



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, January 27, 2026 – 7:00 pm
Approved February 10, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

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 10th day of February 2026