THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
March 10, 2026

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

PARTICIPATE IN MEETING

VIEW THE MEETING

Welcome to City Council meeting!
While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner:

- *To provide public comment, click **"Participate in Meeting"** (registration required)*
- *To observe the meeting, click **"View the Meeting"***

WEST JORDAN PUBLIC MEETING RULES

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit https://westjordan.primegov.com/public/portal

CITY COUNCIL MEETING 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SPECIAL RECOGNITION

a. Presentation of the Utah Chapter APWA Water Operator of the Year Award to Francisco Recendez

4. COUNCIL & MAYOR REPORTS

a. Cultural Arts Society of West Jordan Annual Report
b. City Council Reports
c. Mayor's Report

5. PUBLIC COMMENT

6. PUBLIC HEARINGS

a. Resolution No. 26-005 Requesting a Fee Waiver in the Amount of $300 for a Neighborhood Cleanup Day
b. Petition From Joe Colosimo/Catholic Diocese of Salt Lake City for a Development Located at 6205 West 9000 South with Wagstaff Investments, LLC as an Additional Applicant
   - Ordinance No. 26-13 a Development Agreement
   - Ordinance No. 26-16 Amending the General Plan Future Land Use Map to

Neighborhood Commercial and Rezone to SC-1 (Commercial)

c. Ordinance No. 26-15 Amending West Jordan City Code 10-1-7 International Fire Code

7. REPORTS TO COUNCIL

a. Council Office Report
b. City Administrator's Report

8. CONSENT ITEMS

a. Approve Meeting Minutes
   - February 10, 2026 – Committee of the Whole Meeting
   - February 10, 2026 – Regular City Council Meeting
   - February 24, 2026 – Committee of the Whole Meeting
   - February 24, 2026 – Regular City Council Meeting

9. ADJOURN

UPCOMING MEETINGS

- Tuesday, March 24, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, March 31, 2026 – Committee of the Whole (6:00p)
- Tuesday, April 14, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, April 28, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

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 March 6, 2026 Cindy M. Quick, MMC, Council Office Clerk

ANNUAL REPORT

Fiscal Year

July 2024–June 2025

CULTURAL ARTS SOCIETY OF WEST JORDAN

CULTURAL ARTS SOCIETY OF WEST JORDAN

MISSION STATEMENT

Our mission is to promote a rich cultural life by promoting and sustaining visual, performing, and literary arts in our community.

(Our secondary mission is to make people smile.)

CULTURAL ARTS SOCIETY OF WEST JORDAN

OUR VISION FOR ACCOMPLISHING OUR MISSION

We envision a vibrant and inclusive arts community that showcases the diversity and enthusiasm of our residents, strengthens the local creative ecosystem, promotes participation across generations, preserves and celebrates public art, supports artists in their development, and fosters cultural understanding through meaningful artistic engagement.

Through our affiliated artistic organizations, we support a wide range of creative opportunities in West Jordan:

- *Literary Arts Society*
- *Sugar Factory Playhouse*
- *Visual Arts Society*
- *West Jordan Community Band*
- *West Jordan Jazz Band*
- *West Jordan Winds*
- *West Jordan Symphony*
- *West Jordan Youth Theatre*

CULTURAL ARTS SOCIETY OF WEST JORDAN

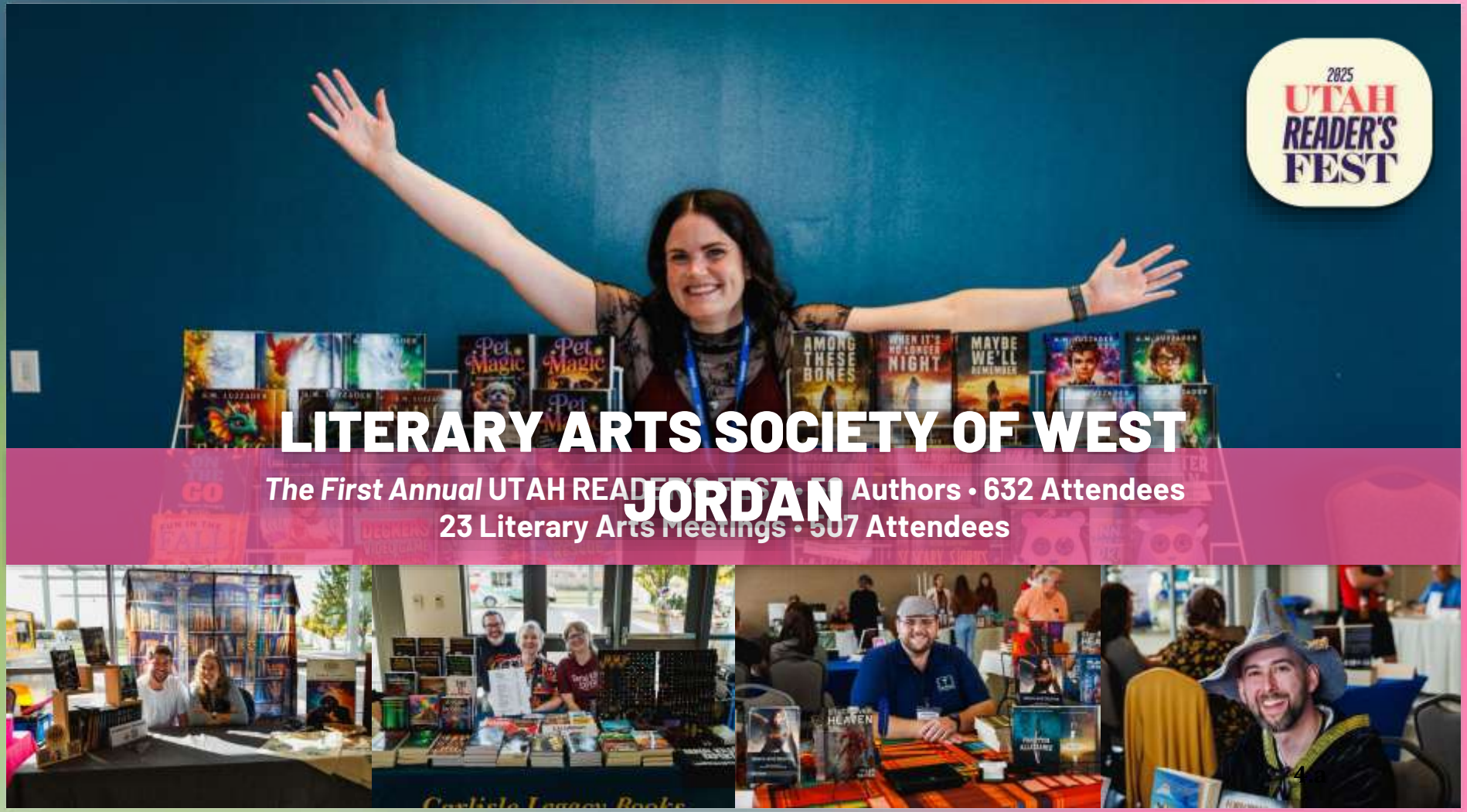
KEY IMPACT METRICS

20,155 Total Attendance

+83.4% from 2024 • 62.3% Venue Capacity Utilization

118 Public Events

from 99 in 2024



LITERARY ARTS SOCIETY OF WEST JORDAN

The First Annual UTAH READER'S FEST • 50 Authors • 632 Attendees
23 Literary Arts Meetings • 507 Attendees



SUGAR FACTORY PLAYHOUSE

Season ticketing available for the first time • 73 West Jordan Residents
Military and Veteran outreach and discounts for *The Hasty Heart* • 2,414 Patrons in Attendance











VISUAL ARTS SOCIETY OF WEST JORDAN

50 Artists Accepted for Art in the Park 2026 • 50% Increase From 2025
EXPLORING ART with Michael Goodman • 6 Free Classes • 6 Different Mediums



WEST JORDAN COMMUNITY BAND

Reached 110 Community Band Musicians • Introduction of West Jordan Winds
150 Total Participants • 2,050 Audience Turnout








WEST JORDAN JAZZ BAND

Strengthened educational partnerships with Copper Hills High School
147 Audience Members in recent performance • 63 were first-time Jazz Band attendees








WEST JORDAN SYMPHONY

Three consecutive sold-out performances at the Community & Arts Center

***Musicians in Harmony Program* to serve low-income families provided tickets for 100 patrons**

WEST JORDAN YOUTH THEATRE

James and the Giant Peach • ***Freaky Friday*** • **2,300 Audience Members**

Fosters accessibility through Youth Sponsorship for program participants









CULTURAL ARTS SOCIETY OF WEST JORDAN

KEY IMPACT METRICS

22 hours/week on average

of available rehearsal, audition, performance, and education activities

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mountain West Chorale	West Jordan Youth Theatre	West Jordan Jazz Band	Sugar Factory Playhouse	Community Band West Jordan Winds Literary Arts	Visual Arts	West Jordan Symphony



CULTURAL ARTS AND OUR COMMUNITY

Partnership with Sky Island Quarter for music education outreach to West Jordan schools
847 Total Participants • 35% West Jordan Residents • Activation of Community & Arts Center






CULTURAL ARTS SOCIETY OF WEST JORDAN

IN-KIND DONATIONS

$992,663

28,533 Total Volunteer Hours

+18% from 2024

CULTURAL ARTS SOCIETY OF WEST JORDAN *FINANCIAL REPORT*

Fiscal Year
July 2024–June 2025

REVENUE	BUDGET	ACTUAL	DIFFERENCE
Program service revenue (admission, enrollment, etc)	$ 53,000	$ 63,688	$ 10,688
Other earned income (concessions, merchandise, etc)	$ 6,500	$ 9,180	$ 2,680
West Jordan Arts Grant	$ 75,000	$ 75,000	$ -
SL County ZAP Grant	$ 15,000	$ 45,382	$ 30,382
Utah Division of Arts and Museums	$ 2,000	$ 2,680	$ 680
Private contributions	$ 7,500	$ 15,847	$ 8,347
Other public contributions (federal, state, local)	$ -	$ -	$ -
Other revenue	$ 17,884	$44,105	$ 26,221
Total	**$ 176,884**	**$ 255,883**	**$ 78,999**

CULTURAL ARTS SOCIETY OF WEST JORDAN *FINANCIAL REPORT*

Fiscal Year
July 2024–June 2025

EXPENSES	BUDGET	ACTUAL	DIFFERENCE
Salaries and benefits	$ 17,600	$ 19,153	$ (1,553)
Independent contractor fees	$ 11,170	$ 7,833	$ 3,337
Program expenses	$ 32,734	$ 19,484	$ 13,250
Royalties/licensing fees	$ 21,050	$ 11,601	$ 9,449
General administrative/office	$ 750	$ 6,085	$ (5,335)
Travel and housing	$ -	$ 240	$ (240)
Marketing and public relations	$ 9,125	$ 8,831	$ 294
Development/fundraising	$ 7,300	$ 6,358	$ 942
Facilities	$ 62,050	$ 53,102	$ 8,948
Accounting and legal	$ 10,500	$ 8,450	$ 8,050
Liability Insurance	$ 2,075	$ 2,975	$ (445)
Other expenses	$ 2,530	$ -	$ -
Concessions *(originally "Other expenses")*	$ -	$ 4,175	$ 4,175
Storage *(newly budgeted)*	$ -	$ 8,151	$ (2,351)
Total	**$ 176,884**	**$ 156,438**	**$26,246**

GRANT APPLICATION

Fiscal Year

July 2026–June 2027

CULTURAL ARTS SOCIETY OF WEST JORDAN

WHAT TO LOOK FORWARD TO IN 2026 AND 2027

Seven days per week of arts programming during peak seasons, averaging 25 hours of structured programming weekly.	**Full-Scale Volunteer Program Launch**, inviting West Jordan residents into the arts space, creating meaningful civic engagement opportunities for individuals with or without prior arts experience.
Addition of a third Youth Theatre production, including *Frozen Jr.*, projected to feature one of the largest youth casts in program history.	**Expanded school outreach partnerships**, including music education in West Jordan schools and planned theatre workshops.
Launch of the First Annual Plein Air Festival at Conservation Garden Park, positioning West Jordan as a regional arts destination.	**Youth Sponsorship Program launch**, preserving accessibility while responsibly restructuring Youth Theatre program fees.
New EXPLORING ART: Studio Series (3-Week Intensives) expanding hands-on arts education opportunities.	**Centralized Participant Enrollment & Volunteer Tracking**, improving safety compliance, accountability, and measurable community impact reporting.
Expansion of West Jordan Winds, bringing total community band participation to approximately 140 musicians.	**Strengthened financial governance**, including an internal Finance Manager and enhanced transparency in stewardship of City funds.

CULTURAL ARTS SOCIETY OF WEST JORDAN *BUDGET*

Fiscal Year
July 2026–June 2027

REVENUE	AMOUNT
Program service revenue (admission, enrollment, etc)	$ 105,465
Other earned income (concessions, merchandise, etc)	$ 15,700
West Jordan Arts Grant	$ 85,000
SL County ZAP Grant	$ 21,000
Utah Division of Arts and Museums	$ 2,500
Private contributions	$ 33,785
Other public contributions (federal, state, local)	$ 2,000
Other revenue	$2,300
Total	**$ 267,750**

Fiscal Year

July 2026–June 2027

EXPENSES	AMOUNT
Salaries and benefits	$ 26,980
Independent contractor fees	$ 23,650
Program expenses	$ 56,640
Royalties/licensing fees	$ 32,340
General administrative/office	$ 9,635
Travel and housing	$ 500
Marketing and public relations	$ 22,255
Development/fundraising	$ 400
Facilities	$ 45,700
Community & Arts Center Venue Fees	$ 26,400
Accounting and legal	$ 26,400
Liability Insurance	$ 10,200
Other expenses	$ 3,550
Concessions	$ 7,000
Storage	$ 9,500
Total	**$ 267,750**

Weekly/Monthly Recurring Events	West Jordan Jazz Band: Tuesdays 6:30-8:30pm
	West Jordan Community Band: Thursdays 5:30-7:00pm
	West Jordan Winds: Thursdays 7:30-9:00pm
	West Jordan Symphony: Saturdays 9:00-11:30am
	Sugar Factory Playhouse: Monday, Wednesday, Saturday evenings
	West Jordan Youth Theatre: Monday, Wednesday, Saturday evenings
	Literary Arts Society of West Jordan: 1st and 3rd Thursday of every month at 7:00pm
	Visual Arts Society of West Jordan: ***Artist in Residence Program at the City Hall Gallery - to feature 6 local artists in 2026-2027.***
	Visual Arts Society of West Jordan: ***EXPLORING ART with Michael Goodman: Free Single Session Classes*** on 4th Thursday/Friday of every month at 7:00pm (April-November 2026)
July 2026	Literary Arts Society of West Jordan: *Summer Social*
	NEW ADDITIONAL YOUTH THEATRE SHOW! West Jordan Youth Theatre: *Frozen Jr.*
August 2026	West Jordan Youth Theatre: *Auditions and Callbacks for Matilda*
	Sugar Factory Playhouse: *Auditions and Callbacks for Hound of the Baskervilles*
	NEW! Introducing Visual Arts Society of West Jordan's *EXPLORING ART: Studio Series (3-Week Intensive) class.*
September 2026	Sugar Factory Playhouse: *Hound of the Baskervilles*
	NEW! Visual Arts Society of West Jordan: ***First Annual Plein Air Festival at Conservation Garden Park.***
	NEW! Cultural Arts Society of West Jordan: ***Annual Fundraiser and Artistic Showcase****, featuring performance by TBD*

October 2026	West Jordan Symphony: *Auditions for Handel's Messiah*
	Sky Island Quartet: *Fall Concert (Title TBD)*
	Sugar Factory Playhouse: *Auditions for The Man Who Came to Dinner*
	Jazz Band: *Fall Concert*
	West Jordan Symphony: *Fall Concert,* ***inclusive of Visual Arts Easel Art Displays in Community & Arts Center Lobby***
November 2026	West Jordan Youth Theatre: *Matilda*
	Literary Arts Society of West Jordan: ***Utah Reader's Fest 2026***
December 2026	Sugar Factory Playhouse: *The Man Who Came to Dinner*
	Cultural Arts Society of West Jordan Holiday Concert: *Concert Title TBD,* Featuring: West Jordan Symphony, Mountain West Chorale, West Jordan Community Band, West Jordan Winds and West Jordan Jazz Band, Sky Island Quartet
	West Jordan Symphony with Mountain West Chorale: *32nd Annual Handel's Messiah Community Sing-along*
	West Jordan Symphony: *Solo & Ensemble Showcase Auditions*
January 2027	***NEW!*** **Visual Arts Society of West Jordan's** ***EXPLORING ART: Studio Series (3-Week Intensive) class.***
	West Jordan Youth Theatre: *Auditions TBD*
	Sugar Factory Playhouse: *Auditions TBD*
February 2027	West Jordan Symphony: *Solo & Ensemble Showcase,* ***inclusive of Visual Arts Easel Art Displays in Community & Arts Center Lobby***
	West Jordan Jazz Band: *Valentine's Concert and Dance*
	West Jordan Community Band and West Jordan Winds: *Mid-Winter Concert*

March 2027	Sugar Factory Playhouse: *TBD*
	Sugar Factory Playhouse: *Auditions TBD*
April 2027	**Art in the Park 2027**
	West Jordan Youth Theatre: *TBD*
	West Jordan Community Band and West Jordan Winds: *Spring Concert*
	West Jordan Jazz Band: *Spring Concert*
May 2027	West Jordan Symphony Masterworks Performance: *Title TBD, inclusive of Visual Arts Easel Art Displays in Community & Arts Center Lobby*
	West Jordan Youth Theatre: *Auditions TBD*
	Sky Island Quartet: *Spring Concert (Title TBD)*
June 2027	Sugar Factory Playhouse: *TBD*

There's always room for more!

What new cultural arts programming do you want to see this year?

Questions?

WEST JORDAN CITY ARTS GRANT APPLICATION

Fiscal Year
July 2026–June 2027

A) Schedule of Events Fiscal Year 2026–2027

Please See Page 7

B) Attach a copy of the organization's most recent Salt Lake County ZAP Application.

CASWJ - ZAP Application 2025.pdf

ZAP 2026 Application opens on April 1, 2026.

C) Amount requested:

$ 85,000

D) July 2026–June 2027 Budget

	Revenue	Amount
1)	Program service revenue (admission, enrollment, etc) [E]	$ 105,465
2)	Other earned income (concessions, merchandise, etc) [E]	$ 15,700
3)	West Jordan Arts Grant	$ 85,000
4)	SL County ZAP Grant	$ 21,000
	Utah Division of Arts and Museums	$ 2,500
5)	Private contributions	$ 33,785
6)	Other public contributions (federal, state, local)	$ 2,000
7)	Other revenue	$2,300
8)	**Total**	**$ 267,750**

	Expenses	Amount
10)	Salaries and benefits	$ 26,980
11)	Independent contractor fees	$ 23,650
12)	Program expenses	$ 56,640
13)	Royalties/licensing fees	$ 32,340
14)	General administrative/office	$ 9,635
15)	Travel and housing	$ 500

16) Marketing and public relations	$ 22,255
17) Development/fundraising	$ 400
18) Facilities	$ 45,700
Community & Arts Center Venue Fees	$ 26,400
19) Accounting and legal	$ 10,200
20) Liability Insurance	$ 3,550
21) Other expenses	
Concessions	$ 7,000
Storage	$ 9,500
22) **Total**	**$ 267,750**

E) Budget Narrative and Fiscal Year 2026–2027 Budget Overview

For the July 2026–June 2027 fiscal year, the Cultural Arts Society of West Jordan projects a balanced operating budget of **$267,750**. This budget reflects disciplined financial planning, expanded earned revenue strategies, strengthened financial oversight, and continued responsible stewardship of municipal funding.

The organization anticipates meaningful earned revenue growth driven by program restructuring, expanded production volume, and increased capacity utilization at the Community & Arts Center. Personnel investments and facility costs increase strategically to support sustainable long-term growth and expanded community impact.

The FY 2026–27 budget reflects stabilization following a period of structural transition and represents a disciplined, growth-oriented operating plan aligned with prior Board direction.

1) **Projected Revenue Analysis**

Program Service Revenue

Total earned income is projected at **$123,465**, representing significant growth compared to the prior fiscal cycle. This increase is primarily attributable to:

- **West Jordan Youth Theatre Fee Restructuring**

  Youth Theatre participation fees were realigned with regional community theatre standards while remaining among the lowest in the area. The adjustment was thoroughly researched and supported by participating families. To preserve accessibility, CASWJ is actively pursuing a Youth Sponsorship Program to offset costs for low-income families and ensure continued equitable access for West Jordan residents.

- **Addition of a Third Youth Theatre Production**

  A new junior production expands program capacity and is projected to feature one of the largest youth casts in program history. Increased utilization includes auditions, rehearsals, workshops, and performances, improving both revenue potential and participant experience.

- **Symphony Ticketing Model**

  West Jordan Symphony implemented a $5 ticket model to reduce no-shows associated with fully complimentary reservations. This approach has improved attendance reliability while maintaining accessibility through the Musicians in Harmony initiative, which provides complimentary tickets to

patrons in need. The program has supported nearly 100 patrons across three sold-out performances at the Canyon View Credit Union Community & Arts Center.

- **West Jordan Jazz Band Ticketing Expansion**

  The Jazz Band intends to mirror the Symphony's structured ticketing approach at the Arts Center, honoring the legacy of Dellane Jessop while strengthening program sustainability.

- **Art in the Park Expansion**

  Art in the Park has recruited 50 artists for the upcoming festival, representing nearly a 50 percent increase from prior years and generating expanded booth fee revenue and attendance growth.

- **West Jordan Winds Addition**

  The addition of West Jordan Winds to Community Band programming increases participation by approximately 40 musicians, resulting in roughly 150 band participants overall. This expansion is expected to strengthen patron attendance, resulting in greater donor engagement.

3)

Grants and Public Support

City support remains stable at **$85,000**, consistent with the prior fiscal year. While we anticipate growth across earned and private revenue streams, this request prioritizes operational stability during a period of expanded impact initiatives. Some initiatives are designed to strengthen long-term community engagement and accessibility and may not yield immediate financial return. Our projections are ambitious yet grounded in careful planning, ensuring that program expansion and direct service to West Jordan residents remain the primary focus rather than short-term revenue maximization.

Additional public and private grant growth is anticipated through the engagement of a grant-writing consultant tasked with increasing application volume and expanding funding opportunities. Projections remain conservative pending award confirmations.

5)

Private Contributions

Private support is projected at **$33,785**, reflecting strengthened fundraising infrastructure and expanded donor engagement.

Growth is driven by:

- Continued implementation of Zeffy for no-fee donation processing
- Expanded recurring donation options
- Increased sponsorship engagement
- Additional patron engagement resulting from program growth
- Collaborative donor cultivation across music ensembles

The streamlined digital giving infrastructure lowers transactional costs and improves accessibility for both one-time and recurring donors.

10)

Projected Expense Analysis

- **Personnel Expenses**

  Personnel expenses are projected at **$40,180**, reflecting formalization and stabilization of leadership infrastructure rather than expansion beyond operational need.

  Key drivers include:

  - Formalization of the Executive Director role as a full-time position
  - Expanded marketing leadership responsibilities

- Associated payroll tax adjustments
- Technical staff stipends at the Community & Arts Center

These investments directly support increased program volume, improved marketing visibility, outreach partnerships, and enhanced community engagement.

Outreach initiatives include:

- Educational partnerships with Sky Island Quartet and West Jordan Symphony in West Jordan schools
- Early-morning music education classes already conducted at West Jordan High School and Middle School
- Planned dance and audition workshops by Youth Theatre and Sugar Factory Playhouse

12)

Production and Program Expenses

Production and program costs are projected at **$48,440** and reflect:

- Addition of a third theatrical production
- Increased licensing costs
- Expanded costume and set investment
- Improved costume inventory management and storage organization
- Enhanced stage utilization at the Arts Center
- Reduction of cost burdens on participating families

Increased concession and merchandise costs are now formally included in reporting to reflect projected attendance growth and revenue activity.

16)

Marketing Investments

Marketing expenses increase to **$13,855** and support:

- 10 percent projected theatre capacity utilization increase
- Expanded digital advertising
- Improved print and on-site promotional materials
- Increased volunteer support across programs

This investment aligns with documented subscriber growth, including:

- **158 percent** increase in social media and email subscribers in FY 2024–2025
- **71 percent** increase in Calendar Year 2025

18)

Facility Costs

Facility expenses remain elevated due to:

- CASWJ Corner rent and utilities
- Community & Arts Center venue usage
- Increased production scheduling

These costs reflect strategic activation of City-supported facilities and improved capacity utilization across programs.

Financial Management & Accountability Infrastructure

FY 2026–27 reflects a strategic restructuring of CASWJ's financial management sector.

Improvements include:

- Engagement of an internal Finance Manager
- Improved reporting transparency to artistic organizations
- Consistent bookkeeping practices
- Increased financial visibility across programs
- Strengthened budget oversight and accountability

This structure enables:

- More strategic financial forecasting
- Improved cost controls
- Increased readiness for audit
- Greater discipline in program-level financial performance

The financial management framework strengthens fiduciary responsibility and enhances public confidence in municipal fund stewardship.

Community Impact & Volunteer Infrastructure

CASWJ is implementing a comprehensive Participant Program Enrollment system to improve data integrity, reporting accuracy, and volunteer coordination.

The enrollment system:

- Captures demographic and residency data
- Identifies participant roles
- Supports safety and compliance protocols
- Improves aggregate impact reporting

35% of program participants are West Jordan residents.

Volunteer engagement will now be tracked centrally through Clockify, strengthening reporting accuracy and demonstrating measurable community investment of time and service hours.

This infrastructure supports:

- Development of volunteer coordinators
- Increased event staffing
- Expanded outreach capacity
- Stronger community ownership of arts programming

Stewardship of City Funds

The City of West Jordan's continued $85,000 investment provides essential operational stability while CASWJ increases earned revenue, expands programming capacity, and strengthens financial oversight. City funding provides the foundation that allows the programs residents already rely on to continue without interruption.

Municipal support enables:

- Activation of City facilities
- Expanded youth programming
- Increased arts education outreach
- Diversified revenue generation
- Structured financial governance
- Measurable community impact growth

The FY 2026–27 budget demonstrates responsible fiscal planning, conservative projections, and disciplined stewardship of public resources while positioning CASWJ for sustainable long-term growth.

Schedule of Events Fiscal Year 2026–2027

Month	Title and Description
Weekly/Monthly Recurring Events	West Jordan Jazz Band: Tuesdays 6:30-8:30pm
	West Jordan Community Band: Thursdays 5:30-7:00pm
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June 2027	Sugar Factory Playhouse: *TBD*

WEST JORDAN CITY ARTS GRANT ANNUAL REPORT

Fiscal Year
July 2024–June 2025

A) Schedule of Events Fiscal Year 2024–2025

Please See Page 8

FINANCIAL REPORT (excludes all in-kind values)

B) July 2024–June 2025

Revenue	Budget	Actual	Difference
1) Program service revenue (admission, enrollment, etc)	$ 53,000.00	$ 63,688.39	$ 10,688.39
2) Other earned income (concessions, merchandise, etc)	$ 6,500.00	$ 9,180.48	$ 2,680.48
3) West Jordan Arts Grant	$ 75,000.00	$ 75,000.00	$ -
4) SL County ZAP Grant	$ 15,000.00	$ 45,382.00	$ 30,382.00
Utah Division of Arts and Museums	$ 2,000.00	$ 2,680.00	$ 680.00
5) Private contributions	$ 7,500.00	$ 15,847.25	$ 8,347.25
6) Other public contributions (federal, state, local)	$ -	$ -	$ -
7) Other revenue	$ 17,884.00	$44,105.00	$ 26,221.00
8) **Total**	**$ 176,884.00**	**$ 255,883.12**	**$ 78,999.12**

Expenses	Budget	Actual	Difference
10) Salaries and benefits	$ 17,600.00	$ 19,153.13	$ (1,553.13)
11) Independent contractor fees	$ 11,170.00	$ 7,833.00	$ 3,337.00
12) Program expenses	$ 32,734.00	$ 19,483.89	$ 13,250.11
13) Royalties/licensing fees	$ 21,050.00	$ 11,600.53	$ 9,449.47
14) General administrative/office	$ 750.00	$ 6,085.03	$ (5,335.03)
15) Travel and housing	$ -	$ 239.62	$ (239.62)
16) Marketing and public relations	$ 9,125.00	$ 8,831.24	$ 293.76
17) Development/fundraising	$ 7,300.00	$ 6,357.93	$ 942.07
18) Facilities	$ 62,050.00	$ 53,102.16	$ 8,947.84
19) Accounting and legal	$ 10,500.00	$ 8,449.99	$ 2,050.01

20) Liability Insurance	$ 2,075.00	$ 2,975.36	$ (445.36)
21) Other expenses	$ 2,530.00		$ -
Concessions		$ 4,175.30	$ 4,175.30
Storage		$8150.55	$(2,350.55)
22) **Total**	**$ 176,884.00**	**$ 156,437.73**	**$26,246.27**

C) Provide explanation for significant differences between budget and actual financial activity.

During the July 2024–June 2025 fiscal year, the Cultural Arts Society of West Jordan demonstrated strengthened financial discipline, diversified revenue generation, and strategic execution of its adopted fundraising plan. Total revenue reached $255,883.12 compared to the budgeted $176,884.00, exceeding projections by $78,999.12. Total expenditures were contained at $156,437.73, coming in $26,246.27 under budget. The fiscal year closed with a positive operating margin of $99,445.39.

This performance reflects responsible stewardship of public funds, strengthened internal systems, and successful implementation of the revenue diversification strategies outlined in prior applications.

Revenue Analysis

- **Program Service Revenue**

  Program service revenue totaled $63,688.39, exceeding projections by $10,688.39. Increased ticket sales and enrollment activity were driven by strengthened marketing infrastructure, enhanced public engagement, and heightened community interest surrounding programming at the Community & Arts Center. Coordinated CASWJ-wide marketing efforts improved visibility across theatre, symphonic, and literary arts programming, resulting in measurable attendance growth.

- **Other Earned Income**

  Other earned income totaled $9,180.48, exceeding projections by $2,680.48. This increase reflects higher concessions and merchandise activity consistent with stronger audience turnout.

- **SL County ZAP Grant**

  The SL County ZAP award totaled $45,382, significantly exceeding the projected $15,000. This variance was not the result of increased annual funding but rather the receipt of back payments from a previously awarded three-year staff grant for which required annual reports had not been submitted in prior years.

  During this fiscal period, CASWJ received approximately $28,000 in prior-year payments in addition to the current-year allocation. This represents a one-time reconciliation and is not expected to recur.

  Based on current guidance, the anticipated ongoing annual ZAP award is projected to stabilize between $17,000 and $22,000, with a working expectation of approximately $21,000 until completion of a formal audit and potential increase in funding request.

- **Private Contributions**

  Private contributions totaled $15,847.25, far exceeding the projected $7,500. Growth in private support reflects expanded community visibility, improved digital fundraising infrastructure, and strengthened donor cultivation.

  The implementation of the Zeffy donation and ticketing platform improved ease of giving and supported recurring contributions. West Jordan Symphony recorded $1,300 in performance-based donations during

a single season, compared to $0 in prior seasons, demonstrating measurable improvement in donor participation.

Program groups strengthened business partnerships through program advertisement sales and sponsorship placements, diversifying revenue streams and deepening local investment in the arts.

- **Other Revenue**

  The budget projected $17,884 under “Other Revenue” as an intentional gap-closing strategy through innovative fundraising and event initiatives.

  Actual Other Revenue totaled $44,105.00, exceeding projections by $26,221.00. This variance reflects the successful execution of the Light the Room campaign and related fundraising initiatives. Rather than serving as a contingency measure, this revenue became a central strategic initiative that significantly strengthened organizational capacity and community investment.

  The Light the Room campaign enhanced public awareness, supported activation of the new performance facility, and positioned CASWJ as a leading arts partner within West Jordan. A fundraising effort of this scale is not anticipated in the upcoming fiscal year as we shift focus toward sustaining the momentum it created and cultivating long-term donor relationships.

Expense Analysis

- **Salaries and Benefits**

  Salaries totaled $19,153.13, modestly exceeding projections due to expanded staffing infrastructure necessary to support increased programming volume, marketing visibility, and administrative coordination.

- **Independent Contractor Fees**

  Contractor expenses were contained at $7,833.00, remaining $3,337.00 under budget through efficient scheduling and volunteer support structures.

- **Program Expenses and Royalties**

  Program expenses and royalties remained well below projections due to careful production planning and disciplined cost controls.

- **General Administrative / Office**

  General administrative expenses exceeded projections due to intentional investment in infrastructure improvements, including payroll systems, administrative software, website upgrades, and streamlined processes. These investments strengthened reporting transparency and operational efficiency.

- **Accounting and Legal**

  Accounting and legal costs totaled $8,449.99, exceeding projections due to increased rates from the nonprofit accounting firm. In response, CASWJ has restructured its finance operations and implemented an internal Finance Manager model to reduce long-term costs and improve oversight and financial visibility.

- **Facilities**

  Facilities expenditures totaled $53,102.16, remaining $8,947.84 under budget. The budget conservatively anticipated rental expenses associated with activating productions in the Community & Arts Center during the fiscal year. While productions were launched successfully, final timing and coordination allowed costs to remain below projected levels, as reservations commenced only after the end of the fiscal year.

- **Concessions and Storage**

Concessions expenses totaled $4,175.30 and were proportional to earned income activity. Storage expenses totaled $815.05, remaining below projected levels as improved facility access reduced reliance on external storage solutions.

Stewardship of City Funds

The City of West Jordan's $75,000 investment provided foundational operational stability during a period of growth and facility transition. City support strengthened credibility with additional grantors, encouraged private philanthropic participation, and enabled CASWJ to implement its revenue diversification strategy as planned.

The fiscal year concluded with:

- Strengthened financial transparency
- Improved internal controls
- Diversified revenue streams
- Reduced structural financial risk
- A responsible operating surplus

The organization demonstrated disciplined management of public funds while expanding cultural programming, increasing participation, and strengthening community engagement across performing and literary arts initiatives.

WEST JORDAN CITY ARTS GRANT ANNUAL REPORT (continued)

D) Community Impact (Calendar Year 2025)

Community impact metrics are reported using the most recent calendar year in order to reflect the current status and measurable outcomes of programs as they stand today. While financial reporting follows the July 2024–June 2025 fiscal year, program growth and participation data are best captured on a calendar-year basis, as this reflects full production cycles and current engagement levels. Reporting in this manner provides a clearer picture of how fiscal year 2024–2025 City support directly contributed to program expansion, audience growth, and increased community participation leading into the 2025–2026 fiscal year.

Literary Arts Society of West Jordan

Participation

# of participants who live in West Jordan	27
# of participants who live in other communities	96
Total # of participants	123
% of participants who live in West Jordan	27%

Events/Performances

# of events during the calendar year	23
# of events attendees	1139

Sugar Factory Playhouse

Participation

# of participants who live in West Jordan	73
# of participants who live in other communities	49
Total # of participants	122
% of participants who live in West Jordan	60%

Events/Performances

# of performances during the calendar year	40
# of performance attendees	2234

Visual Arts Society of West Jordan

Participation

# of participants who live in West Jordan	63
# of participants who live in other communities	123
Total # of participants	186
% of participants who live in West Jordan	34%

Events/Performances

# of events during the calendar year	7
# of event attendees	8544

West Jordan Community Band

Participation

# of participants who live in West Jordan	56
# of participants who live in other communities	104
Total # of participants	160
% of participants who live in West Jordan	35%

Events/Performances

# of performances during the calendar year	5
# of performance attendees	2050

West Jordan Jazz Band

Participation

# of participants who live in West Jordan	5
# of participants who live in other communities	15
Total # of participants	20
% of participants who live in West Jordan	25%

Events/Performances

# of performances during the calendar year	5
# of performance attendees	1543

West Jordan Symphony

Participation

# of participants who live in West Jordan	30
# of participants who live in other communities	80
Total # of participants	110
% of participants who live in West Jordan	27%

Events/Performances

# of performances during the calendar year	6
# of performance attendees	1758

West Jordan Youth Theatre

Participation

# of participants who live in West Jordan	39
# of participants who live in other communities	87
Total # of participants	126
% of participants who live in West Jordan	31%

Events/Performances

# of performances during the calendar year	18
# of performance attendees	1833

Schedule of Events Fiscal Year 2024–2025

Month	Title and Description
Weekly/Monthly Recurring Events	West Jordan Jazz Band: Tuesday Evenings
	West Jordan Community Band: Thursday Evenings
	West Jordan Symphony: Saturday Mornings
	Sugar Factory Playhouse: Monday, Wednesday, Saturday evenings
	West Jordan Youth Theatre: Monday, Wednesday, Saturday Evenings
	Literary Arts Society of West Jordan: 1st and 3rd Thursday of every month
	Visual Arts Society of West Jordan: Daily displays at the City Hall Gallery - Featured 6 different artists.
	Visual Arts Society of West Jordan: Classes on 4th Thursday/Friday of every month
July 2024	Sugar Factory Playhouse: *The Drowsy Chaperone*
	West Jordan Community Band: *Patriotic Concert*
	Sugar Factory Playhouse: Auditions
August 2024	West Jordan Youth Theatre Auditions
September 2024	West Jordan Youth Theatre: *Descendants*
October 2024	West Jordan Community Band: *Fall Concert*
	West Jordan Symphony Auditions
	West Jordan Symphony Fall Concert: *Mystic Creatures*
November 2024	Visual Arts: *2 New Art Exhibits at City Hall*
December 2024	West Jordan Symphony with Mountain West Chorale: *30th Annual Handel's Messiah Community Sing-along*
	Cultural Arts Society of West Jordan Holiday Concert: *Merry and Bright* - Featuring: West Jordan Symphony, Mountain West Chorale, West Jordan Community Band and West Jordan Jazz Band
	Sugar Factory Playhouse: *A Christmas Carol*
January 2025	West Jordan Symphony Auditions
	West Jordan Youth Theatre Auditions
February 2025	West Jordan Jazz Band: *Jazz Night*
March 2025	Sugar Factory Playhouse: *Saving Grace*

	West Jordan Symphony: *Solo & Ensemble Showcase*
April 2025	Art in the Park 2025
	Sugar Factory Playhouse Auditions
	West Jordan Youth Theatre: *James and the Giant Peach*
	West Jordan Community Band: *Spring Concert*
	West Jordan Jazz Band: *Spring Concert*
May 2025	West Jordan Symphony Masterworks Performance: *Rivers & Reveries*
June 2025	EXPLORING ART with Michael Goodman: *Free Art Classes begin*

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 03/10/2026

Presenter: Chris McConnehey

Deadline of item :

Applicant: Chris McConnehey (Oaks Neighborhood)

Department Sponsor: Administration

Agenda Type: PUBLIC HEARINGS

Presentation Time: 8 Minutes *(Council may elect to provide more or less time)*

1. **AGENDA SUBJECT**
   Resolution No. 26-005 Requesting a Fee Waiver in the Amount of $300 for a Neighborhood Cleanup Day

2. **EXECUTIVE SUMMARY**
   Council is being asked to waive fees in the amount of $300.00 for four dumpsters for a neighborhood cleanup day. The Oaks Neighborhood is anticipating 100-150 individuals providing an average of one hour of service each in helping to clean up public spaces and yards. They are focusing on service to those who may have difficulty caring for their properties and prioritizing remediation of potential code enforcement violations.

3. **TIME SENSITIVITY / URGENCY**
   The fee waiver needs to be decided at this meeting as the event is prior to the next council meeting.

4. **FISCAL NOTE**

   The total requested fee waiver for this item is **$300.00**, covering four (4) dumpster rentals at the council-adopted subsidized rate of $75.00 per unit.

   Cost Breakdown

   - **Waived Rental Fees** - **$300.00** for 4 units @ $75.00/unit (Subsidized Rate)
   - **Operational Costs** - $810.80 Estimated hauling and tipping fees (at 20-ton capacity)
   - **Total City Impact** - $1,110.80 Combined waiver and internal operational costs

   Operational Analysis In accordance with the policy established in May 2020, the City subsidizes a portion of the waste management costs. While the applicant is requesting a waiver of the **$300.00** in rental fees, the City will also absorb approximately **$810.80** in hauling and tipping fees. This higher figure is provided for full fiscal transparency; however, only the $300.00 rental fee is officially categorized as a "waived fee" for budgetary tracking.

   Legal & Budgetary Compliance

   - **State Expenditure Limit:** Per State Law, total fee waivers are capped at 1% of the General Fund budget.

- **Current Capacity:** For the current fiscal year, this 1% threshold is approximately **$740,000**.
- **Budgetary Impact:** Including this request, the Council remains well below the statutory limit. Approval of this request will apply $300.00 toward the annual 1% cap.

5. STAFF ANALYSIS

Requesting four dumpsters for a neighborhood cleanup day with 100-150 volunteers helping clean up public spaces and yards. Focusing on service to those who may have difficulty caring for their properties, prioritizing remediation of potential code enforcement violations.

6. MAYOR RECOMMENDATION

N/A. Fee waivers are under the sole discretion of the city council.

7. COUNCIL STAFF ANALYSIS

Additional Information & Analysis

The City Council frequently receives community requests for fee waivers. Standardized rates for facility usage and dumpster rentals are established within the **Consolidated Fee Schedule**, typically reviewed and ratified during the annual budget process.

In a work session held on May 28, 2020, the Council decided to eliminate the "free" dumpster tier to better manage municipal resources. The following structure was implemented to balance community support with fiscal responsibility:

- **Initial Use:** Set at a subsidized rate of **$50** (later adjusted to **$75** to account for inflationary pressures), with the remaining balance covered by the general fund.
- **Subsequent Uses:** Billed at the cost recovery amount.

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. Refer the item back to Council Staff or Administrative Staff with the understanding that the event is scheduled prior to the next council meeting

9. ATTACHMENTS

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: Sunset Ridge 10th Ward

City: West Jordan State: UT Zip Code: 84081

If applicable, Non-Profit Entity Number: Not applicable:

Main Contact Name: Chris McConnehey Title:

Email Address: [redacted] Phone: [redacted]

Name of Event: Neighborhood Clean Up Day

Event Location: Oaks Neighborhood

Event Dates: 3/21/26 to 3/21/26 Estimated Attendance: 150

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.

Neighborhood clean up day with volunteers helping clean up public spaces and yards of

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.

Focusing on service to those who may have difficultly caring for their properties themselves,

prioritizing remediation of potential code enforcement violations (trash removal, tree limbs, etc.)

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

Requesting 4 dumpsters, locations to be determine after event is approved but at least one week prior. Anticipating 100-150 individuals providing an average of 1 hour of service each, the value of which more than offsets the cost of dumpsters, let alone avoidance of code enforce

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

Requesting this be considered as service en lieu of fees rather than a straight fee waiver.

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: *Chris McConnehey*

Name: Chris McConnehey

Date: 2/20/2026

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)

Fees Paid by Resident

Item	Fee	Each/Tons	Total	Notes
Dumpster	$75.00	4	$ 300.00	4 Dumpsters for Neighborhood Clean Up on 03/21/2026
TOTAL FEES			**$ 300.00**	

Cost to the City

Item	Fee	Each/Tons	Total	Notes
Tipping Fee ($26.00 Per Ton)	$26.00	20	$ 520.00	Each dumpster holds about 5 tons (5X4=20)
Hauling Fee per dumpster	$ 147.70	4	$ 590.80	
Total Cost			**$ 1,110.80**	

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, March 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. 26-13 a petition from Joe Colosimo/Catholic Diocese of Salt Lake City for a Development Agreement and Ordinance No. 26-16 amending the General Plan Future Land Use Map to Neighborhood Commercial and Rezone to SC-1 (Commercial) for parcel 26-02-304-019 and a portion of parcel 26-02-304-018 for a development located at 6205 West 9000 South, with Wagstaff Investments, LLC as an additional applicant
- Resolution No. 26-005 Requesting a Fee Waiver in the Amount of $300 for a Neighborhood Cleanup Day
- Ordinance No. 26-15 Amending West Jordan City Code 10-1-7 International Fire Code

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. 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 February 25, 2026
/s/ Cindy Quick
Council Office Clerk

REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Ray McCandless, Senior Planner

Applicant:

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

Meeting Date Requested : 03/10/2026

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Petition From Joe Colosimo/Catholic Diocese of Salt Lake City for a Development Located at 6205 West 9000 South with Wagstaff Investments, LLC as an Additional Applicant
   - Ordinance No. 26-13 a Development Agreement
   - Ordinance No. 26-16 Amending the General Plan Future Land Use Map to Neighborhood Commercial and Rezone to SC-1 (Commercial)

2. **EXECUTIVE SUMMARY**
   The property is currently zoned R-1-10, (Single-family residential 10,000 square foot minimum lots). The R-1-10 zoning allows this property to be developed as single-family residential with a minimum 10,000 square foot lot size.

   The Copperfield Subdivision is west of this property. The Duck Creek subdivision is to the north. Both are single-family residential subdivisions and are zoned R-1-10. The applicant presented this request to the City Council for discussion at the Committee of the Whole meeting on October 14, 2025.

   Council members had differing opinions about the request that are outlined in the Committee of the Whole meeting minutes; However, at the end of the discussion, none of the Council members were in support of the request moving forward.

   On October 30, 2025, at the recommendation of the City Council, a town hall meeting was held with neighboring residents with the applicant and some Councilmembers. After hearing concerns from the neighbors, the applicant opted to proceed with the request.

   Following the town hall meeting, the applicant provided a concept site plan showing two proposed retail buildings along with a new convenience store with a gas pump canopy and automated car wash. The convenience store has a drive through lane and window. The concept plan may change. If the property is rezoned, any future site plan will be reviewed by staff and Planning Commission to assure that land uses, site layout, landscaping, buffering requirements etc. meet all SC-1 zoning and other city requirements and standards.

   The rezone request came before the council on December 16, 2025 for potential adopting and was denied with a 3-4 vote.

   Council Chair Bedore requested a reconsideration per Council Rule 3.3 which was granted at the meeting on January 27, 2026. The council discussed a couple options to the request, primarily

changing the smaller parcels to residential providing a small buffer between the residential area and the proposed gas station. The applicant has been working since the January date to compete the MDA and make the changes requested.

Note: The intersection of New Bingham Highway and 9000 South will be completely reconfigured so that New Bingham Highway will connect with 9000 South at South Duck Ridge Way. 9000 South will become the major east-west through street. The concept plan shows the anticipated intersection and street alignments.

This item has returned for council action as directed by the council with a public hearing notice.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

There is no fiscal note to approving this land use

5. PLANNING COMMISSION RECOMMENDATION

On November 25, 2025, the Planning Commission in a 5 to 2 vote, made a positive recommendation to the City Council to approve the proposed Future Land Use Map amendment and rezoning as requested by the applicant.

6. STAFF ANALYSIS

This property is located at 9047 S Copper Dust Ln. at the intersection of 9000 South and New Bingham Highway. It is comprised of two parcels of land, a 1.05 ac. parcel and 2.68 ac. parcel for a total of 3.73 acres. The property has a triangular shape and is vacant. The applicant is requesting the rezoning and Future Land Use Map amendment to develop the property as neighborhood commercial sometime in the future.

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Additional Information & Analysis

The council staff have reviewed the process this development request that the council has provided input on and and believes it meets the requests of the council between the MDA and existing code.

The Development Agreement (DA) provides for the following the council discussed:

- Allows the zone to become SC-1 with the future alignment of New Bingham Highway per 13-2-2-(B) and (C)
- Developer agrees to comply with the city's Land Use regulation as it relates to Noise, Traffic, Lights and Hours of Operation and to mitigate these impacts as addressed by the Planning Commission.
    - Note: The council's role in this project is land use zoning and the developer and staff will adhere to the existing code.

The Developer also acknowledges and agrees to comply with the City's Land Use Regulations to mitigate these impacts. Some of the requirements of the City's Land Use Regulations may include those in City Code Sec. 13-5E-1C and:

i. A permanent fence or wall not less than six feet high (City Code Sec. 13-14-2);
ii. A 20-foot landscape setback buffer (City Code Sec. 13-13-8);
iii. Street trees, typically installed at a 2 ½ inch caliper (City Code Sec. 13-5l-7A5, etc.);
iv. A photometric plan with the site plan demonstrating that all lighting does not exceed one foot candle at the property line (City Code Sec. 13-12-6E); and
v. The Planning Commission may require car wash blowers/dryers to be oriented away from nearby residential areas, and/or certain hours of operation and other appropriate conditions, to mitigate any adverse noise impacts or other adverse impacts to said nearby areas, as part of a conditional use permit process (City Code Sec. 13-7E-1 et seq.).

Lastly, there was a discussion about building the homes prior to the commercial. State Law precludes that in 10-20-508(2)(d)(i)

9. POSSIBLE COUNCIL ACTION

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

1. Approve the Ordinance as written and proposed as the item meets the requirements of council from prior dialog.
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;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Ordinance No. 26-13
Attachments A and A1 – Development Agreement and Legal Description
Attachment A2 – Concept Plan
Ordinance No. 26-16
Attachment B – City Council Minutes
Attachment C1 – Vicinity Map
Attachment C2 – Future Land Use Map Existing
Attachment C3 – Future Land Use Map Proposed
Attachment C4 – Zoning Map
Attachment C5 – Letter to Neighbors

Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 26-13

AN ORDINANCE FOR APPROXIMATELY 2.693 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6205 WEST 9000 SOUTH, IDENTIFIED AS THE CATHOLIC CHURCH PROPERTY; AND

APPROVAL OF A DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE), GENERAL PLAN LAND USE MAP AMENDMENT, AND ANY OTHER CONDITIONS PRECEDENT

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a general plan land use map, also called a future land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for development agreements, and which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by **Catholic Diocese of Salt Lake City Real Estate Corporation,** a Utah nonprofit corporation (referred to as "**Applicant**", "**Property Owner**", or "**Applicant/Property Owner**"), for approximately 2.693 acres of real property, located at approximately 6205 West 9000 South and identified as **Assessor's Parcel Number 26-02-304-019** and a portion of **Parcel Number 26-02-304-018** (collectively referred to as the "**Property**" or "**Catholic Church Property**"), for, in part, a request for a Development Agreement, subject to a rezone, general plan land use map amendment, and any other conditions precedent ("**Application**", "**DA**", and "**Map Amendments**"); and

WHEREAS, on November 25, 2025, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the Map Amendments part of the Application, but since the DA will not approve or allow any use or development of land that that the City Code (and other land use regulations) would otherwise prohibit, and since the DA only requires the implementation of existing land use regulations as an administrative act, a formal recommendation regarding the DA part of the Application by the Planning Commission to the City Council was not required (pursuant to Utah Code Sections 10-20-502 and 10-9a-508); and

WHEREAS, a public hearing was held before the City Council regarding the Application on December 16, 2025, with an additional public hearing held on March 10, 2026, concerning the Catholic Church Property, including the DA; and

WHEREAS, the Applicant/Owner has agreed to and has executed the DA that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the DA and Map Amendments, and should all the conditions precedent in the DA be satisfied; and

WHEREAS, the City Council has reviewed and desires to approve the DA, subject to the conditions precedent therein; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the DA, subject to the City Council, in its sole legislative discretion, choosing to adopt the Map Amendments, and subject to all the conditions precedent in the DA being fulfilled.

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

Section 1. Approval of DA. The DA, with Exhibits (collectively attached in "Attachment A"), is approved and the Mayor is authorized to execute said DA. The approval of the DA is subject to the conditions precedent set forth in the DA, including but not limited to the City Council, in its sole legislative discretion, subsequently choosing to adopt, by Ordinance, the Map Amendments. The Applicant/Owner was required to sign and execute the DA before these Ordinances were presented to the City Council.

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.

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.

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

(*continued on the next page*)

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

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. 26-13.

_____ The Mayor vetoed Ordinance No. 26-13 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-13 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
City Recorder

(*continued on the next page*)

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)

Attachment A to
ORDINANCE NO. 26-13

AN ORDINANCE FOR APPROXIMATELY 2.693 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6205 WEST 9000 SOUTH, IDENTIFIED AS THE CATHOLIC CHURCH PROPERTY; AND

APPROVAL OF A DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE), GENERAL PLAN LAND USE MAP AMENDMENT, AND ANY OTHER CONDITIONS PRECEDENT

DEVELOPMENT AGREEMENT
(Including Attachments A-1 and A-2)
For the Catholic Church Property
(See the following pages)

Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 26-16
(previously numbered 25-62)

AN ORDINANCE FOR APPROXIMATELY 2.693 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6205 WEST 9000 SOUTH, IDENTIFIED AS THE CATHOLIC CHURCH PROPERTY;

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE CATHOLIC CHURCH PROPERTY; AND

AMENDING THE ZONING MAP FOR THE CATHOLIC CHURCH PROPERTY

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by **Catholic Diocese of Salt Lake City Real Estate Corporation,** a Utah nonprofit corporation (referred to as "**Applicant**", "**Property Owner**", or "**Applicant**/**Property Owner**"), for approximately 2.693 acres of real property, located at approximately 6205 West 9000 South and identified as **Assessor's Parcel Number 26-02-304-019** and a portion of **Parcel Number 26-02-304-018** (collectively referred to as the "**Property**" or "**Catholic Church Property**"), for, in part, a ***General Plan Land Use Map Amendment*** from a Low Density Residential designation to a Neighborhood Commercial designation, and a ***Rezone*** from an R-1-10D (ZC) Zone (Single-family Residential 10,000 square foot lots, with zoning conditions Zone) to an SC-1 Zone (Neighborhood Shopping Center Zone) (collectively "**Application**" and "**Map Amendments**"); and

WHEREAS, on November 25, 2025, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**" or ("**Council**") concerning the Map Amendments, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on December 16, 2025, and an additional public hearing was held before the Council on March 10, 2026, concerning the Map Amendments; and

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

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest

of the public health, safety, and welfare of the residents of the City to approve the Map Amendments.

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

Section 1. Map Amendments. For the Property, the ***Map Amendments are approved***, with a ***General Plan Land Use Map Amendment*** from a Low Density Residential designation to a Neighborhood Commercial designation, and a ***Rezone*** from an R-1-10D (ZC) Zone (Single-family Residential 10,000 square foot lots, with zoning conditions Zone) to an SC-1 Zone (Neighborhood Shopping Center Zone), as per the legal description in "Attachment A", which is attached hereto.

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.

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.

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	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

(*continued on the next page*)

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. 26-16.

_____ The Mayor vetoed Ordinance No. 26-16 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-16 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)

Attachment A to
ORDINANCE NO. 26-16
(previously numbered 25-62)

AN ORDINANCE FOR APPROXIMATELY 2.693 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6205 WEST 9000 SOUTH, IDENTIFIED AS THE CATHOLIC CHURCH PROPERTY;

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE CATHOLIC CHURCH PROPERTY; AND

AMENDING THE ZONING MAP FOR THE CATHOLIC CHURCH PROPERTY

All of **Parcel Number 26-02-304-019** and a portion of **Parcel Number 26-02-304-018**

LEGAL DESCRIPTION
PREPARED FOR CATHOLIC CHURCH PROPERTY:

All of Lot 35 of Duck Creek Subdivision Phase 1 recorded June 21, 2007 as Entry No. 10140446 in Book 2007P at Page 249 of Official Records and a portion of Lot 152 of Copperfield Subdivision Phase 1 Final Plat recorded April 26, 2005 as Entry No. 9358906 in Book 2005P at Page 118 of Official Records. Said parcel of land situate in the Southwest Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of 9000 South Street, said point being the Northwest corner of said Lot 35 of Duck Creek Subdivision Phase 1, said point also being South 89°43’46” East 1112.95 feet and South 63.00 feet from the West Quarter Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

Thence along the boundary line of said Lot 35 the following two courses:
(1) South 89°43'45" East 604.73 feet;
(2) South 58°16'00" West 791.82 feet;
thence North 26°12'31" East 155.30 feet to the westerly boundary line of said Lot 35;
thence North 00°01'48" East 280.00 feet along said boundary line to the point of beginning.
Contains 117,293 square feet or 2.693 acres

Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes, Do Not Write Above This Line

DEVELOPMENT AGREEMENT
For the "Catholic Church Property"

The City of West Jordan, a Utah municipal corporation (the "**City**") and **Catholic Diocese of Salt Lake City Real Estate Corporation,** a Utah nonprofit corporation ("**Developer**"), enter into this Development Agreement (this "**Agreement**" or "**DA**") as of the date Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, and agree as set forth below, in accordance with Utah Code Section 10-21-508. The City and Developer are jointly referred to as the "**Parties**". Each party may be referred to as a "**Party**". Developer is the current "Property Owner" of the "Property" (or "Catholic Church Property", see definition in Recital 1 below).

RECITALS

1. Developer owns approximately 2.693 acres of certain real property, located at or near 6205 West 9000 South, and identified as **Assessor's Parcel Number 26-02-304-019** and a portion of **Parcel Number 26-02-304-018** (the "**Property**" or "**Catholic Church Property**"). See the Legal Description of the Property attached as **Attachment A-1** and the Concept Plan (showing the location of the Property) attached as **Attachment A-2.** The development identified in this Agreement, together with the Attachments, is referred to herein as the **"Project"** or the **"Development"**. After the approval of this Agreement, Developer shall develop and construct the Development consistent with this Agreement.

2. The Application for the Project was for this Agreement and, in part, for a ***General Plan Future Land Use Map Amendment*** from a Low Density Residential designation to a Neighborhood Commercial designation, and a ***Rezone*** from an R-1-10D (ZC) Zone (Single-family Residential 10,000 square foot lots, with zoning conditions Zone) to an SC-1 Zone (Neighborhood Shopping Center Zone) (collectively "**Application**" and "**Map Amendments**"). Therefore, the term "Map Amendments" refers to both the ***General Plan Future Land Use Map Amendment*** and the ***Rezone.***

3. West Jordan City Code Subsection 13-2-2(C) (Interpretation of Zoning Boundaries) states that "Zone boundaries indicated as approximately following the edge or centerline, as the case may be, of a street, . . . highway or other public way . . . that was in existence when the boundary was established, shall be interpreted as following such edge or centerline." Therefore, the parties understand that if the conditions precedent in Section B have all been satisfied, including, but not limited to, the Rezone of the Property identified in Recital 2 above, and if New Bingham Highway is reconfigured to include additional property adjacent to the Project on the north side of a newly reconfigured New Bingham Highway, as depicted in

Attachment A-2, and if such property is purchased by Developer, at Developer's sole risk, effort, and expense, and included into the Project, then such property shall automatically be part of the same SC-1 Zone as the remainder of the Project, without further action being required by the City.

4. Developer has sufficient resources to develop the Project in its entirety.

5. This approximately 2.693-acre Development is a commercial development.

6. The Property will be developed in accordance with the development plan(s), subdivision plat(s), and/or site plan(s) approved by the City, the City Code, and as further refined by this Agreement.

7. The following Attachments are attached hereto and incorporated herein by reference:
Attachment A-1 – Legal Description of the Property; and
Attachment A-2 – Concept Plan.

8. The Parties acknowledge that the development and improvement of the Property pursuant to this Agreement will add value for Developer and will provide certainty useful to all Parties in ongoing and future dealings and relations among the Parties.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The Recitals and Attachments are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City's Land Use Regulations. In consideration for the benefits allowed by the Map Amendments and this Agreement, Developer agrees to the remaining terms of this Agreement.

B. Condition(s) Precedent. As a condition precedent to the obligations of the Parties:

1. Approval of this Agreement. The rights and authority of Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council of West Jordan ("**City Council**" or "**Council**"), in its sole legislative discretion, approves, by Ordinance, this Agreement.

2. Approval of Map Amendments. The rights and authority of Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves, by Ordinance, the Map Amendments.

C. Governing Regulations; and Conflicting Provisions. The Property, if developed, shall be developed in accordance and consistent with the "**Governing Regulations**", in the following hierarchy of levels of documents: (i) first (highest level), the provisions of this Agreement and the Map Amendments, and (ii) second, the requirements of the City's Land Use Regulations. Any conflicting provisions shall be resolved in favor of the higher level of document.

D. Development Obligations.

1. Development Plans, Subdivision Plats, Site Plans, and Conditional Use Permits. In addition to Developer complying with the provisions of the Governing Regulations, development of the Property by Developer shall be in accordance with any City-approved development plans, subdivision plats, site plans, conditional use permits, this Agreement, and the Map Amendments. The approval of development plans, subdivision plats, site plans, and conditional use permits shall not be unreasonably withheld, conditioned, or delayed by the City. After the approval of the Agreement and the Map Amendments by the City Council, if the City denies any development application, the City shall provide a written determination advising Developer of the reasons for the denial, including specifying the reasons the City believes that such application is not consistent with this Agreement, the Map Amendments, and the Governing Regulations.

2. Potential Impacts to Nearby Landowners. Developer acknowledges that this Development may impact nearby landowners in one or more of the following ways:

a. Noise;
b. Lights;
c. Traffic;
d. Hours of operation; etc.

Developer also acknowledges and agrees to comply with the City's Land Use Regulations to mitigate these impacts, including, but not limited to, as addressed by the Planning Commission and City Staff during subdivision plat, site plan, conditional use permit, and other required processes. Some of the requirements of the City's Land Use Regulations may include those in City Code Sec. 13-5E-1C and:

i. A permanent fence or wall not less than six feet high (City Code Sec. 13-14-2);
ii. A 20-foot landscape setback buffer (City Code Sec. 13-13-8);
iii. Street trees, typically installed at a 2 ½ inch caliper (City Code Sec. 13-5I-7A5, etc.);
iv. A photometric plan with the site plan demonstrating that all lighting does not exceed one foot candle at the property line (City Code Sec. 13-12-6E); and
v. The Planning Commission may require car wash blowers/dryers to be oriented away from nearby residential areas, and/or certain hours of operation and other appropriate conditions, to mitigate any adverse noise impacts or other adverse impacts to said nearby areas, as part of a conditional use permit process (City Code Sec. 13-7E-1 *et seq.*).

3. Access Point for the Development on New Bingham Highway; Jurisdictional Transfers with UDOT; and Right-of-Way Dedication. Developer acknowledges and agrees that the traffic access point at or near the southwest corner of the Development on New Bingham Highway shall line up with Prosperity Road to form a "four-way intersection". The reason for this access requirement is to comply with all existing traffic regulations of the City and UDOT, including proximity and offset intersection requirements. **Attachment A-2**, the Concept Plan, identifies that the additional triangular-shaped property added into the Project area will facilitate this result and is an essential component of this Project. Developer also acknowledges that New Bingham Highway is currently a UDOT owned and controlled highway, and not a City owned and controlled highway; therefore, Developer will be required to obtain an access permit from UDOT for this traffic access point. Developer further acknowledges that UDOT, in its sole discretion,

timing, and ability to fund, may initiate a jurisdictional transfer of New Bingham Highway from UDOT ownership and control to City ownership and control in return for a jurisdictional transfer of 9000 South Street from City ownership and control to UDOT ownership and control. Additionally, Developer acknowledges that real property right-of-way for turn lanes, intersection expansion, road realignment, etc., may be required to be dedicated, subject to appropriate compensation to Developer. Temporary construction easements will also be required. The City is not legally able to control any results or specific timing, but the City agrees to make reasonable efforts to facilitate these processes. Future roadway design and construction of improvements in this location are subject to available state (UDOT and Transportation Interim Committee) and City funding, with City funding being subject to future approval by the City Council, in its sole legislative discretion. The Parties understand that the City has no control over (or ability to make any guarantees regarding) state government funding or timing.

4. Non-Interference with Developer's Business Decisions. Developer acknowledges and understands that the City will not inappropriately interfere in any business decision by the Developer that otherwise complies with all applicable statutes and municipal ordinances [Utah Code Section 10-21-508(2)(d)(i)].

5. City (and Non-City) Utility Infrastructure. Developer acknowledges and agrees that the City currently has certain utility infrastructure available for the Project and agrees to be bound by this current availability. To facilitate development beyond the City's current infrastructure or public utilities capacity, if necessary, (i) Developer may negotiate with the City to complete the construction of this infrastructure or public utilities and be reimbursed by the City, or (ii) Developer and the City may confer on other options of providing infrastructure or public utilities for the remainder of the Project and formalize such options as an amendment to this Agreement or other written agreement between the Parties. If the Developer and the City agree upon an option that includes updates to one or more of the City's Master Plans, Capital Facilities Plans, or Impact Fees Analyses, Developer shall pay for the actual out-of-pocket costs of the updates, as required by the City's Consolidated Fee Schedule. Developer may request that the City use reimbursement agreements with regards to offsite infrastructure, if necessary. Developer understands that there is a 20 inch transmission waterline, fiber optic utilities, and other City and non-City infrastructure on the Property and that Developer will be responsible to either "design around" or to obtain and pay for, at its own expense, necessary approvals to relocate said infrastructure. The inclusion of **Attachment A-2** in this Agreement does not guarantee the exact approved location of any proposed buildings, structures, equipment, etc.

E. Development Rights; and Reserved Legislative Powers.

1. Development Rights. After the Conditions Precedent in Section B have all been satisfied, Developer shall have the vested right to develop and construct the Project in accordance with the terms and conditions of this Agreement, the Map Amendments, and the existing City Code and Land Use Regulations, by developing and constructing this Project consistent with the Concept Plan in **Attachment A-2**, or otherwise consistent with the terms and conditions of this Agreement, the Map Amendments, and the existing City Code and Land Use Regulations.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set

forth herein are intended to reserve to the City all police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights described in Section E.1 based on a good faith application of the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah.

F. Term of this Agreement; Agreement Runs With the Land. Subject to Section B above, the obligations of the Parties under this Agreement shall take effect as of the date of Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, shall run with the land, and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised. Subject to Developer's extension right set forth below, this Agreement shall not extend beyond a period of ten (10) years from its date of recordation in the office of the Salt Lake County Recorder. So long as Developer is not in default under this Agreement, Developer shall have the right, upon written notice to the City prior to the expiration of the initial ten (10) year term, to extend the term for an additional five (5) years. If Developer has not commenced development of a portion of the Property consistent with this Agreement prior to its termination, the undeveloped portion of the Property may not be developed until one of the following occurs: (i) a new written agreement has been negotiated and executed by the Parties or successors in interest, governing development of the Property; or (ii) Developer or its successor in interest applies to the City for zoning and the City Council, in its sole legislative discretion approves either the requested or different zoning.

1. Agreement Runs with the Land. This Agreement shall be recorded against the Project. The agreements, benefits, burdens, rights, and responsibilities contained herein, including all vested rights and obligations of Developer, shall be deemed to run with the land and shall be binding on and shall inure to the benefit of the successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. This Agreement, and the Development Application, shall also apply to the Property Owner and to any other current owners of real property, if any, in the Project, and their assigns, who are bound to all the terms of this Agreement. Nothing in this Agreement shall apply to residents or property owners who purchase developed lots or units within the Project.

G. General Provisions.

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the addresses noted below or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City:	ATTN: City Recorder **City of West Jordan** 8000 South Redwood Road West Jordan City, UT 84088	If to Developer: ATTN: John Evans, Registered Agent **Catholic Diocese of Salt Lake City** **Real Estate Corporation** 27 C Street, Salt Lake City, UT 84103

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce any other provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

5. Authority. The Parties represent to one another that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. The Parties warrant to one another that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the Parties on whose behalf each individual is signing. If any party to this Agreement is a trust, before signature of this Agreement, all trustees of any trust who are acting on behalf of the trust as a party to this Agreement or subsequent agreements must produce proof to the City's satisfaction that the signatory signing this Agreement is indeed the legally authorized trustee of the trust. Developer represents to the City that by entering into this Agreement, and Property Owner's execution of the consent, all persons and entities having a legal or equitable interest in the Property necessary to subject the Property to the terms of this Agreement as of the Effective Date are parties hereto.

6. Entire Agreement. This Agreement, including Attachments to this Agreement and all other documents referred to in this Agreement, contains the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties to this Agreement. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office. Moreover, any amendment to this Agreement not recorded in the Salt Lake County Recorder's Office shall be void *ab initio*.

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The Parties agree that the venue for any action commenced in connection

with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Default.

a. If Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by a third party, then the City shall also provide a courtesy copy of the notice to Developer. The Notice of Default shall:

(1) Specify the claimed event of default by identifying with particularity specific provisions of this Agreement, and any applicable law, rule, or regulation that the Party is claimed to be in default;

(2) Identify why the default is claimed to be material; and

(3) If a party chooses, in its discretion, propose a method and time for curing the default which shall be of no less than sixty (60) days duration.

b. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

11. Remedies. If, after meeting and conferring, the Parties are not able to resolve an alleged default, then, following the expiration of applicable cure periods, the Parties shall have their rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination.

12. [Reserved].

13. Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by written agreement of the Parties for good cause shown, so long as the defaulting party is pursuing a cure with reasonable diligence.

14. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

15. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all generally applicable moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of Developer or its successors.

16. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs, including on any appeal.

17. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns.

18. No Third-Party Rights. The obligations of the signatories of this Agreement and the City, set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

19. Assignment and Transfer. Developer may assign and transfer its interest in this Agreement with prior written notice to the City, as follows: If the Conditions Precedent in Section B have all been satisfied, as determined by the Zoning Administrator, and if Developer, who is the current Property Owner, desires to sell the Property to a third party, and if that third party desires to assume the full responsibilities of Developer under this Agreement, then Developer and the third party may sign a transfer document in a form approved by the City Attorney's Office. The Zoning Administrator shall inform the City Council Office Director within two business days of being contacted by Developer and the third party regarding such an assignment and transfer.

20. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

21. Indemnification. Developer shall, at all times, protect, indemnify, save harmless, and defend City and its agents, employees, officers, and elected officials from and against any and all out-of-pocket claims, demands, judgments, expense, and all other out-of-pocket damages of every kind and nature made, rendered, or incurred by the City, including the City's employees, which arise out of any act or failure to act, work or other activity related in any way to the failure to completely adhere to the Governing Regulations related to the development of a Phase, by Developer, Developer's agents, employees, subcontractors, or suppliers in the performance and execution of the work/development contemplated by this Agreement ("**Any Claims**"). Nothing in this provision shall be deemed to limit or impair Developer's rights or claims for contribution, indemnification, or relief against City's contractors, subcontractors, or suppliers. Notwithstanding the foregoing or anything to the contrary herein, Developer shall not be required to indemnify, hold harmless, or defend City from any claims or liabilities caused by, or resulting from, any actions or failures to act by City or its agents, employees, officers, or contractors.

22. Referendum. In the event of a referendum or similar ballot measure for the approval of this Agreement or the Map Amendments ("**Referendum**"), and if the City in its sole discretion, but only at the written request of Developer, subsequent to the approval of this Agreement, elects to defend against the Referendum, Developer shall reimburse City's out-of-pocket fees (including reasonable out-of-pocket attorney's fees), out-of-pocket court costs, and any related out-of-pocket costs of defending against the Referendum; provided, in no event shall Developer have any obligation to reimburse such costs unless Developer requests in writing that the City defend against the Referendum. Developer's obligation to

reimburse the City during any defense of a Referendum shall be reimbursed within ten (10) days of the City providing written notice to Developer of the City's receipt of a periodic or final invoice, a judgment, a settlement, or other obligation by the City. Developer's obligation to indemnify against the out-of-pocket costs of defense shall exist regardless of the outcome of the Referendum or decisions to modify or withdraw the approval.

23. Non-Liability of Officials or Employees. No officer, representative, agent, or employee of the City, or Developer, shall be personally liable to the other Party, or any successor-in-interest or assignee of such other Party, in the event of any default or breach by either Party or for any amount which may become due to such other Party, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

24. Representation Regarding Ethical Standards. Developer represents that it has not knowingly influenced, and hereby promises that it will not knowingly influence, a current or former City officer or employee to breach any of the ethical standards set forth in the City Ethics Ordinance codified in Title 1, Chapter 11 (including Article A) of the West Jordan City Code.

25. Public Information. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq.*

26. Counterparts. This Agreement may be executed in multiple counterparts which shall constitute one and the same document.

27. Tax Benefits. The City acknowledges that Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring portions of the Project to the City or to a charitable organization for open space. Developer shall have the sole responsibility to claim and quality for any tax benefits sought by Developer by reason of the foregoing. The City shall reasonably cooperate with Developer to the maximum extent allowable under law to allow Developer to take advantage of any such tax benefits.

28. Estoppel Certificate. Upon twenty (20) days' prior written request by Developer, the City will execute an estoppel certificate to any third party certifying that Developer at that time is not in default of the terms of this DA.

IN WITNESS WHEREOF, the Parties have executed this Agreement, having been approved by the City of West Jordan pursuant to the Ordinance authorizing such execution, and by a duly authorized representative of Developer.

[See Signatures on the next page.]

CITY OF WEST JORDAN,
a Utah municipal corporation

By: _____
Dirk Burton, Mayor

ATTEST:

_____
City Recorder

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this ____ day of _____, 2026, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and _____, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
Notary Public for Utah

APPROVED AS TO FORM

_____
City Attorney's Office

[See other Signatures on next page.]

Catholic Diocese of Salt Lake City Real Estate Corporation,
A Utah nonprofit corporation
("**DEVELOPER**")

Signature: Very Rev. John S. Evans

Print Name: Very Rev. John S. Evans
Vicar General

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this 25th day of February, 2026, before the undersigned notary public in and for the said state, personally appeared Very Rev. John S. Evans, known or identified to me to be the Vicar General of **Catholic Diocese of Salt Lake City Real Estate Corporation,** a Utah nonprofit corporation, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Terri Decker Gioffre
NOTARY PUBLIC

TERRI DECKER GIOFFRE
Notary Public - State of Utah
Comm. No. 729843
My Commission Expires on
Mar 9, 2027

[See Attachments on the following pages.]

Attachment A-1

All of **Parcel Number 26-02-304-019** and a portion of **Parcel Number 26-02-304-018**

LEGAL DESCRIPTION
PREPARED FOR CATHOLIC CHURCH PROPERTY:

All of Lot 35 of Duck Creek Subdivision Phase 1 recorded June 21, 2007 as Entry No. 10140446 in Book 2007P at Page 249 of Official Records and a portion of Lot 152 of Copperfield Subdivision Phase 1 Final Plat recorded April 26, 2005 as Entry No. 9358906 in Book 2005P at Page 118 of Official Records. Said parcel of land situate in the Southwest Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of 9000 South Street, said point being the Northwest corner of said Lot 35 of Duck Creek Subdivision Phase 1, said point also being South 89°43'46" East 1112.95 feet and South 63.00 feet from the West Quarter Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

Thence along the boundary line of said Lot 35 the following two courses:
(1) South 89°43'45" East 604.73 feet;
(2) South 58°16'00" West 791.82 feet;
thence North 26°12'31" East 155.30 feet to the westerly boundary line of said Lot 35;
thence North 00°01'48" East 280.00 feet along said boundary line to the point of beginning.
Contains 117,293 square feet or 2.693 acres

Attachment A-2
Concept Plan
[See the following page(s).]

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 WEST DAVIS COUNTY SURVEY (FOUND 3" BRASS CAP)

ELEV = 4246.28'

9000 SOUTH

PUBLIC RIGHT OF WAY

269.9'

47.0'

390.5'

ILY TRUST
RCEL NO:
2-301-011
OT 123

CELA LOPEZ
RCEL NO:
02-303-008
LOT 122

LOT 1
11,160 SF

LOT 2
10,335 SF

LOT 3
10,180 SF

PARCEL 2
CONTAINS:45,718 sq.ft.
1.050 acres

LOT 4
10,700 SF

PARCEL 1
CONTAINS:113,975 Sq.ft.
2.616 acres

DRIVE THRU

DRIVE THRU

DRIVE THRU

PROPOSED C-STORE
5,016 SF
CONSTRUCT TYPE VB
NON-SPRINKLERED

CANOPY
8 DISPENSERS

PROPOSED CAR WASH
2,016 SF
CONSTRUCT TYPE VB

NEW BINGHAM HIGHWAY
UDOT CONTROLLED ROAD

NEW BINGHAM HWY

APPERFIELD SUBDIVISION
2005P PG: 118

TERRY AND AMANADA KINGSTON
PARCEL NO: 26-02-304-017
LOT 151

EXHIBIT A-2 - CONCEPT PLAN

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HOLIDAY OIL
11747 LONE PEAK PARKWAY, SUITE 201
DRAPER CITY, UTAH

CONTACT:
SCOTT WAGSTAFF
PHONE: 801-973-7002

Holiday

HOLIDAY OIL
WEST JORDAN

6205 WEST 9000 SOUTH
WEST JORDAN CITY, UTAH

SITE PLAN - OPTION 1

PROJECT NUMBER 14349
PRINT DATE
PROJECT MANAGER CD
DESIGNED BY JL

C101

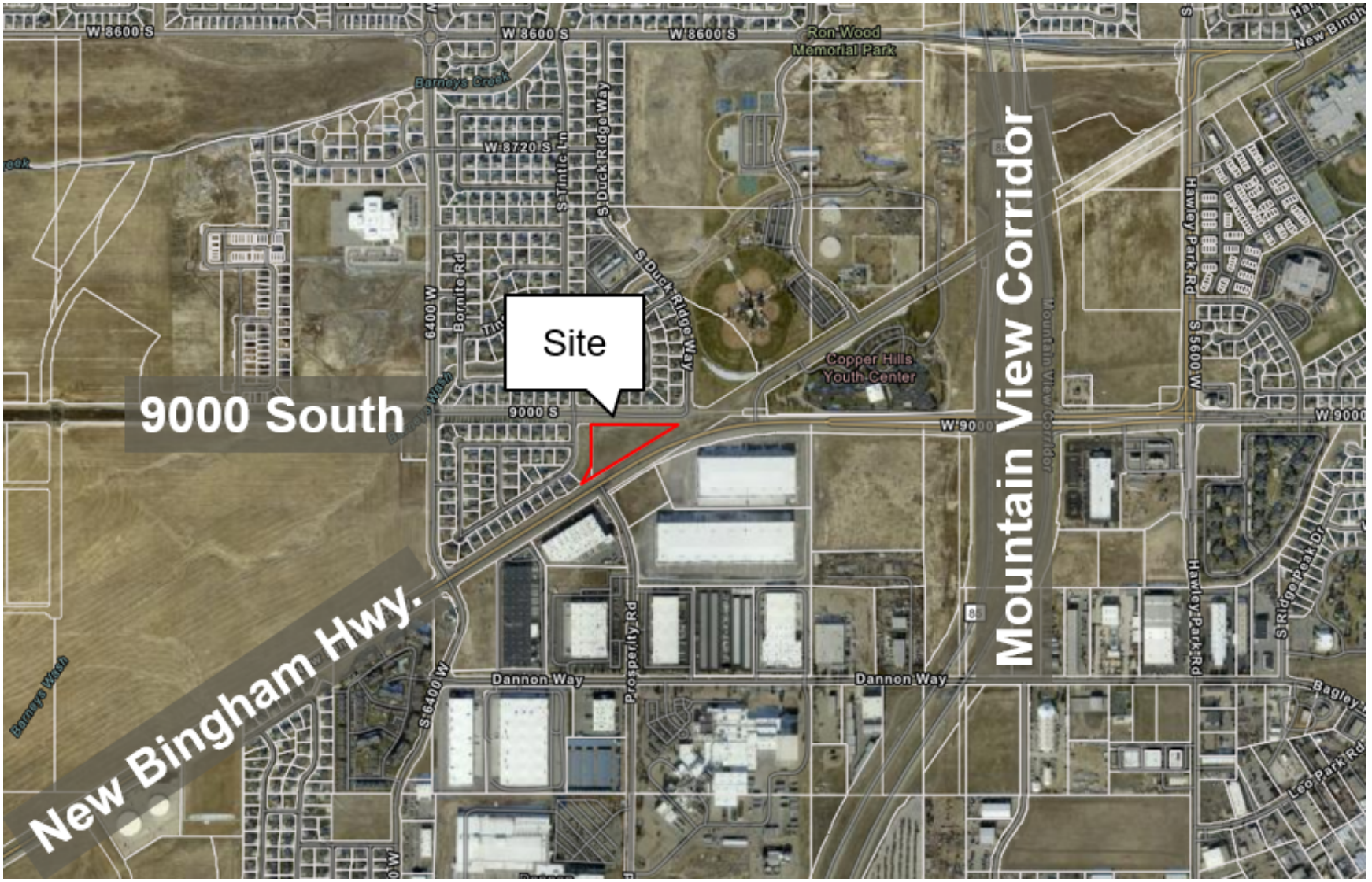


Exhibit C-1 Vicinity Map



Exhibit C-1 Vicinity Map

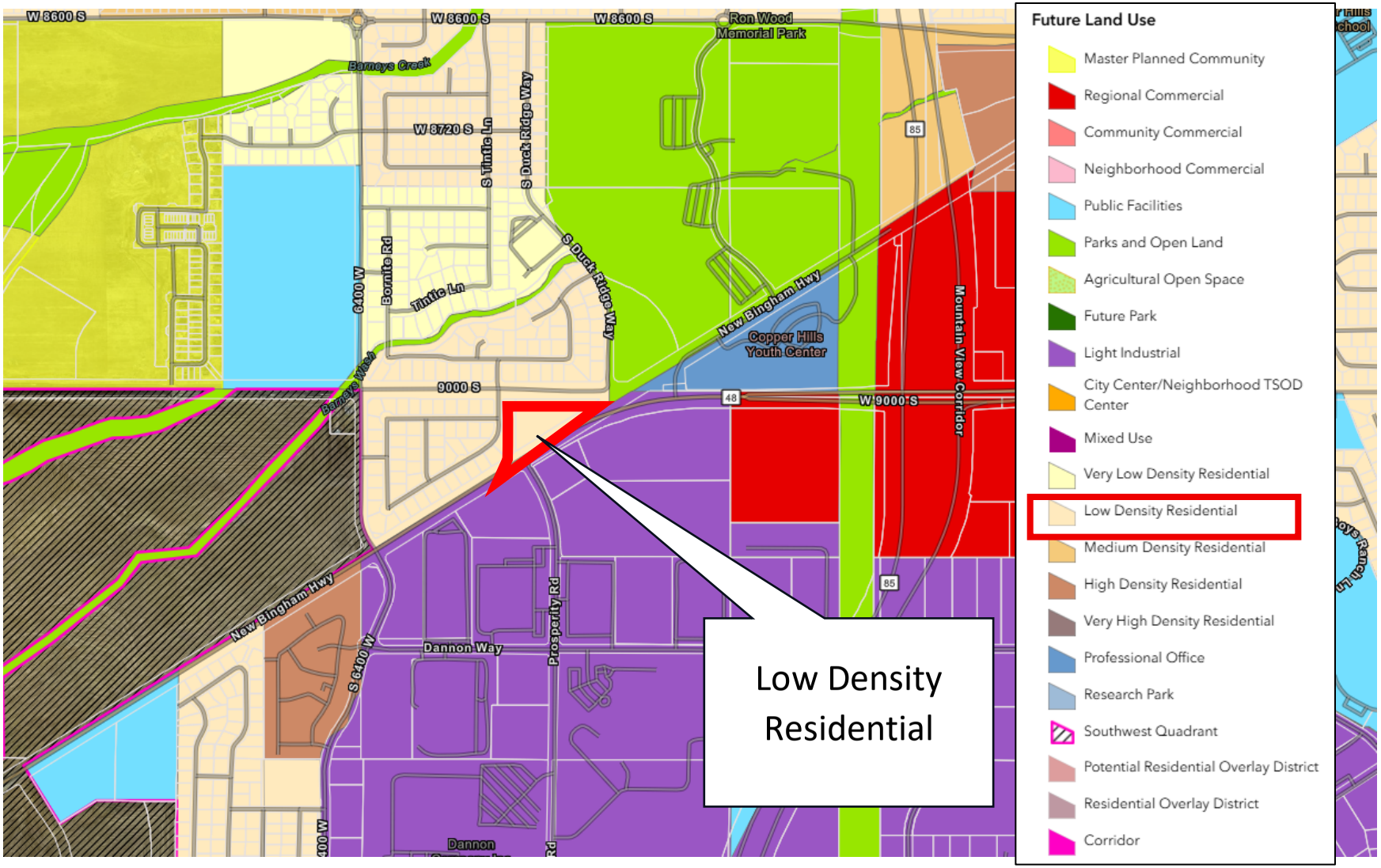


Exhibit C-2 Future Land Use Map (Existing)

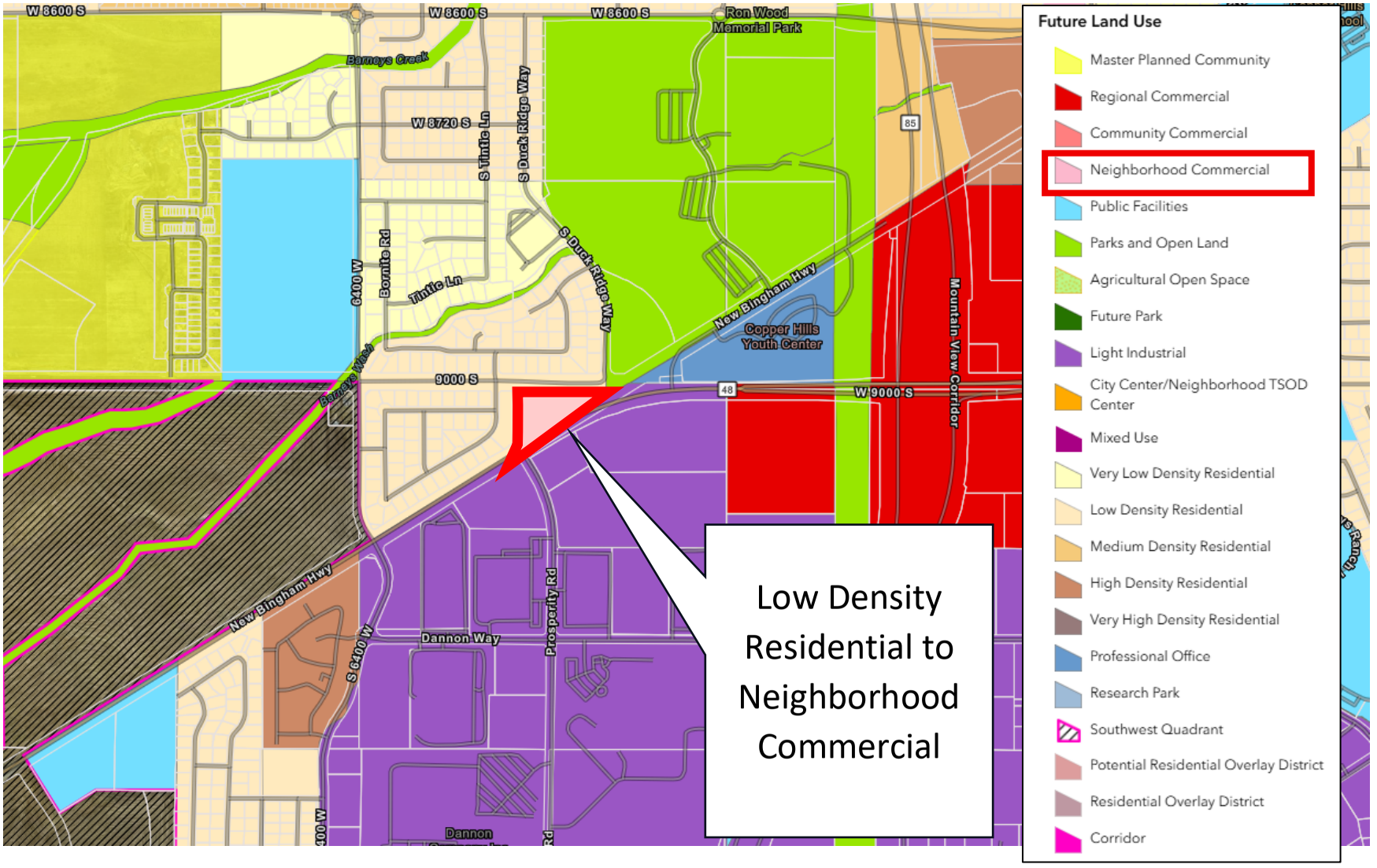


Exhibit C-3 Future Land Use Map (Proposed)

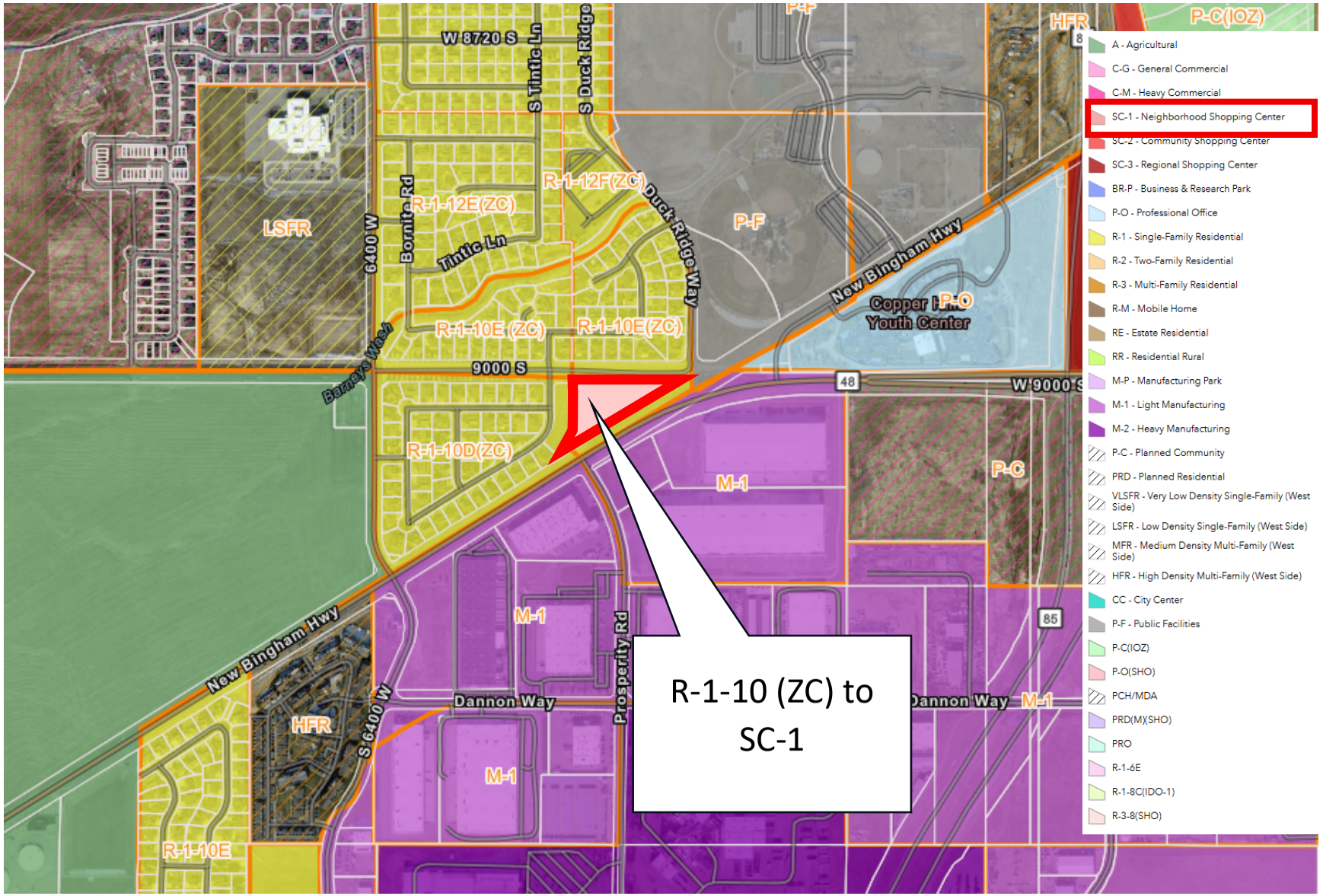


Exhibit C-4 Zoning Map

November 10,2025

Joe Colosimo
Catholic Diocese Salt Lake City
27 C Street
Salt Lake City, Utah 840103
801-556-3320

Dear Neighbor

My name is Joe Colosimo and I work for the Catholic Diocese of Salt Lake. I'm sure you know the church owns the parcel sandwiched between 9000 South and New Bingham Highway and we are your neighbor. We are currently trying to sell the piece to Wagstaff Investments. Over the past 30 years, since we acquired the parcel, our Church Modeling has changed and we have become more of a destination church verses a neighborhood church due to the lack of priests to run the parishes. Our new model is to build bigger churches to accommodate more parishioners on bigger pieces of ground to handle the parking needs.

Through a study, we have realized we need a church 25 block south of this location and are currently working with the Daybreak Development to acquire a piece. Part of that acquisition is the sale of this piece. We have received an attractive offer from Wagstaff investments that will help us accomplish that goal.

We recently had a town hall with the neighbors and they really focused on how poorly the city has handled the developing of the road network and the island neighborhood feels like the city has abandoned them. There seemed to be a lot of confusion on the new road layout. I have included a copy of the layout I received from Nate Nelson the city engineer. He indicated they have completed the environmental studies and will complete design and acquisition in 2026 and start road construction some time in 2027. (Road Layout)

In the meeting I indicated in our efforts to sell we had reached out to a couple of trusted parishioners that were home builders about buying the piece and they indicated that they felt it was not a good R-1-10 property. A neighbor, who is a real estate agent, felt like that was not a big enough sample size and someone mentioned that Edge Homes would buy it. I have attached a letter from, Steve Maddox CEO of Edge Homes, where he assesses the viability of it being a residential development. (See the attached Letter)

We currently have an offer from Wagstaff Investments who want to do a quality Commercial development. They plan to include one of their C-stores, a gas island, car wash and a small strip center. (See the attached site plan)

Letter to Neighbors

Exhibit C-5

A concern was raised that a potential tenant could be a vape store. I spoke with Larry Gardner, West Jordan City Planner, and he indicated that West Jordan has its allotted vape stores and one would not be allowed in the center.
Though the meeting started as referendum on the handling of the road network we did receive some good feedback from neighbors that stayed after to visit and ask questions. It was mentioned how that subdivision has been open ended on the east side since the church has owned the parcel. It was asked would Wagstaff finish the east edge of the current subdivision. Wagstaff shows a six- foot wall set back 25-30 feet from Copper Dust drive with landscaping between the wall and the edge of the road. They feel this will finish that edge of the subdivision. All commercial traffic will be left to travel on 9000 South and New Bingham Highway.

We ask for you to consider that if a zone change is denied in December, it is inevitable that a new zone change application will come next year by a new buyer. As a matter of fact, as of the date of this letter we have already been contacted by a potential new buyer wanting to present a backup offer on the piece. Is there any value in dealing with Wagstaff, a reputable commercial developer, now to make a quality development and not have to track development applications for the foreseeable future.

I would love to discuss this more with you either by phone or in person. Do not hesitate to call me at 801-556-3320

Sincerely

Joe Colosimo
Catholic Diocese of Salt Lake City.

Letter to Neighbors

Exhibit C-5

EDGEhomes
DESIGNED FOR LIFE

November 5, 2025

Catholic Diocese of Salt Lake City
Attn: Mr. Joe Colosimo
Email: colosimo.joe2000@gmail.com

Re: Salt Lake County Tax Parcels 26-02-304-019 & -018

Dear Mr. Colosimo:

Thank you for providing EDGEhomes with the opportunity to submit an offer to purchase the above-referenced tax parcels (depicted in the image below) with a combined size of 3.73 acres located between 9000 South and New Bingham Highway (approximately 6200 West) (collectively, the "**Property**").



As you know, the Property's current zoning is R-1-10, which requires single-family detached homes on building lots of at least 10,000 square feet. Although EDGEhomes is actively seeking to acquire additional land in this general location to construct new residential communities, we must respectfully decline to submit a purchase offer at this time.

Given the Property's relatively small size and unique shape, combined with its proximity to high-traffic roadways, we do not believe single-family homes on 10,000 square-foot lots would be well received by the homebuyer market. We would be more interested in acquiring this site if West Jordan City were willing to rezone the Property to allow for high-density multifamily housing (e.g., condominium buildings or apartments) with at least sixty (60) or more housing units. In all candor, however, the Property appears more suitable for commercial or industrial development.

Letter to Neighbors

Exhibit C-5

EDGEhomes
DESIGNED FOR LIFE

Please let us know if you come across other land purchase opportunities that might be a better fit for our new residential communities.

Sincerely,

EDGE HOMES OF UTAH, LLC

Steven Maddox, CEO

cc: Paxton Guymon, General Counsel
Jed Stewart, VP of Land Acquisition

Exhibit C-5

Letter to Neighbors

PROPOSED IMPROVEMENTS

The proposed project will realign and reconstruct the intersection of 9000 South & New Bingham Highway, converting the current two-leg intersection into a signalized four-leg intersection.

Planned Improvements Include:

- New traffic signals for all directions of travel
- New curb, gutter, sidewalk, pedestiran access ramps, and crosswalks
- New pavement markings and roadway signage
- A controlled right-turn lane for eastbound traffic on 9000 South
- Drainage system upgrades
- Minor utility modifications



UDOT Keeping Utah Moving

WEST JORDAN UTAH

Letter to Neighbors

Exhibit C-5

Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

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, March 10, 2026, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 3rd 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 Joe Colosimo/Catholic Diocese of Salt Lake City **for a Development Agreement** and **amendment to the General Plan Future Land Use Map to Neighborhood Commercial** and **Rezone to SC-1 (Commercial)** for parcel 26-02-304-019 and a portion of parcel 26-02-304-018 for a development **located at 6205 West 9000 South**, with Wagstaff Investments, LLC as an additional applicant.

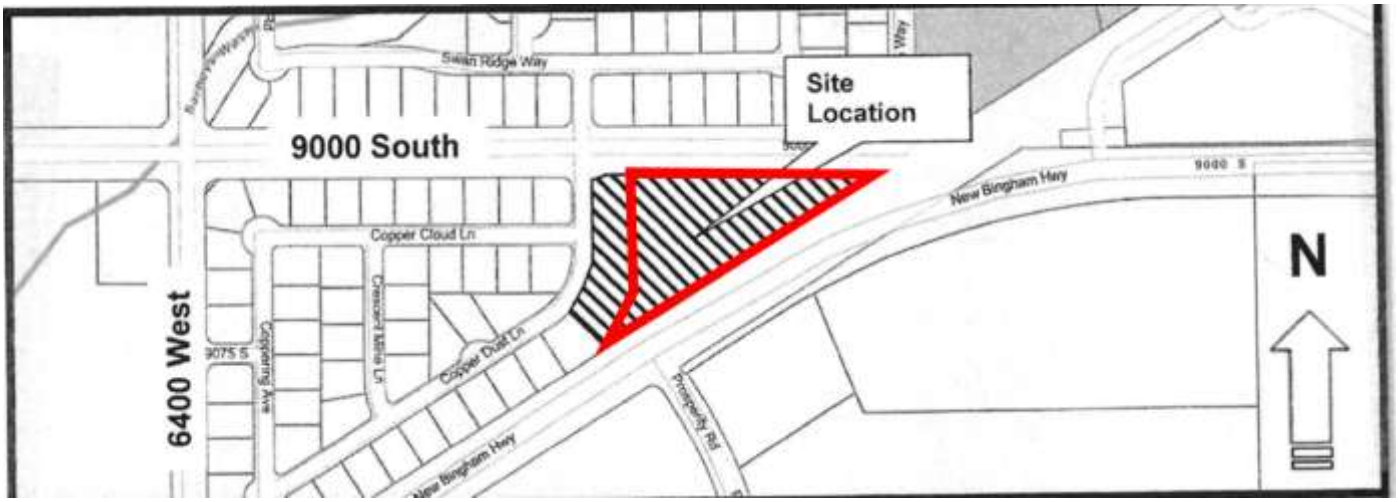
You are invited to attend the public hearing either in person or remotely to learn more about the proposal and provide public comments regarding how this proposal may impact you or your entity. If you wish to provide public comment on the item, your comments will be limited to three (3) minutes.

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; 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 Ray McCandless at (801) 569-5060.



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Presenter: Mike Jensen, Fire Marshal

Applicant: Mike Jensen, Fire Marshal

Department Sponsor: Fire Department

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

Meeting Date Requested : 03/10/2026

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 26-15 Amending West Jordan City Code 10-1-7 International Fire Code

2. **EXECUTIVE SUMMARY**
   The proposed code amendment adopts an updated version of the International Fire Code and clarifies that the City is adopting appendix D to the International Fire Code in addition to appendices B and C.

3. **TIME SENSITIVITY / URGENCY**
   None.

4. **FISCAL NOTE**
   None.

5. **PLANNING COMMISSION RECOMMENDATION**
   The proposed amendment received positive recommendation from the Planning Commission during the Planning Commission Meeting on February 17, 2026. Minutes are attached to the ordinance as Attachment C.

6. **STAFF ANALYSIS**
   The International Fire Code (IFC) helps keep our community safe. Published by the International Code Council, and adopted across the U.S., the IFC sets basic rules for fire prevention, safety systems, hazardous materials, and emergency access. These guidelines shape how we perform inspections, review building plans, and make sure our homes, businesses, and public spaces are protected from fire and related dangers.

   Every few years, the State of Utah reviews and adopts the latest version of the IFC and makes state specific additions and amendments.

   The West Jordan Fire Department is asking the City Council to update the ordinance that automatically adopts the most recent edition of the International Fire Code, to reference the most recent version of the IFC and to adopt Appendix D and state specific additions and amendments not in the current version of the ordinance.

   The appendices to be adopted are as follows:

Appendix B – Fire-Flow Requirements for Buildings

Appendix B sets the minimum water supply needed for fire protection, depending on building size and construction. This helps us make sure new developments and buildings are safe and prepared for emergencies.

Appendix C – Fire Hydrant Locations and Distribution

Appendix C explains how many fire hydrants are needed and where they should go. This makes sure firefighters have the water access they need to do their jobs safely and effectively.

Appendix D – Fire Apparatus Access Roads

Appendix D lays out the rules for fire department access roads—like how wide they need to be, how sharp turns can be, and making sure fire trucks can get in and out quickly. This is key to making sure firefighters can reach people and buildings during an emergency.

By consistently adopting the latest IFC and its key appendices, our City will stay up to date with state standards and with what nearby communities are doing. This helps the West Jordan Fire Department keep people and property safe, avoid confusion or delays, and make things clearer for everyone—from developers to business owners to emergency responders.

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

What You Need to Know

The proposed ordinance would update West Jordan City Code to ensure it references the most current edition of the International Fire Code. Clarifying the adoption of Appendix D addresses emergency vehicle access and may influence roadway and site design for new developments to ensure fire apparatus can reach buildings safely. These considerations are typically evaluated during subdivision and site plan review.

Appendices B and C address fire flow requirements and hydrant placement, which relate to the City's water distribution system. Adequate water supply and pressure must be available to support fire suppression needs for new development.

Possible Scenarios & Key Tradeoffs

If adopted, the City's code would clearly reference the current fire code and formally include standards for fire apparatus access roads. This may provide greater clarity during development review.

If not adopted, City Code may continue referencing outdated language, which could create inconsistencies with state-adopted fire code standards.

Potential Questions & Discussion Points

- Would adoption of Appendix D introduce new requirements, or clarify standards already used during plan review?

- Would these standards primarily affect new development or also certain redevelopment projects?

Applicable Guiding Principles from the General Plan

LAND USE

- Land use designs must promote quality of life, safety, and good urban design.

TRANSPORTATION

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

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 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

THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 26-15

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTION 10-1-7 (ADOPTING AND UPDATING THE INTERNATIONAL FIRE CODE)

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 Section 10-1-7 (adopting and updating the International Fire Code), to be collectively referred to as "**proposed City Code amendments**"; and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on February 17, 2026, regarding the proposed City Code amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

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

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;

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

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

WHEREAS, the City Council held a public hearing on March 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.

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

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.

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.

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.

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	☐	☐
Vice Chair Jessica Wignall	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kent Shelton	☐	☐

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. 26-15.

_____ The Mayor vetoed Ordinance No. 26-15 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-15 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 A and B to

ORDINANCE NO. 26-15

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
AMENDING SECTION 10-1-7
(ADOPTING AND UPDATING THE INTERNATIONAL FIRE CODE)

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages.]

Attachment A - Legislative Version
ORDINANCE NO. 26-15

10-1-7: INTERNATIONAL FIRE CODE:

A. Adoption Of International Fire Code And Appendices: For the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the City hereby adopts the entire ~~2015~~ 2024 edition of the International Fire Code (IFC)~~, is hereby adopted~~ as recommended by the International Code Council, Inc., including appendices B~~, and~~ C, and D thereof, together with all amendments and additions adopted in the State Fire Code. ~~As subsequent editions and amendments of this code are enacted by the State Legislature, in Utah Code Annotated section 15A-2-101 et seq., or otherwise, said subsequent editions and amendments shall be deemed to be automatically adopted by the City . The IFC, as adopted above, is hereby fully incorporated as if set out at length herein, and the provisions thereof shall be controlling within the corporate limits of the City.~~ To ensure consistency with nationally recognized fire safety standards and state requirements, the most current edition of the IFC, including appendices B, C, and D, together with all amendments and additions adopted in the State Fire Code, are hereby automatically adopted when such editions become effective under Utah law unless otherwise amended or modified by City ordinance.

B. Filing With City Recorder: Pursuant to Utah Code Annotated section 10-3-711, as amended, one copy of the IFC ~~International Fire Code~~ has been filed for use and examination by the public in the City Recorder's Office, with an additional copy available with the Fire Department ~~Development Department Secretary~~.

C. Substitution Of Terms: The words and phrases used in the IFC ~~International Fire Code~~ shall be construed to be consistent with this title.

D. Definitions:

1. Wherever the word "jurisdiction" is used in the IFC ~~International Fire Code~~, it shall be held to mean the City of West Jordan, Utah.

2. Wherever the words "Department of Fire Prevention" are used, they shall be held to mean all West Jordan Fire Department personnel assigned by the Fire Chief to assist with inspections and enforcement of the IFC. The Fire Chief shall serve as the Code official for the IFC. The Fire Chief designee shall serve as the deputy Code official.

3. "Intentionally caused fire/hazardous materials emergency" means a fire/hazardous materials emergency deliberately or recklessly set or caused by any person or entity and which presents a direct and immediate threat to property or public safety and requires immediate action to mitigate the threat.

4. "Negligently caused fire/hazardous materials emergency" means a fire/hazardous materials emergency caused by the negligence of any person or entity and which presents a direct and immediate threat to property or public safety and requires immediate action to mitigate the threat.

5. "Hazardous materials" are those chemicals or substances which are physical hazards or health hazards as defined and classified in the IFC ~~International Fire Code~~, whether the materials are in usable or waste condition.

6. "Hazardous materials emergency" means a sudden and unexpected release of any substance that because of its quantity, concentration or physical, chemical or infectious characteristics presents a direct and immediate threat to public safety or the environment and requires immediate action to mitigate the threat.

7. "Expenses" means the actual labor costs of government and volunteer personnel, including workers' compensation benefits, fringe benefits, administrative overhead, costs of equipment, costs of equipment operation, costs of materials, costs of disposal, the cost of any contract labor, equipment or materials, and the similar costs incurred by the City of West Jordan, or any assisting agencies.

8. "Person", for the purposes of this chapter, shall have the same meaning as defined in the IFC ~~International Fire Code~~.

E. Fees For Services: The City Council shall annually adopt, by resolution, a fee schedule setting forth the amount of the fees for services performed by the Fire Chief or designee. The City Administrator or designee shall assess, collect and properly account for the fees in accordance with the most recent resolution.

F. Fire/Hazardous Materials Emergency Expense Recovery:

1. Recovery Authorization And Procedure: The City is hereby empowered to recover expenses from any person whose intentional or negligent act caused the City and/or assisting agencies to incur any expenses directly associated with responding to an intentionally or negligently caused fire/hazardous materials emergency, regardless of whether or not such person actually caused the fire/hazardous materials emergency. These expenses shall be collected as follows:

a. The City shall determine responsibility for the emergency and notify the responsible party in person or by mail of the City's determination of responsibility and the expenses to be recovered.

b. The notice shall specify that the determined responsible party may appeal the City's determination, in writing, to the Mayor, who may designate a Hearing Officer to hear the appeal.

c. Any appeal must be filed, in writing, with the Mayor not more than ~~fifteen (~~15~~)~~ days from the date the notice was received by the determined responsible party.

d. In the event the determined responsible party appeals the determination, the Hearing Officer shall hold a public hearing to consider any issues raised by the appeal. Both the appealing party and the City shall be entitled to present evidence in support of their respective positions to the Hearing Officer.

e. Following the hearing, the Hearing Officer shall make a recommendation to the Mayor, who shall issue a final decision assessing responsibility and expenses.

2. Payment Does Not Admit Liability: The payment of expenses determined owing under this section does not constitute an admission of liability or negligence in any legal action for damages.

3. Action To Recover Expenses:

a. Subsequent to a final decision of the Mayor, pursuant to this section, and upon certification of expenses by the Fire Chief to the Mayor, the Mayor may authorize the Finance or Administrative Services Director to recover the expenses directly associated with responding to a fire/hazardous materials emergency from those persons determined by the Mayor to have directly or indirectly caused the emergency expenses.

b. In the event the person determined to be responsible for the payment of intentional or negligently caused fire/hazardous materials emergency expenses fails to make payment to the City and/or assisting agencies within ~~thirty (~~30~~)~~ days after a determination of any appeal to the Mayor, or ~~thirty (~~30~~)~~ days from the deadline for appeal in the event no appeal is filed, the City and/or assisting agency may initiate legal action to recover from the determined responsible person the expenses determined to be owing, including the reasonable attorney fees and costs of such recovery. (2001 Code §§ 18-2-601 - 18-2-604; amd. 2009 Code; Ord. 10-16, 6-23-2010; Ord. 13-25, 7-31-2013; Ord. 17-59, 10-25-2017; Ord. 19-11, 2-27-2019; Ord. 21-11, 3-24-2021)

Attachment B - Clean Version
ORDINANCE NO. 26-15

10-1-7: INTERNATIONAL FIRE CODE:

A. Adoption Of International Fire Code And Appendices: For the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the City hereby adopts the entire 2024 edition of the International Fire Code (IFC), as recommended by the International Code Council, Inc., including appendices B, C, and D thereof, together with all amendments and additions adopted in the State Fire Code. To ensure consistency with nationally recognized fire safety standards and state requirements, the most current edition of the IFC, including appendices B, C, and D, together with all amendments and additions adopted in the State Fire Code, are hereby automatically adopted when such editions become effective under Utah law unless otherwise amended or modified by City ordinance.

B. Filing With City Recorder: Pursuant to Utah Code Annotated section 10-3-711, as amended, one copy of the IFC has been filed for use and examination by the public in the City Recorder's Office, with an additional copy available with the Fire Department.

C. Substitution Of Terms: The words and phrases used in the IFC shall be construed to be consistent with this title.

D. Definitions:

1. Wherever the word "jurisdiction" is used in the IFC, it shall be held to mean the City of West Jordan, Utah.

2. Wherever the words "Department of Fire Prevention" are used, they shall be held to mean all West Jordan Fire Department personnel assigned by the Fire Chief to assist with inspections and enforcement of the IFC. The Fire Chief shall serve as the Code official for the IFC. The Fire Chief designee shall serve as the deputy Code official.

3. "Intentionally caused fire/hazardous materials emergency" means a fire/hazardous materials emergency deliberately or recklessly set or caused by any person or entity and which presents a direct and immediate threat to property or public safety and requires immediate action to mitigate the threat.

4. "Negligently caused fire/hazardous materials emergency" means a fire/hazardous materials emergency caused by the negligence of any person or entity and which presents a direct and immediate threat to property or public safety and requires immediate action to mitigate the threat.

5. "Hazardous materials" are those chemicals or substances which are physical hazards or health hazards as defined and classified in the IFC, whether the materials are in usable or waste condition.

6. "Hazardous materials emergency" means a sudden and unexpected release of any substance that because of its quantity, concentration or physical, chemical or infectious characteristics presents a direct and immediate threat to public safety or the environment and requires immediate action to mitigate the threat.

7. "Expenses" means the actual labor costs of government and volunteer personnel, including workers' compensation benefits, fringe benefits, administrative overhead, costs of equipment, costs of equipment operation, costs of materials, costs of disposal, the cost of any contract labor, equipment or materials, and the similar costs incurred by the City of West Jordan, or any assisting agencies.

8. "Person", for the purposes of this chapter, shall have the same meaning as defined in the IFC.

E. Fees For Services: The City Council shall annually adopt, by resolution, a fee schedule setting forth the amount of the fees for services performed by the Fire Chief or designee. The City Administrator or designee shall assess, collect and properly account for the fees in accordance with the most recent resolution.

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a. The City shall determine responsibility for the emergency and notify the responsible party in person or by mail of the City's determination of responsibility and the expenses to be recovered.

b. The notice shall specify that the determined responsible party may appeal the City's determination, in writing, to the Mayor, who may designate a Hearing Officer to hear the appeal.

c. Any appeal must be filed, in writing, with the Mayor not more than 15 days from the date the notice was received by the determined responsible party.

d. In the event the determined responsible party appeals the determination, the Hearing Officer shall hold a public hearing to consider any issues raised by the appeal. Both the appealing party and the City shall be entitled to present evidence in support of their respective positions to the Hearing Officer.

e. Following the hearing, the Hearing Officer shall make a recommendation to the Mayor, who shall issue a final decision assessing responsibility and expenses.

2. Payment Does Not Admit Liability: The payment of expenses determined owing under this section does not constitute an admission of liability or negligence in any legal action for damages.

3. Action To Recover Expenses:

a. Subsequent to a final decision of the Mayor, pursuant to this section, and upon certification of expenses by the Fire Chief to the Mayor, the Mayor may authorize the Finance or Administrative Services Director to recover the expenses directly associated with responding to a

fire/hazardous materials emergency from those persons determined by the Mayor to have directly or indirectly caused the emergency expenses.

b. In the event the person determined to be responsible for the payment of intentional or negligently caused fire/hazardous materials emergency expenses fails to make payment to the City and/or assisting agencies within 30 days after a determination of any appeal to the Mayor, or 30 days from the deadline for appeal in the event no appeal is filed, the City and/or assisting agency may initiate legal action to recover from the determined responsible person the expenses determined to be owing, including the reasonable attorney fees and costs of such recovery. (2001 Code §§ 18-2-601 - 18-2-604; amd. 2009 Code; Ord. 10-16, 6-23-2010; Ord. 13-25, 7-31-2013; Ord. 17-59, 10-25-2017; Ord. 19-11, 2-27-2019; Ord. 21-11, 3-24-2021)

Minutes of the City of West Jordan
Planning Commission
Tuesday, February 17, 2026 – 6:00 PM
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Call to Order Pre-Meeting

Commissioners Present: Jay Thomas, Cheryl Acker, Ammon Allen, Jimmy Anderson, Emily Gonzalez, Tom Holligsworth, John Roberts

Staff Present:

Larry Gardner, Tayler Jensen, Megan Jensen, Mike Jensen, Alan Anderson, Duncan Murray, Alexandra Clegg, Kerryn Talbot, Scott Langford, Mayor Burton

The pre-meeting was called to order by Chair Thomas at 5:30 p.m. with a quorum present. The agenda was reviewed and clarifying questions were answered. Chair Thomas asked if Kerryn could send out an email to all commissioners with each other's contact information. The chair reminded Commissioners if they need to miss a meeting to contact him or Kerryn Talbot.

Alan Anderson provided training on PrimeGov, including features for agenda access, ADA compliance, annotation tools, and video archives. Commissioners confirmed successful login and discussed best practices for communication and meeting preparation.

Pre-Meeting Adjourned: 5:53 PM

Call to Order Regular Meeting

The regular meeting was called to order at 6:00 p.m. with a quorum present.

1. Pledge of Allegiance

Mayor Burton led participants in the Pledge of Allegiance.

2. Consent Calendar

a. Approve Minutes from February 3, 2026

Motion: Commissioner Allen moved to approve the minutes from February 3, 2026, with the addition of a sentence noting that the applicant returned to the podium during the RV discussion and requested a variance, which was denied. The motion was seconded by Commissioner Anderson and passed 7-0 in favor.

3. Public Hearings (with Final Action by the Planning Commission)

a. Exit 4 Escape Rooms; 7211 S Plaza Center Drive; Conditional Use Permit for Recreation and Entertainment, Indoor; SC-3 Zone; Exit 4 Escape Rooms/Josh Wilde (applicant) [Megan Jensen #35224; parcel 21-29-127-010]

Josh Wilde, applicant, requested approval for a conditional use permit for an escape room business in an existing building at Jordan Landing. Megan Jensen reviewed the site plan and operations four escape rooms, 8 staff members hours: Thurs–Fri (4–9 p.m.), Sat–Sun (1–9 p.m.) No conditions recommended; fire department requirements will be verified during business license review.
Public Hearing Opened: 6:04
Public Comment: None

Motion: Commissioner Allen moved, based on findings in the staff report and evidence presented, to approve the CUP for Exit 4 Escape Rooms, located at 7211 S Plaza Center Drive in an SC-3 zone with the conditions that are supported by substantial evidence as described in the analysis of section IV of the staff report. Commissioner Gonzalez seconded. Motion passed 7-0.

b. Gray House Smash Burgers; 1875 W 7800 S; Conditional Use Permit for Indoor Seating; P-O Zone; Tracy Stocking (Applicant) [Tayler Jensen #35171; parcel 21-34-126-011-0000]

One of the co-owners, Daniella Vega, was present and requested approval to allow customers to eat inside the existing house at the food truck location. The applicant's long-term plan is to convert the house into a full-service restaurant, with the timeline contingent upon available financial resources. Taylor provided a report stating that this is an existing food truck located at the Gray House food truck site, which has been in business for one year. Commissioner Anderson asked about outdoor seating. The applicant explained that seating is arranged around the side where the tree is includes three small tables and two tables that seat commissioner asked what the applicant anticipates for customer requirements if they expand indoors and attract more customers. The applicant expects an increase in customers. Discussion was held regarding parking. Taylor confirmed there are 12 parking spots on-site. The applicant stated that if those spots are full, customers park in the lot across the street near McDonald's. Commissioner Acker asked if the applicant resides in the home on the property. However, the applicant clarified that the house was converted to commercial use and they do not live there. Further discussion focused on traffic safety in the parking lot, ADA concerns, and certain code requirements related to occupancy. Larry noted that the Fire Marshal will determine occupancy limits and other requirements during the business license inspection. If the applicant makes modifications to the building, they will need to apply for a permit at that time and will receive guidelines for ADA compliance. The city code enforces most of all

concerns, and the ADA striping and ramp will be listed in the conditions. Tayler noted that an ADA ramp will be installed at the front entrance and the food truck will be positioned for safe access. The discussion also included striping ADA stalls for visibility and safety.

Public Hearing Opened: 6:15 PM
Public Comment: None

Motion: Commissioner Anderson moved to approve the Conditional Use Permit for Restaurant, Fast Food (General) for Gray House Smash Burgers on approximately 0.39 acres at 1875 West 7800 South, with conditions listed in staff report and the added requirement for striping and ADA designation. Commissioner Allen seconded. Motion passed 7-0.

4. Public Hearing (Recommendation to City Council for Final Action)

Text Amendment – Update to International Fire Code; Recommendation to amend West Jordan City Code Section 10-1-7; City-wide applicability; City of West Jordan Fire Department; Mike Jensen (applicant).

Fire Marhsal, Mike Jensen presented a proposed text amendment to automatically adopt future versions of the International Fire Code and appendices B, C, and D, with the option for City Council to amend as needed.

Public Hearing Opened: 6:24 PM
Public Comment: None.

Motion: Commissioner Gonzalez moved to forward a positive recommendation to City Council. Commissioner Roberts seconded. Motion passed 7-0.

5. Adjourn

Motion: Commissioner Gonzalez moved to adjourn the meeting at approximately 6:50 p.m. There were no objections, so the meeting was adjourned.

I hereby certify that the forgoing minutes represent an accurate summary of what occurred at the meeting held on February 17, 2026. This document constitutes the official minutes for the West Jordan Planning Commission meeting.

Kerryn K. Talbot Community

Development Administrative Assistant

Approved this 3rd day of March 2026

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, March 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. 26-13 a petition from Joe Colosimo/Catholic Diocese of Salt Lake City for a Development Agreement and Ordinance No. 26-16 amending the General Plan Future Land Use Map to Neighborhood Commercial and Rezone to SC-1 (Commercial) for parcel 26-02-304-019 and a portion of parcel 26-02-304-018 for a development located at 6205 West 9000 South, with Wagstaff Investments, LLC as an additional applicant
- Resolution No. 26-005 Requesting a Fee Waiver in the Amount of $300 for a Neighborhood Cleanup Day
- Ordinance No. 26-15 Amending West Jordan City Code 10-1-7 International Fire Code

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. 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 February 25, 2026
/s/ Cindy Quick
Council Office Clerk

MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, February 10, 2026 – 4:00 pm
Waiting Formal Approval
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, Policy Analyst & Public Liaison Warren Hallmark, City Recorder Tangee Sloan, Administrative Services Director Danyce Steck, City Planner/Zoning Administrator Larry Gardner, Community Development Director Scott Langford, Senior Planner Tayler Jensen

2. *DISCUSSION TOPICS*

a. Discussion of Proposed Rezone of 1.74 Acres to R-1-12 or R-1-14 Within an RR-1 Neighborhood Located at 8415 South Susan Way

City Planner Larry Gardner explained a request to rezone 1.74 acres located at 8415 South Susan Way from RR-1 to R-1-12 or R-1-14 and said both proposed zones fit within the current future land use designation for the property. Council Member Whitelock said she communicated with the owner of one adjacent property who indicated support for the request. Council Member Whitelock said she believed it made sense to put houses on the subject property. Chair Bedore expressed support for the proposal. Council Members Jacob and Shelton said they liked the concept plan with three residential lots better than the concept plan with four. A majority of the Council expressed support for the proposal moving forward.

b. Discussion of Jones Southwest Quadrant - Rezone, Future Land Use Map Amendment, and Development Agreements Located at 7382 West New Bingham Highway

Council Member Shelton said he and Council Member Whitelock wanted the Council to look at the current proposal again to make sure things were right. Council Member Whitelock said she felt the Council had not had enough time to share how they felt things should be done, and what they believed was appropriate for the Southwest Quadrant. She said the residential density shown to the Council at the last presentation was significantly higher than she was comfortable with for the area. Council Member Whitelock emphasized the Council needed more information about available water, and suggested the process should slow down.

Council Member Jacob said when the Council had discussed the area six years ago, they had wanted big estate lots on the west bench, with a research park/high-tech

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manufacturing-type area. He said the proposed concept included the same ingredients, but in different proportions and with a different layout.

Council Member Shelton said he had a hard time envisioning high-end homes in the northwest corner of the Southwest Quadrant. He said he expected that Kennecott would end operations at some point in the future and open more land for residential. Council Member Shelton suggested the land currently available should be developed in a way that would provide natural flow to anticipated development in the future. Council Member Shelton said he considered battery storage to be a 20 to 40-year type of operation that could then transition to a different use.

Council Member Harris said she was unconvinced of the value of residential near Stokesly. Council Member Whitelock said she did not think most of the Southwest Quadrant should be residential, but said she believed it would make sense to have homes on both sides of 9000 South. Council Member Jacob said he wanted development of the Southwest Quadrant to be intentional, and did not want to have just another industrial park. He said he believed other developments on the west side of U-111 had been well planned.

Community Development Director Scott Langford said staff had put together questions for the Council based on what was currently known. Senior Planner Tayler Jensen presented the questions:

- 9000 South east of U-111 was primarily residential on both sides of the road, with commercial clustering around the intersection with U-111. Was it the intent of the Council for 9000 South to become checkerboarded west of U-111?
- West Side Residential – permits for land disturbance and for site leveling for future development were already issued. Staff had conflicting reports of plans to remove the knoll between the two battery storage pods. Did the Council think residential would be appropriate between the two battery storage pods? Would it be possible to place battery storage on the west boundary of the development to not sandwich residential?
- Residential Density – the applicant was currently showing 4,500 residential units, but overall utility capacity in the City was limited. Development of 4,500 units in the Southwest Quadrant may affect the ability to develop large projects elsewhere (Station Area Plans). If non-industrial uses took up more acreage than planned, should the residential unit count for the project decrease?
- Use Table – Commercial Mixed Use (Comu) and High-Tech Manufacturing (HTME) were both defined in the ordinance; however, the Use Table did not differentiate between the uses and covered all of the SWQ-MU Zone. Was the Council comfortable with the Use Table, or did they want to sponsor a Code amendment to refine uses?

Council Member Whitelock said she came away from the last meeting with the impression the Council wanted to refine the Use Table. Mr. Jensen said the uses as currently defined were broad. Mr. Gardner said when the Southwest Quadrant was put together, the Council had wanted it designed for flexibility.

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Mr. Jensen showed the plan proposed by the applicant, and showed an alternative plan drafted by staff that would put residential along 9000 South, battery storage/industrial south of the residential, and industrial or residential in the southwest corner, to be defined in the future. Council Member Whitelock expressed the opinion that the southwest corner should be industrial/high-tech manufacturing. Mr. Jensen said staff showed the alternative plan to the applicant, who submitted a refined concept plan to staff just before the meeting started.

Council Member Shelton said the area of residential next to 9000 South proposed by staff would open up potential for residential further west in the future. The Council discussed the alternate plan proposed by staff. Council Member Harris said she was intrigued by the idea of growing into future residential. The Council discussed the refined concept plan submitted by the applicant. Council Member Whitelock said she did not like the areas shown in purple that could be industrial or residential. Council Member Lamb said it was his understanding the applicant wanted the proposed location for the battery storage for a reason. Council Member Whitelock said she liked the plan put together by staff more than the plan submitted by the applicant.

Tom Romney with Focus Consulting, representing the applicant, said the revised concept plan had been put together quickly for discussion that evening. He said the purple areas were intended to be either/or because the applicant could see a need for residential but wanted flexibility to accommodate a user the City wanted if the opportunity arose. Council Member Shelton said he would be comfortable with less residential and more commercial. Mr. Romney said the topography would limit the users to some extent. He said the areas marked in purple on the refined concept plan would have the flexibility for mixed-use development.

Council Member Whitelock pointed out the Council needed to consider how much residential could be supported by available utilities. Mr. Romney said a full master plan would have information about utility availability, and said the applicant was trying to get enough direction to put a full master plan together. Council Member Whitelock said she did not have enough information about water availability to provide direction. She suggested scheduling another meeting with more information provided. Mr. Romney said a master plan would include safeguards for different types of residential and would err on the side of manufacturing. He suggested one possibility was to color the entire quadrant purple on the map for maximum flexibility.

Mr. Davenport said he had received requested information about sewer utilities but had not yet received information about water. He said he would provide a facilities study as soon as he could.

Council Member Jacob said he was interested in the suggestion from Mr. Romney to cover the entire map with purple, and said he was thinking about safeguards that could be built into an intentionally more nebulous plan. Mr. Jensen pointed out that subarea plans would not be brought back for Council review and approval, and suggested the Council would need to be confident and comfortable with the safeguards.

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Mr. Jensen asked for direction from the Council. Council Members Shelton and Whitelock said the proposed total of 4,500 units seemed like too many. Council Member Shelton suggested something closer to 10 units per acre. Council Member Jacob expressed the opinion that the area was too large to tightly define at that time, and suggested it should be left with more flexibility. Council Member Whitelock said the Council would be better able to define the units when utility information was provided. A representative of the applicant said the developer was open to having a minimum acreage amount of industrial specified.

c. Discussion of Proposed Amendments to City Code – Title 1, Chapter 12 – Employee Appeal Process

Senior Assistant City Attorney Patrick Boice said the Council made considerable updates to the Administrative Law Judge (ALJ) program in 2024. Mr. Boice presented proposed amendments to Title 1, Chapter 12 to update Utah Code citations and clearly define the role of the ALJ and Hearing Officer in an employee appeal process. A majority of the Council indicated support for bringing the proposed amendments to a future Council meeting.

d. Legislative Update

Adam Gardiner provided an update on the current Legislative Session.

e. Tour of West Jordan Justice Court

At 5:35 pm, the Council left the meeting room and joined the Taylorsville City Council for a tour of the Justice Court.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned after the Justice Court tour.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 10, 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

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MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, February 10, 2026 – 7:00 pm
Waiting Formal Approval
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, City Administrator Korban Lee, Senio Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josl Chandler, Policy Analyst & Public Liaison Warren Hallmark, City Recorder Tange Sloan, Administrative Services Director Danyce Steck, City Planner Larry Gardner Senior Planner Tayler Jensen, Assistant Planner Megan Jensen, Assistant City Attorney Duncan Murray

Chair Bedore called the meeting to order at 7:00 pm, and noted that Council Member Shelton would join shortly.

2. PLEDGE OF ALLEGIANCE

Joseph Jankowski led participants in the Pledge of Allegiance.

Council Member Shelton arrived at 7:02 pm.

3. SPECIAL RECOGNITION

Mayor Burton asked to move items 3a and 3b to later in the meeting.

Council Member Whitelock moved to change the agenda order to put Council and Mayor Reports prior to Special Recognition. Chair Bedore seconded the motion, which passed by unanimous vote (7-0).

4. COUNCIL & MAYOR REPORTS

a. Council Reports

- Chair Bedore said he appreciated opportunities to visit areas of the City that were scheduled for discussion on the Council agenda. He said serving on the Council had made him love the City even more.
- Council Member Jacob thanked Mr. Gardiner for the Legislative update earlier in the evening during the Committee of the Whole meeting. He said he appreciated the work Mr. Gardiner did for West Jordan at the Legislature.

b. Mayor's Report

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Mayor Burton reported progress on the 7000 South Bridge project, and spoke of upcoming activities and events in the community. City offices would be closed on February 16, 2026 for President's Day.

SPECIAL RECOGNITION

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

Mayor Burton said he appreciated the time he had been able to spend with the Ukraine delegation. City Attorney Josh Chandler introduced representatives from Novovorontsovka, Ukraine: Andrii Seletskyi, Head of Military Administration; Karyna Dobrovolska, Special Projects in International Relations; Serhii Pylypenko, Director of Utilities; and Yulii Morozov, Advisor to the Administration. Mr. Chandler said the purpose of their visit was to allow them some visibility of the way municipalities in Utah served residents in their communities. He said the representatives were some of the most dedicated public servants he had ever met. Mr. Chandler said the proposed resolution was a way for West Jordan to evidence its commitment to friendship with a community that was far away and on the front lines of the threat of Russian invasion.

Council Member Jacob spoke of differences in the struggles faced by the two communities, and expressed support for the Memorandum of Understanding. Council Member Whitelock thanked Mr. Chandler for bringing the delegation to West Jordan, and said the patriotism of the delegates was inspiring. Chair Bedore commented that West Jordan was a "good neighbor" community, and said he appreciated the opportunity to broaden the scope of being a good neighbor. He said he appreciated what he had learned from the delegation.

MOTION: Council Member Whitelock moved to APPROVE Resolution No. 26-004, a Memorandum of Understanding with Novovorontsovka Settlement Council, Ukraine.
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.

The Memorandum of Understanding was ratified. Andrii Seletskyi presented the gift of a light box with the symbols of the Novovorontsovka community and West Jordan City to the Mayor, saying he hoped the box would glow like their hope glowed for the end of the war. The Council took the opportunity for photographs.

b. Recognition of Trevor John Crane

Mayor Burton said the West Jordan community was saddened by the loss of Trevor John Crane, a West Jordan native who died while volunteering in defense of Ukraine. The Mayor

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said West Jordan was honored to recognize Trevor Crane and extend gratitude to his family.

Mayor Burton presented a United States flag and a flag of West Jordan City to Trevor Crane's mother. Andrii Seletskyi expressed gratitude on behalf of his community and nation for her amazing son, and said they would never forget his sacrifice. He presented a Ukraine flag to Trevor Crane's mother. Mrs. Crane said her son loved Ukraine and loved the people, and said it was an honor to be presented the flag on his behalf. She spoke of having spent two weeks in Ukraine with her son. Chair Bedore presented a Certificate of Recognition to the family of Trevor John Crane. The Council and Ukraine delegation took a photograph with the family.

5. *PUBLIC COMMENT*

Chair Bedore opened the public comment period.

Rigo Ramirez, West Jordan resident, said he was a member of the Carpenter's Union. He said the Carpenter's Union had been involved in the community prior to the pandemic, and wanted to get involved again. Mr. Ramirez thanked the Council for their service.

Chris McConnehey, West Jordan resident, thanked the Council for their service to the City. He thanked the Ukraine delegation for visiting West Jordan, and expressed condolences and gratitude to the family of Trevor John Crane. Mr. McConnehey asked the Council to consider a mechanism for the City budget that would allow for funding for dumpsters when they were needed quickly for unexpected circumstances.

Chair Bedore closed public comment.

6. *PUBLIC HEARINGS*

a. 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

Senior Planner Tayler Jensen presented a request for a FLUM amendment for property located at 5927 West 9000 South from Regional Commercial to Light Industrial designation, and request to rezone from P-C (Planned Commercial) to M-1. He said the Planning Commission reviewed the request and forwarded a positive recommendation with a unanimous vote. Mr. Jensen explained the applicant had found inability to get access onto 9000 South from UDOT made commercial development unfeasible. The proposed manufacturing zone would require less access.

Sal Perdomo with Titan Development, applicant, said he believed light industrial uses would align well with surrounding uses. He showed a concept plan for two industrial buildings targeted at local and regional users. Mr. Perdomo said the application was consistent with the purposes, goals, objectives, and policies of the General Plan and FLUM, would reduce traffic counts compared to retail uses, increase the job and tax base in West Jordan, and would not require significant infrastructure. He expressed gratitude for the

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ease of working with City personnel. Responding to a question from Council Member Harris, Mr. Perdomo said all three access points would be on the west side of the property.

Chair Bedore opened a public hearing at 8:01 pm.

Comments:
None

Chair Bedore closed the public hearing at 8:02 pm.

Council Member Shelton said he would have preferred Regional Commercial in the area, but was in favor of the requested rezone because of the access issues.

MOTION: Council Member Whitelock moved to APPROVE 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.
Council Member Lamb 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. 26-06 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

Assistant Planner Megan Jensen introduced an application to rezone 0.8 acres from Rural Residential (half-acre lots) to R-1-10 (Single-Family Residential with 10,000 square foot lots). She said the applicant's intent was to subdivide the lot into two, with a home eventually built on the new lot. Ms. Jensen said the proposed subdivision was currently under review, and was in line with the Future Land Use Map. She commented that surrounding subdivisions were also zoned R-1-10.

Bryan Booth, West Jordan resident and applicant, said his children had moved away and the property was expensive to maintain. He said his home would remain on a half-acre lot, with a new 0.3-acre lot to the east. Mr. Booth said he was currently working through the process of getting a plat for the new lot, and planned to sell the lot to someone else to build a single-family home. He said the proposed zone was consistent with surrounding development, and mentioned that the Planning Commission forwarded a positive recommendation.

Council Member Whitelock asked if Mr. Booth had spoken with his neighbors for feedback on what he planned to do. Mr. Booth said he had spoken with his neighbors to the east and

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across the street, who had been fine with the plan. He said he had spoken with neighbors behind his property, and knew that notice had been sent out by the City, and no one had expressed opposition.

Chair Bedore opened a public hearing at 8:09 pm.

Comments:
None

Chair Bedore closed the public hearing at 8:09 pm.

MOTION: Vice Chair Wignall moved to APPROVE 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. Council Member Chair 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. ***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***

Aro Soucie, West Jordan resident and representative of the Nafanua Foundation and the Samoan Community in West Jordan, shared the vision for the inaugural Manatua Festival, proposed to be held on June 7, and June 10-13, 2026. Mr. Soucie requested a fee waiver for the event, and emphasized that free educational workshops would be provided for local youth, and the festival would attract local artisans and small businesses.

Chair Bedore opened a public hearing at 8:16 pm.

Comments:
None

Chair Bedore closed the public hearing at 8:16 pm.

Council Member Shelton asked about the planned closure of the loop road. Mr. Soucie said the loop road would be closed for safety purposes. He said they had hired a security team, and would have the help of the local police. Mr. Soucie said they anticipated participation from more than 500 individuals, and were obtaining a mass gathering permit. He said most activity would take place near the new stage and big pavilion, and said the loop road would be closed on the Thursday, Friday, and Saturday for the event.

Chair Bedore asked if the loop road could be partially open on the Thursday and Friday.

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Mr. Soucie said the park would be open to the public, and said safety was their first concern in planning. He emphasized that the event would not utilize the entire park.

Council Member Whitelock said she believed the Manatua Festival would be a fantastic event for West Jordan, but said she felt the application was not completely ready. She expressed concern that requested hours for police and paramedic services did not match what would be needed, and suggested the Council continue the item to allow time for City staff to help Mr. Soucie to refine the application. Chair Bedore expressed agreement.

Council Member Shelton pointed out the Council was only asked to consider a fee waiver, and suggested staff could work out logistics of the event after. He expressed the opinion the Council should move forward with approval of the requested fee waiver. Council Member Whitelock said she would not want to approve the fee waiver and have the help be less than what was really needed. As it was a new event, Council Member Whitelock said she believed it would be prudent to give the applicant and staff more time to work out the details so that adequate City resources were allocated.

MOTION: Council Member Whitelock moved to CONTINUE 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 to allow staff to work with the applicant and bring the item back when staff felt it was ready for a business item.
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.

City Administrator Korban Lee explained the fee waiver was brought to the Council before plans were completed because part of the planning process involved knowing whether a fee waiver would be granted. He said he was learning the Council would prefer applications to be submitted with tighter plans and exact dollar amounts instead of "up to" scenarios.

7. *BUSINESS ITEMS*

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

Senior Assistant City Attorney Patrick Boice said proposed amendments to Title 4, Chapter 2, Article C would remove all restrictions on Christmas Tree Sales. Responding to a question from Council Member Lamb, Mr. Boice said the City had never issued a business license for sale of Christmas trees. Council Member Lamb said he wondered if they would see more Christmas tree lots in West Jordan in the future.

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MOTION: Council Member Shelton moved to APPROVE Ordinance No. 26-07 Proposed Amendments to West Jordan City Code – Title 4, Chapter 2, Article C (Christmas Tree Sales).
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.

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

Senior Assistant City Attorney Patrick Boice said the Council discussed proposed amendments to Title 4, Chapter 2, Article G regarding arcades at a previous Committee of the Whole meeting, and had decided to remove existing special business license restrictions for arcades. Responding to a question from Council Member Shelton regarding proposed removal of Section 4-2G-5 Gambling Prohibited, Mr. Boice said gambling was prohibited under State Law, and said he did not have concerns about removing the section from West Jordan Code.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 26-08 Proposed Amendments to West Jordan City Code – Title 4, Chapter 2, Article G (Arcades).
Vice Chair Wignall 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. 26-11 Proposed Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking

Senior Assistant City Attorney Patrick Boice said the Council had discussed proposed amendments to Title 7, Chapters 3 and 4 regarding truck parking at a previous Committee of the Whole meeting. He said former Council Member Green had suggested changes, some of which had been incorporated into the most recent draft. Mr. Boice said the proposed amendments were primarily meant to remove redundancies and create more straightforward language and formatting.

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Council Member Whitelock suggested public education efforts to let residents know that loads in pickup trucks needed to be covered for drop off on City dumpster days. Council Member Jacob suggested changes to Section 7-3-12A.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 26-11 Proposed Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking changing all of the "or"s in Section 7-3-12 A to "and"s, and adding the word "it" after "unless."
Vice Chair Wignall 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.

Council Member Jacob said upon rereading the language, he realized that the "or"s and "and"s needed to be reviewed and redone to be accurate.

MOTION: Council Member Jacob moved to RECONSIDER Ordinance No. 26-11 Proposed Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking during the meeting.
Chair Bedore seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Kent Shelton, Kayleen Whitelock, Jessica Wignall

NO: Chad Lamb

ABSENT:

The motion passed 6-1.

Upon the approval to reconsider Council Member Jacob briefly mentioned that he believed the ordinance should be revised and brought back with more clarification.

MOTION: Council Member Jacob moved to CONTINUE Ordinance No. 26-11 Proposed Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking to the next Council meeting to allow changes to be made for clarification.
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:

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ABSENT:

The motion passed 7-0.

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

City Planner Larry Gardner noted that proposed amendments to clarify parking lot materials in all zones were presented and considered by the Council in December 2025, and said definitions had been added to further clarify regulations.

Council Member Whitelock said she considered it a problem that some multi-family housing complexes charged residents for parking. She asked if language could be added to Code to prevent the charging of residents for the per-unit parking space required by Code. Assistant City Attorney Duncan Murray said provisions were included in master development agreements for new developments to deal with the issue. City Attorney Josh Chandler said he believed the issue had been addressed in the Good Landlord program agreement. He said he would confirm and follow up with the Council.

Council Member Jacob asked about reference to three-quarter-inch or larger gravel mix for single-family duplex use, and Mr. Gardner said the language had been cut and pasted from the previous ordinance. He said he did not think the size of gravel mattered.

MOTION: Council Member Whitelock moved to APPROVE Ordinance No. 26-04 Amendments to Parking Lot Materials, Drainage Standards, and Related Definitions in West Jordan City Code Title 13.
Vice Chair Wignall seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Chad Lamb, Kent Shelton, Kayleen Whitelock, Jessica Wignall
NO: Zach Jacob
ABSENT:

The motion passed 6-1.

8. *REPORTS TO COUNCIL*

a. Council Office Report

Council Office Director Alan Anderson reported on a Department Head budget meeting. He said Policy Analyst Warren Hallmark's last day working with the Council Office was that coming Friday, and expressed appreciation for all Mr. Hallmark had done. Mr. Hallmark said he had appreciated working with the Council Office, and said he was happy to be staying with West Jordan in the position of Risk Manager.

b. City Administrator's Report

City Administrator Korban Lee noted that the Jordan Valley aqueduct was down, and water had been sourced from other locations with no problems or questions from the public.

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***

MOTION: Council Member Whitelock moved to APPROVE consent items as listed. Council Member Lamb 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.

10. ADJOURN

Chair Bedore adjourned the meeting at 9:11 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 10, 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

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MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, February 24, 2026 – 4:00 pm
Waiting Formal Approval
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 (arrived at 6 pm)

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 4:00 pm and noted that Council Member Whitelock would arrive later.

2. DISCUSSION TOPICS

a. *Discussion with Former Carmel, Indiana Mayor Jim Brainard*

Jim Brainard, Mayor of Carmel, Indiana from 1996 to 2024, said Carmel and West Jordan had a lot in common. He presented an overview of Carmel, Indiana and how it had grown. Mr. Brainard spoke of zoning and development trends in the United States, and spoke of wanting to encourage walkability and encourage people to be outside. He described redevelopment projects in Carmel that were accomplished with the help of public/private partnerships and tax increment financing, with "gentle" density not exceeding five stories, a variety of housing types, mixed-use development, walking/biking paths, public parks and plazas, and public art throughout the community. Mr. Brainard and the Council discussed benefits of parking structures compared to large ground-level parking lots, the Carmel Christkindlmarkt, restrictions on signage, and benefits of traffic roundabouts compared to traffic lights. Mr. Brainard emphasized his belief that tax payers had a right to demand a beautiful place to live.

Mr. Brainard presented the following guiding principles:

- Mixed Use/ less emphasis on use zoning
- Pedestrian-based / de-emphasize cars
- Hierarchy of buildings
- Harmony with land and built surroundings
- Human Scale
- Enclosures – sense of security
- Aesthetics

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- Density
- Learn from 1000s of years of good city designs

Council Member Harris asked how the redevelopment changes had been messaged to Carmel residents. Mr. Brainard said they used all the typical methods, as well as programs on the government channel talking about what type of city people wanted. He said he referenced old European cities, and suggested Carmel could build similarly. Mr. Brainard said the vast majority of residents loved the focus on architecture and design with underground parking. He said he worked hard to communicate his ideas with the community. Mr. Brainard said they had started with changes to city roads, and said it was never too late to make changes and improvements. He said changes were expensive, but a 50-year outlook was important.

Council Member Shelton asked about tax increment financing. Mr. Brainard gave an example of an old 9-acre retail center that was purchased by Carmel City and was currently under redevelopment. Prior to redevelopment, the retail center had generated $61,000 annually in property tax revenue, shared by all the taxing entities. After redevelopment, the annual property tax revenue would be $3 million. Mr. Brainard said it had not been difficult to convince other taxing entities to participate.

Chair Bedore asked the reasoning behind Carmel's investment in such big performance spaces. Mr. Brainard said Indianapolis had invested a lot of money in sports, and Carmel chose to invest in the arts. He said lenders and developers needed to see investment from a city before being willing to invest. Mr. Brainard said after the city had taken the risk for the first two or three projects, bond holders only looked to developers for guarantee.

Chair Bedore thanked Mr. Brainard for the presentation. Mr. Brainard invited members of the Council to visit Carmel, Indiana.

b. Discussion of Amendments to West Jordan City Code Section 13-5B-8 Accessory Dwelling Units

Senior Assistant City Attorney Patrick Boice said the Council had previously discussed the possibility of allowing a second utility meter for accessory dwelling units (ADUs). Mr. Boice said proposed amendments included updates to Code language, and flexibility (not outright prohibition) for a second utility meter for an external ADU. He said internal ADUs did not qualify for a second meter under State Code. The proposed flexibility for external ADUs would allow Public Utilities to ensure the City could adequately and safely service the line and meter, and ensure sufficient supply.

Council Member Shelton asked about the responsible party for a second meter. Mr. Boice said the land owner would be responsible for both meters. A second name (resident) could be added to the bill for the second meter if the Council desired. Council Member Shelton asked why the arrangement would be different for an ADU than for an apartment. He said each person renting an apartment had their own name on the utilities. Staff clarified that not all apartment utilities were metered and billed individually by apartment.

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Mr. Boice asked how the Council felt about limiting the size of ADUs, either by maximum square footage, a certain percentage of the main home square footage, or a combination of both. Chair Bedore said Council Member Whitelock had expressed concern about ADU height in relation to property lines. Council Member Shelton expressed support for limiting the size an external ADU to no more than a certain percentage of the square footage of the main house. Council Office Director Alan Anderson commented that water capacity could be an issue if an external ADU were tying into a primary home's water line.

Council Member Jacob said setting a size limit felt arbitrary because what might work in one situation, might not work in another. Mr. Boice said the Council did not need to decide that evening, and asked for Council direction. He said other cities in the area had adopted limitations, and said the State would address the issue as well. Council Member Shelton said limiting the size would keep the ADU status as a secondary dwelling, and prevent an ADU from using too much in terms of utilities. Mr. Boice said he agreed that the use of an ADU would have to be accessory to a main dwelling. Council Member Jacob emphasized that it was not a one-size-fits-all situation, and said he wanted safeguards in place.

Council Member Shelton said he believed the size of an ADU should be limited to a percentage of the main dwelling. Council Member Harris said she was interested in what the State would do. Mr. Boice said staff would monitor the issue with the Legislature and bring back any updates.

A majority of the Council indicated support for the redlined changes in the agenda packet, and a majority of the Council indicated support for waiting to see what the State decided regarding size of ADUs. Mr. Boice said staff would bring back a proposal sometime in June. Staff mentioned that impact fees for ADUs would need to be addressed.

c. Discussion of West Jordan City Code – Title 6, Chapter 3D, Section 11 – Sale of Animals

Senior Assistant City Attorney Patrick Boice said Council direction to staff at the end of the last discussion about Title 6, Chapter 3D, Section 11, Sale of Animals, was to bring back a draft that was somewhere in between existing Code and Option 2 presented by staff. Mr. Boice said proposed amendments would address:

a. No parking lot sales
b. Veterinary and breeder records
c. Minimum dog age
d. Did not apply to home breeders
e. Did not apply to livestock

Council Member Lamb asked how a prohibition on parking lot sales would be enforced. Mr. Boice said enforcement would be an Animal Control issue. Officer Dan Eatchel, Animal Services Manager, said prohibited parking lot sales were enforced regularly as a business license violation, and said an animal sales provision would be helpful. Council Member Jacob commented that some things could be sold on the street with a business license, but an animal sales provision would clarify that cats and dogs could not be sold on the street at all. There was no license available for the sale of animals in parking lots. Officer Eatchel

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said a specific animal sales provision would probably be easier and more quickly understood by individuals in enforcement situations than the business license provision.

City Attorney Josh Chandler said specific prohibitive language would be a deterrent for individuals who looked to the Code to see if the sale of animals in parking lots was allowed. Council Member Jacob suggested reference to "dog or cat" should be replaced with "live animal" or "pet." Council Member Harris expressed the opinion that calling out cats and dogs specifically was important. The Council and staff discussed rabbits and chicks. Mr. Boice said it was his impression the Council was more concerned about the sale of cats and dogs in parking lots.

A majority of the Council indicated support for the proposed amendments as presented. Vice Chair Wignall asked about the possible unintended consequence of people hassling breeders for records. Chair Bedore commented that breeding was a business, and customers tended to contact any business with questions about a product that was bad quality. Chair Bedore thanked staff for the presentation.

d. Presentation from the South Salt Lake Mosquito Abatement District (SSLVMAD)

Kelvin Green, SSLVMAD Board Member, gave a presentation about the SSLVMAD, and provided an update on abatement efforts.

Council Member Whitelock arrived at 6:00 pm.

Mr. Green emphasized the importance of eliminating or protecting sources of standing water. The Council thanked Mr. Green for the update.

The Council recessed for dinner at 6:09 pm, and reconvened at 6:19 pm.

e. Legislative Update

Intergovernmental Affairs Advisor Adam Gardiner provided an update on the current Legislative Session. Mr. Gardiner spoke of Legislative discussions about splitting Salt Lake County, Truth in Taxation and property tax, transportation, economic development, infrastructure funding, tort amendments, and water fees. City Attorney Josh Chandler spoke of SB211 concerning tort damages.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Chair Bedore adjourned the meeting at 6:45 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 24, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

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/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2026

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MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, February 24, 2026 – 7:00 pm
Waiting Formal Approval
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, Public Works Director Brian Clegg, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Fire Chief Derek Maxfield, City Engineer Nathan Nelson, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson

Chair Bedore called the meeting to order at 7:00 pm.

2. PLEDGE OF ALLEGIANCE

Carson Windward led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. *West Jordan Police Department Badge Pinning*

Police Chief Jeremy Robertson supervised a badge pinning ceremony for recently promoted Lieutenant Andrew Hercules, Sergeants Brian White, Colton Gordon, and Michael Watkins, and new Officers Alexis Lopez, Elijah Berke, Daniel Garcia, Martin Berta, Allison O'Bryan, Justino Quinteros, Jonathan Rogers, Carson Windward, and Logan Yeaman, as well as Reserve Officer Steven Smith. The Council took the opportunity for a photograph.

b. *Recognition of Sergeant Brian Schaaf*

Chief Robertson recognized Sergeant Brian Schaaf for receiving the NAACP First Responder Award, and for initiating a program through which officers could issue a voucher for vehicle repairs instead of a ticket.

c. *Recognition of Detective Bo Reier*

Chief Robertson recognized Detective Bo Reier for being named SWAT Operator of the Year, and said he appreciated his calm, dependable leadership abilities.

d. *Recognition of Detective Adam Horman*

Chief Robertson presented a Meritorious Service Medal to Detective Adam Horman for his work on a very challenging case.

The Council congratulated award recipients and took the opportunity for photographs.

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4. *COUNCIL & MAYOR REPORTS*

a. *West Jordan Police Department Report*

Chief Robertson provided an update on current data, trends, accountability, training, and goals of the Police Department. He spoke of the importance of creating public trust and understanding. Vice Chair Wignall expressed appreciation for Chief Robertson. Responding to a question from Council Member Harris, Chief Robertson said he believed focus needed to remain on public outreach and public communication, as well as on training.

b. *City Council Reports*

Chair Bedore said badge pinning moments were among his favorite in Council Chambers because he enjoyed seeing the pride and the family support.

Council Member Whitelock said the Council received a comment from a resident with concerns about religious freedom in the community. She said in 2021 she and Council Member Jacob brought forward a resolution that was adopted by the Council regarding religious freedom. She said she hoped the community could pull together and support each other in having religious freedom, and stated violence was never the answer.

c. *Mayor's Report*

Mayor Burton reported on recent events in the City, provided an update on traffic counting devices, and said UDOT had reported that traffic crashes and fatalities were up across Utah, except in West Jordan. Mayor Burton explained a canvassing permit could be obtained from the City for individuals wanting to solicit door to door. The canvassing permit was required to be carried by individuals as they solicited. The Mayor listed exceptions for the requirement, including campaigning politicians, religious organizations, and Scouts. Mayor Burton encouraged participation at upcoming activities in the community.

5. *PUBLIC COMMENT*

Chair Bedore opened the public comment period at 7:43 pm.

Comments:

Nicole McDermitt, President of Granite School Board and Representative of District Four, thanked Mayor Burton for his support. She offered help and support for students in Granite School District living in West Jordan. Ms. McDermitt said she knew the impact of quality education, and believed that local governance was the key for finding the best solutions.

Ann Marie Barrett, resident of Draper and Manager of Bingham Creek Library, encouraged participation in upcoming library events, and reported on changes at the library.

Chair Bedore closed public comment at 7:51 pm.

6. *PUBLIC HEARINGS*

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a. Ordinance No. 26-12 a Petition from Kim Rolfe to Rezone Approximately 1.2 acres to R-1-10 for Property Located at 2659 West 7000 South and 2660 West Beverly Glen Avenue

Senior Planner Tayler Jensen presented a petition to rezone approximately 1.2 acres from RR-.5 to R-1-10, and said the applicant desired to adjust the property line between two lots to reduce the size of the front lot to 10,000 square feet (currently .5 acre), which would not be possible with the RR-.5 Zone. Mr. Jensen said the proposal would not create any new lots. Responding to a question from Council Member Lamb, Mr. Jensen confirmed no existing homes would be removed with the proposal.

Chair Bedore opened a public hearing at 7:54 pm.

Comments:
Kim Rolfe, West Jordan resident, thanked the Council for their service. He explained his desire to adjust the lot lines and sell the existing home on the front property, with intent to continue maintaining the remaining property.

Council Member Whitelock asked if Mr. Rolfe had spoken to neighbors to ask how they felt about the proposal. Mr. Rolfe said all the neighbors he spoke with were supportive. He said he was ready to sell the home because he did not want to be a landlord anymore.

Chair Bedore closed the public hearing at 7:59 pm.

MOTION: Council Member Lamb moved to APPROVE a Petition from Kim Rolfe to Rezone Approximately 1.2 acres to R-1-10 for Property Located at 2659 West 7000 South and 2660 West Beverly Glen Avenue.
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. BUSINESS ITEMS

a. Ordinance No. 26-10 Amendments to West Jordan City Code Title 4, Chapter 2, Article H – Massage Establishments

Senior Assistant City Attorney Patrick Boice thanked the Council for the work they had put into the proposed amendments concerning massage establishments at previous meetings. He said proposed amendments would incorporate State Legislation regarding massage establishments and mirror language in State Code.

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MOTION: Council Member Shelton moved to APPROVE Ordinance No. 26-10 Amendments to West Jordan City Code Title 4, Chapter 2, Article H – Massage Establishments.
Vice Chair Wignall seconded the motion.

Council Member Jacob said he would vote against the motion because he believed the ordinance would unduly burden a specific industry, and unduly affect lawful operators.

The vote was recorded as follows:

YES: Bob Bedore, Jessica Wignall, Annette Harris, Chad Lamb, Kent Shelton, Kayleen Whitelock
NO: Zach Jacob
ABSENT:

The motion passed 6-1.

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

Mr. Boice presented changes made to proposed Code amendments regarding truck parking since last discussed by the Council, and said the changes made the language clearer and easier to follow.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 26-11 Amendments to West Jordan City Code Title 7, Chapters 3 and 4 – Truck Parking.
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.

c. Ordinance No. 26-14 Amendments to West Jordan City Code Title 1, Chapter 12 – Employee Appeal Process

Mr. Boice said the proposed cleanup of Title 1, Chapter 12 concerning the employee appeal process had been needed for some time. He said the proposed amendments would put the City in a more protected position, and clean up mistaken omissions.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 26-14 Amendments to West Jordan City Code Title 1, Chapter 12 – Employee Appeal Process.
Vice Chair Wignall seconded the motion.

DRAFT

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.

8. *REPORTS TO COUNCIL*

a. Council Office Report

Council Office Director Alan Anderson said the Policy Analyst position would be open until March 3, and interviews would begin on March 9. He provided an update on the Youth Council, and said the Council Office was working with Y2 Analytics on a community survey.

b. City Administrator's Report

City Administrator Korban Lee reported a new water tank was online, and said the community college had hired an artist to work on a mural on the tank. Mr. Lee provided an update on current projects, and reported a tiller truck had been ordered for the Fire Department (expected to arrive in four years). He said the intention was to hold a Citizen Academy every year in the Spring, with the next session beginning March 11, 2026. Mr. Lee said the Parks Department was in the process of considering location options for a dog park. Council Member Whitelock said she knew residents were anxious for a dog park to be available.

9. ADJOURN

Chair Bedore adjourned the meeting at 8:22 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 24, 2026. This document constitutes the official minutes for the West Jordan City Council meeting.

/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2026

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