



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, February 10, 2026 – 7:00 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, City Administrator Korban Lee, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh 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

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

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

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

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.

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.

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.

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:

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.

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

Approved this 10th day of March 2026