



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, January 13, 2026 – 4:00 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, 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:

INTERNAL COMMITTEES			
COMMITTEE	MEMBER	MEMBER	MEMBER
West Jordan Youth Council	Bedore	Whitelock	Harris
Selection of Public Art	Lamb	Jacobs	Bedore
EXTERNAL COMMITTEES			
COMMITTEE	PRIMARY	ALTERNATE	
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	
COUNCIL SUBCOMMITTEES			
COMMITTEE	CHAIR	VICE-CHAIR	MEMBER
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 10th day of February 2026