



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, January 13, 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, 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, Assistant Planner Megan Jensen, 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

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 10th day of February 2026