  
49 ~~southern City boundary.~~

50 ~~—Campus View Drive from Jordan Landing Boulevard to 7800 South.~~

51 ~~—Dannon Way from 5600 West to 6400 West.~~

52 ~~—Farm Road from 4000 West to 4300 West.~~

53 ~~—Haun Drive from 2700 West to 3200 West.~~

54 ~~—Hawley Park Road from 5600 West to Old Bingham Highway.~~

55 ~~—Jordan Landing Boulevard from Bangerter Highway to 7800 South.~~

56 ~~—Mountain View Freeway from northern City boundary to southern City boundary.~~

57 ~~—New Bingham Highway from intersection with 7800 South to western City boundary.~~

58 ~~—Nike Drive from 4000 West to 4300 West.~~

59 ~~—Old Bingham Highway from intersection with 7800 South to western City boundary.~~

60 ~~—Prosperity Road from New Bingham Highway to Old Bingham Highway.~~

61 ~~—Redwood Road from northern City boundary to southern City boundary.~~

62 ~~—State Road U-111 from northern City boundary to southern City boundary.~~

63 ~~—Welby Park Drive from New Bingham Highway to 8200 South.~~

64 ~~—Wells Park Road from Hawley Park Road to 6800 West.~~

- 65 ~~— 1300 West from 7800 South to 9000 South.~~
- 66 ~~— 2700 West from 8600 South to 9000 South.~~
- 67 ~~— 3200 West from 8600 South to 9000 South.~~
- 68 ~~— 4000 West from 7800 South to 9000 South.~~
- 69 ~~— 4300 West from 8200 South to Farm Road.~~
- 70 ~~— 5600 West from northern City boundary to southern City boundary.~~
- 71 ~~— 6200 South from Bangerter Highway to 5600 West.~~
- 72 ~~— 7000 South from eastern City boundary to Redwood Road.~~
- 73 ~~— 7800 South from eastern City boundary to state Road U-111.~~
- 74 ~~— 8370 South from 4000 West to 4300 West.~~
- 75 ~~— 8600 South from 3200 West to Old Bingham Highway.~~
- 76 ~~— 9000 South from eastern City boundary to the intersection with the Mountain View~~
- 77 ~~Freeway at 5800 West.~~

78 2. All trucks, truck-tractors, semitrailers and trailers, and all vehicles carrying  
79 flammable liquids in excess of ~~three thousand (3,000)~~ gallons, explosives ~~and or~~ corrosives,  
80 shall, except as provided in this section, follow ~~such~~ designated truck routes ~~and not depart~~  
81 ~~from such routes.~~ Temporary alternative truck routes may be designated by the mayor or  
82 their designee. ~~The mayor may, in writing, designate temporary alternative truck routes~~  
83 ~~and authorize trucks to depart from the truck routes for a temporary period not exceeding~~  
84 ~~thirty (30) days, when road repairs or other obstructions block the truck routes and when~~  
85 ~~a report of such authorization is made to the City Council at the next regularly scheduled~~  
86 ~~Council meeting.~~

87 B. Exceptions: ~~The truck routes specified in subsection A of this section~~ Designated truck  
88 routes shall not apply to

- 89 1. ~~a trucks~~ a trucks delivering to or returning from construction sites where it is not possible to  
90 use a designated truck route; or, or to
- 91 2. ~~a trucks~~ a trucks making a direct delivery of ~~delivering~~ merchandise to or from a local  
92 ~~businesses or local residences~~ located ~~or established truck terminals~~ within the city;  
93 or
- 94 3. a truck or truck tractor traveling to or from a licensed garage where the vehicle will  
95 be lawfully repaired or serviced, if travel or delivery is made by the most direct and  
96 shortest route; or;
- 97 4. Aa truck tractor ~~truck-tractor~~, not attached to a trailer or semitrailer, ~~may depart~~  
98 ~~from the truck routes, notwithstanding any provisions of this chapter to the~~

99 ~~contrary, and may be~~ if traveling to parked on private property in compliance with  
100 ~~the City Zoning Ordinance~~ city code; or:

101 5. an unladen truck tractor traveling for the sole purpose of going to or returning from  
102 a retail fuel outlet. The route of travel must be as reasonably direct as possible; or

103 6. a truck or truck tractor using a detour route due to a temporary road closure.

104 ~~—C. Going To Or From Retail Fuel Outlet: An unladen truck or truck tractor subject to this~~  
105 ~~section may, for the sole purpose of going to or returning from a retail fuel outlet, depart~~  
106 ~~from the truck routes designated in this section; however, the route of travel must be as~~  
107 ~~reasonably direct as possible.~~

108 ~~D.C. Signs Required:~~ The mayor or his~~their~~ designee shall~~may~~ install ~~on major streets~~  
109 ~~near their intersections with streets designated as truck routes in this section~~ signs which  
110 indicate, in words or in pictures, that trucks are prohibited from certain roads. Where such  
111 signs are installed, the mayor or his~~their~~ designee may install additional signage to the  
112 effect that local deliveries are permitted in accordance with ~~subsection B of this~~  
113 ~~section~~ chapter.

114 ~~D.E. Signs Prohibiting Use Of Dynamic Engine Braking Devices:~~ The mayor or his~~their~~  
115 designee shall may ~~cause to be installed adjacent to truck routes~~ install appropriate signage  
116 along truck routes which indicates that the use of dynamic engine braking devices ~~by which~~  
117 ~~compression within the vehicle engine slows or stops the vehicle's forward motion is~~ are  
118 prohibited. The use of engine brakes within said areas may be prosecuted as provided  
119 herein. (2001 Code § 86-7-103; amd. Ord. 16-40, 10-12-2016; Ord. 19-04, 1-23-2019; Ord.  
120 21-04, 2-10-2021)

121  
122 7-4-~~4~~2: LOADS TO BE COVERED:

123 It is unlawful for any person to haul, convey or transport through or upon any of the public  
124 streets any garbage, ~~ashes, market wastes, manure, night soil, loose paper, scrap paper,~~  
125 ~~excelsior, tree limbs, bush clippings, lawn clippings, house refuse, yard refuse, liquid wastes~~  
126 ~~or any other refuse materials, in open trucks, open trailers or other open conveyances,~~  
127 unless covered completely by a heavy duty canvas or other similar material which shall~~to~~  
128 prevent the spillage of any materials ~~from such vehicles at all times when the vehicles are~~  
129 ~~being used for the collection of, or carrying, transporting or hauling of any of such~~  
130 ~~materials.~~ (2001 Code § 86-7-104)

131  
132 7-4-~~5~~3: PENALTY:

133 ~~It is unlawful for any driver or other person having control of any vehicle to violate or allow~~  
134 ~~such vehicle to be operated in violation of the provisions of this chapter. A first violation of~~  
135 ~~this chapter shall be an infraction. Any subsequent violations of this chapter by the same~~  
136 ~~driver or other person having control of any vehicle that is allowed to violate this chapter~~

137 ~~shall be enhanced to a Class C misdemeanor.~~ A violation of this chapter may be prosecuted  
138 as a civil citation or as a Class C misdemeanor. (2001 Code § 86-7-105; amd. 2009 Code)

1 CHAPTER 4  
2 TRUCKS

3 SECTION:

4 7-4-1: Truck Routes

5 7-4-2: Loads To Be Covered

6 7-4-3: Penalty

7

8 7-4-1: TRUCK ROUTES:

9 A. Designated:

10 1. Truck routes are designated by the city traffic engineer and are reflected in the  
11 transportation master plan.

12 2. All trucks, truck-tractors, semitrailers and trailers, and all vehicles carrying  
13 flammable liquids in excess of 3,000 gallons, explosives or corrosives, shall, except as  
14 provided in this section, follow designated truck routes. Temporary alternative truck  
15 routes may be designated by the mayor or their designee.

16 B. Exceptions: Designated truck routes shall not apply to

17 1. a truck delivering to or returning from construction sites where it is not possible to  
18 use a designated truck route; or

19 2. a truck making a direct delivery of merchandise to or from a businesses or residence  
20 located within the city; or

21 3. a truck or truck tractor traveling to or from a licensed garage where the vehicle will  
22 be lawfully repaired or serviced, if travel or delivery is made by the most direct and  
23 shortest route; or

24 4. a truck tractor not attached to a trailer or semitrailer if traveling to park on private  
25 property in compliance with city code; or

26 5. an unladen truck tractor traveling for the sole purpose of going to or returning from  
27 a retail fuel outlet. The route of travel must be as reasonably direct as possible; or

28 6. a truck or truck tractor using a detour route due to a temporary road closure.

29 C. The mayor or their designee may install signs which indicate, in words or in pictures,  
30 that trucks are prohibited from certain roads. Where such signs are installed, the mayor or  
31 their designee may install additional signage to the effect that local deliveries are permitted  
32 in accordance with this chapter.

33 D. The mayor or their designee may install signage along truck routes which indicates  
34 that the use of dynamic engine braking devices are prohibited. The use of engine brakes  
35 within said areas may be prosecuted as provided herein. (2001 Code § 86-7-103; amd. Ord.  
36 16-40, 10-12-2016; Ord. 19-04, 1-23-2019; Ord. 21-04, 2-10-2021)

37

38 7-4-2: LOADS TO BE COVERED:

39 It is unlawful for any person to haul, convey or transport through or upon any of the public  
40 streets any garbage or other refuse materials unless covered completely to prevent the  
41 spillage of any materials (2001 Code § 86-7-104)

42

43 7-4-3: PENALTY:

44 A violation of this chapter may be prosecuted as a civil citation or as a Class C  
45 misdemeanor. (2001 Code § 86-7-105; amd. 2009 Code)



# REQUEST FOR COUNCIL ACTION

**Action:** Need Council to Take Action

**Meeting Date Requested** : 02/10/2026

**Presenter:** Larry Gardner, City Planner

**Deadline of item** :

**Applicant:** West Jordan City

**Department Sponsor:** Community Development

**Agenda Type:** BUSINESS ITEMS

**Presentation Time:** 5 Minutes

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

**1. AGENDA SUBJECT**

Ordinance No. 26-04 Amendments to Parking Lot Materials, Drainage Standards, and Related Definitions in West Jordan City Code Title 13.

**2. EXECUTIVE SUMMARY**

The Council is being asked to consider revisions to proposed amendments in Section 13-12-6 (A) Parking and Storage Area Requirements for Specific Uses. A public hearing was held on December 2, 2025, at which time the Council requested clarification regarding screening requirements included in Section 13-12-6(A)(5). That subsection requires vehicles parked in required side or rear yards to be screened from street right-of-way by fencing or vegetation sufficient to obscure at least eighty percent (80%) of the vehicles.

This screening requirements has been part of City Code since 2009 (formerly Section 13-12-5 (E)(3) and was renumbered as part of the proposed amendments presented at the December 2, 2025 meeting. Over time, this provision has proven difficult to interpret and enforce.

The ordinance proposed for this meeting removes the screening requirement. No anticipated adverse impacts to the City have been identified as a result of its removal.

**3. TIME SENSITIVITY / URGENCY**

Not urgent

**4. FISCAL NOTE**

No fiscal impact.

**5. ADMINISTRATIVE STAFF ANALYSIS**

As noted above, this item was presented during the [December 2, 2025 Council meeting](#) where it was postponed to clarify screening requirements and work with Council Member Green to clarify garage requirements in the HOPZ Zone and driveway materials.

The proposed amendment is intended to satisfy the confusion regarding screening requirements of vehicles as requested by Council.

**6. PLANNING COMMISSION RECOMMENDATION**

N/A

**7. MAYOR RECOMMENDATION**

## 8. COUNCIL STAFF ANALYSIS

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

The Council is being asked to consider Ordinance No. 26-04, which proposes amendments to parking lot materials, drainage standards, and related definitions in Title 13 of the West Jordan City Code. The most notable change is the removal of the screening requirement for vehicles parked in required side or rear yards. Currently, the code requires these vehicles to be screened from the street by fencing or vegetation that obscures at least 80% of the view. This provision has been in place since 2009 but has proven difficult to interpret and enforce.

The proposed ordinance aims to simplify enforcement and reduce ambiguity. No adverse impacts have been identified from removing this requirement. There is no fiscal impact, and the item is not time-sensitive.

Council involvement:

- Council may approve the ordinance as proposed, approve with amendments, deny, or continue the item for further discussion.
- This change aligns with the City's effort to streamline code and improve clarity for residents and developers.

Compliance & Comparisons:

- The amendment is consistent with West Jordan's General Plan principles related to urban design and land use.
- Neighboring cities such as South Jordan and Riverton have similar approaches, where screening requirements are either minimal or addressed through design guidelines rather than strict code enforcement.

### Possible Scenarios & Key Tradeoffs

If approved:

- Property owners will no longer be required to install fencing or vegetation to screen vehicles in side or rear yards.
- This could reduce costs for homeowners and developers and simplify compliance.
- Tradeoff: Some residents may perceive a reduction in neighborhood aesthetics or privacy without screening requirements.

If denied:

- The existing screening requirement remains, continuing enforcement challenges and potential disputes over interpretation.

### Applicable Guiding Principles from the General Plan

- **Urban Design:**
  - Strengthen the identity and image of the City of West Jordan.
  - Support neighborhoods and developments of character.
- **Land Use:**
  - Land use decisions should protect existing land uses and minimize impacts to neighborhoods.
  - Promote quality of life, safety, and good urban design.
- **Environment:**

- Designs should maximize water conservation and employ environmentally sound practices (though this ordinance has minimal environmental impact).

#### **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. 26-04

Amendments (Legislative)

Amendments (Clean)

PC Minutes 10/07/2025

CC Minutes 12/02/2025

1 THE CITY OF WEST JORDAN, UTAH  
2 ORDINANCE NO. 26-04

3 AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;  
4 AMENDING SECTIONS 13-12-1 THROUGH 13-12-7,  
5 TO BE RENUMBERED AS SECTIONS 13-12-1 THROUGH 13-12-8,  
6 REGULATING OFF-STREET PARKING, INCLUDING PARKING LOT STANDARDS  
7

8 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 13-12-1 through 13-12-7 inclusive, to be renumbered as Sections 13-12-1 through 13-12-8 (regulating off-street parking, including parking lot standards), to be collectively referred to as “proposed City Code amendments”; and

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

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

18 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;

20 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

22 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

25 WHEREAS, the City Council held a public hearing on December 2, 2025, and another public meeting on February 10, 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.

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

31 **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.

34 **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.

36 **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.

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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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**STATEMENT OF APPROVAL/PASSAGE** (check one)

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 26-04.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-04 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-04 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

*[Attachments on the following pages.]*

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**Attachments A and B to  
ORDINANCE NO. 26-04  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;  
AMENDING SECTIONS 13-12-1 THROUGH 13-12-7,  
TO BE RENUMBERED AS SECTIONS 13-12-1 THROUGH 13-12-8,  
REGULATING OFF-STREET PARKING**

**Attachment A – Legislative Version**

**Attachment B - Clean Version**

*[See the following pages.]*

1 **Attachment A to Ordinance 26-04 (Legislative Text) – Parking Lot Standards**

2  
3 *[Add to existing Definitions]*

4 13-2-3: DEFINITIONS:

5 PARKING, REQUIRED: The number of parking spaces required, by use, by this title.

6 INSTITUTIONAL USE: A nonprofit or quasi-public use, such as a religious institution, library,  
7 public or private school, hospital, or government-owned or government-operated structure  
8 or land used for public purpose.

9 SPECIAL EVENT: Circuses, rodeos, fairs, carnivals, festivals, or other types of special events  
10 that run for longer than one day but not longer than two weeks and are intended to or likely  
11 to attract substantial crowds.

12  
13 *[Amend and Renumber Existing Sections]*

14 CHAPTER 12

15 ~~OFF-STREET~~ OFF-STREET PARKING

16 SECTION:

17 13-12-1: Purpose And Scope

18 13-12-2: Provision Of Parking

19 13-12-3: Required Number Of Parking Spaces

20 13-12-4: Modification Of Parking Provisions For Large Scale Developments

21 13-12-5: Parking Lot Location

22 13-12-6: Parking and Storage Area Requirements for Specific Uses

23 ~~13-12-67: Parking Lot And Residential Driveway~~ Design Standards

24 ~~13-12-78:~~ Required Parking Space And Parking Module Dimensions

25  
26 13-12-1: PURPOSE AND SCOPE:

27 A. Purpose: This chapter establishes standards for and maintenance of ~~adequate but not~~  
28 ~~excessive off street~~ off-street parking ~~for vehicles used by persons expected to come to an~~  
29 ~~establishment at any time under normal conditions for any purpose, whether as patrons,~~  
30 ~~customers, guests, employees or otherwise. The parking areas shall include vehicle access~~

31 ~~and off street standing areas. This chapter is also intended to result in easily accessed~~  
32 ~~parking areas that are attractively landscaped to improve their appearance and to avoid~~  
33 ~~negative environmental impacts associated with large areas of paved surfaces. [The term](#)~~  
34 ~~[“parking” is defined in section 13-2-3.](#)~~

35 B. Applicability: Except as expressly provided elsewhere in this title, this chapter is  
36 applicable to any development requiring automobile or vehicular access and parking,  
37 including, but not limited to, commercial, office, manufacturing, multi-family and single-  
38 family residential developments. (2001 Code § 89-6-601; amd. 2009 Code; Ord. 10-20, 7-  
39 28-2010; Ord. 13-17, 4-24-2013)

40

41 13-12-2: PROVISION OF PARKING:

42 A. Parking Required: Each ~~person who establishes a~~ use ~~under this title~~ [described in this](#)  
43 [chapter](#) shall provide, ~~or cause to be provided, the~~ [off-street](#) parking ~~required by this~~  
44 ~~chapter~~, except where the city has established permanent parking areas or facilities for a  
45 community purpose or where the city has specifically provided for alternative parking  
46 requirements or restrictions for a particular zone or overlay district.

47 B. Continued Obligation To Provide Parking Spaces: Compliance with this chapter is a  
48 continuing obligation so long as the use continues. It shall be unlawful for any owner of any  
49 building or for any person responsible for providing parking to discontinue or dispense  
50 with required parking facilities without providing some other vehicle parking area which  
51 meets the requirement of this chapter.

52 C. Nonconforming Parking Facilities: Any use of property which on the effective date of  
53 this title, or of any subsequent amendment thereto, is nonconforming only as to the  
54 regulations relating to ~~off-street~~ [off-street](#) parking facilities may continue in the same  
55 manner as if the parking facilities were conforming. Such existing parking facilities shall  
56 not be further reduced. Any reconstruction, alteration or other change in use shall be  
57 subject to the provisions of this chapter. (2001 Code § 89-6-602; amd. 2009 Code; Ord. 10-  
58 20, 7-28-2010)

59

60 13-12-3: REQUIRED NUMBER OF PARKING SPACES:

61 A. Generally: This section establishes the number of parking spaces to be provided for  
62 any building , structure , improvement or use hereafter constructed, reconstructed or  
63 enlarged. The abbreviation "GFA" means "gross floor area". Any fractional parking space  
64 requirement shall be rounded up to the next whole number.

65 B. Table Of Required Parking Spaces:

Use	Parking Required
Use	Parking Required
Automotive repair	4 spaces per service bay

Banks	1 space per 400 square feet of GFA
Barbershops and beauty shops	1 space per 200 square feet of GFA
Bowling alleys	4.25 spaces per alley
Car wash	1 space per employee
Churches	1 space per 5 seats in chapel or assembly area; or 1 space per 100 square feet of assembly area with no fixed seating
Convenience stores	1 space per 150 square feet of GFA
Daycare, nursery schools	1 space per employee
Dwellings:	
General facilities for elderly persons not located within the senior housing overlay district	1 1/2 spaces per unit (additional spaces may be required based on specific uses)
Multiple-family:	
1 bedroom	1 1/2 spaces
2 bedroom	2 spaces
3 bedroom	2 1/2 spaces
	1 guest space per 4 units
One-family and two-family	2 <a href="#">garage</a> spaces per unit
Senior housing overlay district:	
Facilities where beds are provided for residents rather than dwelling units, such as convalescent care facility or mental health care facility for elderly persons:	
Employee parking	1 space per employee on the maximum shift
Resident parking	0.5 space per bed
Multi-family:	
Employee parking	1 space per employee on the maximum shift
Guest parking	1 space per 8 units
Resident parking	1.25 spaces per unit
Single-family, detached or attached and two-family:	
Employee parking	1 space per employee on the maximum shift

Resident parking

2 spaces per unit

Fire stations:	2 spaces for each firefighter on the highest employment shift
For stations which include administrative offices	1 additional space per 400 square feet of GFA devoted to offices
For stations with meeting or training rooms intended to be used by the general public or personnel from other fire stations	1 additional space per 50 square feet of the area of the meeting room
Fitness center, health clubs and gyms	1 space per 150 square feet of GFA
Funeral homes, mortuaries	1 space per 50 square feet of assembly rooms
Furniture and appliance stores	1 space per 600 square feet of GFA
General assembly, including stadiums, sports arenas, auditoriums, stage theaters, convention or meeting rooms	1 space per 3 seats; and 1 space per 100 square feet of assembly area without fixed seats
Golf course driving range	1 space per station if a primary use; or 2/5 of 1 space per station if accessory to a golf course
Golf courses (regulation and miniature)	40 spaces per 9 holes
Home improvement, lumber and hardware stores	1 space per 400 square feet of GFA
Hospitals	1 space per 4 beds; and 1 space per 2 employees; and 1 space per doctor on staff
Hotels, motels, bed and breakfast facility	1 space per sleeping unit (including caretaker unit)
Indoor animal training	1 parking space per 200 square feet of GFA devoted to the use
Indoor recreation and entertainment, or athletic field	70 parking spaces for every playing field
Kennel	1 space per 100 square feet of GFA 1 space per 250 square feet of gross floor area devoted to the use
Large machine repair	1 space per 800 square feet; or 1 space per employee, whichever is greater
Large truck or recreation vehicle repair	1 space per 800 square feet, or 1 space per employee, whichever is greater
Libraries, museums, art galleries and similar cultural facilities	1 space per 300 square feet of GFA

Lodges and fraternal clubs	1 space per 3 seats; and 1 space per 100 square feet of assembly area without fixed seats
Manufacturing uses and research facilities	1 space per 800 square feet of GFA
Medical, dental and veterinary offices and clinics	1 space per 150 square feet for first 5,000 square feet of GFA  1 space per 200 square feet for next 10,000 square feet of GFA  1 space per 250 square feet for area over 15,000 square feet of GFA
Ministorage facilities	2 spaces per 50,000 square feet of gross storage area
Mixed use structure or development	1 space per resident manager or other employee As per individual uses and modified allowances permitted under this title
Motor vehicle sales	1 space per employee; and 1 space per 1,200 square feet of gross sales area
Movie theaters	1 space per 6 seats up to 800 seats; and 1 space per 8 seats over 800 seats
Nursing homes and similar facilities	1 space per 3 beds; and 1 space per employee
Personal instruction services	1 space per 200 square feet of GFA
Plant nurseries	1 space per employee; and 1 space per 1,500 square feet for outside plant area
Professional office - multi-story buildings or buildings or complexes of more than 100,000 square feet	1 space per 350 square feet for the first floor  1 space per 400 square feet for the basement and floors 2 through 5  1 space per 500 square feet for floors 6 and above
Professional offices and services	1 space per 400 square feet of GFA
Recreation centers, swimming pools, skating rinks and similar uses	1 space per 6 persons based on capacity load
Restaurants	1 space per 4 seats, including counter seating; or, 1 space per 100 square feet of floor area, whichever is greater. For accessory outdoor dining, 1 space per 200

square feet of outdoor dining area, except that where  
the outdoor dining is less than or equal to 25

	percent of the indoor GFA of the restaurant, no additional parking is required
Retail, general use	1 space per 200 square feet of sales area
	1 space per 800 square feet of storage or other area
Schools	1 space per employee; and 1 space per 3 students of driving age; and 1 space per 10 seats for school auditoriums, arenas or stadiums (nonelementary school)
Shopping centers	See section 13-12-4 of this chapter
Telemarketing services	0.8 space per employee
Warehouse and wholesale storage	1 space per employee on the maximum shift or 1 space per 4,000 square feet, whichever is greater
Other uses not listed	As determined by the zoning administrator based on the most similar use listed herein or on standards typical for other cities in the region

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71 C. Handicap Accessible Spaces: Spaces for disabled persons shall be provided as specified  
72 in the table below. All accessible spaces shall be located as near as possible to the main  
73 public or primary entrance of a single building or centrally located, where practical, in  
74 parking lots that serve more than one building.

Total Required Parking	Required Number Of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20, plus 1 for each 100 over 1,000

76

77 D. Stacking : Stacking or queuing spaces shall be provided as follows:

78

Bank drive-through	4 spaces per outdoor teller
Car wash:	
Automatic wash (accessory use)	6 spaces per bay
Automatic wash (primary use)	15 spaces per bay
Self-wash facility	3 spaces per bay
Restaurant drive-through	6 spaces per drive-through lane

79

80 E. Standing And Passenger Loading: Daycares, hotels, schools, convention centers, and  
81 other places for public assembly shall provide at least one safe, properly signed **off-street**  
82 **off-street** passenger loading area. Such passenger loading areas shall be located at the point  
83 of primary pedestrian access from the parking area to the adjacent building, or buildings,  
84 and shall be designed in such a manner that vehicles waiting in the loading area do not  
85 impede vehicular circulation in the parking area.

86 F. **Off Street Off-Street** Loading: Spaces for **off-street off-street** loading shall be required  
87 as follows for all buildings exceeding ~~twenty five thousand (25,000)~~ square feet and used  
88 for retail, office, industrial, hospital, storage warehousing (not self-service warehouses),  
89 and similar uses:

90	GFA Of Building
91	(Square Feet)
92	Number Of Berths
93	GFA Of Building
94	(Square Feet)
95	Number Of Berths
96	25,000 to 40,000
97	1
98	40,001 to 100,000
99	2
100	100,001 to 160,000

101 3  
102 160,001 to 240,000  
103 4  
104 240,001 to 320,000  
105 5  
106 320,001 to 400,000  
107 6  
108 For each additional 90,000  
109 Add 1 berth

110

111 G. Tandem parking: Although permitted for parking that is not required, tandem parking  
112 spaces may only be counted as required parking spaces [where allowed by state law,](#)  
113 [including Utah Code section 10-20-618\(4\)\(b\),](#) or where approved by the planning  
114 commission in the following instances:

- 115 1. Multiple-family dwellings with garages.  
116 2. Where valet parking services are approved by the planning commission.

117 ~~H. Recreational Vehicle Parking: Except as otherwise provided in this title with respect~~  
118 ~~to a TSOD, each multiple-family, condominium, and attached or detached, single-family~~  
119 ~~residential development with lots less than six thousand (6,000) square feet shall provide~~  
120 ~~recreational vehicle storage areas for one recreational vehicle for every twenty (20) units~~  
121 ~~or lots within the development, unless the premises is subject to restrictive covenants or~~  
122 ~~other acceptable means of limiting the parking of such vehicles. Such area shall be lighted,~~  
123 ~~fully enclosed and screened with a solid decorative masonry enclosure with an opaque~~  
124 ~~gate, paved, constructed with an all-weather surface and include perimeter landscaping.~~

125 H. Parking In Nondesignated Areas Prohibited:

- 126 1. Parking in nondesignated areas including, but not limited to, park strips, and  
127 landscaped areas is prohibited. (2001 Code § 89-6-603; amd. 2009 Code; Ord. 09-12, 4-14-  
128 2009; Ord. 10-20, 7-28-2010; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 13-17, 4-  
129 24-2013; Ord. 16-13, 3-9-2016)

130

131

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133 13-12-4: MODIFICATION OF PARKING PROVISIONS FOR LARGE SCALE DEVELOPMENTS:

134 The minimum parking standards may be modified by the Planning Commission or Zoning  
135 Administrator for large scale developments as listed below. A parking analysis may be  
136 required for developments seeking a reduction in parking standards.

137 A. Retail, Office, Industrial, And Mixed Use Developments :

138 1. The Zoning Administrator may restrict or limit the total number of parking spaces to  
139 be provided in a large scale retail, office or mixed use development based on the following  
140 factors:

141 a. The total number of spaces that would otherwise be required for each individual  
142 establishment in the development;

143 b. The hours of operation for each establishment in the development ;

144 c. Shared parking availability;

145 d. Availability of approved on street parking;

146 e. Proximity to transit stations; and

147 f. Car or van pooling programs.

148 2. The Zoning Administrator may allow compact parking spaces if it is determined that  
149 sufficient controls exist to allow an employer to assign parking spaces to employees.

150 B. Multi-Family, Senior Housing Overlay Developments Or Planned Residential  
151 Developments: The total number of parking spaces required for multi-family, senior  
152 housing overlay developments or planned residential developments shall be determined by  
153 the Planning Commission based on the following factors:

154 1. Size of housing units by number of bedrooms;

155 2. Cost range of units proposed;

156 3. Owner /tenant characteristics and lifestyle (i.e., singles, couples, families,  
157 professionals, retired, elderly, etc.);

158 4. Examination of existing comparable projects;

159 5. Size of project;

160 6. Special parking requirements for visitors and recreational vehicles;

161 7. Proximity to transit stations;

162 8. Transportation alternatives;

163 9. Workplace relationships;

164 10. Handicap requirements;

165 11. Restrictive covenants; and

166 12. Availability of approved on-street parking for required guest parking. (2001 Code §  
167 89-6-604; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-03, 2-9-2011)

168

169 13-12-5: PARKING LOT LOCATION:

170 A. ~~On-site~~ On-site:

171 1. Except for parking within a TSOD or as permitted below as ~~off-site~~ off-site parking ,  
172 all required parking shall be located on the same parcel of land with the use to which it is  
173 appurtenant or on common areas in the same development . Parking lots or structures shall  
174 be located at the rear or sides of buildings whenever possible. All parking lots and  
175 structures shall be substantially screened from adjacent streets and neighboring lots.  
176 Landscaping , fences, designed berms, walls, screening structures, or a combination of  
177 these, can be used to provide the needed screening. All required screening shall be  
178 provided ~~on-site~~ on-site. Screening shall be a minimum of three feet (~~3'~~) in height when  
179 measured from the adjacent parking lot grade, except in clear vision zones where screening  
180 shall not exceed two feet (~~2'~~) in height.

181 2. Parking lot screening that is only provided by landscape planting shall be of a  
182 material capable of providing a solid visual barrier within two (~~2~~) years of the time of  
183 planting. Species, installation sizes and irrigation systems will be evaluated for  
184 conformance with this requirement prior to final approval of the landscape plan .

185 B. ~~Off-site~~ Off-site: Where there are practical difficulties in providing ~~on-site~~ on-site  
186 parking or if public safety or convenience, or both, would be better served by locating  
187 parking on an alternative site, the Zoning Administrator may authorize an ~~off-site~~ off-site  
188 location subject to the following conditions:

189 1. The parking spaces are located on land in the same ownership as that of the land on  
190 which the use is located.

191 2. A pedestrian entrance to the land use that the parking will serve is located within ~~six~~  
192 ~~hundred feet (600')~~ 600 feet of the parking space, by the shortest route of effective  
193 pedestrian access.

194 3. The ~~off-site~~ off-site parking shall be conveniently usable without causing:

195 a. Hazard to pedestrians;

196 b. Hazard to vehicular traffic;

197 c. Traffic congestion;

198 d. Interference with safe and convenient access to other parking areas in the vicinity;

199 e. Detriment to the appropriate use of business property in the vicinity; and

200 f. Detriment to any residential neighborhood.

201 C. Joint, Common Or Shared Use : Common or shared use of parking facilities is  
202 permitted, provided the following are met:

203 1. The shared parking area is contiguous to the property of the land uses it will serve;

204 2. The joint use of such facilities is assured by the recording of covenants; and

205 3. Either of the following conditions apply:

206 a. The total of all parking spaces when used together, shall not be less than the sum of  
207 the various uses computed separately; or

208 b. The shared parking facilities allow for separate daytime/nighttime uses.

209 D. Temporary Parking Areas: Temporary parking areas may be approved for special  
210 events if the following conditions are met:

211 1. Compacted road base, gravel or recycled asphalt is provided; and

212 2. Markers are provided which designate the temporary parking area.

213 ~~E.— Parking Restrictions In Single-Family And Duplex Areas:~~

214 ~~— 1. No required parking shall be located in the required front yard or corner lot side~~  
215 ~~yard area. All driveways leading to required parking shall be constructed of concrete or~~  
216 ~~asphalt. Additional parking spaces are permitted, provided all parking and maneuvering~~  
217 ~~areas within required front and rear yards shall not exceed fifty percent (50%) of the area~~  
218 ~~of the required front and rear yards.~~

219 ~~— 2. Other parking areas within any front, side, corner side, or rear yard shall have a~~  
220 ~~parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch~~  
221 ~~(3/4") or larger gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf block~~  
222 ~~or any combination of the aforementioned materials and shall be kept free of weeds and~~  
223 ~~debris. Gravel, gravel mix, crushed rock and stone shall have a minimum depth of four~~  
224 ~~inches (4") and shall be kept free of dirt, weeds and debris. Tracking of dust, mud and dirt~~  
225 ~~onto public or private streets from parking areas is prohibited. Notwithstanding the above~~  
226 ~~requirements, the parking and maneuvering area in a front yard shall not be required to be~~  
227 ~~less than eighteen feet (18') in width.~~

228 ~~— 3. Any vehicles parked in required side or rear yards shall be screened from any street~~  
229 ~~right-of-way by fencing or vegetation that is sufficient to screen not less than eighty~~  
230 ~~percent (80%) of such vehicles.~~

231 ~~— 4. When a driveway is used for access to a rear parking area in an R-3 Zone or for a~~  
232 ~~nonresidential use having less than five (5) parking spaces, the side yard shall be wide~~  
233 ~~enough to accommodate an unobstructed ten foot (10') paved driveway. When used for~~  
234 ~~access to a garage, carport or parking area having six (6) or more parking spaces, a side~~  
235 ~~yard shall be wide enough to provide for an unobstructed twelve foot (12') paved driveway~~  
236 ~~for one-way traffic, or a twenty four foot (24') paved driveway for two-way traffic.~~

237 ~~—5. Vacant lots, public rights-of-way, or open land areas in any residential district shall~~  
238 ~~not be used as parking areas for customers or employees unless they are fully improved~~  
239 ~~parking lots which conform to the requirements of this chapter.~~ (2001 Code § 89-6-605;  
240 amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 18-35, 11-7-2018)

241 13-12-6: PARKING AND STORAGE AREA REQUIREMENTS FOR SPECIFIC USES:

242 A. Single-Family And Duplex Uses:

243 1. All driveways leading to required parking, as required in section 13-12-3, shall be  
244 constructed of concrete or asphalt. Required parking areas, as required in section 13-  
245 12-3, shall be constructed of asphalt or concrete. Required parking and maneuvering  
246 areas in the front yard shall not be less than 18 feet in width.

247 2. Required parking shall have unencumbered driveway access to a public or private  
248 street. Such access shall be through platted or recorded easements, reciprocal  
249 arrangements, or other guaranteed means.

250 3. No required parking shall be located in the required front yard or corner lot side yard  
251 area, with the exception of one nine foot by 18 foot space constructed of asphalt or  
252 concrete being allowed for an accessory dwelling unit. Additional parking spaces are  
253 permitted in side and rear yards, provided that all parking and maneuvering areas  
254 within the required front yard and rear yard areas do not exceed fifty percent of the  
255 area of the required front yard and rear yard.

256 4. Additional parking areas within any front, side, corner side, or rear yard shall have a  
257 parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth  
258 inch (or larger) gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf  
259 block, or any combination of these materials, and shall be kept free of weeds and  
260 debris. Gravel, gravel mix, crushed rock, and stone shall have a minimum depth of four  
261 inches and shall be kept free of dirt, weeds and debris. Tracking dust, mud, and dirt  
262 onto public or private streets from parking areas is prohibited.

263 5. Vacant lots, public rights-of-way, or open land areas in any residential district shall not  
264 be used as parking areas for customers or employees unless they are fully improved  
265 parking lots which conform to the requirements of this chapter.

266 B. Multi-Family Uses

267 1. All driveways and accesses and all required and additional parking and storage areas  
268 are to be constructed of asphalt or concrete.

269 2. Driveways accessing rear parking areas behind buildings must comply with the latest  
270 adopted version of the international fire code.

271 3. Driveway Access To Public Street: Every required parking area shall have  
272 unencumbered driveway access to a public or private street. Such access shall be  
273 through platted or recorded easements, reciprocal arrangements, or other guaranteed  
274 means.

275 4. Parking Plans: Plans for any proposed parking area shall be submitted to the  
276 community development department at the time of application for site plan approval.  
277 If the project does not require site plan approval, the parking plan shall be submitted  
278 with an application for a building permit. The plan shall clearly indicate the proposed  
279 development, including location, size, shape, design, curb cuts, lighting, landscaping,  
280 and other features of the proposed development.

281 C. Agriculture Uses: Parking areas and driveways in agricultural and rural residential zones  
282 may have either paved or graveled surfaces. Commercial uses in agricultural zones shall  
283 follow all requirements for commercial uses.

284 D. Commercial, Institutional and Office Uses: All driveways and accesses and all required  
285 and additional parking and storage areas are to be constructed of asphalt or concrete.

286 E. Industrial and Manufacturing Uses: All driveways and accesses and all required parking  
287 areas are to be constructed of asphalt or concrete. Outdoor storage areas can be  
288 composed of asphalt, concrete, gravel, or recycled asphalt or rock, with the exception  
289 that if located in a drinking water source protection overlay zone, outdoor storage areas  
290 must be constructed on asphalt or concrete and follow all provisions of chapter 6 article  
291 F of this title.

292 F. Public Facility Uses: All driveways and accesses and all required parking areas are to be  
293 constructed of asphalt or concrete. Outdoor storage areas can be composed of asphalt,  
294 concrete, gravel, or recycled asphalt or rock, with the exception that if located in a  
295 drinking water source protection overlay zone, outdoor storage areas must be  
296 constructed on asphalt or concrete and follow all provisions of chapter 6 article F of this  
297 title.

298  
299 G. Nonconformities: Chapter 9 of this title, including sections 13-9-2 and 13-9-5, may be  
300 applicable to this section in the event of any nonconformities.

301

302 13-12-~~67~~: ~~PARKING LOT AND RESIDENTIAL DRIVEWAY~~ DESIGN STANDARDS:

303 A. Parking Plans: Plans for any proposed parking area shall be submitted to the  
304 development services department at the time of application for site plan approval. If the  
305 project does not require site plan approval, the parking plan shall be submitted with an  
306 application for a building permit . The plan shall clearly indicate the proposed  
307 development, including location, size, shape, design, curb cuts, lighting, landscaping and  
308 other features of the proposed development.

309 B. Driveway Access To Public Street : Every required parking area shall have  
310 unencumbered driveway access to a public street. Such access shall be through platted or  
311 recorded easements, reciprocal arrangements or other guaranteed means.

312 1. Unless otherwise approved by the Planning Commission, all public driveways  
313 accessing a public road shall be located a minimum of ~~fifty feet (50')~~ 50 feet from other  
314 driveways or streets. One-way driveways shall have a minimum width of ~~twelve feet (12')~~

315 12 feet. Two-way driveways and all driveways on developments of one acre or larger in  
316 size shall have minimum widths of ~~twenty feet (20')~~ 20 feet.

317 2. Unless approved by the Planning Commission, parking lots shall not directly access  
318 arterial or collector streets but shall access such streets by way of an internal roadway  
319 system designed and constructed to City standards.

320 3. Nonresidential traffic on local streets should be minimized and directed out of  
321 neighborhoods. Parking lot access for nonresidential uses shall not be permitted from local  
322 or collector streets if adequate access is available to major streets.

323 C. Parking Lot ~~Materials And Drainage~~ Design:

324 ~~—1. In all zones except in agricultural, rural residential zones and single family~~  
325 ~~residential zones as required by subsection 13-12-5E1 of this chapter, every lot or parcel~~  
326 ~~used as a public or private parking area required by section 13-12-2 of this chapter shall be~~  
327 ~~paved with asphalt or concrete and maintained to eliminate dust or mud.~~

328 ~~—2. Parking areas and driveways in agricultural and rural residential zones may have~~  
329 ~~either paved or graveled surfaces.~~

330 31. Parking lots and areas shall be graded and drained to dispose of all surface water.  
331 Surface water drainage shall not be permitted to cross a public sidewalk.

332 42. Concrete curb walls shall be provided at the perimeter of all permanent parking  
333 lots, around interior parking lot landscaping, and at the edges of driveways.

334 D. Parking Structures: Multilevel or basement parking facilities may be used; provided,  
335 that parking structures are treated as buildings for purposes of yard, lot, building,  
336 landscaping and other requirements of this chapter.

337 E. Lighting: Any lights used to illuminate a parking lot shall be arranged to reflect the  
338 light away from adjoining lots in all zones. Lights shall also be shielded to reduce or  
339 eliminate uplighting. Parking lot and security lighting shall not exceed a maximum of ~~fifteen~~  
340 ~~feet (15')~~ 15 feet in height, including lamp, pole and base, within ~~one hundred fifty feet~~  
341 ~~(150')~~ 150 feet of a residential district. Parking lot and security lighting should not exceed a  
342 maximum of ~~twenty five feet (25')~~ 25 feet in height in nonresidential districts, except in SC-  
343 2 and SC-3 Commercial Zones, where such lighting shall not exceed ~~forty two feet (42')~~ 42  
344 feet in height. All light levels shall not exceed one foot-candle power at the property line.

345 F. Pedestrian Safety: To the maximum extent possible, pedestrians shall be separated  
346 from vehicles and bicycles. Where complete separation of pedestrians and vehicles and  
347 bicycles is not possible, potential hazards shall be minimized by the use of techniques such  
348 as special paving, grade separations, pavement marking, signs or striping, bollards, median  
349 refuge areas, traffic calming features, landscaping, lighting, or other means to clearly  
350 delineate pedestrian areas, for both day and night use.

351 1. Parking plans shall include site amenities that enhance safety and convenience and  
352 promote walking or bicycling as an alternative means of transportation. Site amenities may

353 include bike racks, drinking fountains, canopies and benches as described in the City  
354 bicycle and pedestrian plan.

355 2. Walkways shall link street sidewalks with building entries through parking lots. Such  
356 walkways shall be grade separated from the parking lot with a paved surface not less than  
357 six feet ~~(6')~~ wide.

358 3. Where necessary for primary pedestrian access to cross drive aisles or internal  
359 roadways, the pedestrian crossing shall emphasize and place priority on pedestrian access  
360 and safety. The material and layout of the pedestrian access shall be continuous as it  
361 crosses the driveway. Any breaks in continuity shall be in the driveway paving and not in  
362 the pedestrian accessway. The pedestrian crossings must be well marked using pavement  
363 treatments, signs and landscaping .

364 G. Bicycle Facilities: Commercial , civic, employment and multi-family residential uses  
365 shall provide bicycle facilities meeting the following standards:

366 1. Bicycle parking spaces, equal to five percent ~~(5%)~~ of vehicular parking spaces, shall  
367 be provided in all developments.

368 2. For convenience and security, bicycle parking facilities shall be located near building  
369 entrances and shall be visible from the land uses they serve. However, such facilities shall  
370 not impede pedestrian or automobile traffic flow or cause damage to plant material from  
371 bicycle traffic.

372 3. Bicycle parking racks shall be designed to allow the bicycle frame and both wheels to  
373 be securely locked to the rack. The rack shall be of permanent construction, such as heavy  
374 gauge tubular steel with angle bars permanently attached to the pavement foundation.  
375 Bicycle parking areas shall be at least two feet ~~(2')~~ wide and five and one-half feet ~~(5 1/2')~~  
376 long, with additional ~~back-out~~ backout or maneuvering space of at least five feet ~~(5')~~.

377 H. Urban Design Standards For Parking Lots:

378 1. Parking lots shall be buffered from adjacent residential properties and screened  
379 from streets so that cars are not visible below the average height of the headlights.

380 2. Access drives, internal circulation drives, parking areas and pedestrian walkways  
381 shall be designed to provide safety and convenience for both motorists and pedestrians and  
382 to ensure access for the physically disabled.

383 3. For office and retail commercial projects, every parking space shall be no greater  
384 than ~~one hundred fifty feet (150')~~ 150 feet from a sidewalk leading to the building or from  
385 a building entrance, and a shade tree shall be placed every ~~thirty feet (30')~~ 30 feet along the  
386 walkway except at driveway crossings.

387 4. Saving mature landscaping enhances street character. With the exception of safety  
388 considerations, location of driveway curb cuts for parking lots shall not cause the removal  
389 of mature landscaping.

390 5. Joint use of parking is encouraged in order to reduce trips. Access to and the location  
391 of new parking areas shall relate to adopted area plans, planned parking in the area, or to  
392 existing area parking schemes.

393 6. The number of curb cuts shall be minimized and pedestrian access enhanced. Surface  
394 parking design shall utilize shared access drives with adjacent, similarly zoned properties  
395 to reduce interference with pedestrians.

396 7. Parking facilities exist for many years and must integrate with the future  
397 surrounding uses. Parking lot design shall consider future planned and existing uses of  
398 adjacent sites. (2001 Code § 89-6-606; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 13-17,  
399 4-24-2013)

400 I. Signs : All signs in residential districts shall comply with the provisions governing signs  
401 in this title and title 12 of this Code . (2001 Code § 89-3-307; amd. 2009 Code; Ord. 11-09,  
402 4-6-2011; Ord. 11-35, 11-22-2011; Ord. 15-32, 11-4-2015; Ord. 18-35, 11-7-2018; Ord. 19-  
403 50, 12-11-2019, Effective at 12 noon on January 6, 2020)

404

405 13-12-78: REQUIRED PARKING SPACE AND PARKING MODULE DIMENSIONS:

406 A. Standard Requirements: Unless otherwise modified by this chapter [or required or](#)  
407 [preempted by state law](#), parking stall and module dimensions shall be as follows:

408 1. Parking Space Dimensions:

409 a. Carports: Minimum inside dimension of nine feet by ~~twenty~~ [20](#) feet (~~9' x 20'~~) for  
410 each parking space .

411 b. Garages: Minimum inside dimension of ten feet by ~~twenty~~ [20](#) feet (~~10' x 20'~~), and  
412 minimum door width of eight feet (~~8'~~) for each parking space .

413 c. Standard stall: Nine feet by ~~eighteen~~ [18](#) feet (~~9' x 18'~~).

414 d. Handicapped stall: Standard size, plus four foot (~~4'~~) unloading area. Spaces for vans  
415 shall be a minimum of ~~eleven~~ [11](#) feet (~~11'~~) wide plus a five foot (~~5'~~) unloading area. Loading  
416 area may be shared with adjacent handicapped stall.

417 e. Angled stalls: As per subsection B3 of this section.

418 f. Parallel space: Eight feet by ~~twenty two~~ [22](#) feet (~~8' x 22'~~).

419 g. Stacking space: Nine feet by ~~twenty~~ [20](#) feet (~~9' x 20'~~).

420

421

422 2. Aisle And Driveway Widths, Backing Space, As Per Matrix:

423 a. Backing space shall be provided for all parking areas so that cars will not back onto  
424 a public street . Public sidewalks shall not be used as part of the required backing area.

425 b. Separate exits shall be provided for angle and one-way parallel parking so that cars  
426 will not exit by backing onto a street .

427 3. Reduction Of Parking Stall Length: Parking stall length may be reduced by two feet  
428 ~~(2')~~ where such spaces abut a planter or sidewalk area bordered by a low curb acting as a  
429 wheel bumper, provided the following requirements are met:

430 a. Where the parking spaces are on only one side, the planter area shall have a  
431 minimum width of four feet ~~(4')~~ and a sidewalk shall have a minimum width of six feet ~~(6')~~;  
432 and

433 b. Where the parking spaces are on two ~~(2)~~ sides, the planter area shall have a  
434 minimum width of eight feet ~~(8')~~, and a sidewalk shall have a minimum width of eight feet  
435 ~~(8')~~.

436 B. Modification Of Parking Stall And Module Dimensions: Parking stall and module  
437 dimensions may be modified using the following tables:

438 1. Parking Stall Width:

439

Type Of Use	Parking Stall Width
Low turnover (employees, students, etc.)	8'3" - 8'6"
Low to moderate turnover (offices, regional retail centers, long term parking, etc.)	8'6" - 8'9"
Moderate to high turnover (community retail, medical facilities, etc.)	8'9" - 9'0"

440 2. Wall To Wall Module Dimension:

Stall Angle	Small Car	Large Car
45	42'0"	49'0"
50	43'6"	51'0"
55	45'0"	53'0"
60	46'0"	55'0"
65	47'0"	56'6"
70	48'0"	58'0"
75	49'0"	59'6"
90	51'0"	62'0"

442

443 3. Adjustments: Adjustments to modules may be made as follows:

444 a. If every parking stall along one side of the parking aisle has an overhang area, the  
445 modules above can be reduced by two feet ~~(2')~~ for each side of overhang.

446 b. For each one inch ~~(1")~~ of additional stall width, the module may be reduced three  
447 inches ~~(3")~~ to maintain the same level of comfort.

448 c. If parking structures are used, the modules may be modified to match the most  
449 current Urban Land Institute (ULI) parking standards for structured parking. Type of use  
450 based on vehicle turnover shall be determined by the Zoning Administrator . Compact stalls  
451 under the standard minimum lengths and widths may be considered only in such situations  
452 where structural impediments create unique hardships; such hardships shall be  
453 determined and approved by the Zoning Administrator. Approved compact stalls shall be  
454 clearly marked.

455

456 Small Cars

457 Parking Angle

458 Interlock Reduction (I)

459 Overhang Clearance (O)

460 Vehicle Projection (VP)

461 Aisle Width (AW)

462 Module Widths

463 W1

464 W2

465 W3

466 W4

467 W5

468 45°

469 2'0"

470 1'5"

471 15'3"

472 11'6"

473 26'9"  
474 42'0"  
475 40'0"  
476 38'0"  
477 39'2"  
478 60°  
479 1'5"  
480 1'9"  
481 16'4"  
482 13'4"  
483 29'8"  
484 46'0"  
485 44'7"  
486 43'2"  
487 42'6"  
488 90°  
489 0'0"  
490 2'0"  
491 15'6"  
492 20'0"  
493 35'6"  
494 51'0"  
495 51'0"  
496 51'0"  
497 47'2"  
498  
499  
500

501 Large Cars  
502 Parking Angle  
503 Interlock Reduction (I)  
504 Overhang Clearance (O)  
505 Vehicle Projection (VP)  
506 Aisle Width (AW)  
507 Module Widths  
508 W1  
509 W2  
510 W3  
511 W4  
512 W5  
513 45°  
514 2'4"  
515 2'1"  
516 18'0"  
517 13'0"  
518 31'0"  
519 49'0"  
520 46'8"  
521 44'4"  
522 44'10"  
523 60°  
524 1'8"  
525 2'7"  
526 19'6"  
527 16'0"  
528 35'6"

529 55'0"  
530 53'4"  
531 51'8"  
532 49'10"  
533 90°  
534 0'0"  
535 3'0"  
536 18'8"  
537 24'8"  
538 43'4"  
539 62'0"  
540 62'0"  
541 62'0"  
542 56'0"

543

544 Legend:

545 W1 = Module width (wall to wall), single loaded aisle  
546 W2 = Module width (wall to wall), double loaded aisle  
547 W3 = Module width (wall to interlock), double loaded aisle  
548 W4 = Module width (interlock to interlock), double loaded aisle  
549 W5 = Module width (curb to curb), double loaded aisle  
550 VP = Projected vehicle length, perpendicular to aisle  
551 O = Overhang clearance  
552 I = Interlock reduction

553 (2001 Code § 89-6-607; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 13-17, 4-24-2013)

1 **Attachment B to Ordinance 26-04 (Clean) – Parking Lot Standards**

2

3 *[Add to existing Definitions]*

4 13-2-3: DEFINITIONS:

5 PARKING, REQUIRED: The number of parking spaces required, by use, by this title.

6 INSTITUTIONAL USE: A nonprofit or quasi-public use, such as a religious institution, library,  
7 public or private school, hospital, or government-owned or government-operated structure  
8 or land used for public purpose.

9 SPECIAL EVENT: Circuses, rodeos, fairs, carnivals, festivals, or other types of special events  
10 that run for longer than one day but not longer than two weeks and are intended to or likely  
11 to attract substantial crowds.

12

13 *[Amend and Renumber Existing Sections]*

14 CHAPTER 12

15 OFF-STREET PARKING

16 SECTION:

17 13-12-1: Purpose And Scope

18 13-12-2: Provision Of Parking

19 13-12-3: Required Number Of Parking Spaces

20 13-12-4: Modification Of Parking Provisions For Large Scale Developments

21 13-12-5: Parking Lot Location

22 13-12-6: Parking and Storage Area Requirements for Specific Uses

23 13-12-7: Design Standards

24 13-12-8: Required Parking Space And Parking Module Dimensions

25

26 13-12-1: PURPOSE AND SCOPE:

27 A. Purpose: This chapter establishes standards for and maintenance of off-street parking.  
28 The term “parking” is defined in section 13-2-3.

29 B. Applicability: Except as expressly provided elsewhere in this title, this chapter is  
30 applicable to any development requiring automobile or vehicular access and parking,

31 including, but not limited to, commercial, office, manufacturing, multi-family, and single-  
32 family residential developments. (2001 Code § 89-6-601; amd. 2009 Code; Ord. 10-20, 7-  
33 28-2010; Ord. 13-17, 4-24-2013)

34

35 13-12-2: PROVISION OF PARKING:

36 A. Parking Required: Each use described in this chapter shall provide off-street parking,  
37 except where the city has established permanent parking areas or facilities for a  
38 community purpose or where the city has specifically provided for alternative parking  
39 requirements or restrictions for a particular zone or overlay district.

40 B. Continued Obligation To Provide Parking Spaces: Compliance with this chapter is a  
41 continuing obligation so long as the use continues. It shall be unlawful for any owner of any  
42 building or for any person responsible for providing parking to discontinue or dispense  
43 with required parking facilities without providing some other vehicle parking area which  
44 meets the requirement of this chapter.

45 C. Nonconforming Parking Facilities: Any use of property which on the effective date of  
46 this title, or of any subsequent amendment thereto, is nonconforming only as to the  
47 regulations relating to off-street parking facilities may continue in the same manner as if  
48 the parking facilities were conforming. Such existing parking facilities shall not be further  
49 reduced. Any reconstruction, alteration or other change in use shall be subject to the  
50 provisions of this chapter. (2001 Code § 89-6-602; amd. 2009 Code; Ord. 10-20, 7-28-2010)

51

52 13-12-3: REQUIRED NUMBER OF PARKING SPACES:

53 A. Generally: This section establishes the number of parking spaces to be provided for  
54 any building, structure, improvement or use hereafter constructed, reconstructed or  
55 enlarged. The abbreviation "GFA" means "gross floor area". Any fractional parking space  
56 requirement shall be rounded up to the next whole number.

57 B. Table Of Required Parking Spaces:

Use	Parking Required
Automotive repair	4 spaces per service bay
Banks	1 space per 400 square feet of GFA
Barbershops and beauty shops	1 space per 200 square feet of GFA
Bowling alleys	4.25 spaces per alley
Car wash	1 space per employee
Churches	1 space per 5 seats in chapel or assembly area; or 1 space per 100 square feet of assembly area with no fixed seating

Convenience stores	1 space per 150 square feet of GFA
Daycare, nursery schools	1 space per employee
Dwellings:	
General facilities for elderly persons not located within the senior housing overlay district	1 1/2 spaces per unit (additional spaces may be required based on specific uses)
Multiple-family:	
1 bedroom	1 1/2 spaces
2 bedroom	2 spaces
3 bedroom	2 1/2 spaces
	1 guest space per 4 units
One-family and two-family	2 garage spaces per unit
Senior housing overlay district:	
Facilities where beds are provided for residents rather than dwelling units, such as convalescent care facility or mental health care facility for elderly persons:	
Employee parking	1 space per employee on the maximum shift
Resident parking	0.5 space per bed
Multi-family:	
Employee parking	1 space per employee on the maximum shift
Guest parking	1 space per 8 units
Resident parking	1.25 spaces per unit
Single-family, detached or attached and two-family:	
Employee parking	1 space per employee on the maximum shift
Resident parking	2 spaces per unit
Fire stations:	2 spaces for each firefighter on the highest employment shift
For stations which include administrative offices	1 additional space per 400 square feet of GFA devoted to offices

For stations with meeting or training rooms intended to be used by the general public or

1 additional space per 50 square feet of the area of the meeting room

personnel from other fire stations	
Fitness center, health clubs and gyms	1 space per 150 square feet of GFA
Funeral homes, mortuaries	1 space per 50 square feet of assembly rooms
Furniture and appliance stores	1 space per 600 square feet of GFA
General assembly, including stadiums, sports arenas, auditoriums, stage theaters, convention or meeting rooms	1 space per 3 seats; and 1 space per 100 square feet of assembly area without fixed seats
Golf course driving range	1 space per station if a primary use; or 2/5 of 1 space per station if accessory to a golf course
Golf courses (regulation and miniature)	40 spaces per 9 holes
Home improvement, lumber and hardware stores	1 space per 400 square feet of GFA
Hospitals	1 space per 4 beds; and 1 space per 2 employees; and 1 space per doctor on staff
Hotels, motels, bed and breakfast facility	1 space per sleeping unit (including caretaker unit)
Indoor animal training	1 parking space per 200 square feet of GFA devoted to the use
Indoor recreation and	70 parking spaces for every playing field

entertainment, or athletic field	1 space per 100 square feet of GFA
Kennel	1 space per 250 square feet of gross floor area devoted to the use
Large machine repair	1 space per 800 square feet; or 1 space per employee, whichever is greater
Large truck or recreation vehicle repair	1 space per 800 square feet, or 1 space per employee, whichever is greater
Libraries, museums, art galleries and similar cultural facilities	1 space per 300 square feet of GFA
Lodges and fraternal clubs	1 space per 3 seats; and 1 space per 100 square feet of assembly area without fixed seats
Manufacturing uses and research facilities	1 space per 800 square feet of GFA
Medical, dental and veterinary offices and clinics	1 space per 150 square feet for first 5,000 square feet of GFA

	1 space per 200 square feet for next 10,000 square feet of GFA
	1 space per 250 square feet for area over 15,000 square feet of GFA
Ministorage facilities	2 spaces per 50,000 square feet of gross storage area
	1 space per resident manager or other employee
Mixed use structure or development	As per individual uses and modified allowances permitted under this title
Motor vehicle sales	1 space per employee; and 1 space per

	1,200 square feet of gross sales area
Movie theaters	1 space per 6 seats up to 800 seats; and 1 space per 8 seats over 800 seats
Nursing homes and similar facilities	1 space per 3 beds; and 1 space per employee
Personal instruction services	1 space per 200 square feet of GFA
Plant nurseries	1 space per employee; and 1 space per 1,500 square feet for outside plant area
Professional office - multi-story buildings or buildings or complexes of more than 100,000 square feet	1 space per 350 square feet for the first floor
	1 space per 400 square feet for the basement and floors

	2 through 5
	1 space per 500 square feet for floors 6 and above
Professional offices and services	1 space per 400 square feet of GFA
Recreation centers, swimming pools, skating rinks and similar uses	1 space per 6 persons based on capacity load
Restaurants	1 space per 4 seats, including counter seating; or, 1 space per 100 square feet of floor area, whichever is greater. For accessory outdoor dining, 1 space per 200 square feet of outdoor dining area, except that where the

Retail, general use

outdoor dining is less than or equal to 25 percent of the indoor GFA of the restaurant, no additional parking is required  
1 space per 200 square feet of sales area

Schools

1 space per 800 square feet of storage or other area  
1 space per employee; and 1 space per 3 students of driving age; and 1 space per 10 seats for school

	auditoriums, arenas or stadiums (nonelementary school)
Shopping centers	See section 13-12-4 of this chapter
Telemarketing services	0.8 space per employee
Warehouse and wholesale storage	1 space per employee on the maximum shift or 1 space per 4,000 square feet, whichever is greater
Other uses not listed	As determined by the zoning administrator based on the most similar use listed herein or on standards typical for other cities in the region

62 C. Handicap Accessible Spaces: Spaces for disabled persons shall be provided as specified  
63 in the table below. All accessible spaces shall be located as near as possible to the main  
64 public or primary entrance of a single building or centrally located, where practical, in  
65 parking lots that serve more than one building.

Total Required Parking	Required Number Of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20, plus 1 for each 100 over 1,000

66 D. Stacking: Stacking or queuing spaces shall be provided as follows:

67

Bank drive-through	4 spaces per outdoor teller
Car wash:	
Automatic wash (accessory use)	6 spaces per bay

Automatic wash (primary use)	15 spaces per bay
Self-wash facility	3 spaces per bay
Restaurant drive-through	6 spaces per drive-through lane

69

70 E. Standing And Passenger Loading: Daycares, hotels, schools, convention centers, and  
 71 other places for public assembly shall provide at least one safe, properly signed off-street  
 72 passenger loading area. Such passenger loading areas shall be located at the point of  
 73 primary pedestrian access from the parking area to the adjacent building, or buildings, and  
 74 shall be designed in such a manner that vehicles waiting in the loading area do not impede  
 75 vehicular circulation in the parking area.

76 F. Off-Street Loading: Spaces for off-street loading shall be required as follows for all  
 77 buildings exceeding 25,000 square feet and used for retail, office, industrial, hospital,  
 78 storage warehousing (not self-service warehouses), and similar uses:

79 GFA Of Building  
 80 (Square Feet)

81 Number Of Berths

82 GFA Of Building  
 83 (Square Feet)

84 Number Of Berths

85 25,000 to 40,000

86 1

87 40,001 to 100,000

88 2

89 100,001 to 160,000

90 3

91 160,001 to 240,000

92 4

93 240,001 to 320,000

94 5

95 320,001 to 400,000

96 6

97 For each additional 90,000

98 Add 1 berth

99

100 G. Tandem parking: Although permitted for parking that is not required, tandem parking  
101 spaces may only be counted as required parking spaces where allowed by state law,  
102 including Utah Code section 10-20-618(4)(b), or where approved by the planning  
103 commission in the following instances:

104 1. Multiple-family dwellings with garages.

105 2. Where valet parking services are approved by the planning commission.

106

107 H. Parking In Nondesignated Areas Prohibited:

108 1. Parking in nondesignated areas including, but not limited to, park strips; and  
109 landscaped areas is prohibited. (2001 Code § 89-6-603; amd. 2009 Code; Ord. 09-12, 4-14-  
110 2009; Ord. 10-20, 7-28-2010; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 13-17, 4-  
111 24-2013; Ord. 16-13, 3-9-2016)

112

113

114 13-12-4: MODIFICATION OF PARKING PROVISIONS FOR LARGE SCALE DEVELOPMENTS:

115 The minimum parking standards may be modified by the Planning Commission or Zoning  
116 Administrator for large scale developments as listed below. A parking analysis may be  
117 required for developments seeking a reduction in parking standards.

118 A. Retail, Office, Industrial, And Mixed Use Developments :

119 1. The Zoning Administrator may restrict or limit the total number of parking spaces to  
120 be provided in a large scale retail , office or mixed use development based on the following  
121 factors:

122 a. The total number of spaces that would otherwise be required for each individual  
123 establishment in the development;

124 b. The hours of operation for each establishment in the development ;

125 c. Shared parking availability;

126 d. Availability of approved on-street parking;

127 e. Proximity to transit stations; and

128 f. Car or van pooling programs.

129 2. The Zoning Administrator may allow compact parking spaces if it is determined that  
130 sufficient controls exist to allow an employer to assign parking spaces to employees.

131 B. Multi-Family, Senior Housing Overlay Developments Or Planned Residential  
132 Developments: The total number of parking spaces required for multi-family, senior  
133 housing overlay developments or planned residential developments shall be determined by  
134 the Planning Commission based on the following factors:

- 135 1. Size of housing units by number of bedrooms;
- 136 2. Cost range of units proposed;
- 137 3. Owner /tenant characteristics and lifestyle (i.e., singles, couples, families,  
138 professionals, retired, elderly, etc.);
- 139 4. Examination of existing comparable projects;
- 140 5. Size of project;
- 141 6. Special parking requirements for visitors and recreational vehicles;
- 142 7. Proximity to transit stations;
- 143 8. Transportation alternatives;
- 144 9. Workplace relationships;
- 145 10. Handicap requirements;
- 146 11. Restrictive covenants; and
- 147 12. Availability of approved on-street parking for required guest parking. (2001 Code §  
148 89-6-604; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-03, 2-9-2011)

149

150 13-12-5: PARKING LOT LOCATION:

151 A. On-site:

152 1. Except for parking within a TSOD or as permitted below as off-site parking , all  
153 required parking shall be located on the same parcel of land with the use to which it is  
154 appurtenant or on common areas in the same development. Parking lots or structures shall  
155 be located at the rear or sides of buildings whenever possible. All parking lots and  
156 structures shall be substantially screened from adjacent streets and neighboring lots.  
157 Landscaping, fences, designed berms, walls, screening structures, or a combination of  
158 these, can be used to provide the needed screening. All required screening shall be  
159 provided on-site. Screening shall be a minimum of three feet in height when measured from  
160 the adjacent parking lot grade, except in clear vision zones where screening shall not  
161 exceed two feet in height.

162 2. Parking lot screening that is only provided by landscape planting shall be of a  
163 material capable of providing a solid visual barrier within two years of the time of planting.  
164 Species, installation sizes and irrigation systems will be evaluated for conformance with  
165 this requirement prior to final approval of the landscape plan.

166 B. Off-site: Where there are practical difficulties in providing on-site parking or if public  
167 safety or convenience, or both, would be better served by locating parking on an alternative  
168 site, the Zoning Administrator may authorize an off-site location subject to the following  
169 conditions:

170 1. The parking spaces are located on land in the same ownership as that of the land on  
171 which the use is located.

172 2. A pedestrian entrance to the land use that the parking will serve is located within  
173 600 feet of the parking space, by the shortest route of effective pedestrian access.

174 3. The off-site parking shall be conveniently usable without causing:

175 a. Hazard to pedestrians;

176 b. Hazard to vehicular traffic;

177 c. Traffic congestion;

178 d. Interference with safe and convenient access to other parking areas in the vicinity;

179 e. Detriment to the appropriate use of business property in the vicinity; and

180 f. Detriment to any residential neighborhood.

181 C. Joint, Common Or Shared Use : Common or shared use of parking facilities is  
182 permitted, provided the following are met:

183 1. The shared parking area is contiguous to the property of the land uses it will serve;

184 2. The joint use of such facilities is assured by the recording of covenants; and

185 3. Either of the following conditions apply:

186 a. The total of all parking spaces when used together, shall not be less than the sum of  
187 the various uses computed separately; or

188 b. The shared parking facilities allow for separate daytime/nighttime uses.

189 D. Temporary Parking Areas: Temporary parking areas may be approved for special  
190 events if the following conditions are met:

191 1. Compacted road base, gravel or recycled asphalt is provided; and

192 2. Markers are provided which designate the temporary parking area.

193 (2001 Code § 89-6-605; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 18-35, 11-7-2018)

194

195

196 13-12-6: PARKING AND STORAGE AREA REQUIREMENTS FOR SPECIFIC USES:

197 A. Single-Family And Duplex Uses:

- 198 1. All driveways leading to required parking, as required in section 13-12-3, shall be  
199 constructed of concrete or asphalt. Required parking areas, as required in section 13-  
200 12-3, shall be constructed of asphalt or concrete. Required parking and maneuvering  
201 areas in the front yard shall not be less than 18 feet in width.
- 202 2. Required parking shall have unencumbered driveway access to a public or private  
203 street. Such access shall be through platted or recorded easements, reciprocal  
204 arrangements, or other guaranteed means.
- 205 3. No required parking shall be located in the required front yard or corner lot side yard  
206 area, with the exception of one nine foot by 18 foot space constructed of asphalt or  
207 concrete being allowed for an accessory dwelling unit. Additional parking spaces are  
208 permitted in side and rear yards, provided that all parking and maneuvering areas  
209 within the required front yard and rear yard areas do not exceed fifty percent of the  
210 area of the required front yard and rear yard.
- 211 4. Additional parking areas within any front, side, corner side, or rear yard shall have a  
212 parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth  
213 inch (or larger) gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf  
214 block, or any combination of these materials, and shall be kept free of weeds and  
215 debris. Gravel, gravel mix, crushed rock, and stone shall have a minimum depth of four  
216 inches and shall be kept free of dirt, weeds and debris. Tracking dust, mud, and dirt  
217 onto public or private streets from parking areas is prohibited.
- 218 5. Vacant lots, public rights-of-way, or open land areas in any residential district shall not  
219 be used as parking areas for customers or employees unless they are fully improved  
220 parking lots which conform to the requirements of this chapter.

221 B. Multi-Family Uses

- 222 1. All driveways and accesses and all required and additional parking and storage areas  
223 are to be constructed of asphalt or concrete.
- 224 2. Driveways accessing rear parking areas behind buildings must comply with the latest  
225 adopted version of the international fire code.
- 226 3. Driveway Access To Public Street: Every required parking area shall have  
227 unencumbered driveway access to a public or private street. Such access shall be  
228 through platted or recorded easements, reciprocal arrangements, or other guaranteed  
229 means.
- 230 4. Parking Plans: Plans for any proposed parking area shall be submitted to the  
231 community development department at the time of application for site plan approval.  
232 If the project does not require site plan approval, the parking plan shall be submitted  
233 with an application for a building permit. The plan shall clearly indicate the proposed

- 234 development, including location, size, shape, design, curb cuts, lighting, landscaping,  
235 and other features of the proposed development.
- 236 C. Agriculture Uses: Parking areas and driveways in agricultural and rural residential zones  
237 may have either paved or graveled surfaces. Commercial uses in agricultural zones shall  
238 follow all requirements for commercial uses.
- 239 D. Commercial, Institutional and Office Uses: All driveways and accesses and all required  
240 and additional parking and storage areas are to be constructed of asphalt or concrete.
- 241 E. Industrial and Manufacturing Uses: All driveways and accesses and all required parking  
242 areas are to be constructed of asphalt or concrete. Outdoor storage areas can be  
243 composed of asphalt, concrete, gravel, or recycled asphalt or rock, with the exception  
244 that if located in a drinking water source protection overlay zone, outdoor storage areas  
245 must be constructed on asphalt or concrete and follow all provisions of chapter 6 article  
246 F of this title.
- 247 F. Public Facility Uses: All driveways and accesses and all required parking areas are to be  
248 constructed of asphalt or concrete. Outdoor storage areas can be composed of asphalt,  
249 concrete, gravel, or recycled asphalt or rock, with the exception that if located in a  
250 drinking water source protection overlay zone, outdoor storage areas must be  
251 constructed on asphalt or concrete and follow all provisions of chapter 6 article F of this  
252 title.
- 253
- 254 G. Nonconformities: Chapter 9 of this title, including sections 13-9-2 and 13-9-5, may be  
255 applicable to this section in the event of any nonconformities.

256

257 13-12-~~7~~: DESIGN STANDARDS:

258 A. Parking Plans: Plans for any proposed parking area shall be submitted to the  
259 development services department at the time of application for site plan approval. If the  
260 project does not require site plan approval, the parking plan shall be submitted with an  
261 application for a building permit . The plan shall clearly indicate the proposed  
262 development, including location, size, shape, design, curb cuts, lighting, landscaping and  
263 other features of the proposed development.

264 B. Driveway Access To Public Street : Every required parking area shall have  
265 unencumbered driveway access to a public street. Such access shall be through platted or  
266 recorded easements, reciprocal arrangements or other guaranteed means.

267 1. Unless otherwise approved by the Planning Commission, all public driveways  
268 accessing a public road shall be located a minimum of 50 feet from other driveways or  
269 streets. One-way driveways shall have a minimum width of 12 feet. Two-way driveways  
270 and all driveways on developments of one acre or larger in size shall have minimum widths  
271 of 20 feet.

272 2. Unless approved by the Planning Commission, parking lots shall not directly access  
273 arterial or collector streets but shall access such streets by way of an internal roadway  
274 system designed and constructed to City standards.

275 3. Nonresidential traffic on local streets should be minimized and directed out of  
276 neighborhoods. Parking lot access for nonresidential uses shall not be permitted from local  
277 or collector streets if adequate access is available to major streets.

278 C. Parking Lot Design:

279 1. Parking lots and areas shall be graded and drained to dispose of all surface water.  
280 Surface water drainage shall not be permitted to cross a public sidewalk.

281 2. Concrete curb walls shall be provided at the perimeter of all permanent parking lots,  
282 around interior parking lot landscaping, and at the edges of driveways.

283 D. Parking Structures: Multilevel or basement parking facilities may be used; provided,  
284 that parking structures are treated as buildings for purposes of yard, lot, building ,  
285 landscaping and other requirements of this chapter.

286 E. Lighting: Any lights used to illuminate a parking lot shall be arranged to reflect the  
287 light away from adjoining lots in all zones. Lights shall also be shielded to reduce or  
288 eliminate uplighting. Parking lot and security lighting shall not exceed a maximum of 15  
289 feet in height, including lamp, pole and base, within 150 feet of a residential district.  
290 Parking lot and security lighting should not exceed a maximum of 25 feet in height in  
291 nonresidential districts, except in SC-2 and SC-3 Commercial Zones, where such lighting  
292 shall not exceed 42 feet in height. All light levels shall not exceed one foot-candle power at  
293 the property line.

294 F. Pedestrian Safety: To the maximum extent possible, pedestrians shall be separated  
295 from vehicles and bicycles. Where complete separation of pedestrians and vehicles and  
296 bicycles is not possible, potential hazards shall be minimized by the use of techniques such  
297 as special paving, grade separations, pavement marking, signs or striping, bollards, median  
298 refuge areas, traffic calming features, landscaping , lighting, or other means to clearly  
299 delineate pedestrian areas, for both day and night use.

300 1. Parking plans shall include site amenities that enhance safety and convenience and  
301 promote walking or bicycling as an alternative means of transportation. Site amenities may  
302 include bike racks, drinking fountains, canopies and benches as described in the City  
303 bicycle and pedestrian plan.

304 2. Walkways shall link street sidewalks with building entries through parking lots. Such  
305 walkways shall be grade separated from the parking lot with a paved surface not less than  
306 six feet wide.

307 3. Where necessary for primary pedestrian access to cross drive aisles or internal  
308 roadways, the pedestrian crossing shall emphasize and place priority on pedestrian access  
309 and safety. The material and layout of the pedestrian access shall be continuous as it  
310 crosses the driveway. Any breaks in continuity shall be in the driveway paving and not in

311 the pedestrian accessway. The pedestrian crossings must be well marked using pavement  
312 treatments, signs and landscaping .

313 G. Bicycle Facilities: Commercial, civic, employment and multi-family residential uses  
314 shall provide bicycle facilities meeting the following standards:

315 1. Bicycle parking spaces, equal to five percent of vehicular parking spaces, shall be  
316 provided in all developments.

317 2. For convenience and security, bicycle parking facilities shall be located near building  
318 entrances and shall be visible from the land uses they serve. However, such facilities shall  
319 not impede pedestrian or automobile traffic flow or cause damage to plant material from  
320 bicycle traffic.

321 3. Bicycle parking racks shall be designed to allow the bicycle frame and both wheels to  
322 be securely locked to the rack. The rack shall be of permanent construction, such as heavy  
323 gauge tubular steel with angle bars permanently attached to the pavement foundation.  
324 Bicycle parking areas shall be at least two feet wide and five and one-half feet long, with  
325 additional backout or maneuvering space of at least five feet.

326 H. Urban Design Standards For Parking Lots:

327 1. Parking lots shall be buffered from adjacent residential properties and screened  
328 from streets so that cars are not visible below the average height of the headlights.

329 2. Access drives, internal circulation drives, parking areas and pedestrian walkways  
330 shall be designed to provide safety and convenience for both motorists and pedestrians and  
331 to ensure access for the physically disabled.

332 3. For office and retail commercial projects, every parking space shall be no greater  
333 than 150 feet from a sidewalk leading to the building or from a building entrance, and a  
334 shade tree shall be placed every 30 feet along the walkway except at driveway crossings.

335 4. Saving mature landscaping enhances street character. With the exception of safety  
336 considerations, location of driveway curb cuts for parking lots shall not cause the removal  
337 of mature landscaping.

338 5. Joint use of parking is encouraged in order to reduce trips. Access to and the location  
339 of new parking areas shall relate to adopted area plans, planned parking in the area, or to  
340 existing area parking schemes.

341 6. The number of curb cuts shall be minimized and pedestrian access enhanced. Surface  
342 parking design shall utilize shared access drives with adjacent, similarly zoned properties  
343 to reduce interference with pedestrians.

344 7. Parking facilities exist for many years and must integrate with the future  
345 surrounding uses. Parking lot design shall consider future planned and existing uses of  
346 adjacent sites. (2001 Code § 89-6-606; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 13-17,  
347 4-24-2013)

348 I. Signs : All signs in residential districts shall comply with the provisions governing signs  
349 in this title and title 12 of this Code . (2001 Code § 89-3-307; amd. 2009 Code; Ord. 11-09,  
350 4-6-2011; Ord. 11-35, 11-22-2011; Ord. 15-32, 11-4-2015; Ord. 18-35, 11-7-2018; Ord. 19-  
351 50, 12-11-2019, Effective at 12 noon on January 6, 2020)

352

353 13-12-8: REQUIRED PARKING SPACE AND PARKING MODULE DIMENSIONS:

354 A. Standard Requirements: Unless otherwise modified by this chapter or required or  
355 preempted by state law, parking stall and module dimensions shall be as follows:

356 1. Parking Space Dimensions:

357 a. Carports: Minimum inside dimension of nine feet by 20 feet for each parking space.

358 b. Garages: Minimum inside dimension of ten feet by 20 feet, and minimum door  
359 width of eight feet for each parking space.

360 c. Standard stall: Nine feet by 18 feet.

361 d. Handicapped stall: Standard size, plus four foot unloading area. Spaces for vans  
362 shall be a minimum of 11 feet wide plus a five foot unloading area. Loading area may be  
363 shared with adjacent handicapped stall.

364 e. Angled stalls: As per subsection B3 of this section.

365 f. Parallel space: Eight feet by 22 feet.

366 g. Stacking space: Nine feet by 20 feet.

367

368 2. Aisle And Driveway Widths, Backing Space, As Per Matrix:

369 a. Backing space shall be provided for all parking areas so that cars will not back onto  
370 a public street . Public sidewalks shall not be used as part of the required backing area.

371 b. Separate exits shall be provided for angle and one-way parallel parking so that cars  
372 will not exit by backing onto a street .

373 3. Reduction Of Parking Stall Length: Parking stall length may be reduced by two feet  
374 where such spaces abut a planter or sidewalk area bordered by a low curb acting as a  
375 wheel bumper, provided the following requirements are met:

376 a. Where the parking spaces are on only one side, the planter area shall have a  
377 minimum width of four feet and a sidewalk shall have a minimum width of six feet; and

378 b. Where the parking spaces are on two sides, the planter area shall have a minimum  
379 width of eight feet, and a sidewalk shall have a minimum width of eight feet.

380 B. Modification Of Parking Stall And Module Dimensions: Parking stall and module  
381 dimensions may be modified using the following tables:

382 1. Parking Stall Width:

383

Type Of Use	Parking Stall Width
Low turnover (employees, students, etc.)	8'3" - 8'6"
Low to moderate turnover (offices, regional retail centers, long term parking, etc.)	8'6" - 8'9"
Moderate to high turnover (community retail, medical facilities, etc.)	8'9" - 9'0"

384 2. Wall To Wall Module Dimension:

Stall Angle	Small Car	Large Car
45	42'0"	49'0"
50	43'6"	51'0"
55	45'0"	53'0"
60	46'0"	55'0"
65	47'0"	56'6"
70	48'0"	58'0"
75	49'0"	59'6"
90	51'0"	62'0"

385 3. Adjustments: Adjustments to modules may be made as follows:

386 a. If every parking stall along one side of the parking aisle has an overhang area, the  
387 modules above can be reduced by two feet for each side of overhang.

388 b. For each one inch of additional stall width, the module may be reduced three inches  
389 to maintain the same level of comfort.

390 c. If parking structures are used, the modules may be modified to match the most  
391 current Urban Land Institute (ULI) parking standards for structured parking. Type of use  
392 based on vehicle turnover shall be determined by the Zoning Administrator . Compact stalls  
393 under the standard minimum lengths and widths may be considered only in such situations  
394 where structural impediments create unique hardships; such hardships shall be  
395 determined and approved by the Zoning Administrator. Approved compact stalls shall be  
396 clearly marked.

397

398	Small Cars
399	Parking Angle
400	Interlock Reduction (I)
401	Overhang Clearance (O)
402	Vehicle Projection (VP)
403	Aisle Width (AW)
404	Module Widths
405	W1
406	W2
407	W3
408	W4
409	W5
410	45°
411	2'0"
412	1'5"
413	15'3"
414	11'6"
415	26'9"
416	42'0"
417	40'0"
418	38'0"
419	39'2"
420	60°
421	1'5"
422	1'9"
423	16'4"
424	13'4"
425	29'8"

426 46'0"  
427 44'7"  
428 43'2"  
429 42'6"  
430 90°  
431 0'0"  
432 2'0"  
433 15'6"  
434 20'0"  
435 35'6"  
436 51'0"  
437 51'0"  
438 51'0"  
439 47'2"  
440  
441  
442  
443 Large Cars  
444 Parking Angle  
445 Interlock Reduction (I)  
446 Overhang Clearance (O)  
447 Vehicle Projection (VP)  
448 Aisle Width (AW)  
449 Module Widths  
450 W1  
451 W2  
452 W3  
453 W4

454	W5
455	45°
456	2'4"
457	2'1"
458	18'0"
459	13'0"
460	31'0"
461	49'0"
462	46'8"
463	44'4"
464	44'10"
465	60°
466	1'8"
467	2'7"
468	19'6"
469	16'0"
470	35'6"
471	55'0"
472	53'4"
473	51'8"
474	49'10"
475	90°
476	0'0"
477	3'0"
478	18'8"
479	24'8"
480	43'4"
481	62'0"

482 62'0"

483 62'0"

484 56'0"

485

486 Legend:

487 W1 = Module width (wall to wall), single loaded aisle

488 W2 = Module width (wall to wall), double loaded aisle

489 W3 = Module width (wall to interlock), double loaded aisle

490 W4 = Module width (interlock to interlock), double loaded aisle

491 W5 = Module width (curb to curb), double loaded aisle

492 VP = Projected vehicle length, perpendicular to aisle

493 O = Overhang clearance

494 I = Interlock reduction

495 (2001 Code § 89-6-607; amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 13-17, 4-24-2013)

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 7, 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, Ray McCandless, Tayler Jensen, Mark Forsythe, Duncan Murray, Paul Brockbank, Julie Davis

- 4. Text Amendment — Parking Lots; Recommendation to the City Council to Amend the West Jordan City Code Title 13-12-6C 1-4 adding to and clarifying parking lot location, construction materials and requirements for specific zones; city-wide applicability; City of West Jordan (applicant) [#34799]**

Larry Gardner stated that the amendment clarifies parking standards such as location, construction materials, and requirements for specific zones. It clarifies the differences between required parking and storage in industrial and public facilities zones. Parking or storage in the drinking water source protection overlay zone must be constructed of concrete or asphalt. Definitions for ‘required parking’, ‘institutional use’, and ‘special event’ are being added. The purpose statement was simplified, they removed the restriction for recreational vehicle parking in multifamily developments, added an exception to front yard parking to allow a 9’ x 18’ stall for an accessory dwelling unit, and other requirements for specific uses have been put into one area of the code.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the text amendment regarding parking lots.

Jay Thomas opened the public hearing.

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

**MOTION:** Emily Gonzalez moved, based on the information and findings set forth in this staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Text Amendment regarding Parking Lots. The motion was seconded by Trish hatch and passed 7-0 in favor.

**The vote was recorded as follows:**

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

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

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

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

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

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

Comments:

None

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

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

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

**The vote was recorded as follows:**

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

**NO: Chad Lamb**

**ABSENT:**

**The motion Passed 6-1.**

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

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

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

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

Comments:

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

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

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

**Council Member Lamb seconded the motion.**

Council Member Jacob thanked staff for the amendment.

**The vote was recorded as follows:**

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

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

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

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



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, January 13, 2026 – 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 Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

**STAFF:** Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Assistant Planner Mark Forsythe, Policy Analyst & Public Liaison Warren Hallmark, Code Enforcement Officer Brock Hudson, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Police Chief Jeremy Robertson, City Recorder Tangee Sloan, Deputy City Recorder Alexandra Sanchez

Chair Bedore called the meeting to order at 4:00 pm, and welcomed new Council Members and those in attendance.

## **2. DISCUSSION TOPICS**

### ***a. Discussion of Proposed Perry West Townhome Sub-Area Development Plan and Amendment to The Highlands Master Development Plan***

Associate Planner Mark Forsythe presented a petition from Perry Homes for an amendment to the Highlands Master Development Plan for a new townhome project on a vacant 5.2-acre parcel located at 5930 West 7380 South. The applicant did not request a change to the Future Land Use Map (FLUM) or current zoning. Mr. Forsythe explained that when the Balanced Housing Ordinance was first adopted, there was a clause in The Highlands Master Development Agreement providing that all villages that already had an application with the City were vested under the previous ordinance. Any subsequent development would be subject to the cap and grade requirements. He said a few townhome developments in the area had applied for an exemption from the clause, and said Perry Homes now requested a similar exemption to allow them to develop townhomes, based on the fact that the subject property was within the boundaries of the initial master plan.

Mr. Forsythe asked if the Council supported the proposed amendment to The Highlands MDA. Council Member Whitelock said she felt the City was getting a lot of higher-density housing, and believed there was still a need to have land for each homeowner. She pointed out that the General Plan encouraged a balanced variety of housing types to meet needs and lifestyles. Responding to a concern expressed by Council Member Whitelock, Council Member Jacob said the Code had been changed to eliminate a developer getting points for entry signs, but said the subject property was grandfathered into the practice. Council

Member Whitelock expressed the opinion that 7.3 units per acre was dense, and said she was not a fan of what was proposed.

Council Member Lamb said he understood Council Member Whitelock's concerns, but felt the area had a lot of large lots as well, and said it was his perspective that the proposed development fit well in the area.

Council Member Jacob said the subject property had never made sense to him as part of The Highlands project. Community Development Director Scott Langford said the property would perhaps have integrated better with the Copper Rim Development. Council Member Jacob said he agreed, and said he did not have a concern with the proposed development for that reason.

Council Member Whitelock asked if the units were intended for rental or ownership. A representative of the applicant indicated the units were planned for ownership. Lynsi Neve with Perry Homes said the applicant had also developed property in the area with larger lots, and was looking to have a varied type of product available.

Council Member Jacob commented that the subject property was the last remaining piece of the West Side Planning Area (WSPA), and preceded the Balanced Housing Ordinance and cap and grade. He said the proposed project fit within the existing zone. Council Member Shelton said he did not understand why the application was necessary. Community Development Director Scott Langford explained that the 5.2 acres had never been entitled or vested for the requested type of product. The master plan had referenced the possibility of a townhome product, but the subject acres were not grandfathered into the plan when the property changed hands. Mr. Langford said the question for the Council was whether townhomes were appropriate at the subject location.

Council Member Lamb referred to the proposed concept plan, and expressed concern about street parking. He asked if the placement of the townhomes could be changed so that the northern street did not become a parking lot. Chair Bedore said he lived in a townhome, and said street parking was not a problem for the townhomes in his area; however, he said the detached homes nearby all had multiple vehicles parked on the street.

Responding to a question from Council Member Shelton, Mr. Langford said the request was to amend the MDA for The Highlands. Mr. Langford emphasized that townhomes could be approved with conditions to address concerns.

Council Member Whitelock asked if the applicant would be amenable to adding parking to the concept plan. Thomas Rodney with Perry Homes said with front-load townhomes, each unit had its own backyard. He said there was generally space for on-street parking on a standard public road, but City Code did not allow off-street parking with a public road. He said each unit would have a two-car driveway and garage. Mr. Rodney said a private road would allow the addition of off-street parking, but there was not a strong reason to develop a private road in the project. Council Member Whitelock said she would like to see more parking added.

Council Member Wignall asked if there was a variance that could allow off-street parking on a public road. Chair Bedore expressed support for the idea. Council Member Whitelock said The Highlands already had parks and green spaces, and expressed willingness to be flexible on green space in the development in favor of parking. Mr. Rodney said the concept plan had already been adjusted to remove a few units, and said the concept plan could still be massaged. Ms. Neve said the first concept plan had been changed to lengthen the driveways to provide space for off-street parking for each unit. Council Member Whitelock commented that driveway parking helped residents, but guest parking was still needed. Mr. Langford stated off-street parking on a public road was not without precedent in West Jordan, and mentioned off-street parking near Nelson's Frozen Custard. Mr. Rodney said the applicant wanted to keep the road public.

Responding to a question from Council Member Shelton, Mr. Forsythe said the concept plan was well within the available ERCs for the property.

Council Members Jacob and Harris indicated they were in support of moving forward with the proposal as it was. Council Members Wignall, Whitelock, Lamb, Bedore, and Shelton expressed support if off-street parking was addressed.

Mr. Forsythe said open space calculations were strict in the WSPA, and asked if the Council would be in favor of the detention basin and private backyards being included in the calculation. Council Member Jacob said the applicant might choose to remove the private backyards if they could not be included in the calculation, which was not what the Council wanted. He expressed the opinion that it would depend on how the detention basin was used. Mr. Rodney said the applicant recognized that for the space to be included in the calculation, it would have to be shown to be usable.

Members of the Council said they believed enough direction had been given for the item to be placed on a future Council meeting agenda for action.

***b. Presentation of the Neighborhood Improvement Officer - Year in Review and Projects from 2025***

Code Enforcement Neighborhood Improvement Officer David Mago reported on 2025 large-scale wall projects and Code Enforcement cases related to walls and Conditional Use Permit (CUP) compliance. Mr. Langford commented that Officer Mago's assignment was to focus on aesthetics of main corridors in the City. Mayor Burton emphasized that follow-up on CUP cases was important. City Administrator Korban Lee complimented Officer Mago for the work he had accomplished and challenges he had overcome. Officer Mago presented potential projects, and asked for Council feedback.

Potential projects:

- 9000 South from 3600 West to 3900 West, total of .25 miles of fencing, split face CMU (concrete masonry unit) wall

Council Member Whitelock commented that 9000 South was a major corridor that extended to the business area, and said if the road showed better, it would be better for the City. Chair Bedore said he agreed.

- Copper Hills Parkway from 5200 West to Mascaro (.4 miles), wall improvements  
The Council and staff discussed options for uniform wall color.
- 6200 South from Lobelia to Cougar, CMU wall/wall improvements (.26 miles)  
Staff said property owner permission would be required for the City to make wall improvements.

Council Member Whitelock asked how Code Enforcement had been received by most homeowners. Officer Mago said the response had been 50/50, with some residents upset that something needed to be done, and other residents willing to work with the City.

Mr. Langford said a lot of effort had gone into the aesthetic of the City in the last year and a half, with a lot of work on streetscape walls. He said CMU wall was chosen instead of precast concrete wall because the patterns and styles of precast concrete changed over time, and became difficult to match when repair was necessary. Mr. Langford asked for Council feedback as the first upcoming wall project near Jordan Landing went in. He suggested there would be value in coming up with a specific pallet or pattern that could create some uniformity throughout the City. Chair Bedore expressed support. Council Member Whitelock commented that CMU would be easier for residents to maintain than precast concrete.

***c. Discussion of West Jordan City Code Title 7 Chapter 3 and 4 Regarding Parking of Trucks***

Council Member Whitelock said a concern had been brought to former-Council Member Kelvin Green while he was on the Council that because of conflicting Code regarding parking and trucks, the Code could not be enforced. Senior Assistant City Attorney Patrick Boice presented recommended amendments:

- Title 7, Chapters 3 and 4 – Truck Parking (tractor trailers, semi-trucks)
  - a. Definitions – update definition section to clarify what was regulated, compliant with Code of Federal Regulations guidelines and State Code Section 41-6a-102.
  - b. Truck Routes – delete individually listed truck routes from Section 7-4-3, which should have been done when truck routes were adopted as part of the General Plan. The list in Title 7 had potential to cause confusion and contradiction.
  - c. Engine Breaks – prohibit engine brakes in new Section 7-4-5. Mr. Boice said the proposed language had small typos and wording that needed to be adjusted, but the general concept was sound.
  - d. Parking on public roads – proposed language would prohibit vehicles from parking on public roads altogether unless actively loading or unloading merchandise. Mr. Boice said the prohibition would be broad reaching. The section of Code was revised most recently in 2024. He said there had been complaints from residents about refrigeration trucks running on private property, which was currently allowed.

Responding to a question from Council Member Shelton, Mayor Burton said street widths were usually wider in commercial and industrial zones. Council Member Shelton suggested prohibiting parking of tractor trailers on all public

roads. Mayor Burton commented that there was not a truck stop in West Jordan. He said drivers needed a place to park during off hours while waiting to make deliveries. Mayor Burton said he received complaint calls when tractor trailers were parked on public roads near enough to neighborhoods for residents to hear engines or refrigeration units running during the night. He said “no parking” signs had been placed in a certain area near residential, which had reduced the number of related complaint calls, and emphasized that the drivers needed somewhere to park.

Council Member Jacob said he did not agree with prohibiting tractor trailers from parking on all public roads, but said he would support a restriction that the vehicles with trailers attached could not be parked within a certain distance of residential. Council Member Jacob suggested tightening the exceptions. A majority of the Council expressed agreement.

A majority of the Council indicated support for the direction of the proposed changes to Title 7.

**d. Discussion and Selection of Council Members to Serve on External Boards and Subcommittees**

Council Office Director Alan Anderson presented a list of committees (internal and external) on which members of the Council could serve. The Council discussed each position, and the following assignments were made for 2026:

<b>INTERNAL COMMITTEES</b>			
<b>COMMITTEE</b>	<b>MEMBER</b>	<b>MEMBER</b>	<b>MEMBER</b>
West Jordan Youth Council	Bedore	Whitelock	Harris
Selection of Public Art	Lamb	Jacobs	Bedore
<b>EXTERNAL COMMITTEES</b>			
<b>COMMITTEE</b>	<b>PRIMARY</b>	<b>ALTERNATE</b>	
ULCT Legislative Policy Committee (LPC)	Jacob	Harris	
Salt Lake COG	Shelton	N/A	
ChamberWest Board of Governors/Board of Directors	Wignall	Jacob	
Association of Municipal Councils (AMC)	Bedore	Lamb	
<b>COUNCIL SUBCOMMITTEES</b>			
<b>COMMITTEE</b>	<b>CHAIR</b>	<b>VICE-CHAIR</b>	<b>MEMBER</b>
Budget & Audit	Harris	Lamb	Wignall
General Plan	Shelton	Wignall	Lamb

Council Member Shelton would continue to serve on the internal CDBG Committee (3-year term, appointed in 2025).

***e. Discussion of Business Licensing – Christmas Tree Lots & Arcades***

Mr. Boice said staff proposed removing **Article C** (Christmas Tree Sales) from Title 4, Chapter 2 (Special Licenses). He said West Jordan had required a special business license on top of a general business license for any Christmas tree sales, with the rationale of ensuring trees were properly sourced and tracked, and to discourage harvesting of trees for commercial purposes on protected lands. Mr. Boice said the City had not historically had reports of illegally harvested trees, and said it was not an issue regulated by the County or the State. He said the businesses would still be regulated by Business Licensing. A majority of the Council indicated support for removing Article C.

Mr. Boice explained under current Code, any business with an arcade machine was considered an Arcade (Title 4, Chapter 2, **Article G**). The City currently required that a business receive a special license and pay a separate fee for each arcade machine. The machines were categorized into five different classes, and the City fee structure varied depending on the type of machine. Mr. Boice said a grocery store with a few different machines would need to apply for and obtain a different type of license for each different machine. He said arcade machines had become popular in retail businesses, and many were presently unlicensed because businesses were not aware of the requirements. Mr. Boice proposed three options for Council consideration:

Option A

- Remove all licensing requirements
- Do away with need for separate arcade license

Option B

- Simplify arcade license requirements
- One specialty license irrespective of number or type of machines
- Individual machines not licensed
- Revise fee structure, per location not per machine

Option C

- No changes – leave ordinance as is

Council Member Whitelock suggested another option that would deal separately with a regular business with a couple machines versus an arcade business. Mr. Boice said tiers could be drafted. Council Members Shelton, Jacob, and Harris expressed support for Option A. Responding to a question from the Council, a representative of the Police Department said he did not think it was necessary to require a secondary license for arcade machines. Mr. Lee commented that many cities structured business license fees to mirror the disproportionate city service levels required by a business. He said fees for arcades were historically disproportionate because they historically had a lot of calls for city services. All members of the Council indicated support for Option A.

***f. Annual Training of Open Public Meetings Act (OPMA)***

City Attorney Josh Chandler provided annual Open Public Meetings Act (OPMA) training, as required by State Code.

**3. ADMINISTRATIVE ITEMS**

None

**4. ADJOURN**

Chair Bedore adjourned the meeting at 6:20 pm.

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 13, 2026. 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

DRAFT



MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
Tuesday, January 13, 2026 – 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 Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

**STAFF:** Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, Economic Development Director David Dobbins, Public Services Director Cory Fralick, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, City Recorder Tangee Sloan, Deputy City Recorder Alexandra Sanchez, Attendee Megan Jensen

Chair Bedore called the meeting to order at 7:00 pm, and welcomed the newest Council Members.

### **2. PLEDGE OF ALLEGIANCE**

Larry Elkinton led participants in the Pledge of Allegiance.

### **3. PUBLIC COMMENT**

**Chair Bedore opened public comments at 7:03 pm.**

Callean Laird, West Jordan resident, said residents in her neighborhood had received letters from Ivory Homes informing them a request had been submitted to the City to change the current R-1-10 zoning to allow for smaller lots on former West Jordan Elementary property. She said members of the neighborhood chose their homes because they wanted to live in a single-family area with nice-sized yards and space between neighbors. Ms. Laird asked the Council to honor the City's commitment to the neighborhood, follow the master plan, and not change the zoning. She thanked Council Members Whitelock and Lamb for scheduling a townhall meeting on January 26, 2026, and invited all members of the Council to attend.

Stephen Garlitz, West Jordan resident, said he lived in the same neighborhood as Ms. Laird. He said he purchased his home because of the lot sizes and because the elementary school was there. Mr. Garlitz said he had not anticipated the elementary property being traded to Ivory, and expressed concern with the proposal put forward by Ivory. Mr. Garlitz said he started an online petition that had gained more than 150 signatures in 24 hours. He encouraged members of the Council to attend the scheduled townhall meeting, and expressed concern with extra traffic on Harvest Lane. He said he hoped the lots would remain zoned for 10,000 square feet.

Jana Nixon, Taylorsville resident, said she owned a duplex in West Jordan that she and her husband had rented out for several years. She said their cost from the City had always been \$86, but the recent increase adopted had increased their cost to \$978. She said they had always tried to keep their rent low for tenants, so she took the Good Landlord program class to lower the fees, which reduced to \$487 this year and \$263 in subsequent years. She said the Utah Fair Housing laws did not apply to her because she only owned one duplex. Ms. Nickson said she felt the increased fee was exorbitant, and asked where the money was going with the paperwork all online.

Amy Motta, Salt Lake City resident, volunteer with Bailing out Benji said she had spoken to the Council in the last few years about inhumane conditions in puppy mills and would be shifting her comments to consumer protection issues around puppy mills. She explained the three main consumer protection issues were: expensive vet care and training for the puppies; predatory lending; and the spread of diseases to humans as documented by the CDC. Ms. Motta encouraged the Council to review a proposed ordinance she emailed to them.

Lynn Wheeler, West Jordan resident, said she spoke with Mayor Burton about drivers going through red lights. She said she had seen three to four people go through a red light at a time, which was awful, and asked the Council to address the problem.

**Chair Bedore closed public comment at 7:13 pm.**

#### **4. COUNCIL & MAYOR REPORTS**

##### **a. City Council Reports**

Chair Bedore said he had brought the Council and Mayor Reports forward on the agenda for the benefit of those attending. He was looking forward to the upcoming Wasatch Improv Festival in West Jordan at the CVCU Community and Arts Center.

Council Member Jacob attended four or five Oath of Office ceremonies in the last week and appreciated representing West Jordan.

##### **b. Mayor's Report**

Mayor Burton reported on recent events, and spoke of upcoming activities in the community. He reported on a water line break, and said City offices would be closed on January 19, 2026 for Martin Luther King Jr. Day.

Public Services Director Cory Fralick introduced QR codes for reporting issues and service requests for City parks, streetlights, and other issues.

#### **5. PUBLIC HEARINGS**

##### **a. 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**

Assistant Planner Megan Jensen gave an overview of the CDBG program, and presented a proposed amendment to the Annual Action Plan to reallocate unspent entitlement funds

from FY2024 and Revolving Loan Funds to a Parks pathway lights infrastructure project, with locations chosen based on low-moderate income standards set by HUD. She said the lights were highly programmable solar pathway lights, encouraged to increase safety. She said location maps were included with the agenda packet.

Council Member Lamb asked if the lights would stay on all night, or be operated by motion sensor. Public Services Director Cory Fralick said staff had demoed different lights over the last eighteen months and found that the proposed lights lasted the longest and kept light from going all over; however, he said they had not found a solar light that would last from dusk to dawn. He said brightness levels could be adjusted, and specific timing could be set. Mr. Fralick said the proposed solar lights would not have copper that could be stolen, as had been an issue with other lighting.

Responding to a question from Council Member Whitelock, Ms. Jensen explained the selection process for light placement. Council Member Whitelock asked about continuing the Revolving Loan Program, and Ms. Jensen said the program would need to be reevaluated on a yearly basis.

Responding to a question from Council Member Harris, Mr. Fralick said the proposed lights could not be programmed remotely, but said the same lights were already installed in other City parks, and staff were already familiar with the programming process. No extra training would be needed. Council Member Harris asked if the lights could be programmed with fun colors for holidays. Mr. Fralick said he did not know, but he liked the idea and would find out.

**Chair Bedore opened a public hearing at 7:30 pm.**

Comments:  
None

**Chair Bedore closed the public hearing at 7:31 pm.**

**MOTION: Council Member Whitelock moved to APPROVE 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. Council Member Shelton seconded the motion.**

**The vote was recorded as follows:**

**YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock, Jessica Wignall**

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

**b. 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**

Representing the applicant, Will Ramsey, Chief Operating Officer at Lone Peak Hospital in Draper, said Lone Peak had recently been approved to build a Free-Standing Emergency Room. He presented a proposal to rezone property located at 6170 West 7800 South to the P-O Zone to build a FSER, with intention to build a full-fledged hospital in the future. He said the area was currently underserved by medical and emergency services. The proposal was to alter the FLUM designation to Medium Density Residential for 42.27 acres, and Professional Office for 43.84 acres. Mr. Ramsey said he believed the project would be a benefit to the adjacent community and to West Jordan as a whole. He said the proposal was consistent with the general principals set forth in the General Plan.

**Chair Bedore opened a public hearing at 7:35 pm.**

Comments:

June Christiansen, West Jordan resident, said she lived next to the subject property. She expressed support for the proposal. Ms. Christiansen said the area was truly underserved in terms of medical needs, and said she looked forward to a full-size hospital eventually.

John Robe, West Jordan resident, said he owned a home across the street from the subject property. He said when he purchased the home it was his understanding that the subject property was intended to be a park. He said he was not opposed to the idea of an emergency room or hospital, but asked the Council to consider requiring an area of green space for a separation or buffer from the residential across the street. He asked if the area on the west could stay zoned for park space.

Robert Warner, West Jordan resident, said he understood when he moved to the area that the subject property would be used for a park on the corner. He requested consideration for a buffer or a reinstatement of the park that was originally planned so residents were not always hearing sirens.

**Chair Bedore closed the public hearing at 7:41 pm.**

Council Member Shelton asked if a park had ever been considered for the location. City Administrator Korban Lee said he could not recall a park having been part of the General Plan for the location. Senior Planner Tayler Jensen showed that the property was designated for a future park on the FLUM; however, the property was never included on the Parks Master Plan, nor were funds provided to include a park at the location. Mr. Jensen said the Council had more recently adopted the Interchange Overlay Zone (IOZ), which was purposely written for the parcel, and stated the parcel was intended for hospital, office, and commercial use, as well as increased residential west of Mountain View Corridor. He said the plan was for the entire 86 acres to have an IOZ added on top, which would take time. The applicant had funding to move forward with the FSER at that time and had not wanted to wait, which was why the current proposal only included the

FSER. Mr. Jensen said the applicant would come back with another rezone proposal for the IOZ in the future.

Council Member Whitelock asked what process the applicant would follow when they were ready to build a hospital. Mr. Jensen said the applicant would have to go through a site plan process with a public hearing at the Planning Commission. He said the request would be for the IOZ to be applied over the entire 86 acres.

Council Member Lamb expressed a desire to provide a buffer between the hospital and the existing homes. Mr. Jensen said an application would be evaluated by the Planning Commission for compliance with current ordinance. He said a buffer could be part of the MDA negotiation for the IOZ. Community Development Director Scott Langford expressed agreement.

Mr. Langford said the previous property owner had been less than cooperative when the City was redoing the General Plan in 2012, and the General Plan Committee at the time included a swath of land uses for the location. He said there had been discussion of the need for a park in the area. Since that time, the Maple Hills Park was developed to the north, satisfying the need for a park in the area. Mr. Langford said there was no entitlement or investment by the City for a park on the property.

Vice Chair Wignall said she was contacted by a resident concerned about traffic in the nearby roundabout with school children using the roundabout without crossing guards to get to school. She asked if there would be consideration for the roundabout and school walking paths. Mr. Jensen said traffic would be considered, and said continued buildout of the property would involve construction of a connector road. He said maintaining safe routes to schools was a priority of the City. Mayor Burton commented that safe school routes were generated through a school itself with the School District, who worked with City Traffic Engineers.

Council Member Jacob spoke of a previous proposal for the subject property that involved high-density housing, and said people had been relieved when the property was sold for a hospital. He said he was happy to see the hospital taking a phased approach as the area developed. Council Member Jacob said the concept plan included a long driveway from 7800 South to a parking lot, with some distance between the houses and the planned hospital, and expressed confidence that trees and other landscaping could be included.

Responding to a question from Council Member Shelton, Mr. Jensen said the planned helipad would be on the northeast of the parking lot, as close to the freeway as possible. Council Member Harris asked about the timeline for the project. Mr. Ramsey said the FSER would take about eighteen months to complete, with at least 2-5 years before consideration and approval of a hospital.

**MOTION: Council Member Lamb moved to APPROVE Ordinance No. 26-01, a Petition from Avery Steed / Fulmer Lucas Engineering to Rezone 86.14 acres to Professional Office and Amend the Future Land Use Map to Medium Density Residential for 42.27 acres and Professional Office for**

**43.84 acres for a Free-Standing Emergency Room located at 6170 West 7800 South.**

**Council Member Whitelock seconded the motion.**

**The vote was recorded as follows:**

**YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock, Jessica Wignall**

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

**c. *Ordinance No. 26-03 Amending the West Jordan City Code Titles 13 and 15 Regarding Variances, Land Use Appeals, and Public Hearing and Noticing Requirements***

Assistant City Attorney Duncan Murray said the genesis for the proposed amendments had been House Bill 368, which became effective in May 2025. He said the City had responded to the Bill with other Code text amendments in 2025, and the proposed amendment was the last needed to fully comply. Mr. Murray said HB 368 stated a city may not require a public hearing for a land use appeal or variance. The proposed ordinance would remove the requirement from City Code. He said staff had reached out to other cities to see what had been done for comparison, and said he believed the proposed amendments were consistent, and legally defensible.

**Chair Bedore opened a public hearing at 8:05 pm.**

Comments:

None

**Chair Bedore closed the public hearing at 8.05 pm.**

Council Member Jacob suggested removing reference to the Planning Commission on line 38. Mr. Langford said he suspected the language was included because State Code required a public hearing at the Planning Commission level, but did not require a public hearing at the City Council level. However, West Jordan City Code and Council Rules did require a public hearing with the City Council. Council Member Jacob said he would be in favor of removing the language if the City Council held public hearings in addition to the Planning Commission.

**MOTION: Council Member Jacob moved to APPROVE 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, with removal of the addition on line 38 as discussed.**

**Council Member Shelton seconded the motion.**

**The vote was recorded as follows:**

**YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock, Jessica Wignall**

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

## **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**

Council Office Director Alan Anderson provided a brief background concerning appointment of Council Chair, Vice-Chair, and Past Chair. He said the proposed resolution would formalize appointment of Bob Bedore as Chair, Jessica Wignall as Vice Chair, and Kayleen Whitelock as the Past Chair for the period of January to June 2026.

**MOTION: Council Member Whitelock moved to APPROVE Resolution No. 26-002 Formalizing the Appointment of Bob Bedore as Chair, Jessica Wignall as Vice-Chair and Kayleen Whitelock as Past Chair Position for the Period of January to June 2026.**

**Chair Bedore seconded the motion.**

**The vote was recorded as follows:**

**YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock, Jessica Wignall**

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

## **7. REPORTS TO COUNCIL**

**a. Council Office Report**

Council Office Director Alan Anderson spoke of training for new Council Members. He thanked the City Recorder and Deputy Recorder for their help that evening. Mr. Anderson said the Youth Council would attend the upcoming Local Officials Day at the Legislature.

**b. City Administrator's Report**

City Administrator Korban Lee thanked the Council for their participation in the recent Council Retreat, and said he was looking forward to the upcoming Budget Retreat. Mr. Lee provided an update on the courtroom project, and estimated both courtrooms would be complete in a month and a half. Responding to a question from Council Member Lamb, Mr. Lee confirmed a city logo would be placed in the courtrooms.

## **8. CONSENT ITEMS**

**a. Approve Meeting Minutes**

- **December 16, 2025 – Committee of the Whole Meeting**
- **December 16, 2025 – Regular City Council Meeting**

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

**The vote was recorded as follows:**

**YES:** Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton,  
Kayleen Whitelock, Jessica Wignall

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

## **9. ADJOURN**

Chair Bedore adjourned the meeting at 8:17 pm.

*I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 13, 2026. 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



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, January 27, 2026 – 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 Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Kent Shelton, Kayleen Whitelock

**STAFF:** Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Civil Litigator Attorney Paul Dodd, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson

Chair Bedore called the meeting to order at 4:00 pm, and noted that Chad Lamb was excused.

## **2. DISCUSSION TOPICS**

### ***a. Discussion of Jones Southwest Quadrant - Rezone, Future Land Use Map Amendment, and Development Agreements Located at 7382 West New Bingham Highway***

Senior Planner Tayler Jensen said staff received direction from the Council in November 2025 concerning the Southwest Quadrant. He said the applicant had revised the proposed bubble plan based on direction received, but portions of the bubble plan did not comply, so staff had not reviewed or provided comment on the new plan. Mr. Jensen said staff would review the applicant's proposal based on feedback received that evening.

Thomas Romney with Focus Consulting, representing the applicant, said there were three different property owners involved, and Gardner Development and Ivory Development had decided to work together on the project. He said they had worked on putting a master plan and development agreement together for the entire area for three years.

Mr. Romney showed a master bubble plan, with 479 acres of high-tech manufacturing (56% of total acreage). He said the proposed Master Plan would guarantee a minimum of 425 acres of high-tech manufacturing, leaving the option for a portion to return to residential someday. He emphasized that all the areas shown as high-tech manufacturing on the bubble plan were needed to reach the 56% target discussed at the previous meeting. Mr. Romney said the master plan would set the rules by which the zone would be enforced, with Council review and input for each phase or village plan.

Mr. Romney said there was a battery storage user wanting to move forward with development of the northwest corner of the project. He said one of the City's goals for the Southwest Quadrant was mixed-use, and said the applicant was trying to create a work/live environment with three residential neighborhoods. One neighborhood would be a mix of apartment and townhome high-density single family (max 30 units per acre), one neighborhood would be a townhome mix of medium-density single family (max 15 units per acre), and one would be low-density single family (max 5 units per acre). He said the project would not be deed restricted.

Mr. Romney showed proposed open space and trail plans. Responding to a question from Vice Chair Wignall concerning interest in the high-tech manufacturing space, Mark Murdoch said Wasatch Electric had already moved in, and the developer knew of at least two more interested users.

Council Member Whitelock said the previous Council had set the area aside to be a high-paying job center, not necessarily a housing center. She clarified that following Council approval of a master development plan, individual village plans would be reviewed by the Planning Commission, not the Council. Responding to a question from Council Member Harris, Council Member Whitelock confirmed the previous Council had wanted residential in the form of workforce housing west of Stokely in the "foothills."

Mr. Romney commented that the area was a future water zone, and residential development in the area would be quite some time out. He spoke of placement of manufacturing in terms of topography and access. Mr. Romney said the battery storage user would bring a massive investment to West Jordan. Council Member Jacob suggested the City define "high-tech manufacturing." Mr. Jensen said the Southwest Quadrant Zone included a subzone for residential, and a subzone that included high-tech manufacturing.

Teresa Foxley, Chief of Staff for rPlus Energies, said rPlus Energies was the proponent behind the battery storage use. She said battery storage had become a commercially viable way to capture energy and release it when needed. Ms. Foxley said the proposed development would involve a \$550 million investment in the City. The proposed location was adjacent to an existing Rio Tinto solar farm. She said rPlus would be able to utilize some of the existing transmission corridor, and said they had a commercial agreement with the property owner of the proposed location. She said rPlus would not have the type of infrastructure and water needs that residential development would have to be successful. Ms. Foxley said the expectation would be for the batteries to last fifteen plus years as an investment. She said the project would be anticipated to last 20-25 years in the initial term. If the property were no longer used for battery storage, it could be converted to another use. Mr. Romney said the development agreement would include a process to convert the property to a different use.

Council Member Whitelock asked if there were any potential health issues involved with battery storage. Ms. Foxley said noise was associated with energized systems. She said safety would be a concern, and access would need to be controlled. Council Member Jacob said he believed the proposed property was a good location for the use. Council Member

Whitelock expressed the opinion that residents would not want to live next to a battery farm.

Ms. Foxley said rPlus would work with the City on a decommissioning plan for disposal of the batteries. She said rPlus had initiated conversations with the Fire Chief, and would expect to work with the Fire Department on emergency response plans. Responding to a question from Council Member Whitelock, Ms. Foxley said rPlus would expect to partner with the Fire Department and help pay for what was needed. She said the battery packs were roughly the size of a shipping container. Council Member Whitelock asked about potential for groundwater contamination. Ms. Foxley said the units were fully contained, and would each be placed on a concrete pad to prevent risk of groundwater contamination. She said rPlus would work with the City to ensure compliance with all Federal, State, and City Codes.

Mr. Romney asked for feedback from the Council. He said the typical side yard setback for higher-density single family residential in West Jordan was 5 feet, for a total of 10 feet between units. Mr. Romney said the applicant requested the flexibility to have 7 feet on one side and three feet on the other, with the same distance of 10 feet between units. Council Member Shelton said he liked the idea of 7 and 3, because the larger side yard would be more useful.

Council Member Jacob said the Southwest Quadrant Zone did not include a high-tech manufacturing use table, and manufacturing general was a permitted use. He said the MDA would need to include a definition of high-tech manufacturing. Council Member Jacob said the uses that had been mentioned were not high-tech manufacturing. Mr. Romney said he was unable to disclose all potential users at that point. Mr. Romney said he had learned from experience that being too specific could kill a project. He said the applicant wanted there to be high-tech manufacturing in the Southwest Quadrant. Chair Bedore pointed out the Council could only consider information they were given. Mr. Romney said Wasatch Electric was a good example of high-tech manufacturing. Council Member Jacob commented that manufacturing general was already permitted in the zone, and repeated his request for a definition of high-tech manufacturing in the agreement.

Council Members Shelton, Wignall, Bedore, and Jacob indicated they would be fine with the proposal moving forward with a definition for high-tech manufacturing. Council Member Whitelock said she did not think a battery farm would bring in the desired volume of jobs, and did not think it was what the Council had envisioned for the area. Council Member Shelton said he believed the economic impact of the battery farm on the City would be massive. Council Member Whitelock responded if something went wrong, the impact could also be massive. She said she would be fine with the battery farm moving to the south. Council Member Shelton said he would also prefer a location to the south for the battery farm, but would not want to kill the deal. Council Member Jacob pointed out both locations discussed would abut future residential. Council Member Shelton commented that west of the railroad tracks was high intensity use.

Mr. Jensen asked if the Council wanted a use table with a definition of high-tech manufacturing. Council Member Jacob said he would want a use table that was not too specific.

***b. Discussion of Proposed Rezone for the Barber Estates Development, Located at 7401 South 5490 West***

Senior Planner Tayler Jensen said the proposed Barber Estates rezone had been scheduled on a Planning Commission agenda earlier in January, but was removed and brought to the Committee of the Whole following townhall meetings. Mr. Jensen showed the subject property on a map, currently zoned RR-1D and designated Very Low Density Residential on the Land Use Map. The applicant proposed a rezone to R-1-9, which was allowed in the current Land Use Map designation. Mr. Jensen said if the project moved forward, staff recommended a development agreement that clarified:

1. the developer was responsible for the right-of-way dedication along 5490 West;
2. an access onto 5490 West was required for fire response and in compliance with City development standards.

Council Member Jacob expressed concern that dedicating frontage of the subject property as public would create a little public road island. Mr. Jensen explained that:

3. the developer would be responsible for construction of public improvements along 5490 West;
4. construction of 5490 would be from curb to curb, and the east side would need a sidewalk and park strip; the west side may be constructed just to the curb; and property on the east side was dedicated by prior development;
5. property needed to build the west side to the curb would require additional property acquisition;
6. 5490 West was not included in the City's impact fee calculations, and the Master Plan considered the road to be a development project improvement, not a system improvement;
7. protection strips were not allowed;
8. if rezone was approved, a maximum number of dwelling units (DU) should be included.

Council Member Jacob said he did not remember ever doing a development agreement on a Euclidean zone. Mr. Langford said it was uncommon, but the State had changed some of the regulations with the Land Use, Development, and Management Act (LUDMA). He said the City had done a development agreement for a little infill subdivision involving infrastructure issues. Mr. Langford said the development agreement was a tool the Council could use in extenuating circumstances. Council Member Jacob suggested there were issues brought up in the townhall meeting that could be addressed in the development agreement, including requiring larger setbacks behind the homes adjacent to existing animal properties. Council Member Jacob said he would be comfortable approving the proposal if the development agreement included all issues discussed.

Council Member Whitelock said concern was expressed at the townhall meeting related to setting a precedent with the R-1-9 Zone that would be used by other property owners in the area to justify additional rezone requests to R-1-9. She said another concern expressed related to people living on a private road they did not own. Council Member Whitelock said her big concern related to leaving an island of RR-1D adjacent to the proposed project. She said she was not interested in having yet another driveway access on the collector street.

Council Member Whitelock said she was told at the townhall meeting that the developer would meet with neighboring residents to try to come to an agreement, but had learned such a meeting had not happened. Adam Anderson with Anderson Development said he had taken the feedback from the townhall meeting back to his team and tried to make the plan better. Mr. Anderson said Council Member Whitelock had suggested that he bring the changes back to the Committee of the Whole, which he had done. Council Member Whitelock agreed she had made the suggestion.

Mr. Anderson said he believed the concern for an island could be addressed with an easement for future access at the south entrance of the proposed project. The Council and staff discussed potential scenarios for the neighboring Barber property not included in the proposed project. Council Member Shelton said he could support the easement idea.

Council Member Whitelock asked the setback difference between the R-1-9 and R-1-12 Zones. Mr. Jensen said the difference was five feet in the front setback, and corrected himself a few minutes later explaining that the difference was in the width of the lots. The required driveway length was the same for both zones. Mr. Jensen said the staff preference would be to have R-1-10 or R-1-12 along the east property line, transitioning to R-1-10 or R-1-9 internally in the project. Council Member Whitelock said she did not love the proposed project and the precedent of R-1-9 that would be set. She expressed interest in what the applicant would do with R-1-10. Council Member Whitelock said she agreed with the suggestion that backyard setbacks should be bigger along the east boundary.

Mr. Anderson asked if the Council would be interested in gross density similar to Bella Estates (2.1-2.4 units per acre). He said he was not trying to promote high density, and would be willing to cap the overall density. Mr. Anderson said he believed the R-1-10 or R-1-12 Zones could be acceptable.

Council Member Whitelock said she would agree to R-1-12 and the road easement. Council Members Jacob and Bedore said they would agree to R-1-10 with a development agreement. All six members of the Council indicated support for R-1-12 and a development agreement.

***c. Discussion of West Jordan City Code – Title 4, Chapter 2, Article H – Massage***

Senior Assistant City Attorney Patrick Boice noted that the Council had previously discussed different articles of Title 4, Chapter 2. Mr. Boice showed multiple recent news articles about human trafficking and prostitution in massage parlors around the State, and said a recent study estimated Utah had seen a 10% increase in illicit massage businesses

statewide, with roughly 150 such locations currently operating. He explained that HB 278 would require all massage businesses to register through a Utah government licensing website, and require business owners and employees to undergo background checks. Mr. Boice said West Jordan had experienced the same problems seen around the State.

Mr. Boice said current West Jordan Code Title 4, Chapter 2, Article H (Massage Establishments) used definitions that were out of date and no longer found in State Code, provided no licensing exception for medical or home occupation practice, and did not fully address new licensing and premise registration implemented by the State. He presented proposed changes that would:

- a. allow exemptions for other licensed professionals (doctors, chiropractors, etc.);
- b. prohibit “unlawful conduct” and “unprofessional conduct”;
- c. require proper licensing of individual massage providers;
- d. require proper licensing of massage establishment;
- e. require display of licenses from the State;
- f. two-year restriction on an establishment going back in at the same site of a previous revocation;
- g. limited business hours;
- h. prohibit opaque window coverings.

Council Member Jacob asked if “opaque window coverings” was defined, and Mr. Jensen said the term was not defined. Council Member Jacob suggested a definition was needed. Chair Bedore asked about the limited business hours. Council Member Whitelock said the Council had previously discussed 6 am to 10 pm, and representatives of local massage businesses had indicated support. Council Member Whitelock suggested adding “that prohibit visibility inside establishment” should be added to “prohibit opaque window coverings.”

Members of the Council unanimously indicated support for putting proposed language for Article H on a future Council meeting agenda.

**d. Discussion of West Jordan City Code – Title 6, Chapter 6D, Section 11 – Sale of Animals**

Senior Assistant City Attorney Patrick Boice said the agenda packet included two draft codes for Title 6, Chapter 6D, Section 11 (Sale of Animals), with Option 1 mirroring Sandy City Code as discussed by the Council at a previous meeting. He gave an example of a spectrum from ‘prohibited’ to ‘unrestrained,’ with ‘regulated’ in the middle, and said Option 1 was at the prohibitive end, Option 2 was in the middle of the spectrum, and existing City Code fell between regulated and unrestrained.

Animal Service Manager Dan Eatchel said the goal was to make some impact. He said Option 2 would require a USDA license for breeders with five or more breeding females, and most animals coming into the City were already coming from USDA licensed breeders, so there would not be a lot of impact on the City. He explained that a USDA license only required minimum standards. Officer Eatchel said his hope was to move more toward Option 1.

Vice Chair Wignall asked if there were any puppy mills in West Jordan. Officer Eatchel said he was not aware of a situation that would meet the definition of having five or more breeding females, and there were no breeders currently in West Jordan with a USDA license. Vice Chair Wignall asked if conditions were monitored and inspected. Officer Eatchel responded the USDA was supposed to carry out inspections to ensure minimum standards were met. Mr. Boice said the USDA was not aware of, and did not inspect, situations that did not require a USDA license. Vice Chair Wignall said she was against unethical breeding.

Mr. Boice said the USDA did not govern animal sales in commercial parking lots, and suggested the Council consider private sales in their discussions. He asked how involved the Council wanted the City to be in the transactions. Mr. Boice said there were individuals in the City who were passionate about their breeding programs.

David May, representing a West Jordan pet store, said the pet store only sold USDA puppies. He texted a question from Council Member Jacob to the pet store owner, and reported the store sold 10-12 puppies per week, receiving complaints about one in every seventy-five or so. He said the pet store provided a 12-year guarantee on their pets. Vice Chair Wignall asked if the seller vetted individuals purchasing animals. Mr. May said he could find out.

Barbara Riddle, President and CEO of ChamberWest, said from a business perspective, the Puppy Store was a respected business. She said she had owned a lot of puppies in her life; some purchased and some obtained from rescue facilities. Ms. Riddle said she visited the Puppy Store and fell in love with a puppy she adopted, and her experience was professional and caring. She said the proposed drafts and Council discussion felt like a solution looking for a problem, and said it was good for people to have options.

Chair Bedore said he had taken his children to visit the Puppy Store several times, but stopped after negative experiences involving upset individuals, sick dogs, and poor customer service. He said the experiences had left a bad impression. Chair Bedore acknowledged the customer service issues may have been improved, and said his vote on the issue would not be influenced by personal experience. He said he wanted to make sure the City was doing what was best to protect animals. Mr. Riddle asked the Council to be cautious, and said she would not want the Code to over-regulate.

Council Member Shelton said he purchased a dog from a home breeder, and the dog died of cancer at seven years old. He said he did not blame the home breeder for the illness. Council Member Shelton said he met a representative of the National Humane Society at a Utah League of Cities and Towns (ULCT) meeting, and the representative suggested a prohibition on pet stores would be a negative for animal welfare because there were no regulations on home breeders. The representative suggested regulations were helpful, and provided some stability for animals. Council Member Shelton said he was in favor of leaving the Code as it was.

Officer Eatchel expressed the opinion that Option 2 would be better than doing nothing. Vice Chair Wignall said she was in favor of ensuring animals were treated well, not laying

in their feces all day and contained in cages for breeding purposes. Council Member Jacob asked if the existing store would be grandfathered under current regulations if new code was passed. Mr. Boice said he was not sure the existing store would be grandfathered since it was not a zoning issue. Staff said it would probably be possible for the existing store to be grandfathered if that was the Council's intention.

Council Member Whitelock said she recently visited the Puppy Store, and the associate she talked to was very nice. She said the associate showed her genealogy and breeder information provided with a purchase, but said she was cautioned that breeders did not always respond to buyer attempts to make contact. Council Member Whitelock said the store smelled and looked clean.

Mr. Boice summarized that Option 1, similar to Sandy City Code, was more prohibitive and included regulations on the purchase of turtles. Option 2 would require USDA paperwork and appropriate dog sourcing. Current Code addressed rabbits and fowl, but did not address dogs. With Option 2, a puppy store would not be able to source dogs from a backyard breeder.

Council Member Whitelock said she did not want to put more regulations in place. She said it bothered her more to see animals sold in the parking lot at Sam's Club. Council Member Shelton said he agreed that parking lot breeders were more of an issue. Council Member Whitelock said she did not think the Puppy Store would still be in business if they had a lot of problems.

Council Member Jacob said he would be in favor of requiring reporting, as a small step. Mr. Boice said staff could draft something in between current Code and Option 2. Vice Chair Wignall asked if stores could be required to post where puppies were from prior to purchase. Chair Bedore said he liked the suggestion. Council Member Whitelock said she was not in favor of the USDA license requirement currently in Option 2. Mr. Boice said he would research options, and bring the topic back to the Committee of the Whole.

***e. Presentation and Discussion by Members of Salt Lake County Council***

Salt Lake County Council Chair Aimee Winder Newton and At-Large County Council Member Laurie Stringham gave a presentation explaining the history, purpose, structure, and funding for County programs and services. County services included: criminal justice/public safety; elections; Health Department; aging and adult services; behavioral health; culture and the arts; conventions and tourism; regional parks and recreation; library services; and property tax administration. Chair Newton explained the County budget, and said 74% of the County's General Fund was allocated to public safety. She gave an update on jail facilities. Council Member Stringham emphasized the benefits of tourism tax revenue. Chair Newton answered questions about funding for a recreation center on the west side of West Jordan. Council Member Stringham asked to see the recreation facility plans, and spoke of the potential for revenue to offset costs. The City Council thanked the Council Members for the update.

**3. ADMINISTRATIVE ITEMS**

None

**4. ADJOURN**

The meeting adjourned at 6:31 pm.

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 27, 2026. 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

DRAFT



MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING  
Tuesday, January 27, 2026 – 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 Bob Bedore, Vice Chair Jessica Wignall, Past Chair Kayleen Whitelock, Annette Harris, 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, Business Development Manager Paul Coates, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Economic Development Director David Dobbins, Public Services Director Cory Fralick, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 7:00 pm.

**2. PLEDGE OF ALLEGIANCE**

Scout Troup 6 provided a flag ceremony, and Ethan Perry led participants in the Pledge of Allegiance.

**3. SPECIAL RECOGNITION**

**a. JustServe Certificate Presentation**

Randy Tayler, a specialist with JustServe in the West Jordan area, presented West Jordan City with a special award and recognition. He said JustServe honored cities that demonstrated exceptional commitment to volunteering, and congratulated West Jordan for earning the designation. Mr. Tayler said JustServe was proud to partner with West Jordan in promoting volunteerism, and said he hoped West Jordan would strive to be designated a Global JustServe city. The Council took the opportunity for a photograph.

**b. Distinguished Budget Presentation Award for the FY 2026 Budget, Awarded by the Government Finance Officers Association of the United States and Canada**

Administrative Services Director Danyce Steck reported the City received a Distinguished Budget Presentation Award for the FY 2026 Budget from the Government Finance Officers Association. She said the award represented a significant achievement by the City, reflecting commitment of the governing body and staff to meeting the highest principles of governmental budgeting. Ms. Steck said the award was prestigious among her peer organizations. She recognized Becky Condie for leading the City's budget development for

the award. Ms. Condie joined the City in September 2021. She performed the annual compensation study, and led implementation of new budget software. Ms. Condie thanked Ms. Steck, the Council, and City Administration for support, and said it was a team effort. The Council took the opportunity for a photograph.

- c. Annual Comprehensive Financial Report for FY 2025 and Independent Audit Opinion**  
Administrative Services Director Danyce Steck presented the Annual Comprehensive Financial Report and Independent Audit Opinion for FY 2025. She said the auditors submitted a clean audit with no findings. Ms. Steck reported an 8% increase in net position in FY 2025 (\$65.1 million), with a \$35.3 million increase in infrastructure, and \$25.9 million increase from other changes. She said the financial report reflected annexation of Oquirrh Highlands, as well as a new data center, both of which would have future financial impact. Ms. Steck said staff appreciated the support of the Council.

#### **4. REPORTS**

##### **a. City Council Reports**

- Chair Bedore spoke of the Wasatch Improv Festival held recently at the Canyon View Credit Union Community and Arts Center, and said he appreciated the community townhall meetings that had been held recently.
- Council Member Whitelock said she enjoyed the Wasatch Improv Festival. She thanked those who attended recent townhall meetings.
- Vice Chair Wignall reported on a ride-along with Fire Station 552. She said the City had amazing firefighters, and great people watching out for the community.

##### **b. Salt Lake County Library Report**

Joey McNamee, Salt Lake County Library Director, provided an update on the County Library system. Ann Marie Barrett, Bingham Creek Library Manager, reported changes and activities at the Bingham Creek Branch. Vern Waters, West Jordan Library Manager, reported on special abilities programs at the West Jordan Branch. Jennifer Flake, West Jordan Library Assistant Manager, invited participation in the winter reading program.

##### **c. Mayor's Report**

Mayor Dirk Burton spoke of a new business in West Jordan, and reported on recent events. He encouraged participation in upcoming activities in the community, and said City offices would be closed on February 16 for President's Day.

#### **5. PUBLIC COMMENT**

**Chair Bedore opened the public comment period at 7:49 pm.**

Comments:

Amy Motta, Salt Lake City resident and volunteer with Bailing out Benji, encouraged the City Council to ban pet sales in pet stores within the City. She spoke of consumer protection issues presented by puppy mills, and thanked the Council for their time and attention.

**Chair Bedore closed public comment at 7:52 pm.**

## 6. BUSINESS ITEMS

### a. *Ordinance No. 26-09 Amendments to West Jordan City Code Title 2, Chapter 6 and Title 3, Chapter 4 (Fee Waivers and City Support)*

Senior Assistant City Attorney Patrick Boice said proposed amendments to City Code would clean up definitions and language in Title 3, Chapter 4. Proposed amendments to Title 2, Chapter 6 would add reporting requirements for fee waivers over \$5,000. He said the proposed amendments were discussed in a previous Committee of the Whole meeting.

**MOTION:** Council Member Whitelock moved to APPROVE Ordinance No. 26-09 Amendments to West Jordan City Code Title 2, Chapter 6 and Title 3, Chapter 4 (Fee Waivers and City Support).  
Chair Bedore seconded the motion.

The vote was recorded as follows:

**YES:** Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

**NO:**

**ABSENT:**

The motion Passed 7-0.

### b. *Reconsideration of 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*

Chair Bedore said the motion to approve Ordinance No. 25-62 failed in December 2025 with a 3-4 vote. As a member of the Council who voted against the motion, he said he was able to motion for reconsideration of the ordinance with changes from the applicant. Chair Bedore said the previous plan had included a gas station, car wash, and strip mall. The changed application included four houses across the street from existing homes as a buffer to the gas station and car wash. Chair Bedore said a townhall meeting was held at which many attendants indicated the change was a step in the right direction.

**MOTION:** Chair Bedore moved to RECONSIDER 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.  
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

**YES:** Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kayleen Whitelock

**NO:** Kent Shelton

**ABSENT:**

### **The motion Passed 6-1.**

Council Member Whitelock was willing to reconsider the petition because the property owners were willing to do a development agreement. She said neighbors had expressed the following requests:

- Car wash to exit on the New Bingham side, with vacuums on the New Bingham side;
- Restricted hours of operation for the car wash;
- Deliveries restricted from 7 am to 7 pm.
- Residential built prior to or simultaneously with commercial.
- More mature trees on 9000 side.
- Ensure lights did not point toward residential area.
- Gas pumps will be placed so that headlights of cars face east or west, not north or south.

Council Member Lamb believed that other than the replacement of retail with homes, the new petition was not that different from the previous plan. He was in favor of the previous plan, and in support of the new plan. He commented that the previous plan had retail as a buffer from the lights for the residential. Council Member Lamb said he disagreed with comments that a gas station would bring riffraff, and said he lived near both a Maverik and a Holiday and did not see riffraff near either. He said he believed the proposed plan was preferable to 50 or 60 townhomes on the property.

Chair Bedore said he had been of the opinion that everything had moved too fast, and that there were more things to consider. He said he appreciated City staff and the property owner taking another look and finding something better. Chair Bedore expressed the opinion that homes would provide the better buffer.

Council Member Jacob said the proposal that was voted down was to rezone all 3.7 acres to SC-1, which he did not support. He said he liked the newer proposal better, but thought it should come back to the Council with the homes zoned for residential and the commercial element zoned for commercial.

Council Member Shelton asked the Council to schedule an additional public hearing for this item. Council Member Whitelock said she agreed. Council Office Director Alan Anderson commented that noticing for an additional public hearing would delay how soon the item could come back to the Council.

**MOTION: Council Member Whitelock moved to continue the item and REFER it back to staff for future action as soon as it could come back to Council for review with a public hearing.**  
**Chair Bedore seconded the motion.**

**The vote was recorded as follows:**

**YES:** Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

**NO:**

**ABSENT:**

**The motion Passed 7-0.**

## **7. REPORTS TO COUNCIL**

### **a. Council Office Report**

None

### **b. City Administrator's Report**

Communications Manager Marie Magers introduced new City communication and service tools: Citibot "Jojo" and Yoppify. She said Citibot "Jojo" was able to offer help and answers to common questions about: City services, programs, and events; construction updates and City news; parks, facilities, and amenities; and much more. Ms. Magers said Yoppify could provide targeted City updates, notifying residents only in affected areas for construction projects, emergencies, and service disruptions with the ability to send messages by text, email, phone calls, and traditional mail. She said residents would have fewer surprises and clearer expectations about what was happening nearby.

City Administrator Korban Lee provided an update on the justice court project. Mr. Lee reported upcoming retirement of Economic Development Director David Dobbins from the public sector. He expressed appreciation for the work Mr. Dobbins had done for West Jordan. Mr. Lee provided an update on a 7000 South bridge project.

Mr. Lee said Jordan Valley Water Conservancy District (JVWCD) would do a test run closure of the aqueduct serving West Jordan from February 2-28 in anticipation of a longer closure next winter. He said West Jordan would get less water from JVWCD during the closures and supplement with water from City wells. Mr. Lee said the taste of the water delivered may be different during that time.

Mr. Lee said staff were anxious to get started on park improvements. He thanked the Council and staff for the recent awards banquet.

## **8. ADJOURN**

The meeting adjourned at 8:23 pm.

*I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 27, 2026. 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