



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, February 10, 2026 – 4:00 pm
Approved March 10, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. **CALL TO ORDER**

COUNCIL: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, 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

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.

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.

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.

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

Approved this 10th day of March 2026