



**THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
March 24, 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

- Presentation of the Community Impact Award
- Presentation of the Volunteer of the Year Award

4. COUNCIL & MAYOR REPORTS

- Report from West Jordan Fire Department
- City Council Reports
- Mayor’s Report

5. PUBLIC COMMENT

6. PUBLIC HEARINGS

- Resolution No. 26-006 Requesting a Fee Waiver in the Amount of \$825 for the Browns Meadow Neighborhood Cleanup Day
- Resolution No. 26-007 Requesting a Deposit Waiver in the Amount of \$2,500 for the Security Deposit of the Rodeo Arena and a Reduction of the \$600 Main Arena Fee as a Service in Lieu of Fees for the South Oquirrh Hills Riding Club
- Resolution No. 26-009 Authorizing a Fee Waiver in the Amount of \$150 for the Spring Hollow HOA Neighborhood Cleanup Day

- d. Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$4,902 for the Jordan Education Foundation for the Challenge Obstacle Run
- e. Ordinance No. 26-18 Amendments to West Jordan City Code Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units
- f. Ordinance No. 26-19 Amending West Jordan City Code Title 13, Chapter 6, Article K to Add Area D to the IOZ Map and Make Associated Technical Revisions and Clarifications

7. BUSINESS ITEMS

- a. Resolution No. 26-011 Authorizing the Mayor to execute a Lease Agreement for the West Jordan Historical Society
- b. Resolution No. 26-012 Authorizing the Mayor to Execute a Grant Agreement for the West Jordan Historical Society
- c. Ordinance No. 26-17 Amendments to West Jordan City Code Title 6, Chapter 3D, Chapter 11 – Sale of Animals

8. REPORTS TO COUNCIL

- a. Council Office Report
- b. City Administrator’s Report

9. CONSENT ITEMS

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

10. CLOSED MEETING

- a. The City Council may temporarily recess the meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205

11. ADJOURN

UPCOMING MEETINGS

- 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 20, 2026 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 03/24/2026

Presenter: Jennifer Andelin

Deadline of item :

Applicant: Jennifer Andelin (Browns Meadow Community)

Department Sponsor: Administration

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 26-006 Requesting a Fee Waiver in the Amount of \$825 for the Browns Meadow Neighborhood Cleanup Day

2. EXECUTIVE SUMMARY

Council is being asked to consider a fee waiver in the amount of \$825 for 11 dumpster rentals for an annual Community Cleanup Day scheduled for Friday, May 2, 2026 with dumpsters being picked up on Monday, May 5, 2026.

The Community Cleanup involves placing the 11 dumpsters strategically throughout the neighborhood so that everyone in the community has access to a dumpster. Organized volunteer efforts also include assistance for those needing assistance in their yards, as well as cleanup of the park and storm water drainage grates. The requested fee waiver would support continuation of this annual community event and associated neighborhood service efforts.

3. TIME SENSITIVITY / URGENCY

The event is planned for May 2, 2026

4. FISCAL NOTE

The total cost of the fee waiver is \$825.00, covering 11 dumpster rentals at the council adopted subsidized rate of \$75 per unit. Operational costs total \$3,054.70 which included the estimated hauling fees of \$1,624.70 (\$147.70 per dumpster) and tipping fees of \$1,430 (\$26/ton each dumpster holding 5 tons).

5. STAFF ANALYSIS

Browns Meadow Community Cleanup is requesting 11 dumpsters with an estimated 75 volunteers helping to clean up the neighborhood, park, and storm drains. They've been doing this event for many years and it's been very successful with the community. It promotes neighborhood engagement and community upkeep.

6. MAYOR RECOMMENDATION

N/A Fee waivers are under the purview of the City Council

7. COUNCIL STAFF ANALYSIS

Additional Information & Analysis

The City Council is being asked to consider a \$825 fee waiver for dumpster rentals supporting a

neighborhood cleanup organized by the Browns Meadow Community. 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.

Applicable Guiding Principles from the General Plan

LAND USE

- Promote quality of life and safe, well-maintained neighborhoods.

ENVIRONMENT

- Encourage practices that improve and maintain the environment.

PARKS, RECREATION, AND OPEN SPACE

- Support clean and well-maintained community spaces

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. 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.

9. ATTACHMENTS

Resolution No. 26-006
Application
Additional Information
Cost Sheet

2
3 **RESOLUTION NO. 26-006**

4
5 **A RESOLUTION AUTHORIZING A FEE WAIVER FOR THE**
6 **BROWNS MEADOW COMMUNITY CLEANUP DAY**

7 **WHEREAS**, the Browns Meadow Community has requested a fee waiver for its annual
8 Community Cleanup Day; and

9
10 **WHEREAS**, the Browns Meadow Community Cleanup Day is scheduled to take place on May 2
11 through May 5, 2026 in Browns Meadow Park and is expected to involve approximately 75 participants;
12 and

13
14 **WHEREAS**, the Browns Meadow Community has requested a waiver of dumpster rental fees in
15 the amount of \$825 for 11 dumpsters to be used during their event; and

16
17 **WHEREAS**, Utah State Code 10-8-2 authorizes the City, after holding a public hearing, to waive
18 fees, subject to an annual limit of 1% of the annual budget; and

19
20 **WHEREAS**, West Jordan City Code 2-6-1 permits the city to provide both monetary and non-
21 monetary assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace,
22 order, comfort, and convenience of city residents; and

23
24 **WHEREAS**, the City Council held a public hearing on March 24, 2026, to hear any public
25 comments regarding the waiver of fees.

26
27 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
28 **WEST JORDAN, UTAH, THAT:**

29
30 **Section 1.** The City Council finds that the granting of a fee waiver advances the goals, objectives,
31 and purposes of the City and will strengthen the community and provide for the health
32 and welfare of the City’s residents.

33
34 **Section 2.** The City Council finds that the granting of a fee waiver in the amount of \$825 does not
35 exceed the annual 1% limitation of the City’s budget.

36
37 **Section 3.** The City Council approves waiving the fees of \$825 for 11 dumpsters for the Browns
38 Meadow Community Cleanup Day to be held on May 2 through May 5, 2026.

39
40 **Section 4.** This Resolution shall take effect immediately upon adoption.

41
42 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 24TH DAY OF MARCH
43 2026.

44 CITY OF WEST JORDAN

45
46 By: _____

47 Bob Bedore
48 Council Chair

49
50 ATTEST:

51 _____
52 Cindy M. Quick, MMC
53 Council Office Clerk

(Continued on the following page)

54

55 **Voting by the City Council**

"YES"

"NO"

56 Council Chair Bob Bedore

57 Council Vice Chair Jesscia Wignall

58 Council Member Annette Harris

59 Council Member Zach Jacob

60 Council Member Chad Lamb

61 Council Member Kent Shelton

62 Council Member Kayleen Whitelock

63



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: Brown's Meadow Neighborhood Watch

City: West Jordan

State: UT

Zip Code: 84088

If applicable, Non-Profit Entity Number:

Not applicable:

Main Contact Name: Jennifer Andelin

Title: Chair

Email Address: [REDACTED]

Phone: [REDACTED]

Name of Event: Community Clean Up

Event Location: Browns Meadow Park

Event Dates: 5/2/26 to 5/2/26

Estimated Attendance: 75 +

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.

This form is only allowing 1 line per box, so I am submitting a separate paper with details.

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](#).

This form is only allowing 1 line per box, so I am submitting a separate paper with details.

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

We are requesting 11 large trash dumpsters for May 1 - May 2, 2026.

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

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: *Jennifer Andelin*

Name: Jennifer Andelin

Date: 2/6/26

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)

Fee Waiver Request for Dumpsters for our Community Cleanup Day 2026

Community Cleanup Day was created as a spin-off from our annual neighborhood Memorial Day Breakfast which began in 1994. The date moved from Monday to the first Saturday in May and the breakfast continues as the kickoff for the day of cleanup and service. Community Cleanup involves getting 11 dumpsters and having them placed strategically so that everyone has access to a dumpster. We organize projects throughout the neighborhood (for widows, invalids and others needing assistance in their yards). We also cleanup our neighborhood park and the storm water drainage grates. It is an amazing tradition which unites our neighborhood through service. It also allows individual neighbors to clean up their yards, get rid of junk and trimmings. You are welcome to join us at the breakfast at the park!

We are a West Jordan Neighborhood Watch group. In addition to the annual Neighborhood Cleanup day, we also host an annual neighborhood get together for National Night Out Against Crime in August. The service provided adds up to hundreds of hours of which benefits both the neighborhood and the city. Our neighborhood is stronger and our neighborhood watch group continues to be active when most neighborhood watch groups have grown less active over time. If we have to pay for the dumpsters, we will have to discontinue this wonderful tradition which builds community, strengthens and beautifies our city.

We are requesting a fee waiver for 11 dumpsters to be dropped off in front of selected homes on Friday, May 2, 2026 and picked up on Monday, May 5, 2026.

Fees Paid by Resident				
Item	Fee	Each/Tons	Total	Notes
Dumpster	\$75.00	11	\$825.00	4 Dumpsters for Neighborhood Clean Up on 03/21/2026
TOTAL FEES			\$825.00	

Cost to the City				
Item	Fee	Each/Tons	Total	Notes
Tipping Fee (\$26.00 Per T	\$26.00	55	1,430.00	Each dumpster holds about 5 tons (5X11=55)
Hauling Fee per dumpster	\$147.70	11	1,624.70	
TOTAL COST			3,054.70	



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 24, 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:

- Resolution No. 26-006 Requesting a Fee Waiver in the amount of \$825 for Brown Meadow Neighborhood Cleanup Day
- Resolution No. 26-007 Requesting a Deposit Waiver in the Amount of \$2,500 for the Security Deposit of the Rodeo Arena and a Reduction of the \$600 Arena Fee as a Service in Lieu of Fees for the South Oquirrh Hills Riding Club
- Ordinance No. 26-18 Amendments to West Jordan City Code Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units
- Ordinance No. 26-19 a Petition from the City of West Jordan to Amend the West Jordan City Code Title 13, Chapter 6, Article K, Adding Area D to the IOZ Map and Making Associate Technical Revisions/Clarifications
- Resolution No. 26-009 Requesting a Fee Waiver in the Amount of \$150 for the Spring Hollow HOA Cleanup Day
- Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$9,804.00 for the Jordan Education Foundation for the Challenge Obstacle Run

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 March 12, 2026

/s/ Cindy Quick

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 03/24/2026

Presenter: Alan Anderson, Council Office Director

Deadline of item : 03/31/2026

Applicant: South Oquirrh Hills Riding Club

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 26-007 Requesting a Deposit Waiver in the Amount of \$2,500 for the Security Deposit of the Rodeo Arena and a Reduction of the \$600 Main Arena Fee as a Service in Lieu of Fees for the South Oquirrh Hills Riding Club

2. EXECUTIVE SUMMARY

The Council is being asked to consider waiving the \$2,500 refundable security deposit and reducing the \$600 main arena fee for the South Oquirrh Hills Riding Club.

The club is a member of the Utah State Western Riding Club Association and conducts weekly riding practices from April through September. The organization participates in regional and state competitions and hosts activities such as clinics, trail rides, and youth events. The club also participates in community events, including parades and local equestrian activities.

The club maintains a \$2,000,000 liability insurance policy to cover any potential incidents and has offered to provide in-kind services to the city in lieu of the deposit, including arena maintenance by certified equipment operators and volunteer support for City events. Service in lieu of fees arrangements are generally memorialized in a service agreement with the city.

If approved, the fee waivers would cover up to 28 practice sessions per the Fee Schedule and support the club’s ongoing use of City facilities while providing volunteer services in lieu of a portion of the associated costs.

3. TIME SENSITIVITY / URGENCY

The practices begin on April 8, 2026 making this the final Council meeting prior to that date.

4. FISCAL NOTE

The request includes a request for a reduction of the \$600 main arena fee by at least half or more for up to 28 uses of the rodeo grounds and a waiver of the \$2,500 refundable security deposit. The arena fee reduction represents a decrease in potential fee revenue. Since the security deposit is refundable and typically revenue-neutral, waiving the deposit would not count toward the 1% maximum fee waiver limit.

Also, as the \$2,500 security deposit is noted in the city Consolidated Fee Schedule, it can be at the discretion of the council to not apply the security deposit in this instance. Waiving the portion or all of the rental fee would apply to the fee waiver limits in state law and the amount requested is well

within the legal requirements of not more than 1% of the budget or approx. \$740,000. This fee waiver accumulation would begin again on July 1, 2026.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

During the [City Council meeting on April 8, 2025](#), the Council approved Resolution No. 25-018, waiving the \$2,500 refundable security deposit for the South Oquirrh Hills Riding Club. During that meeting, the Council discussed the risks of waiving the deposit, and legal counsel noted that the City could rely on contractual remedies and insurance coverage if damages were to occur.

Last year, the council waived the security deposit and waived the \$600 fee.

The applicant confirmed a liability policy and willingness to name the City as an insured. Council Members expressed support for the club and its role in local events, noting the limited availability of equestrian facilities in the area. The waiver was ultimately approved unanimously (6–0).

Additional Information & Analysis

West Jordan City Code [3-4-1\(B\)\(2\)\(a\)](#) authorizes the City Council to "waive any service fee."

7. 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. 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.

8. ATTACHMENTS

Resolution No. 26-007
Fee Waiver Application
Facility Permit

3 **RESOLUTION NO. 26-007**

4
5 **A RESOLUTION APPROVING A SECURITY DEPOSIT WAIVER AND ARENA**
6 **FEE REDUCTION FOR THE SOUTH OQUIRRH HILLS RIDING CLUB**

7
8 **WHEREAS**, the South Oquirrh Hills Riding Club is a non-profit organization dedicated to
9 promoting the history and culture of “Western Riding” through participation in parades and events; and
10

11 **WHEREAS**, the South Oquirrh Hills Riding Club seeks to use the West Jordan Rodeo Grounds
12 for practice sessions approximately 28 times during the period of April 8, 2026 through October 7,
13 2026; and
14

15 **WHEREAS**, West Jordan City Code 3-4-1(A)(2) and (B)(2)(a) authorizes the City Council to
16 waive any “requirement to pay money to the City for goods or services rendered, as identified in the
17 City’s Uniform Consolidated Fee Schedule”; and
18

19 **WHEREAS**, the City’s Uniform Consolidated Fee Schedule requires a \$2,500 security deposit
20 and \$600 main arena fee to reserve the West Jordan Rodeo Grounds; and
21

22 **WHEREAS**, the Council held a public hearing on March 24, 2026 and believes it to be in the
23 best interest of the City to waive the \$2,500 security deposit and reduce the \$600 main arena fee for the
24 South Oquirrh Hills Riding Club.
25

26 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST**
27 **JORDAN, UTAH, THAT:**

28 **Section 1.** The City Council finds granting the waiver of the \$2,500 security deposit and reducing the
29 \$600 main arena fee to \$_____ advances the goals, objectives, and purposes of the
30 City and will strengthen the community and provide for the health and welfare of the
31 City’s residents.

32 **Section 2.** The City Council finds that the reduction of the main arena fee waiver in the amount of
33 \$_____ does not exceed the annual 1% limitation of the City’s budget.
34

35 **Section 3.** The City Council approves waiving the security deposit in the amount of \$2,500 and
36 reducing the main arena fee to \$_____ for the South Oquirrh Hills Riding Club
37 for the reservation of the West Jordan Rodeo Grounds for the period of April 8,
38 2026 through October 7, 2026.
39

40 **Section 3. Effective Date.** This Resolution shall take effect upon its passage.
41

42 **PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS _____ DAY OF**
43 **MARCH 2026.**
44

45 CITY OF WEST JORDAN

46
47 By: _____

48 Bob Bedore
49 Council Chair

48 **ATTEST:**

50 _____
51 Cindy M. Quick, MMC
52 Council Office Clerk
53

54 *(Continued on the following page)*

		"YES"	"NO"
55	Voting by the City Council		
56	Council Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
57	Council Vice Chair Jesscia Wignall	<input type="checkbox"/>	<input type="checkbox"/>
58	Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
59	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
60	Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
61	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
62	Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
63			



New submission from Fee Waiver Application

From Web Form WJC <noreply_webform@westjordan.utah.gov>

Date Mon 2/16/2026 6:19 PM

To Council Office <council.office@westjordan.utah.gov>

📎 1 attachment (48 KB)

Facility Permit 3961 2026 02 02 18 51 51.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Event Name

South Oquirrh Hills riding club

Event Location

West Jordan arena

Entity or Group Name

South Oquirrh Hills Riding Club

Website

<https://www.southoquirrhills.net/>

Contact Name

Alena little

Phone

[REDACTED]

Email

[REDACTED]

Event Summary

South Oquirrh Hills riding club is a horse riding club that competes with the Utah State Western Riding Club Association (USWRCA). We practice once a week from April to September.

Ultimately, our aim is to improve our knowledge and skills in Western disciplines, while forging life-long friendships and creating joyful memories doing a shared interest we all love—riding horses. We benefit West jordan helping with community events, parades, horse enthusiasts, and putting on events or clinics for West jordan residents and surrounding arenas.

Background Information

South Oquirrh Hills Riding Club competes as part of the Utah State Western Riding Club Association (USWRCA). The USWRCA is a non-profit Western equestrian association that provides opportunities for active riders and non-riders to organize clubs and participate in state-wide shows.

As a club, we compete in the USWRCA District, Region, and State shows. We also organize club and District barbeques, enjoy trail rides together, and run the annual District 3 Kids' Show with our fellow clubs from District 3.

Our non-profit Entity Number 5290017-0140

Services, Non-Monetary Assistance, and Fees

We are requesting removal of the \$2,500 refundable deposit. Our club carries a \$2,000,000 liability policy, which provides coverage well beyond the deposit amount.

We also ask that the \$600 arena fee be reduced by half or more to support our small club. In return, we are willing to help offset city costs by volunteering our time for arena maintenance. We have certified tractor operators who can drag and maintain the arena for each of our practices which would eliminate the city needing to pay an employee, and we are happy to assist the city with events or other volunteer needs.

Consent

I agree to the terms and conditions of applying for a fee waiver and acknowledge the privacy notice above.

Confirmation of Reservation(s) for Event

- /wp-content/uploads/gravity_forms/2-6520732693c8155fb9e480f5025cb524/2026/02/Facility-Permit-3961-2026-02-02-18-51-51.pdf



City of West Jordan
 8000 S. Redwood Road
 West Jordan, UT 84088
 801-569-5160
 events@westjordan.utah.gov

PERMIT #3961

Authorized On: 02/02/2026 04:48 PM

NOTE: Rental

Location West Jordan Arena 8035 South 2200 West West Jordan, UT 84088	Permit Holder Alena Little [REDACTED] West jordan, UT 84081	Authorized Agent Sheri Miller 801-569-5160 events@westjordan.utah.gov https://www.westjordan.utah.gov/parks-department/r
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RESERVATIONS

Location	Facility	Date	Time	Hours	Estimate
West Jordan Arena	Main Arena	Wed, Apr 8th 2026	05:00 PM-10:00 PM	5.00	\$600.00
	Addons	Arena - Security Deposit			\$2,500.00
		Addons Total			\$2,500.00
West Jordan Arena	Main Arena	Wed, Apr 15th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Apr 22nd 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Apr 29th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, May 6th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, May 13th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, May 20th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, May 27th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jun 3rd 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jun 10th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jun 17th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jun 24th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jul 8th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jul 15th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jul 22nd 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Jul 29th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Practice Arena	Wed, Aug 5th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Practice Arena	Wed, Aug 12th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Aug 19th 2026	05:00 PM-10:00 PM	5.00	\$0.00

Location	Facility	Date	Time	Hours	Estimate
West Jordan Arena	Main Arena	Wed, Aug 26th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Sep 2nd 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Sep 9th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Sep 16th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Sep 23rd 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Sep 30th 2026	05:00 PM-10:00 PM	5.00	\$0.00
West Jordan Arena	Main Arena	Wed, Oct 7th 2026	05:00 PM-10:00 PM	5.00	\$0.00
TOTAL:					\$3,100.00

CHARGES

LOCATION	FACILITY	DESCRIPTION	TOTAL	PAID	BALANCE DUE
West Jordan Arena	Main Arena	Apr 8, 2026 5:00 PM-10:00 PM	\$600.00	\$0.00	\$600.00
West Jordan Arena	Main Arena	Arena - Security Deposit	\$2,500.00	\$0.00	\$2,500.00
West Jordan Arena	Main Arena	Apr 15, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Apr 22, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Apr 29, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	May 6, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	May 13, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	May 20, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	May 27, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jun 3, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jun 10, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jun 17, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jun 24, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jul 8, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jul 15, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jul 22, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Jul 29, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Practice Arena	Aug 5, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Practice Arena	Aug 12, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Aug 19, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Aug 26, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Sep 2, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Sep 9, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Sep 16, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Sep 23, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Sep 30, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
West Jordan Arena	Main Arena	Oct 7, 2026 5:00 PM-10:00 PM	\$0.00	\$0.00	\$0.00
TOTAL:			\$3,100.00	\$0.00	\$3,100.00

PROMPT RESPONSES

Location	Facilities	Date	Days
West Jordan Arena	Main Arena	04/08/2026-10/07/2026	Wed
#1 - Will you be selling additional seats/tickets on the arena floor, if so how many? (in addition to seats in the bleachers) If no, then enter 0.			
Response: 0			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#2 - How many people do you anticipate attending your event?			
Response: 20			
West Jordan Arena	Main Arena	04/08/2026-10/07/2026	Wed
#3 - Will you be using our concession stand at the arena?			
Response: No			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#4 - I understand that the city requires a Certificate of Insurance (COI) with policy limits of \$2 Million per occurrence and \$3 Million aggregate. More information can be found on westjordan.utah.gov.			
Response: Agreed			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#5 - Is this reservation for a non-profit group?			
Response: No			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#6 - Is your event open to the public?			
Response: No			
West Jordan Arena	Main Arena	04/08/2026-10/07/2026	Wed
#7 - Will you be charging attendees for parking?			
Response: No			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#8 - You will not be billed for your reservation once you submit your request. Once the reservation request has been approved by staff, you will receive an invoice to make your payment.			
Response: Agreed			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#9 - Will you be serving food at your event?			
Response: No			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#10 - Will you have any vendor or other tents as part of set up for your event?			
Response: No			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed
#11 - Will you need a tractor and driver at your event to work the dirt? If so, how many hours do you need it? If not, please enter 0.			
Response: 0			
West Jordan Arena	Main Arena Practice Arena	04/08/2026-10/07/2026	Wed

#12 - Is this reservation for a youth league?

Response: No

Thank you for registering with the City of West Jordan.



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 24, 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:

- Resolution No. 26-006 Requesting a Fee Waiver in the amount of \$825 for Brown Meadow Neighborhood Cleanup Day
- Resolution No. 26-007 Requesting a Deposit Waiver in the Amount of \$2,500 for the Security Deposit of the Rodeo Arena and a Reduction of the \$600 Arena Fee as a Service in Lieu of Fees for the South Oquirrh Hills Riding Club
- Ordinance No. 26-18 Amendments to West Jordan City Code Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units
- Ordinance No. 26-19 a Petition from the City of West Jordan to Amend the West Jordan City Code Title 13, Chapter 6, Article K, Adding Area D to the IOZ Map and Making Associate Technical Revisions/Clarifications
- Resolution No. 26-009 Requesting a Fee Waiver in the Amount of \$150 for the Spring Hollow HOA Cleanup Day
- Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$9,804.00 for the Jordan Education Foundation for the Challenge Obstacle Run

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 March 12, 2026

/s/ Cindy Quick

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 03/24/2026

Presenter: Trish Hatch, Spring Hollow HOA Treasurer

Deadline of item :

Applicant: Trish Hatch, Spring Hollow HOA Treasurer

Department Sponsor: Administration

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 26-009 Authorizing a Fee Waiver in the Amount of \$150 for the Spring Hollow HOA Neighborhood Cleanup Day

2. EXECUTIVE SUMMARY

Council is being asked to waive fees in the amount of \$150 for two (2) dumpster rentals for its annual Neighborhood Cleanup Day. The event is scheduled for April 27, 2026 and dumpsters will be used along 7000 South as well as Triumph Lane. The community has been doing this event for at least five years and is anticipating around 35 people to clean up the area.

3. TIME SENSITIVITY / URGENCY

The fee waiver needs to be addressed at this meeting as the event is taking place on April 27, 2026

4. FISCAL NOTE

The total requested fee waiver for this item is \$150, covering two (2) dumpster rentals at the council adopted subsidized rate of \$75 per unit.

Cost Breakdown

- Waived Rental Fees – \$150 for two (2) dumpsters @ \$75/unit (Subsidized Rate)
- Operational Costs – \$555.40 Estimated hauling and tipping fees (at 10-ton capacity)
- Total City Impact – \$705.40 Combined waiver and internal operational cost

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 \$150 in rental fees, the City will also absorb approximately \$555.40 in hauling and tipping fees. This higher figure is provided for full fiscal transparency; however, only the \$150 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 \$150 toward the annual 1% cap.

5. STAFF ANALYSIS

Requesting two dumpsters for a neighborhood cleanup day with an estimated 35 volunteers helping clean up public spaces and road promotes neighborhood engagement and community upkeep.

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 is being asked to consider a \$150 fee waiver for dumpster rentals supporting a neighborhood cleanup organized by the Spring Hollow HOA. 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.

Applicable Guiding Principles from the General Plan

LAND USE

- Promote quality of life and safe, well-maintained neighborhoods.

ENVIRONMENT

- Encourage practices that improve and maintain the environment.

PARKS, RECREATION, AND OPEN SPACE

- Support clean and well-maintained community spaces.

8. POSSIBLE COUNCIL ACTION

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

1. Approve the Ordinance/Resolution as written and proposed OR with stated amendments;
2. Not Approve the Ordinance/Resolution;
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.

9. ATTACHMENTS

Resolution No. 26-009

Application

Cost Sheet

2
3 **RESOLUTION NO. 26-009**

4
5 **A RESOLUTION AUTHORIZING A FEE WAIVER FOR THE**
6 **SPRING HOLLOW HOA NEIGHBORHOOD CLEANUP DAY**

7 **WHEREAS**, the Spring Hollow Homeowners Association (HOA) has requested a fee waiver for
8 its annual Neighborhood Spring Cleanup Day; and
9

10 **WHEREAS**, the HOA Neighborhood Spring Cleanup Day is scheduled to take place on April 27,
11 2026 along 7000 South and Triumph Lane, and is expected to involve approximately 35 participants; and
12

13 **WHEREAS**, the HOA has requested a waiver of dumpster rental fees in the amount of \$150 for
14 two dumpsters to be used during their event; and
15

16 **WHEREAS**, Utah State Code 10-8-2 authorizes the City, after holding a public hearing, to waive
17 fees, subject to an annual limit of 1% of the annual budget; and
18

19 **WHEREAS**, West Jordan City Code 2-6-1 permits the city to provide both monetary and non-
20 monetary assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace,
21 order, comfort, and convenience of city residents; and
22

23 **WHEREAS**, the City Council held a public hearing on March 24, 2026, to hear any public
24 comments regarding the waiver of fees.
25

26 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
27 **WEST JORDAN, UTAH, THAT:**
28

29 **Section 1.** The City Council finds that the granting of a fee waiver advances the goals, objectives,
30 and purposes of the City and will strengthen the community and provide for the health
31 and welfare of the City’s residents.
32

33 **Section 2.** The City Council finds that the granting of a fee waiver in the amount of \$150 does not
34 exceed the annual 1% limitation of the City’s budget.
35

36 **Section 3.** The City Council approves waiving the fees of \$150 for two dumpsters for the Spring
37 Hollow HOA Neighborhood Cleanup Day to be held on April 25, 2026.
38

39 **Section 4.** This Resolution shall take effect immediately upon adoption.
40

41 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 24TH DAY OF MARCH
42 2026.

43 CITY OF WEST JORDAN

44
45 By: _____
46 Bob Bedore
47 Council Chair

46 ATTEST:

48 _____
49 Cindy M. Quick, MMC
50 Council Office Clerk

51
52 *(Continued on the following page)*

53

54 **Voting by the City Council**

"YES"

"NO"

55 Council Chair Bob Bedore

56 Council Vice Chair Jesscia Wignall

57 Council Member Annette Harris

58 Council Member Zach Jacob

59 Council Member Chad Lamb

60 Council Member Kent Shelton

61 Council Member Kayleen Whitelock

62



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: Spring Hollow on the Jordan River Parkway

City: West Jordan

State: UT

Zip Code: 84084

If applicable, Non-Profit Entity Number:

Not applicable:

Main Contact Name: Trish Hatch

Title: HOA Treasurer

Email Address: [REDACTED]

Phone: [REDACTED]

Name of Event: Neighborhood Spring Clean Up

Event Location: Triumph Lane

Event Dates: 4/27/26 to 4/27/26

Estimated Attendance: 35

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.

We have a community cleanup every spring along 7000th South as well as Triumph Lane

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](#).

We are an HOA right on the Jordan River and at the entrance to West Jordan City on 7000th South.

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

We reserve two dumpsters every year for our clean up. The residents of Triumph Lane do the clean up.

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

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: *Trish Hatch*

Name: Trish Hatch

Date: 3/1/26

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	2	\$ 150.00	2 Dumpsters for Neighborhood Clean Up on 04/24/2026
TOTAL FEES			\$ 150.00	

Cost to the City

Item	Fee	Each/Tons	Total	Notes
Tipping Fee (\$26.00 Per Ton)	\$26.00	10	\$ 260.00	Each dumpster holds about 5 tons (5X2=10)
Hauling Fee per dumpster	\$ 147.70	2	\$ 295.40	
Total Cost			\$ 555.40	



Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

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- Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$9,804.00 for the Jordan Education Foundation for the Challenge Obstacle Run

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.

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Posted March 12, 2026

/s/ Cindy Quick

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action	Meeting Date Requested : 03/24/2026
Presenter: Alan Anderson, Council Office Director	Deadline of item :
Applicant: Jordan Education Foundation	
Department Sponsor: Council Office	
Agenda Type: PUBLIC HEARINGS	
Presentation Time: 10 Minutes	<i>(Council may elect to provide more or less time)</i>

1. AGENDA SUBJECT

Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$4,902 for the Jordan Education Foundation for the Challenge Obstacle Run

2. EXECUTIVE SUMMARY

The Council is being asked to approve a fee waiver in the amount of \$4,902 for the Jordan Education Foundation’s Challenge Obstacle Run. The Challenge Obstacle Run is a family and community event that has been held in partnership with West Jordan City for the past 10 years. The event raises funds to support students and teachers in the Jordan School District through classroom grants and other educational programs. Last year the Foundation awarded \$942,208 to Jordan District schools with a significant share benefiting West Jordan schools due to the number of Title IX schools located in the city.

The fee waiver request will cover 75% of park use and City support fees, with the remaining amount proposed as service in lieu of fees. If approved, the waiver would support continuation of the event and its fundraising benefit to local schools.

3. TIME SENSITIVITY / URGENCY

The event is scheduled for May 9, 2026.

4. FISCAL NOTE

[Utah Code 10-8-2\(2\)\(b\)](#) requires that fees waived in any given fiscal year may not exceed 1% of the budget. At this point in the budget year, the council has not exceeded this limit.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

As outlined above, the Council is being asked to consider a fee waiver of \$4,902 for the Jordan Education Foundation’s Challenge Obstacle Run. This is a recurring community event that has been held in partnership with West Jordan City for approximately 10 years and raises funds to support students and teachers in Jordan School District. This request is for a waiver of 75% of park use and City support fees, with the remaining amount proposed to be provided through services in lieu of fees. In considering the request, Council may wish to weigh the event’s community and educational benefit against the reduction in City fee revenue and staff-supported costs.

[The Challenge Obstacle Run](#) is a family-friendly fundraising obstacle course run open to all ages and created to make a difference in Jordan District Classrooms. Sponsored by local businesses and Jordan Education Foundation, 100% of proceeds go directly toward Classroom Grants benefiting students and teachers in Jordan District. The event is open to the community with participation from all 68 schools and ends with a family festival with lots of free giveaways.

7. 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. 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.

8. ATTACHMENTS

Resolution No. 26-010
Fee Waiver Application
Permit

2
3 **RESOLUTION NO. 26-010**

4 **A RESOLUTION APPROVING A FEE WAIVER TO THE JORDAN EDUCATION**
5 **FOUNDATION FOR THE CHALLENGE RUN HELD IN 2026**

6 **WHEREAS**, the Jordan Education Foundation is a non-profit organization dedicated to supporting
7 children and their education within the Jordan School District; and

8
9 **WHEREAS**, the Jordan Education Foundation provides a fun and energetic obstacle run for the
10 community to raise funds for the children of Jordan School District; and

11
12 **WHEREAS**, the Utah Code Annotated 10-8-2(1)(a)(v), a City may “authorize municipal services or
13 other nonmonetary assistance to be provided to or waive fees required to be paid by a nonprofit entity,
14 whether or not the municipality receives consideration in return”; and

15
16 **WHEREAS**, before the City may authorize City services or nonmonetary assistance, or to waive fees
17 to a non-profit entity under UCA 10-8-2(1)(a)(v) and UCA 10-8-2(2)(b), the City must meet two
18 requirements: (1) hold a public hearing and (2) find that the “total amount of services or other nonmonetary
19 assistance provided or fees waived under Section (1)(a)(v) in any given fiscal year [does] not exceed 1% of
20 the municipality’s budget for that fiscal year”; and

21
22 **WHEREAS**, UCA 10-8-2(2)(a) exempts cities from the requirement to perform a study that is
23 otherwise required when money is appropriated for corporate purposes under UCA 10-8-2(1)(a)(i); and

24
25 **WHEREAS**, the City Council believes that City staff’s estimates of the monetary value of City
26 services, nonmonetary assistance, and fees waived for the Jordan Education Foundation is correct and is in the
27 amount of \$4,902; and

28
29 **WHEREAS**, the City Council believes that the “total amount of services or other nonmonetary
30 assistance provided or fees waived under Section (1)(a)(v) in this given fiscal year does not exceed 1% of the
31 municipality’s budget for this fiscal year” or committed to this next fiscal year; and

32
33 **WHEREAS**, after review by the City Council, the City Council believes it to be in the best interest of the
34 City to provide city services, nonmonetary assistance, and/or a waiver of fees for the Jordan Education
35 Foundation in the amount of \$4,902.

36 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST**
37 **JORDAN, UTAH, THAT:**

38 **Section 1. Findings.** The City Council makes the following findings:

- 39 1) The Jordan Education Foundation is a non-profit organization.
40 2) The combined value of services, nonmonetary assistance, and fee waivers given
41 to the Jordan Education Foundation is equal to \$4,902.
42 3) The combined value of services, nonmonetary assistance, and fee waivers given
43 to the Jordan Education Foundation, combined with all other services,
44 nonmonetary assistance, and fee waivers provided to all others given this fiscal
45 year, does not exceed 1% of the City’s budget for this fiscal year or committed
46 to this next fiscal year.
47

49 4) The public hearing relating the City's provision of services, nonmonetary
50 assistance, and fee waivers for the Jordan Education Foundation was performed
51 in accordance with applicable noticing and other open and public meetings laws.

52
53 **Section 2.** Services, Nonmonetary Assistance, and Fee Waiver. The City Council hereby
54 authorizes the use of city services and nonmonetary assistance and waives the fees for
55 the Jordan Education Foundation in an amount of \$4,902 to be used for activities
56 arising out of or related to the Challenge Run for 2026.

57
58 **Section 3.** Effective Date. This Resolution shall take effect upon its passage.

59
60 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS _____ DAY OF MARCH
61 2026.

62
63 CITY OF WEST JORDAN

64
65 By: _____

66 Bob Bedore
67 Council Chair

68
69 ATTEST:

70 _____
71 Cindy M. Quick, MMC
72 Council Office Clerk

73 **Voting by the City Council**

74 **"YES"** **"NO"**

75 Council Chair Bob Bedore

76 Council Vice Chair Jesscia Wignall

77 Council Member Annette Harris

78 Council Member Zach Jacob

79 Council Member Chad Lamb

80 Council Member Kent Shelton

81 Council Member Kayleen Whitelock

Event Name

The Challenge Obstacle Run

Event Location

West Jordan Memorial Park

Entity or Group Name

Jordan Education Foundation

Website

<https://www.jordaneducationfoundation.org/>

Contact Name

Jason Casto

Phone

[REDACTED]

Email

jason@genesisdental.net

Event Summary

West Jordan City and the Jordan Education Foundation have worked together in the past for 10 years to put on an obstacle run. The Challenge Obstacle Run is a family, community event for all ages, particularly serving those in the boundaries of the Jordan School District. The purpose of the event is to raise money for students and teachers (classroom grants) in the Jordan School District schools.

We are requesting two year approval and waiver of 75% of fees for park facility use

and city employee support. The remaining amount will be supplied as service in lieu of fees.

Background Information

Last year we awarded \$942,208 to Jordan District schools. West Jordan City has a higher number of title IX schools, therefore, a higher percentage of Foundation grants go to WJ City schools.

The foundation's mission is to generate & guide philanthropic resources to promote excellence in education in Jordan School District.

Board members & friends encourage private support from individuals, businesses, corporations, foundations, and events. We are unique because:

ALL donations (100%) go directly to benefit teachers and students.

No admin costs are taken from private or public donations

Services, Non-Monetary Assistance, and Fees

Item	Fee	Hours	Days	People	Years	Total
EMS	\$174.00	3	2	2	\$	1,044.00
Ambulance	\$130.00	3	2	\$		780.00
Main Arena	\$600.00	1	2	\$		1,200.00
Practice Arena	\$450.00	1	2	\$		900.00
Misc. Arena	\$65.00	6	2	\$		780.00
Tractor & Driver	\$50.00	4	2	\$		400.00
Special Event Park	\$750.00	1	2	\$		1,500.00
Park Staff Support	\$25.00	10	2	\$		500.00
Encroachment Permit	\$260.00	2	\$			520.00
Police Dpt Support	\$75.00	6	2	2	\$	1,800.00
Heavy Equipment Use	\$95.00	2	2	\$		380.00
Mayor-Present Award						
Vertical Panel Rd Sign Use						
TOTAL FEES	\$					9,804.00

Consent

I agree to the terms and conditions of applying for a fee waiver and acknowledge the privacy notice above.

Confirmation of Reservation(s) for Event

- 



City of West Jordan
 8000 S. Redwood Road
 West Jordan, UT 84088
 801-569-5160
 events@westjordan.utah.gov

PERMIT #4046

Authorized On: 03/17/2026 10:20 AM

NOTE: Rental

Permit Holder

JORDAN EDUCATION FOUNDATION
 14669 ROCK CANYON CIRCLE
 Herriman, UT 84096

Authorized Agent

Kelsey Vaughan
 801-569-5000
 customer.service@westjordan.utah.gov
<https://www.westjordan.utah.gov/parks-department/r>

RESERVATIONS

Location	Facility	Date	Time	Hours Estimate	
Veterans Memorial Park	Park Rental - Special Event	Sat, May 9th 2026	09:00 AM-05:00 PM	8.00	\$0.00
	Addons	Security Deposit (Over 200)			\$0.00
		EMT Fee - (Includes 4 EMT's)			\$220.00
		Ambulance Fee			\$130.00
		Addons Total			\$350.00
West Jordan Arena	Arena Rental - Special Event	Sat, May 9th 2026			\$0.00
				TOTAL:	\$350.00

CHARGES

LOCATION	FACILITY	DESCRIPTION	TOTAL PAID	BALANCE DUE
Veterans Memorial Park	Park Rental - Special Event	May 9, 2026 9:00 AM-5:00 PM	\$0.00 \$0.00	\$3,000.00
Veterans Memorial Park	Park Rental - Special Event	Security Deposit (Over 200)	\$0.00 \$0.00	\$0.00
Veterans Memorial Park	Park Rental - Special Event	EMT Fee - (Includes 4 EMT's)	\$220.00 \$0.00	\$0.00
Veterans Memorial Park	Park Rental - Special Event	Ambulance Fee	\$130.00 \$0.00	\$0.00
West Jordan Arena	Arena Rental - Special Event	May 9, 2026	\$0.00 \$0.00	\$0.00
TOTAL:			\$350.00 \$0.00	\$3,000.00

PROMPT RESPONSES

Location	Facilities	Date	Days
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#1 - Do you need access to electrical outlets during your event?			
Response: Yes			
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#2 - How many guests will be attending your event?			
Response: 1998			
Veterans Memorial Park	Arena Rental - Special Event Park Rental - Special Event	05/09/2026	Sat
#3 - I understand that I must upload a detailed event map once my reservation has been approved. Map should include (if applicable) locations of parking, entrances & exits, food & non food booths, restrooms, trash cans, security & first aid stations.			
Response: Agreed			
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#4 - Will you have an inflatable play apparatus set up for your event?			
Response: Yes			
Veterans Memorial Park	Arena Rental - Special Event Park Rental - Special Event	05/09/2026	Sat
#5 - Is this reservation for a non-profit group?			
Response: Yes			
Veterans Memorial Park	Arena Rental - Special Event Park Rental - Special Event	05/09/2026	Sat
#6 - Is your event open to the public?			
Response: Yes			
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#7 - Will you have more than 200 guests at your rental?			
Response: Yes			
Veterans Memorial Park	Arena Rental - Special Event Park Rental - Special Event	05/09/2026	Sat
#8 - Larger events (more than 500 participants) that require a Mass Gathering Permit from Salt Lake County, may require EMT's or Officers on site. West Jordan City has first right of refusal for these services. Please indicate if you require these services from West Jordan City, how many would need to be on site and during what hours of your event. If you have a third party you would rather work with, please include this information for review in the approval process.			
Response: will need EMS services and possible traffic assistance			
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#9 - Will you be closing ring road for your event?			
Response: Yes			
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#10 - Will you be serving food at your event?			
Response: Yes			
Veterans Memorial Park	Park Rental - Special Event	05/09/2026	Sat
#11 - City of West Jordan Privacy Notice: The personal data being collected is included in a public record as defined under Utah Code 63G-2-301 and may be available to the public as provided in Utah Code 63G-2-201. Prior to making a record available to the public, the City of West Jordan redacts private, protected, or controlled information as defined in Utah Code 63G-2-302, 304, and 305. For more information, please contact the City's Data Privacy Officer, Tangee Sloan – tangee.sloan@westjordan.utah.gov			
Response: Agreed			
West Jordan Arena	Arena Rental - Special Event	05/09/2026	Sat

#12 - Will you be serving alcohol at your event?

Response: No

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#13 - Will you be selling additional seats/tickets on the arena floor, if so how many? (in addition to seats in the bleachers) If no, then enter 0.

Response: 0

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#14 - How many guests will be attending your event?

Response: 2000

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#15 - How many people do you anticipate attending your event?

Response: 2000

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#16 - How many clean up days will you need?

Response: 1

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#17 - Will you be using our concession stand at the arena?

Response: No

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

Park Rental - Special Event

#18 - Describe your event

Response: Charity Challenge Run

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#19 - Will you have theatrical lighting as part of your event? If so, how many hours is your actual event?

Response: 0

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#20 - How many event days will you need (not including set-up and clean-up days)?

Response: 1

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

Park Rental - Special Event

#21 - I understand that the city requires a Certificate of Insurance (COI) with policy limits of \$2 Million per occurrence and \$3 Million aggregate. More information can be found on westjordan.utah.gov.

Response: Agreed

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#22 - Is your event open to the public?

Response: Yes

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#23 - Will you be charging attendees for parking?

Response: No

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

Park Rental - Special Event

#24 - You will not be billed for your reservation once you submit your request. Once the reservation request has been approved by staff, you will receive an invoice to make your payment.

Response: Agreed

West Jordan Arena Arena Rental - Special Event 05/09/2026 Sat

#25 - How many set-up days will you need to set up your event?

Response: 4

West Jordan Arena	Arena Rental - Special Event Park Rental - Special Event	05/09/2026	Sat
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#26 - Will you have any vendor or other tents as part of set up for your event?

Response: Yes

West Jordan Arena	Arena Rental - Special Event Park Rental - Special Event	05/09/2026	Sat
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#27 - Please indicate the time frame you plan on using the facility.

Response: 9:00AM-5:00PM

West Jordan Arena	Arena Rental - Special Event	05/09/2026	Sat
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#28 - Will you need a tractor and driver at your event to work the dirt? If so, how many hours do you need it? If not, please enter 0.

Response: 0

Thank you for registering with the City of West Jordan.



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 24, 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:

- Resolution No. 26-006 Requesting a Fee Waiver in the amount of \$825 for Brown Meadow Neighborhood Cleanup Day
- Resolution No. 26-007 Requesting a Deposit Waiver in the Amount of \$2,500 for the Security Deposit of the Rodeo Arena and a Reduction of the \$600 Arena Fee as a Service in Lieu of Fees for the South Oquirrh Hills Riding Club
- Ordinance No. 26-18 Amendments to West Jordan City Code Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units
- Ordinance No. 26-19 a Petition from the City of West Jordan to Amend the West Jordan City Code Title 13, Chapter 6, Article K, Adding Area D to the IOZ Map and Making Associate Technical Revisions/Clarifications
- Resolution No. 26-009 Requesting a Fee Waiver in the Amount of \$150 for the Spring Hollow HOA Cleanup Day
- Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$9,804.00 for the Jordan Education Foundation for the Challenge Obstacle Run

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 March 12, 2026

/s/ Cindy Quick

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 03/24/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: Greg Davenport, Public Utilities Director

Department Sponsor: Public Utilities

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 26-18 Amendments to West Jordan City Code Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units

2. EXECUTIVE SUMMARY

The Council is being asked to make amendments to the Accessory Dwelling Unit (ADU) code. The Council has considered this topic during Committee of the Whole meetings on October 28, 2025, December 2, 2025, and February 24, 2026.

Proposed revisions include: resident friendly language, guidelines for separate meters and requirements for separate impact fees, billing specifically in the property owner’s name with ability to provide a copy to a tenant.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

None

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

As mentioned above Council has discussed amending the ADU code during several Committee of the Whole meetings with the most recent discussion taking place on [February 24, 2026](#). During that meeting the proposed code included language to allow flexibility for a second utility meter for external ADUs when standards and capacity allow. Council indicated general support for the proposed code.

What You Need to Know – A Plain Language Summary

The Council is being asked to consider Ordinance No. 26-18 which proposes updates to the City’s Accessory Dwelling Unit (ADU) regulations, specifically within Title 13, Chapter 5B, Section 8. These updates focus primarily on utility-related provisions, clarifying language, and billing practices.

The proposed changes would:

- Clarify when separate utility meters are allowed (generally permitted for external ADUs, but not for internal ADUs, consistent with Utah State Code).
- Require that impact fees and connection charges apply when new utility connections or meters are installed.
- Establish that utility billing remains in the property owner's name, while allowing a copy of the bill to be shared with tenants.
- Improve readability and organization of the code to make it more user-friendly.

Infrastructure & Utility Considerations

The proposed amendments primarily affect utility infrastructure and service delivery, particularly water, sewer, and metering.

Water Supply & Capacity:

Based on historical usage trends, the addition of ADUs, particularly internal units, typically results in incremental rather than large-scale increases in water demand.

Allowing separate meters for external ADUs could:

- Improve usage tracking and billing accuracy
- Increase the number of service connections
- Incrementally increase demand on the system

However, because ADUs are limited to one per property and must remain subordinate to the primary dwelling, the overall system impact is generally distributed and gradual, rather than concentrated.

Sewer & Storm Drain:

The Sanitary Sewer Master Plan and Storm Drainage Master Plan generally account for residential growth patterns. ADUs may increase flows slightly, but impacts are typically comparable to:

- Larger households
- Home expansions

Connection Fees & Impact Fees:

The requirement that new meters or connections be subject to connection fees or capacity charges helps ensure that:

- Growth contributes proportionally to infrastructure costs
- Existing residents are not subsidizing new demand

Overall, infrastructure impacts appear manageable under current master planning assumptions, particularly with the safeguards proposed.

Possible Scenarios & Key Tradeoffs

- Flexibility vs. system simplicity: Separate meters provide clarity but add infrastructure complexity.
- Housing opportunity vs. neighborhood concerns: ADUs can support housing availability but may raise concerns about parking, density, and neighborhood character.
- Cost recovery vs. affordability: Impact fees ensure fairness but may increase the cost of developing ADUs.

Potential Questions & Discussion Points

Council Members may wish to consider asking:

1. How often does Public Utilities anticipate approving separate meters for external ADUs, and under what capacity conditions?
2. Are current water and sewer systems in older neighborhoods adequately sized to accommodate increased ADU use?
3. How will the City ensure consistent enforcement of owner-occupancy and rental provisions required by state law?
4. What administrative impacts will this have on utility billing staff and systems?
5. How does this proposal compare to neighboring cities' practices, and are there lessons learned from their implementation?

Applicable Guiding Principles from the General Plan

LAND USE

- Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
- Land use designs must promote quality of life, safety, and good urban design.

HOUSING

- Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
- Place higher density opportunities in areas where infrastructure exists to support them.

WATER USE AND PRESERVATION

- Encourage water conservation by following the West Jordan Water Conservancy and Drought Plan.
- Modify City practices to efficiently manage water and set a positive example for conservation.

7. POSSIBLE COUNCIL ACTION

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.

8. ATTACHMENTS

Ordinance No. 26-18

Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units (legislative)

Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units (clean)

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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.)

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**Attachments 1 and 2 to
ORDINANCE NO. 26-18
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(ACCESSORY DWELLING UNITS);
Title 13, Chapter 5B, Section 8**

Attachment 1 – Title 13, Chapter 5B, Section 8 - Legislative Version

Attachment 2 – Title 13, Chapter 5B, Section 8 - Clean Version

(See the following pages for the attachments.)

1 13-5B-8: ACCESSORY DWELLING UNITS:

2 A. All ~~accessory~~ Accessory Dwelling Units (internal and detached).

3 1. Accessory dwelling units (ADU or ADUs) shall comply with all applicable building,
4 health, and fire codes.

5 2. Only one ~~accessory dwelling unit~~ ADU is allowed per property, either internal or
6 ~~external~~ detached. At no time will both an internal and ~~external~~ detached accessory
7 dwelling unit be allowed on the same property.

8 3. ~~Accessory dwelling unit~~ ADUs are prohibited on properties if the primary dwelling is
9 served by a ~~failing~~ septic tank.

10 4. The owner of record shall maintain ~~a valid~~ proper business licenses if renting the
11 primary dwelling unit or the ~~accessory dwelling unit~~ ADU , pursuant to title 4, chapter 2,
12 article R of this code . Subject to the provisions in Utah Code ~~Ann.~~ section ~~10-9a-530~~ 10-21-
13 303 or successor provision, the owner of record may:

14 a. if the owner of record currently occupies as a primary residence either the primary
15 dwelling unit or the ~~accessory dwelling unit~~ ADU , rent out the other unit; or

16 b. if the owner of record does not currently occupy as a primary residence one of the
17 two units, rent out the primary dwelling unit and the ~~accessory dwelling unit~~ ADU as a
18 single unit, or rent out only one of the two units, but not rent out both units individually at
19 the same time.

20 5. A minimum of one ~~(1)~~ off street , nine foot ~~(9')~~ by ~~eighteen~~ 18 foot ~~(18')~~ parking
21 space constructed of asphalt or concrete, in addition to those already required, shall be
22 provided for ~~the ADU~~ ~~accessory dwelling unit~~ Accessory dwelling unit ADU parking may not
23 be in tandem with required parking of the primary dwelling or obstruct the required
24 parking of the primary dwelling.

25 6. The primary dwelling is required to maintain the minimum parking standards for
26 the primary dwelling, including the two car garage parking requirement where applicable.
27 Attached garages required and approved as part of the primary dwelling unit may not be
28 converted to an ~~accessory dwelling unit~~ ADU unless the required two car garage, or part
29 thereof, is replaced on the property meeting all requirements of ~~2009~~ the City Code .

30 7. ~~Accessory dwelling units~~ ADUs are not allowed with any multi-family , mobile homes,
31 or any form of attached housing units.

32 8. In all cases, an ~~Accessory Dwelling Unit~~ ADU shall remain subordinate and accessory
33 to the primary dwelling unit.

34 9. An ~~accessory dwelling unit~~ ADU must provide living areas for eating, sleeping and
35 sanitation facilities separate from the primary dwelling unit.

36 10. All utility connections for ADUs shall conform to the most recent building,
37 engineering, and fire codes, including but not limited to the international building code.

38 [international electric code, international fire code, West Jordan public improvement](#)
39 [standards, and the uniform plumbing code.](#)

40 ~~11. The installation of a s~~ Separate utility meters for [internal ADUs](#) are [accessory](#)
41 ~~dwelling unit is~~ prohibited [pursuant to Utah Code section 10-21-303\(3\)\(a\), or its successor](#)
42 [provision. Separate utility meters for detached ADUs may be allowed when approved by the](#)
43 [utility provider. Any new meter or connection shall be subject to a connection fee or](#)
44 [capacity charge.](#)

45 ~~12.~~ 14. A notice of present condition ~~will~~ [may](#) be recorded on the title of any property
46 that has an ~~accessory dwelling unit~~ [ADU](#).

47 ~~12.~~ 13. If a building permit application for an addition to a primary dwelling is
48 submitted concurrently with a business license application for renting [out](#) an internal
49 ~~accessory dwelling unit~~ [ADU](#) within said primary dwelling, the footprint of the primary
50 dwelling for purposes of Utah Code ~~Annotated subsection 10-9a-530(1)(a)(ii)~~ [section 10-](#)
51 [21-303 or successor provision](#) shall be the new, larger footprint identified in the approved
52 building permit application for the addition to said primary dwelling.

53 B. [Internal Accessory Dwelling Units:](#)

54 [1. Internal ADUs are governed by Utah Code section 10-21-303 or its successor](#)
55 [provision.](#)

56 ~~C. External-Detached~~ Accessory Dwelling Units:-

57 1. ~~External-Detached~~ accessory dwelling units (~~EADU-DADU~~ or ~~DEADUs~~) are only
58 permitted on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and
59 VLSFR zones.

60 ~~2. —2.—~~ [DADUs are governed specifically by this section and by Utah Code section 10-](#)
61 [21-304, or its successor provision.](#)

62 [3. Each EADU-DADU](#) must be built on a permanent foundation which meets the
63 building code.

64 ~~4.~~ 3. Each ~~EADU-DADU~~ shall be located on the same lot with the principal building and
65 the footprint area shall be less than the principal building.

66 ~~5.~~ 4. Each ~~EADU-DADU~~ shall not cover more than ~~twenty-20~~ percent ~~(20%)~~ of the rear
67 and side yard-.

68 ~~6.~~ 5. Setbacks and height requirements for ~~EADUs~~ [DADUs](#):

69 a. Six feet ~~(6')~~ setback from primary dwelling ;

70 b. Six feet ~~(6')~~ setback from rear property line;

71 c. Six feet ~~(6')~~ setback from internal side property line; and

72 d. ~~Twenty-20~~ feet ~~(20')~~ setback from the corner side property line.

- 73 e. The maximum building height of each EADU is ~~twenty~~20 feet ~~(20')~~; and
- 74 f. Any ~~EADU~~DADU over ~~seventeen~~17 feet ~~(17')~~ high shall be set back from side and
75 rear property lines in accordance with the minimum setbacks of this section, plus one foot
76 ~~(1')~~ for each additional foot of height, or part thereof, in excess of ~~seventeen~~17 feet ~~(17')~~.
- 77 76. ~~EADU~~DADU design and materials shall be similar to and compatible with the
78 design of the primary dwelling and shall be approved by the design review committee.
- 79 87. Lots with ~~EADUs~~DADUs are subject to all maximum building coverage
80 requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022; Ord. 25-
81 34, 8-26-2025)

1 13-5B-8: ACCESSORY DWELLING UNITS:

2 A. All Accessory Dwelling Units (internal and detached).

3 1. Accessory dwelling units (ADU or ADUs) shall comply with all applicable building,
4 health, and fire codes.

5 2. Only one ADU is allowed per property, either internal or detached. At no time will
6 both an internal and detached accessory dwelling unit be allowed on the same property.

7 3. ADUs are prohibited on properties if the primary dwelling is served by a septic tank.

8 4. The owner of record shall maintain proper business licenses if renting the primary
9 dwelling unit or the ADU, pursuant to title 4, chapter 2, article R of this code. Subject to the
10 provisions in Utah Code section 10-21-303 or successor provision, the owner of record
11 may:

12 a. if the owner of record currently occupies as a primary residence either the primary
13 dwelling unit or the ADU, rent out the other unit; or

14 b. if the owner of record does not currently occupy as a primary residence one of the
15 two units, rent out the primary dwelling unit and the ADU as a single unit, or rent out only
16 one of the two units, but not rent out both units individually at the same time.

17 5. A minimum of one off street, nine foot by 18 foot parking space constructed of
18 asphalt or concrete, in addition to those already required, shall be provided for the ADU.
19 ADU parking may not be in tandem with required parking of the primary dwelling or
20 obstruct the required parking of the primary dwelling.

21 6. The primary dwelling is required to maintain the minimum parking standards for
22 the primary dwelling, including the two car garage parking requirement where applicable.
23 Attached garages required and approved as part of the primary dwelling unit may not be
24 converted to an ADU unless the required two car garage, or part thereof, is replaced on the
25 property meeting all requirements of the City Code.

26 7. ADUs are not allowed with any multi-family, mobile homes, or any form of attached
27 housing units.

28 8. In all cases, an ADU shall remain subordinate and accessory to the primary dwelling
29 unit.

30 9. An ADU must provide living areas for eating, sleeping and sanitation facilities
31 separate from the primary dwelling unit.

32 10. All utility connections for ADUs shall conform to the most recent building,
33 engineering, and fire codes, including but not limited to the international building code,
34 international electric code, international fire code, West Jordan public improvement
35 standards, and the uniform plumbing code.

36 11. Separate utility meters for internal ADUs are prohibited pursuant to Utah Code
37 section 10-21-303(3)(a), or its successor provision. Separate utility meters for detached
38 ADUs may be allowed when approved by the utility provider. Any new meter or connection
39 shall be subject to a connection fee or capacity charge.

40 12. A notice of present condition may be recorded on the title of any property that has
41 an ADU.

42 13. If a building permit application for an addition to a primary dwelling is submitted
43 concurrently with a business license application for renting out an internal ADU within said
44 primary dwelling, the footprint of the primary dwelling for purposes of Utah Code section
45 10-21-303 or successor provision shall be the new, larger footprint identified in the
46 approved building permit application for the addition to said primary dwelling.

47 B. Internal Accessory Dwelling Units:

48 1. Internal ADUs are governed by Utah Code section 10-21-303 or its successor
49 provision.

50 C. Detached Accessory Dwelling Units:

51 1. Detached accessory dwelling units (DADU or DADUs) are only permitted on platted
52 lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

53 2. EADUs are governed specifically by this section and by Utah Code section 10-21-
54 304, or its successor provision.

55 3. Each EADU must be built on a permanent foundation which meets the building code.

56 4. Each EADU shall be located on the same lot with the principal building and the
57 footprint area shall be less than the principal building.

58 5. Each EADU shall not cover more than 20 percent of the rear and side yard.

59 6. Setbacks and height requirements for EADUs:

60 a. Six feet setback from primary dwelling;

61 b. Six feet setback from rear property line;

62 c. Six feet setback from internal side property line; and

63 d. 20 feet setback from the corner side property line.

64 e. The maximum building height of each EADU is 20 feet; and

65 f. Any EADU over 17 feet high shall be set back from side and rear property lines in
66 accordance with the minimum setbacks of this section, plus one foot for each additional
67 foot of height, or part thereof, in excess of 17 feet.

68 7. EADU design and materials shall be similar to and compatible with the design of the
69 primary dwelling and shall be approved by the design review committee.

70 8. Lots with EADUs are subject to all maximum building coverage requirements of the
71 city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022; Ord. 25-34, 8-26-2025)



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action	Meeting Date Requested : 03/24/2026
Presenter: Mark Forsythe, Associate Planner	Deadline of item : 03/24/2026
Applicant: The City of West Jordan	
Department Sponsor: Community Development	
Agenda Type: PUBLIC HEARINGS	
Presentation Time: 5 Minutes	<i>(Council may elect to provide more or less time)</i>

1. AGENDA SUBJECT

Ordinance No. 26-19 Amending West Jordan City Code Title 13, Chapter 6, Article K to Add Area D to the IOZ Map and Make Associated Technical Revisions and Clarifications

2. EXECUTIVE SUMMARY

Council is being asked to consider amendments to City Code to add a new Area D (6200 South Bangerter Highway) to the Interchange Overlay Map. The proposed amendment would not rezone the property today but would allow future consideration of IOZ zoning in this area to support potential mixed-use or higher-density redevelopment.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on the proposed City Code amendments on [March 3, 2026](#). There were no comments from the public during the public hearing. The Planning Commission made the following motion:

“Based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for the proposed ordinance amendments to Title 13, Chapter 6, Article K of the City Code concerning the addition of Area D (6200 South Bangerter Highway) to the Infill Development Overlay.”

The motion passed 6-0, with 1 commissioner absent.

6. STAFF ANALYSIS

I. BACKGROUND:

The proposed ordinance amendment will add a new area on the southwest corner of Bangerter Highway and 6200 South to the Infill Development Overlay map. A large portion of this area previously consisted of a large commercial shopping center, a 7-Eleven convenience store and a Dollar Tree store that was acquired by UDOT in 2018 for the purposes of constructing the 6200 South/Bangerter Highway overpass and highway on/off ramps. As a result, the 7-Eleven, Dollar Tree and more than half of the commercial shopping center were demolished to make room for the highway interchange. The Dixie Drive/6200 South intersection was also moved 270 feet to the west

to meet UDOT's interchange separation standards.

After several years of difficulty selling the property, UDOT went before the City Council in a Committee of the Whole Meeting on December 2, 2025 to propose allowing residential development on the property to make it more marketable. UDOT explained in the meeting that the remainder of the shopping center building has had 4 commercial tenants and UDOT has put the property up for auction. UDOT has received no offers from prospective buyers to buy the property and it remains an underutilized surplus property that UDOT cannot make any use of. They explained that House Bill 360 of 2025 allows State surplus property to be sold for the purposes of housing. During the meeting, it was suggested that the Interchange Overlay Zone be applied to such housing development due to its proximity to a major highway interchange. There was also a positive consensus of including the Ream's property to the west in the boundaries of the new IOZ sub-area.

The Interchange Overlay Zone was initially created and adopted in 2019 in response to a desire for mixed-use high-density development near highway interchanges that could handle the increase in traffic and other impacts of such development. The designated areas in which the IOZ can be established have changed over the years. Initially, there were several large areas around all three Mountain View Highway interchanges and one large area around the 9000 South/Bangerter Highway interchange. However, due to some citizen/City Council opposition and the unlikelihood of redevelopment of the Jordan Valley Hospital, the large area around the 9000 South/Bangerter Highway interchange was removed by the City Council when adopting the initial version of the IOZ map. Two years later, the area on the west side of the Mountain View Highway/9000 South interchange and the area around the Mountain View Highway/Old Bingham Highway interchange were also removed from the IOZ map at the request of the City Council Land Use Subcommittee and due to unlikelihood of development.

On March 3, 2026 the proposed ordinance amendment was brought before the Planning Commission in a public hearing. After hearing no comments from the general public, the Planning Commission motioned to forward a positive recommendation to the City Council concerning the proposed ordinance amendment. The motion passed 6-0, with one commissioner absent.

II. GENERAL INFORMATION & ANALYSIS:

The City is requesting amendments to the Interchange Overlay Zone ordinances of *Title 13, Chapter 6, Article K* of the West Jordan City Code that will add a new subarea "D" to the IOZ map. This new subarea will encircle the existing commercial development and vacant land on the southwest corner of Bangerter Highway and 6200 South, specifically including the shopping center and its parking lot, Starbucks, Ream's and the attached shopping center building, the vacant land south of Ream's, and The Learning Adventures Academy of Utah. This new area will not rezone the property but will make it possible to rezone property in this area to an IOZ overlay for re-development. A description of the boundaries and intent of this new subarea D is also proposed, along with additional references to Bangerter Highway in specific sections of the IOZ ordinances.

III. FINDINGS OF FACT:

ZONING TEXT AMENDMENT

13-7D-6: Criteria to Recommend Approval: Amendment to the text of Title 13 or of any other land use regulation title in the City Code shall be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;

Staff Analysis: The Interchange Overlay Zone is mentioned in Chapter 8 of the General Plan, where it is included as a major strategy in the Moderate Income Housing Plan. This IOZ tool is described as a way to increase the city's housing stock near major intersections on the Mountain View Corridor. It also explains that the increase in density can be used to offset the cost to the developer for affordable units, and the City Council has the discretion to control the density and percentage of affordable units through the negotiation of a Master Development Agreement. Although affordable housing is not required by the IOZ ordinances, it may be used as a negotiated option.

In addition to the Moderate Income Housing Plan, the General Plan also has a few Guiding Principles that loosely pertain to the proposed ordinance amendment. These broad goals are listed and analyzed as follows:

LAND USE

Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole

The proposed amendment will expand the potential locations for the Interchange Overlay Zone, which is a major component of the City's Moderate Income Housing Plan mandated by The State of Utah. This change would allow for higher density housing near additional areas that can support such density, thereby increasing the potential for planned development, affordable housing and other housing priorities of the City.

LAND USE

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods

In addition to the landscaping and wall buffer requirements in the zoning ordinance, the IOZ contains strict design standards that require extra setbacks integrated into the architecture of buildings exceeding a specified height. These standards are already in place in the IOZ ordinance and should be sufficient to mitigate impacts on the single-family residential neighborhood to the south. The IOZ also requires a Master Development Plan and Master Development Agreement for any development in the IOZ, in which additional requirements for density transition and/or land use buffers can be negotiated between the City and the future developer to further protect adjacent neighborhoods.

HOUSING

Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future

The proposed expansion of potential IOZ areas will provide another major location for high density multi-family development in an area where it is appropriate. The number of developable areas around highway interchanges is relatively sparse in West Jordan, particularly along Bangerter Highway, and the proposed change will add another space for high density multi-family residential units that are relatively limited in West Jordan when compared with single-family residential

neighborhoods.

HOUSING

Place high density projects near infrastructure which exists to sustain the increased density

The new subarea D is located on the southwest corner of the Bangerter Highway and 6200 South interchange, which should be adequate to handle the increase in density considering the area has dealt with commercial traffic for many years. The area qualifies as infill and has existing utility infrastructure to handle new development, though high density housing may require upsizing of existing utility lines.

ECONOMIC DEVELOPMENT

Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips

As a mixed-use overlay zone, the IOZ has the potential to include both high density residential, light commercial, and professional office development within its borders. This potential mix of uses would help to provide current and future residents with commercial and employment options within walking distance and within the bounds of the city. The proposed amendment facilitates more options for such developments in West Jordan.

Staff Opinion: The proposed ordinance amendments are consistent with the adopted goals, objectives and policies of the City's General Plan.

Criteria 2: The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

Staff Analysis: The main purpose of the Interchange Overlay Zone is to promote and facilitate the development and redevelopment of large properties near highway interchanges with an influx of new residential, commercial and mixed use development to promote and maintain the viability of said interchange areas. The acquisition and subsequent demolition of much of the commercial shopping center at 6200 South Bangerter Highway for the purposes of constructing the larger 6200 South/Bangerter Highway overpass interchange have left a great deal of land that is less suitable for commercial development. Furthermore, the relocation of the 6200 South/Dixie Drive intersection and resulting realignment of Dixie Drive has restricted the traffic flow and visibility for the existing commercial businesses, making it more difficult for them to remain commercially solvent. The addition of multi-family residential development in this area could help to alleviate some of this loss in commercial business by providing a large number of potential clientele in close proximity to these commercial businesses.

Since its inception, the Interchange Overlay Zone has been primarily intended for areas around the interchanges of the Mountain View Highway. One of the reasons for this has been the greater prevalence of vacant land near the Mountain View Highway. In contrast, most of the land around the Bangerter Highway interchanges consists of fully developed single-family residential subdivisions, regional commercial shopping centers, a regional hospital and a community college campus that are unlikely to be re-developed. However, the disruptive changes of building the overpass interchange at 6200 South and Bangerter Highway has created a unique opportunity for redevelopment.

Although the proposed ordinance amendments will not change the zoning or the Future Land Use Map designations for the area around the 6200 South/Bangerter Highway interchange, they will make rezoning to an Interchange Overlay Zone possible. The proposed amendments will also make mixed use development a possibility in this area, whereas under the current C-G zoning such development is not possible.

The Interchange Overlay Zone is one of West Jordan's strategies to increase the supply of affordable housing and is outlined in the City's Moderate Income Housing Plan required by the State of Utah. The proposed amendment will expand the available areas that can be rezoned to the Interchange Overlay Zone, which furthers the goals of the Moderate Income Housing Plan and the State's goals for increasing the available housing stock.

Staff Opinion: The proposed ordinance amendments are appropriate given the context of the request and there is sufficient justification for a modification to Title 13 of the West Jordan City Code;

Criteria 3: The proposed amendment will not create a conflict with any other section or part of this title or the general plan;

Staff Analysis: Staff has completed a thorough search of the City Code and the only affected sections would be within the Interchange Overlay Zone ordinances of Title 13, Chapter 6, Article K. The proposed changes consist of updating the Applicability map in Section 2 and adding references to Bangerter Highway in the Purpose and Applicability sections of Article 6. The addition of Area D and its description will also be added to the list of applicable areas in Section 2 in keeping with the format of the ordinances. The section numbers of §13-6K-2A will be accurately re-numbered to reflect the proposed changes.

The Balanced Housing ordinances of Title 13, Chapter 8, Section 23 will not be affected because an exemption for the IOZ is already in place and will remain unchanged.

The General Plan references the Interchange Overlay Zone through the first listed strategy of the Moderate Income Housing Plan. The Analysis of Strategy described therein mentions that it is intended for areas around the Mountain View Corridor but does not mention Bangerter Highway. It does not discourage or prohibit areas along Bangerter Highway. For further clarity, a reference to Bangerter Highway can easily be added to this Analysis of Strategy when the Moderate Income Housing Plan is updated later this year.

Staff Opinion: The proposed ordinance amendments will not create a conflict with any other section or part of Title 13 of the City Code or the General Plan;

Criteria 4: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.

Staff Analysis: Although the proposed modifications to City Code will affect a small area of the city, particularly around the southwest corner of the 6200 South/Bangerter Highway interchange, no single property owner will benefit. The affected area consists of 2 parcels owned by UDOT and 5

other parcels owned by 4 different entities. This amendment will not change the existing entitlements to these affected properties outright but will provide them with the potential to develop under the Interchange Overlay Zone. Such properties affected by this ordinance amendment will still need to apply for, and receive approval of, an amendment to the Zoning Map and Future Land Use Map and a Preliminary Development Plan before such entitlements will be established. These amendments are necessary to provide the property owners in this area with more development options due to the major traffic flow, access and visibility disruptions that were involuntarily imposed upon them with the construction of the highway overpass and on/off ramps.

Staff Opinion: The proposed ordinance 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 Title 13 in light of corrections or changes in public policy.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

What You Need to Know - A Plain Language Summary

The proposed ordinance would update City Code to add a new "Area D" to the Interchange Overlay Zone (IOZ) map at approximately 6200 South and Bangerter Highway. This change would allow future applications to rezone properties within this area to the IOZ, enabling higher density residential or mixed-use redevelopment.

The proposal is largely in response to unique circumstances created by the Bangerter Highway interchange project, which reduced the viability of existing commercial uses and left portions of the property underutilized. The IOZ is one of the City's primary tools to encourage redevelopment and support housing goals identified in the Moderate Income Housing Plan.

Potential Questions & Discussion Points

- How does expanding the IOZ support or change the City's long-term vision for development along Bangerter Highway?
- What types of buffering or design standards would be required to ensure compatibility with nearby residential neighborhoods?
- Are there any known infrastructure limitations (water, sewer, traffic circulation) that could constrain future redevelopment in this area?
- How might this change impact existing commercial businesses in the area—positively or negatively?
- Should additional policy guidance be considered now (e.g., density expectations, design preferences) before future rezoning requests are submitted?

Applicable Guiding Principles from the General Plan

LAND USE

- Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
- Land use designs must promote quality of life, safety, and good urban design.

HOUSING

- Encourage a balanced variety of housing types that meet the needs of all life stages.

- Place high density projects near infrastructure which exists to sustain the increased density.

ECONOMIC DEVELOPMENT

- Encourage the creation of planned commercial centers that provide needed services and reduce long trips.
- Diversify and strengthen the City's tax base through reinvestment and redevelopment opportunities.

WATER USE AND PRESERVATION

- Encourage water conservation and sustainable water use as development intensity increases.

9. POSSIBLE COUNCIL ACTION

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. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
5. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Ordinance No. 26-19

Affected Area Map

IOZ Ordinance Map (Current)

IOZ Ordinance Map (Proposed)

Text Amendment (Legislative)

Text Amendment (Clean)

2
3 **ORDINANCE NO. 26-19**

4
5 **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;**
6 **AMENDING SECTIONS 13-6K-1 AND 13-6K-2**
7 **(ADDING AREA D TO THE IOZ MAP AND CLARIFYING REVISIONS)**
8

9 WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City Code**”) in
10 2009; and the City Council of the City (“**Council**” or “**City Council**”) desires to amend City Code Sections
11 13-6K-1 and 13-6K-2 (adding Area D to the IOZ Map and clarifying revisions), to be collectively referred
12 to as “**proposed City Code amendments**”; and

13 WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing
14 and provided a recommendation on March 3, 2026, regarding the proposed City Code amendments; and
15 determined the following, pursuant to City Code Section 13-7D-6B:

- 16 1. The proposed City Code amendments conform to the General Plan and are consistent with the
17 adopted goals, objectives and policies described therein;
- 18 2. The proposed City Code amendments are appropriate given the context of the request and there is
19 sufficient justification for a modification to the land use titles;
- 20 3. The proposed City Code amendments will not create a conflict with any other section or part of the
21 land use titles or the General Plan; and
- 22 4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any
23 special privileges to a single property owner or cause, and they are only necessary to make a modification
24 to the land use titles in light of corrections or changes in public policy; and

25 WHEREAS, the City Council held a public hearing on March 24, 2026, regarding the proposed City
26 Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the
27 residents of the City to adopt the proposed City Code amendments.

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

30 **Section 1. Approval of proposed City Code amendments.** The proposed City Code amendments are
31 approved, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

32 **Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of
33 competent jurisdiction, the remainder shall not be affected thereby.

34 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or
35 publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly
36 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance
37 within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

38 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
39 _____ DAY OF _____ 2026.
40
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42 *(continued on the following pages)*

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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	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>

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

84 **STATEMENT OF APPROVAL/PASSAGE** (check one)

85

86 _____ The Mayor approved and signed Ordinance No. 26-19.

87

88 _____ The Mayor vetoed Ordinance No. 26-19 on _____ and the
89 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

90

91 _____ Ordinance No. 26-19 became effective by operation of law without the
92 Mayor’s approval or disapproval.

93

94 _____

95 Tangee Sloan, MMC, UCC

96 City Recorder

97

98

CERTIFICATE OF PUBLICATION

99

100 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
101 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____
102 day of _____ 2026. The fully executed copy of the ordinance is retained in the Office
103 of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

104

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106 _____

107 Tangee Sloan, MMC, UCC

108 City Recorder

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120 *[Attachments on the following pages.]*

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**Attachments A and B to
ORDINANCE NO. 26-19
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
AMENDING SECTIONS 13-6K-1 AND 13-6K-2
(ADDING AREA D TO THE IOZ MAP AND CLARIFYING REVISIONS)**

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages]

1 **Proposed City Code Text Amendment – Legislative**
2 **Amending West Jordan City Code Title 13, Chapter 6, Article K by**
3 **adding Area D to the Applicability map and text, and making associated technical**
4 **revisions/clarifications**
5

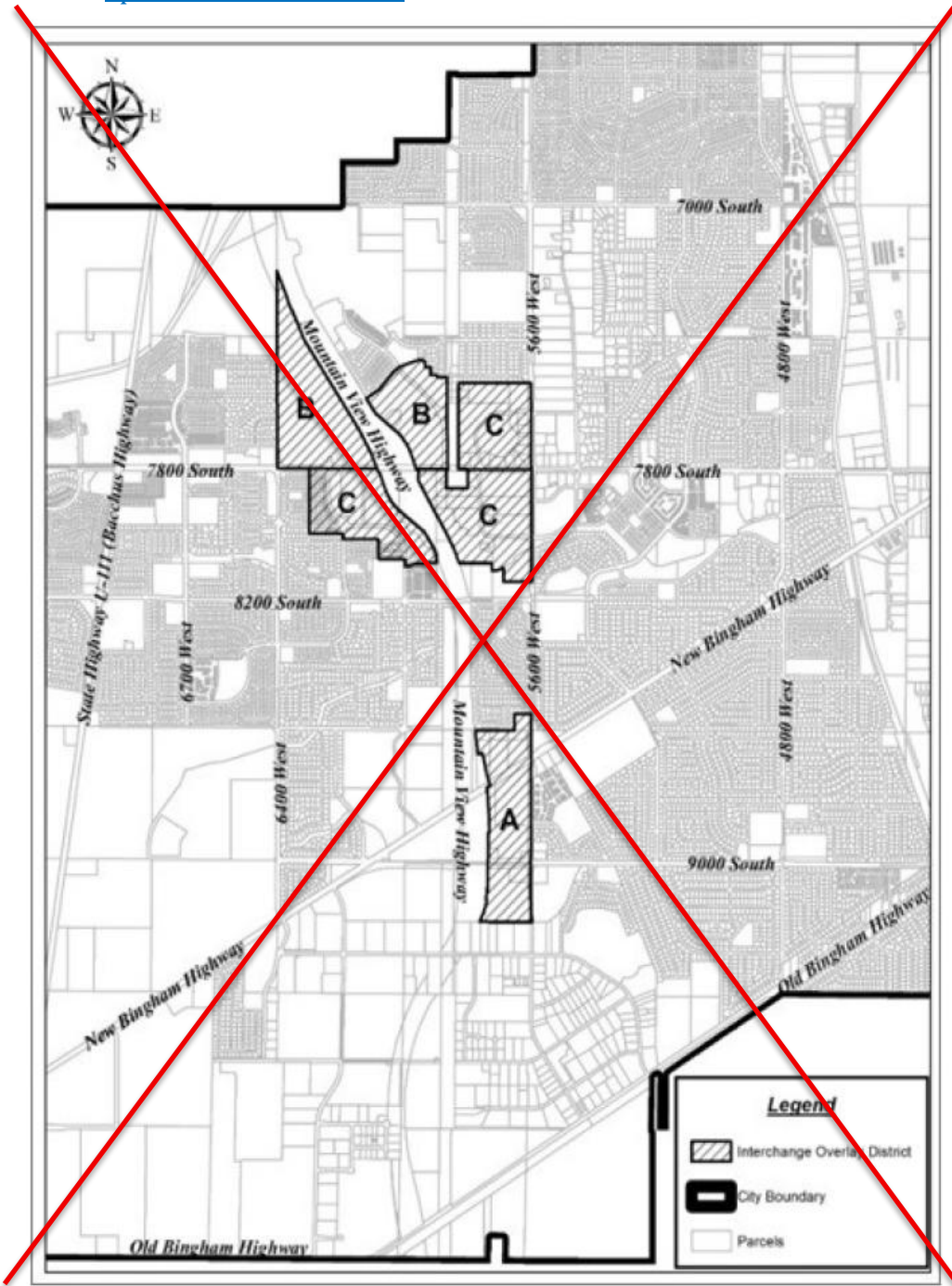
6 13-6K-1: PURPOSE:

- 7 A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to
8 promote and facilitate the development and redevelopment of large properties with an
9 influx of new residential, commercial and mixed use development to promote and
10 maintain the viability of interchange areas. It is the intent:
- 11 1. To utilize the Mountain View Corridor (SR-85) [and Bangerter Highway \(SR-154\)](#) to
12 enhance the City image, build communities of distinction, create jobs, and assure long
13 term sustainable development that contributes to the financial and social well-being
14 of the City.
 - 15 2. To manage and promote appropriate uses around specified interchanges along the
16 Mountain View Corridor [and Bangerter Highway](#).
 - 17 3. To assure that market demand is strategically distributed between the potential
18 interchanges.
 - 19 4. To improve property and sales tax generation by locating and attracting land uses
20 that benefit the City within the corridors.
 - 21 5. To reinforce the land use relationship between interchanges which will allow
22 appropriate intensification and densification where it is appropriate.
 - 23 6. To establish standards with sufficient detail to assure quality architecture, site
24 planning, enduring neighborhoods, and commercial viability.
 - 25 7. To provide a proactive series of expectations from developers and to avoid processes
26 that are reactive to development proposals.
 - 27 8. To enhance the potential for compatible development with surrounding uses and a
28 positive appearance from the adjacent freeway and highway.
 - 29 9. To design areas in a way that design off-sets any residential density impacts.
 - 30 10. To assure walkable connected communities are designed from the ground up.
- 31 (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)
32

33 13-6K-2: APPLICABILITY:

- 34 A. This overlay is only allowed at specific locations that are impacted by the Mountain
35 View Corridor [and Bangerter Highway](#). The locations where the IOZ may be adopted are
36 shown on Figure 1 - Interchange Overlay Zone Map.
- 37 1. Area A. 9000 South and Mountain View Corridor - a regional commercial area. The
38 primary intent of this area is for regional commercial uses in all parts of the area
39 and the secondary intent is for additional housing at the north end of the area as a
40 transition from the commercial uses to the single family homes to the north of 8600
41 South.
 - 42 2. Area B. 7800 South Mountain View Corridor - the intent is to provide for hospital ,
43 medical offices, neighborhood commercial and additional housing to the west of
44 Mountain View Corridor and housing mixed with limited commercial uses to the
45 east of Mountain View Corridor.

- 46 3. Area C. Highlands - area east and west of Mountain View Corridor off of 7800 South
47 in the Highlands Master Planned development . Intent is a mix of housing, office and
48 commercial.
49 4. [Area D. 6200 South Bangerter Highway – area at the north boundary of the city on
50 Bangerter Highway, specifically the southwest corner of the 6200 South/Bangerter
51 Highway interchange. Intent is a mix of housing and commercial in an appropriate
52 transition from the single-family homes to the south and the multi-family residential
53 apartments to the west.](#)



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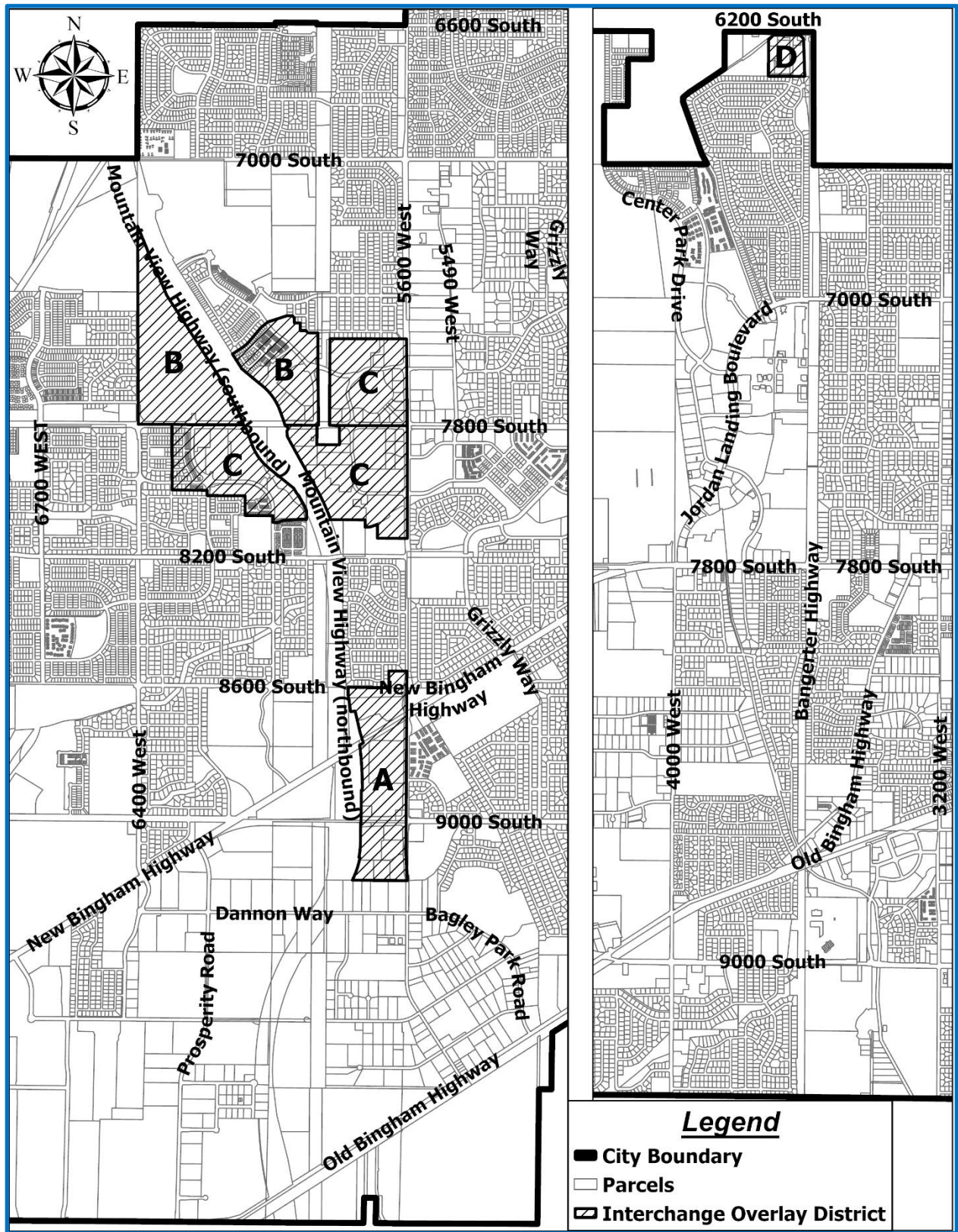


Figure 1 - Interchange Overlay Zone Map

- 58 45. To apply for the IOZ, a property must be located in one of the areas shown on
59 Figure 1 - Interchange Overlay Zone Map. The parcel must also be adjacent to an
60 interchange of the Mountain View Corridor, [Bangerter Highway](#) or a major road that
61 has access to an interchange of Mountain View Corridor [or Bangerter Highway](#)
62 which are 7800 South, 9000 South, [Dixie Drive](#) and 5600 West. If the area is located
63 in a current (not expired) adopted master planned project and lies within areas B or
64 C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the
65 proximity and acreage requirements do not apply.
- 66 56. Any new development within the specified interchange areas as defined on the
67 zoning map, meeting the restrictions of subsection [65](#) may apply for the IOZ. IOZ is
68 an overlay and has no required relationship to the underlying zone.
- 69 67. IOZ standards and requirements supersede any underlying zone, but not
70 necessarily other relevant chapters of the West Jordan code. This chapter reflects
71 the minimum requirements and where such requirements conflict with other
72 requirements of the code, these shall prevail. A development agreement may include
73 provisions that enhance or conflict with the standards found in this chapter.
74 (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)

Proposed City Code Text Amendment - Clean
Amending West Jordan City Code Title 13, Chapter 6, Article K by
adding Area D to the Applicability map and text, and making associated technical
revisions/clarifications

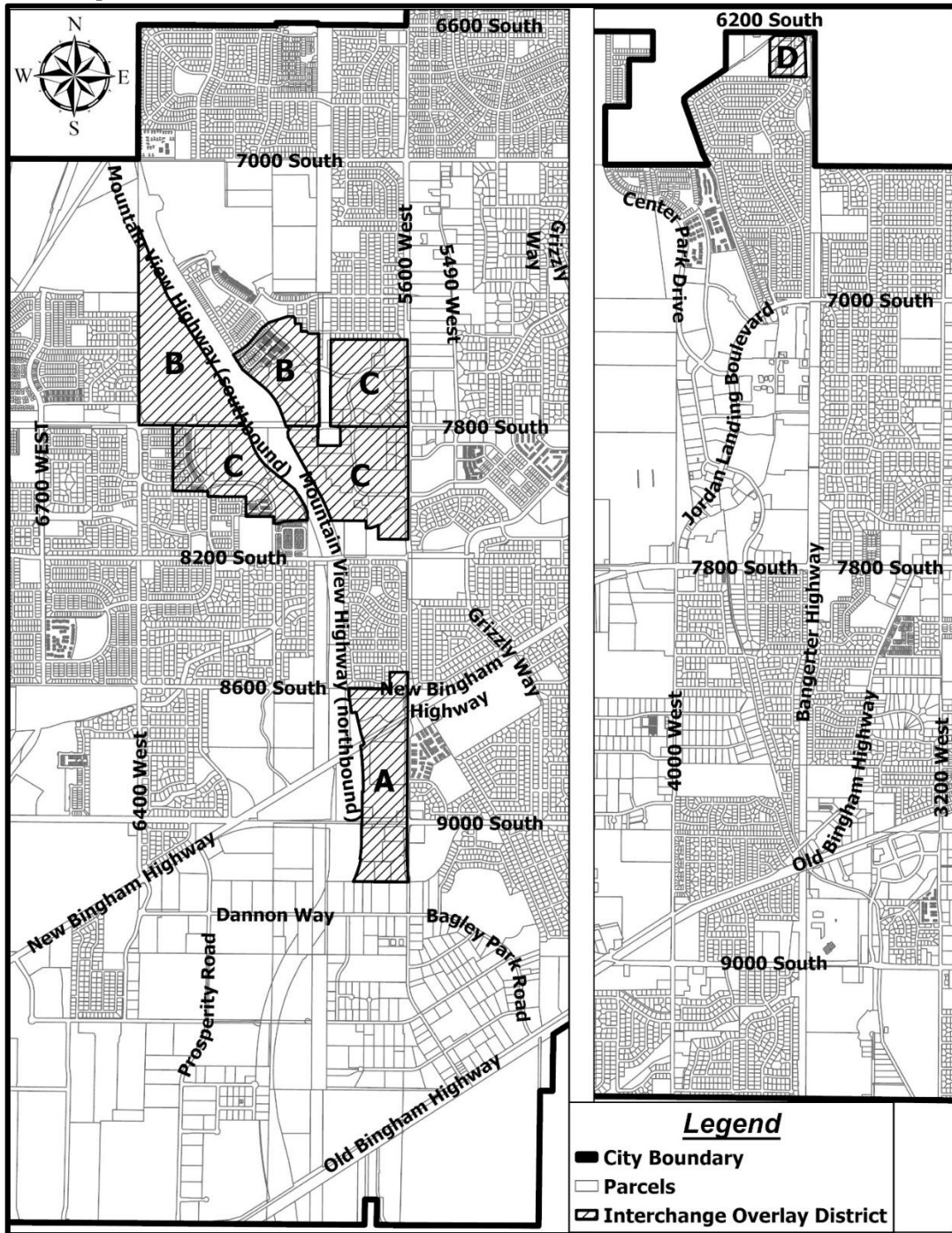
13-6K-1: PURPOSE:

- A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed use development to promote and maintain the viability of interchange areas. It is the intent:
1. To utilize the Mountain View Corridor (SR-85) and Bangerter Highway (SR-154) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
 2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor and Bangerter Highway.
 3. To assure that market demand is strategically distributed between the potential interchanges.
 4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
 5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
 6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
 7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
 8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
 9. To design areas in a way that design off-sets any residential density impacts.
 10. To assure walkable connected communities are designed from the ground up.
- (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)

13-6K-2: APPLICABILITY:

- A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.
1. Area A. 9000 South and Mountain View Corridor - a regional commercial area. The primary intent of this area is for regional commercial uses in all parts of the area and the secondary intent is for additional housing at the north end of the area as a transition from the commercial uses to the single family homes to the north of 8600 South.
 2. Area B. 7800 South Mountain View Corridor - the intent is to provide for hospital , medical offices, neighborhood commercial and additional housing to the west of Mountain View Corridor and housing mixed with limited commercial uses to the east of Mountain View Corridor.

- 46 3. Area C. Highlands - area east and west of Mountain View Corridor off of 7800 South
 47 in the Highlands Master Planned development . Intent is a mix of housing, office and
 48 commercial.
 49 4. Area D. 6200 South Bangerter Highway – area at the north boundary of the city on
 50 Bangerter Highway, specifically the southwest corner of the 6200 South/Bangerter
 51 Highway interchange. Intent is a mix of housing and commercial in an appropriate
 52 transition from the single-family homes to the south and the multi-family residential
 53 apartments to the west.



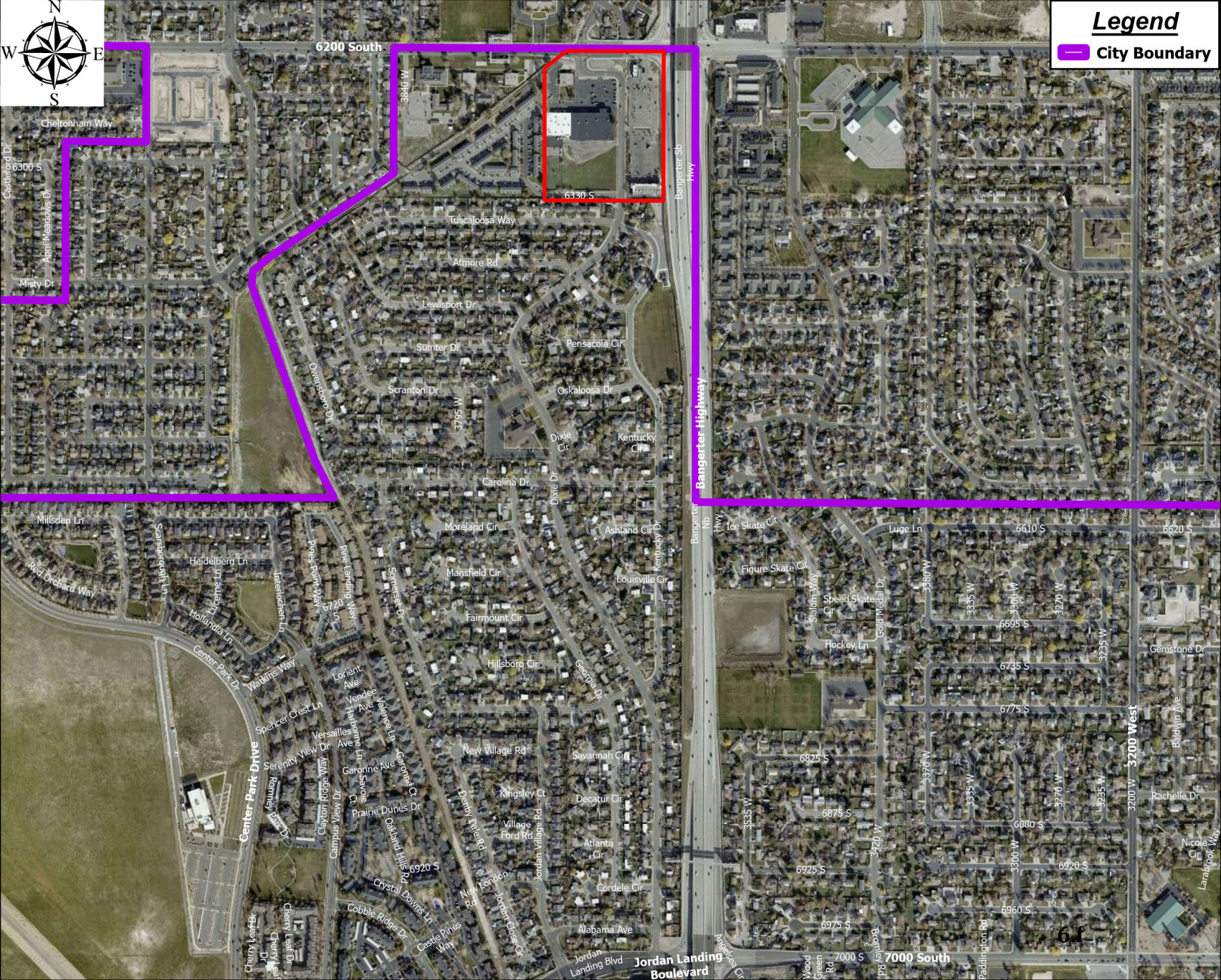
55 Figure 1 - Interchange Overlay Zone Map

- 56 5. To apply for the IOZ, a property must be located in one of the areas shown on Figure
57 1 - Interchange Overlay Zone Map. The parcel must also be adjacent to an
58 interchange of the Mountain View Corridor, Bangerter Highway or a major road that
59 has access to an interchange of Mountain View Corridor or Bangerter Highway
60 which are 7800 South, 9000 South, Dixie Drive and 5600 West. If the area is located
61 in a current (not expired) adopted master planned project and lies within areas B or
62 C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the
63 proximity and acreage requirements do not apply.
- 64 6. Any new development within the specified interchange areas as defined on the
65 zoning map, meeting the restrictions of subsection 5 may apply for the IOZ. IOZ is an
66 overlay and has no required relationship to the underlying zone.
- 67 7. IOZ standards and requirements supersede any underlying zone, but not necessarily
68 other relevant chapters of the West Jordan code. This chapter reflects the minimum
69 requirements and where such requirements conflict with other requirements of the
70 code, these shall prevail. A development agreement may include provisions that
71 enhance or conflict with the standards found in this chapter.

72 (Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)



Legend
City Boundary



6200 South

6330 S

Bangerter Highway

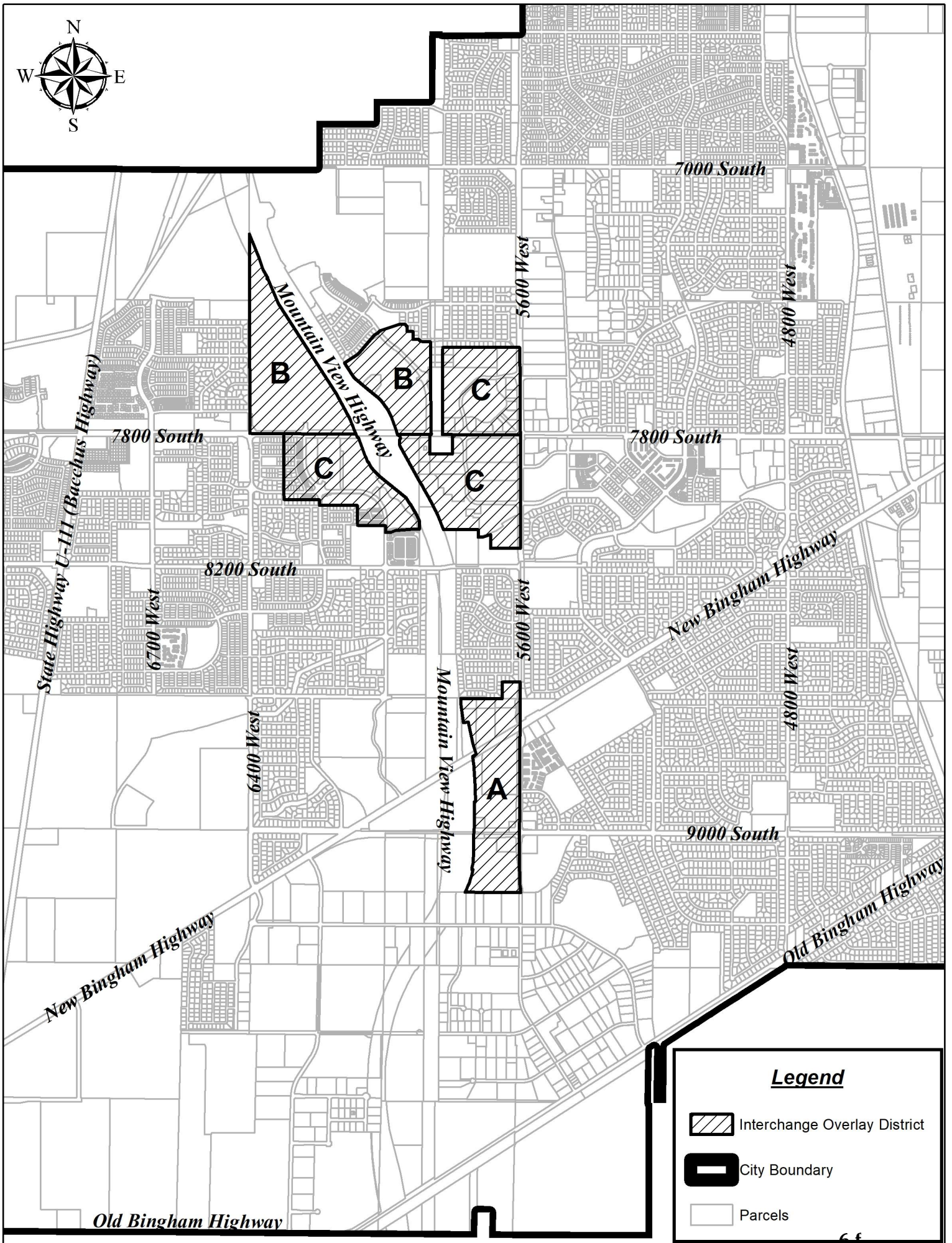
Bangerter Hwy

Jordan Landing Boulevard




7000 South

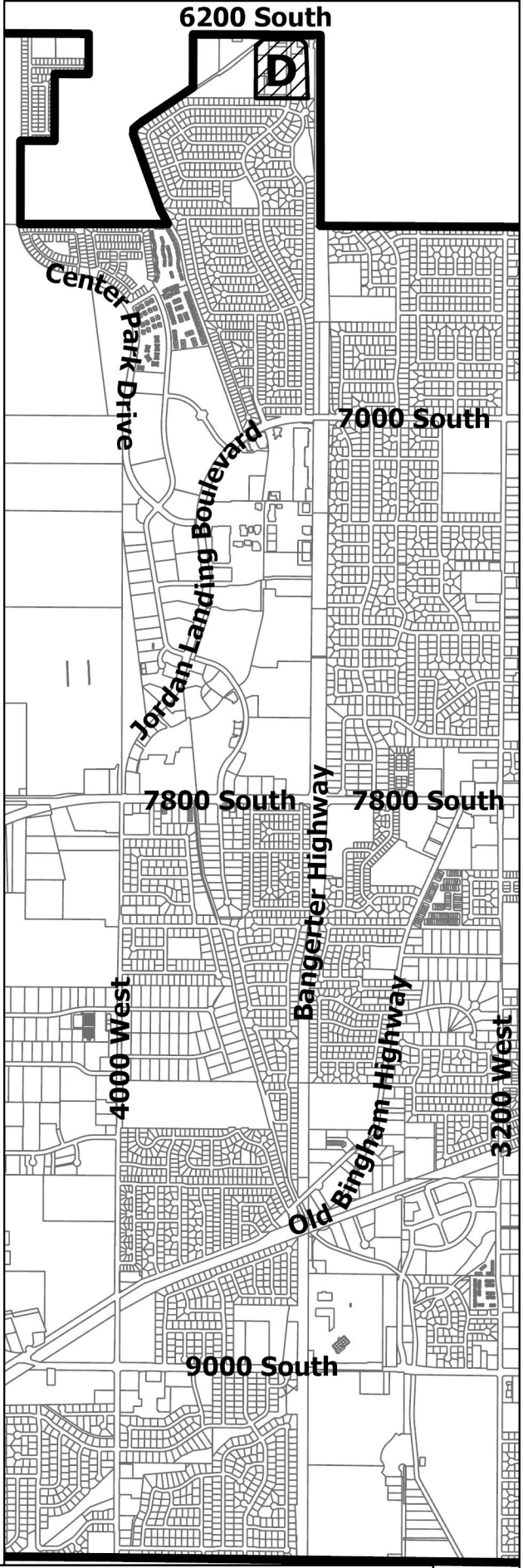
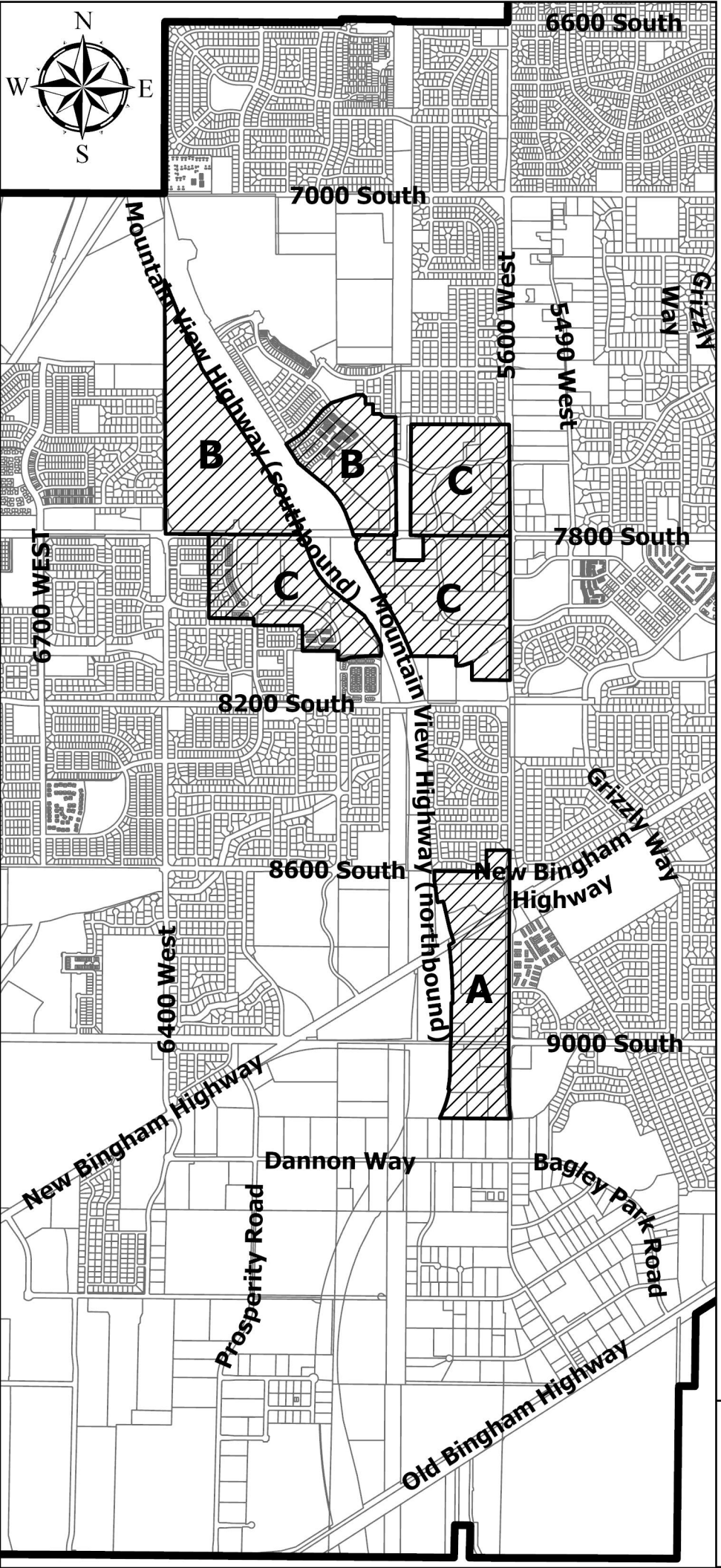
3200 West

61



Legend

-  Interchange Overlay District
-  City Boundary
-  Parcels



Legend

-  City Boundary
-  Parcels
-  Interchange Overlay District



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 24, 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:

- Resolution No. 26-006 Requesting a Fee Waiver in the amount of \$825 for Brown Meadow Neighborhood Cleanup Day
- Resolution No. 26-007 Requesting a Deposit Waiver in the Amount of \$2,500 for the Security Deposit of the Rodeo Arena and a Reduction of the \$600 Arena Fee as a Service in Lieu of Fees for the South Oquirrh Hills Riding Club
- Ordinance No. 26-18 Amendments to West Jordan City Code Title 13, Chapter 5B, Section 8 – Accessory Dwelling Units
- Ordinance No. 26-19 a Petition from the City of West Jordan to Amend the West Jordan City Code Title 13, Chapter 6, Article K, Adding Area D to the IOZ Map and Making Associate Technical Revisions/Clarifications
- Resolution No. 26-009 Requesting a Fee Waiver in the Amount of \$150 for the Spring Hollow HOA Cleanup Day
- Resolution No. 26-010 Requesting a Fee Waiver in the Amount of \$9,804.00 for the Jordan Education Foundation for the Challenge Obstacle Run

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 March 12, 2026

/s/ Cindy Quick

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 03/24/2026

Presenter: Korban Lee, City Administrator

Deadline of item :

Applicant: Korban Lee, City Administrator

Department Sponsor: Administration

Agenda Type: BUSINESS ITEM

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 26-011 Authorizing the Mayor to execute a Lease Agreement for the West Jordan Historical Society

2. EXECUTIVE SUMMARY

The West Jordan Historical Society operates the West Jordan History Museum on City-owned property on the north edge of Veterans Memorial Park. The previous lease agreement for the West Jordan Historical Society expired in June 2025 and was inadvertently not renewed. This agenda item is to consider a resolution authorizing the Mayor to execute a new lease agreement with the West Jordan historical Society with the same terms and language as the previous lease agreement, and allow for renewals every two years, up to the original intended period of final expiration in 2031.

3. TIME SENSITIVITY / URGENCY

The lease for the West Jordan Historical Society to operate the Museum on City-owned land is currently expired. Both parties intend to rectify this situation as soon as possible.

4. FISCAL NOTE

Minimal fiscal impact from the status quo. The 10-8-2 study denotes quid pro quo values for the land lease and the services to the community by the Museum. This proposed lease agreement notes that the City shall provide "limited maintenance" on the Property such as irrigation and landscape maintenance. However, such maintenance obligations for this City-owned land would exist with or without this lease agreement being approved.

5. STAFF ANALYSIS

Staff recommends approval of the Resolution authorizing Mayor to execute the Lease Agreement

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

Council last discussed the West Jordan Historical Society lease agreement during [the Committee of the Whole meeting on August 26, 2025](#) where it was noted that both the prior lease and grant agreements had expired and updating the agreements would be appropriate. Council supported forming a small committee of Council Members and staff to develop reporting standards and clarify expectations moving forward. The Council then toured the Historical Museum on October 28, 2025 and during the Committee of the Whole meeting on November 18, 2025 the Council agreed to

support staff preparing a financial report form for the Historical Society similar to the one created for the Arts Council.

What You Need to Know – A Plain Language Summary

The proposed resolution would authorize the Mayor to enter into a grant agreement with the West Jordan Historical Society to support the operation and maintenance of the City's museum. The grant agreement does not guarantee annual funding. Instead, it allows the City to provide a grant in the amount approved through the adopted budget each fiscal year, if the Society is meeting its obligations.

The agreement works alongside a separate lease agreement for the museum property. Under that lease, the Society would continue to use City-owned property for museum purposes at a nominal rent of \$1.00 for a five-year term. The lease requires the Society to keep the museum open to the public for at least 1,000 hours each calendar year, maintain insurance, provide annual reporting, and operate the museum in compliance with federal, state, and local laws. The Society is also responsible for utilities, day-to-day facility upkeep, and insuring its artifact collection, while the City would remain responsible for the real property and certain limited exterior maintenance such as irrigation and landscaping.

The agreements also appear to include several protections for the City, including audit rights for grant expenditures, inspection rights for the leased property, insurance requirements naming the City as an additional insured, indemnification language, and the ability for the City to terminate with notice. The lease further requires the Society to maintain its nonprofit status and continue providing opportunities for West Jordan residents to volunteer in support of museum operations.

Applicable Guiding Principles from the General Plan

HISTORIC PRESERVATION

- Preserve the character and significance of historic sites and structures located in the City.

This agreement supports the continued operation of a museum focused on documenting and preserving the history of West Jordan. In that way, it may further the City's broader historic preservation goals by helping maintain a community resource dedicated to local heritage, education, and public access to historical materials.

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. 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.

9. ATTACHMENTS

Resolution No. 26-011
Lease Agreement

2
3 **RESOLUTION NO. 26-011**

4
5 **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MUSEUM LEASE**
6 **AGREEMENT WITH THE WEST JORDAN HISTORICAL SOCIETY**

7 **WHEREAS**, the West Jordan City Council has reviewed the attached Museum Lease Agreement
8 between the City of West Jordan and the West Jordan Historical Society; and
9

10 **WHEREAS**, the City Council desires that the Mayor execute the attached Museum Lease
11 Agreement ; and
12

13 **WHEREAS**, the Mayor is authorized to execute the attached Museum Lease Agreement pursuant
14 to Utah Code.
15

16 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
17 **WEST JORDAN, UTAH, THAT:**
18

19 **Section 1.** The Mayor is hereby authorized to execute the attached Museum Lease Agreement
20 between the City of West Jordan and the West Jordan Historical Society.
21

22
23 **Section 2.** This Resolution shall take effect immediately upon adoption.
24

25 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 24TH DAY OF MARCH
26 2026.

27 CITY OF WEST JORDAN

28
29 By: _____

30 Bob Bedore
31 Council Chair

32 ATTEST:

33 _____
34 Cindy M. Quick, MMC
35 Council Office Clerk
36

(Continued on the following page)

37

38 **Voting by the City Council**

"YES"

"NO"

39 Council Chair Bob Bedore

40 Council Vice Chair Jesscia Wignall

41 Council Member Annette Harris

42 Council Member Zach Jacob

43 Council Member Chad Lamb

44 Council Member Kent Shelton

45 Council Member Kayleen Whitelock

46

MUSEUM LEASE AGREEMENT

This MUSEUM LEASE AGREEMENT (“Lease” or “Agreement”) is made and entered into between **CITY OF WEST JORDAN** (“City”) and **WEST JORDAN HISTORICAL SOCIETY**, a Utah nonprofit corporation (“Society”). City and Society are sometimes collectively referred to herein as “Parties” and individually as “Party.” This Agreement shall be effective upon execution of all Parties (the “Effective Date”).

RECITALS

A. The city is the owner of the real property located at approximately 2053 West 7800 South, West Jordan City, Salt Lake County, Utah 84088 (the “Property”), which is legally described in **EXHIBIT A** and depicted in **EXHIBIT B** hereto.

B. The Society maintains a residence, barn, various outbuildings, and personal property (collectively the “Facilities”) located on the Property.

C. The Society desires to lease the Property from the City so the Society may maintain the Facilities thereon, and the City desires to lease the Property to the Society under the terms and provisions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

1. Lease. Subject to the following covenants, conditions and restriction herein, the City hereby leases the Property to the Society.

2. Rent. The Society shall pay City the sum of One Dollar (\$1.00) as rent, payable in advance, for the term of this Lease.

3. Lease Term. The term of the lease shall commence on the Effective Date, as defined herein, and shall continue for a period of five (5) years.

4. Renewal. Unless terminated earlier as provided herein, or either party gives at least thirty (30) days’ written notice of its intent not to renew, this Lease shall automatically renew on a month-to-month basis according to the same terms, conditions, and restrictions as set forth herein.

5. Termination. City may terminate this Lease at any time based on Society’s failure to cure any default of the terms of this Lease within thirty (30) days’ written notice to Society of such default. The City may terminate this Lease at any time, with or without cause, following ninety (90) days’ written notice of termination to Society.

6. Access to Facilities. The City shall have the right, at any reasonable time, to enter into and upon the Property for the purpose of inspection. The City may use any and all means the City deems proper to enter the Property, without notice, for the limited purpose of abating any substantially dangerous condition. City's entrance into the Property shall not be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Leased Premises or an eviction, either actual or constructive, of Society from Property or any portion thereof.

7. Utilities and Taxes. The Society shall pay utility fees, penalties, or charges incurred by reason of Society's use of the Property. The City shall be responsible for any real property taxes assessed against the Property. The Society shall pay and discharge when due all taxes that may be levied or assessed against the Facilities and shall be solely responsible for any and all Ad Valorem taxes that may become due as a result of its business operations.

8. Use.

A. The Society shall operate and maintain the Property and the Facilities as a museum for the residents of West Jordan which documents and preserves the history of the City or West Jordan. The Society shall not permit overnight guest(s) to occupy the Property, the Facilities, or any improvements located on the Property.

B. The Facilities must be open to the general public for a minimum of 1,000 hours per calendar year at regular and recurring hours as determined by the Society. The hours of operation, a phone number, and a web address shall be posted in a location easily visible to the public. The Facilities may be closed during the timeframe beginning the day before Thanksgiving through the end of February and may be closed unexpectedly at other times due to dangerous conditions.

C. The Society shall operate the Facilities in accordance with all applicable federal, state and local laws, ordinances, rules and regulations.

D. The Society shall provide the City with an annual report detailing its use of the Property and Facilities as provided in the Parties' then current grant agreement. Society shall also provide a Certificate of Insurance (the "COI") naming the City as an additional insured.

E. The Society shall document, track, and maintain a ledger, or other records of its collection of artifacts. The Society is responsible for insuring its collection of artifacts at its sole cost and expense.

F. The Society must provide the City with any future capital facilities plan, and a summary of that plan, prior to any Renewal. Any changes or updates to the capital facilities plan must be submitted to the City for review and approval.

9. No Assignment or Subletting. Neither party shall assign its rights under this Lease. Society shall not sublet any portion of the Property without the prior written consent of City. The Lease is exclusive between the City and the Society and it is not subject to the rights or claims of any third-party individuals, volunteers, associations or entities the Society may employ.

10. Maintenance, Repairs or Alterations. The Society shall, at its own expense, maintain the Facilities in a clean and sanitary manner, including all improvements, equipment, and furnishings thereon. Society shall surrender the Property at termination of this Lease in good condition, normal wear and tear excepted. The City, at its own expense, shall perform, or cause to be performed, limited maintenance and repairs on the Property, including irrigation and landscape maintenance. The City is not obliged to perform any maintenance or repairs on the Facilities.

11. Title to Real Property and Facilities. Subject to the leasehold interest created hereby, title to the Property shall always be held in the name of the City. Upon termination of the Lease, the City shall become the title owner of all improvements affixed to the Property, including the Facilities. Society may, at Society's sole expense, remove or relocate the Facilities, or any portion thereof, at or before the termination date of this Lease. If Society elects not to remove or relocate the Facilities, and upon termination of this Lease, Society agrees to execute such documents and take any actions as required to convey the Facilities to the City.

12. No Encumbrances. Neither the Society nor the City shall directly or indirectly create, incur, assume, or cause any mortgage, pledge, lien, charges, encumbrance or claim to be asserted on or against the Property or Facilities.

13. Condemnation, Destruction. If during the term of this Lease, title or use of the Property, or any portion thereof, shall be taken under the exercise of eminent domain, any amount allocable to the City's interest in the Property shall be payable to the City. If during the Lease term the Facilities or any material portion thereof shall be destroyed, in whole or in part, including by fire or other casualty, the net proceeds of any insurance policy shall be paid to Society.

14. No Waiver. No waiver of any term, provision, or condition under this Agreement shall be construed as a further or continuing waiver of such term, provision, or condition or as a waiver of any other term, provision or condition of this Agreement.

15. Names and Logos. Society shall not use the City's name or logo in any matter that represents or implies any affiliation or relationship without the City's express written permission.

16. Organized Status.

A. The Society shall maintain its 501(c)(3) status and comply with its organizational bylaws. The Society shall provide the City with a copy of its bylaws and any amendments thereto within ten (10) days of the City's written request.

B. The Society shall seek volunteers and provide opportunities for West Jordan residents to contribute service and assist in operation the museum on a regular, recurring basis.

17. Insurance.

A. General Liability Insurance: During the term of this Lease, Society shall procure and maintain, without interruption, commercial general liability insurance from an insurance company authorized to do business in the state of Utah. The limits of this insurance will be no less than one million dollars (\$1,000,000) per occurrence and three million dollars (\$3,000,000) aggregate. Society shall add City as an additional insured entitled to notice of cancellation.

B. Workers' Compensation Insurance: During the term of this Lease, without interruption, and as required under the laws of the state of Utah, Society shall maintain workers' compensation insurance for any employees.

C. Other Insurance Provision: For any claims related to this Lease, Society's insurance coverage shall be primary insurance. Any insurance or self-insurance maintained by the City its officer, officials, employees, agents, or volunteers shall be excess of Society's insurance and shall not contribute with it.

18. Indemnification. Society shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all subsidiaries from all claims, liabilities, actions, causes of action, suits, demands, warranties, rights, losses, damages, punitive damages, costs, expenses, and compensation of any kind and nature whatsoever, whether known or unknown, foreseen or unforeseen, and whether based on tort, strict liability, warranty, contract, statute, common law, or other theory now existing or which it may hereafter accrue on account of, resulting from, or in any way arising out of or related to the Facilities and Society's lease or use of the Property.

19. Notices. All notices desired or required to be hereunder, shall be deemed sufficient when delivered personally or mailed by certified mail, postage prepaid, address as follows:

"CITY"
City of West Jordan
Attn: City Recorder
CC: Public Services Director, City Attorney
8000 South Redwood Road
West Jordan, Utah 84088

“SOCIETY”
West Jordan Historical Society
Attn: Robert Dalley
7996 S Branding Iron Way
West Jordan, Utah 84081

20. Authority. The Society represents and warrants that it is authorized to do business in the state of Utah and the City and that it will remain licensed and registered to do business in the state of Utah and the City of West Jordan at all times while this Lease remains in effect. By executing this Agreement, each Party represents that such Party has the right, legal capacity, power, and authority to enter into this Agreement and to perform the obligations set forth in this Agreement without the consent, approval, or authorization of any person, entity, tribunal, or other regulatory or governmental authority. The execution of this Agreement by the Parties, the performance by the Parties of their obligations under this Agreement, and the transactions contemplated by this Agreement do not require any further action by or consent of any third party.

21. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, all of which together shall constitute one and the same instrument. Any copy, facsimile, electronic, or other non-original duplication of an original signature of this Agreement shall be deemed an original for purposes of the enforcement or establishment of the validity or authenticity of this Agreement.

22. Integration. This Agreement contains the entire agreement between the Parties relating to the lease of the Property and supersedes all previous negotiations, discussions, or agreements between the Parties. No evidence of any prior or other release shall be permitted to contradict or vary the terms hereof.

23. Binding Effect. The Lease shall inure to the benefit of and shall be binding upon the Society, the City, and their respective officers, employees, volunteers, representatives, successors and assigns.

24. Severability. In the event any provision of this Agreement shall be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other provision hereof and this Agreement shall be construed as if such invalid or unenforceable provision were not contained herein provided that the agreement as so modified preserves the basic intent of the Parties.

25. Amendment. Any amendment, modification or change affecting this Lease shall be made in writing and signed by both Parties.

26. Applicable Law. This Agreement will be construed as a whole in accordance with its fair meaning and in accordance with the laws of the state of Utah. The Parties acknowledge that they have read this Agreement and are fully aware of its content and its legal effect. The

terms of this Agreement have been negotiated by the Parties and their respective legal counsel. Accordingly, the terms of this Agreement may not be construed in favor of or against any Party. The headings used in this Agreement are for reference only and may not affect the construction of this Agreement.

27. Venue. Any and all actions arising from or out of this Lease shall be filed in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby consent to the jurisdiction of such and waive any argument that venue therein is not convenient.

28. Conflict of Interest. REPRESENTATION REGARDING ETHICAL STANDARDS FOR CITY OFFICERS AND EMPLOYEES AND FORMER CITY OFFICERS AND EMPLOYEES:

The parties represent that they have not (1) provided an illegal gift or payoff to a City officer or employee or former City officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon and agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; (3) knowingly breached any of the ethical standards set forth in state ethic laws, including those codified at Sections 10-3-1301 et seq. and Sections 67-16-1 et seq., Utah Code Annotated; or (4) knowingly influenced, and hereby promises that it will not knowingly influence, a City officer or employee or former City officer or employee to breach any of the ethical standards set forth in state ethics law, including those codified at Sections 10-3-1301 et seq. and Sections 67-16-1 et seq., Utah Code Annotated.

[Signatures on the next page]

IN WITNESS WHEREOF, the parties have signed this Lease or caused it to be signed by their duly authorized officers the day and year first hereinabove set forth.

CITY OF WEST JORDAN	

Authorized Representative	Date
ATTEST:	

City Recorder	Date
APPROVED AS TO FORM:	

City Attorney's Office	Date

WEST JORDAN HISTORICAL SOCIETY	
_____ Date: _____	
By: _____	
Title: _____	

Exhibit "A"

(Legal Description)

That portion of Parcel 1, Veteran Memorial Park Subdivision Plat, according to the official plat thereof, on file and of record in Book 2012-P, at Page 20, in the office of the Salt Lake County Recorder, State of Utah, more particularly described as follows, to wit:

Beginning at an existing fence corner, said point being 718.65 feet South $89^{\circ}48'52$ East along the Section line and 69.59 feet South from the Northwest Corner of Section 34, Township 2 South, Range 1 West of the Salt Lake Base and Meridian; thence North $88^{\circ}26'29$ East 127.64 feet along and existing fence line; thence, continuing along said existing fence line, South $01^{\circ}36'25$ West 302.50 feet to an existing fence corner; thence North $75^{\circ}17'14$ west 123.07 feet along an existing fence line; thence, continuing along said existing fence line, North $85^{\circ}22'29$ West 71.44 feet to an existing fence corner; thence North $01^{\circ}54'44$ West 141.74 feet along an existing fence line to an existing fence corner; Noth $01^{\circ}09'15$ West 21486 feet along an existing fence line to the point of the beginning.

The foregoing contains 57,701 square feet, or 1.33 acres, more or less.

Exhibit "B"
(Depiction of Property)



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action	Meeting Date Requested : 03/24/2026
Presenter: Korban Lee, City Administrator	Deadline of item :
Applicant: Korban Lee, City Administrator	
Department Sponsor: Administration	
Agenda Type: BUSINESS ITEMS	
Presentation Time: 5 Minutes	<i>(Council may elect to provide more or less time)</i>

1. AGENDA SUBJECT

Resolution No. 26-012 Authorizing the Mayor to Execute a Grant Agreement for the West Jordan Historical Society

2. EXECUTIVE SUMMARY

The West Jordan Historical Society should operate and maintain a museum in accordance with the Parties’ Museum Lease Agreement or a successor lease agreement for the real property upon which the museum is situated. Subject to Society’s full and timely performance of its obligation under this Agreement, the City may, in its sole discretion, provide an annual grant to Society in the amount stated in the adopted budget for each respective fiscal year. The City will distribute the grant funds, if any, in the first half of the City’s corresponding fiscal year.

3. TIME SENSITIVITY / URGENCY

The City will distribute the grant funds, if any, in the first half of the City’s corresponding fiscal year.

4. FISCAL NOTE

The City will distribute the grant funds, if any, in the first half of the City’s corresponding fiscal year.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

Council last discussed the West Jordan Historical Society grant agreement during the [Committee of the Whole meeting on August 26, 2025](#) where it was noted that both the prior lease and grant agreements had expired and updating the agreements would be appropriate. The Council supported forming a small committee of Council Members and staff to develop reporting standards and clarify expectations moving forward. The Council then toured the Historical Museum on October 28, 2025 and during the Committee of the Whole meeting on November 18, 2025 the Council agreed to support staff preparing a financial report form for the Historical Society similar to the one created for the Arts Council.

What You Need to Know – A Plain Language Summary

The proposed resolution would authorize the Mayor to enter into a grant agreement with the West Jordan Historical Society to support the operation and maintenance of the City’s museum. While the agreement allows the City to provide annual funding, it does not guarantee funding each year. Any

grant is subject to City Council approval through the annual budget process and is contingent on the Society meeting its obligations.

Under the agreement, the Society is responsible for operating the museum in accordance with an existing lease agreement, maintaining financial records, and providing an annual report and presentation to the Council. The City retains oversight through audit rights and may terminate the agreement with 90 days' notice.

Applicable Guiding Principles from the General Plan

HISTORIC PRESERVATION

- Preserve the character and significance of historic sites and structures located in the City.

This agreement supports the continued operation of a local museum, which may contribute to preserving and promoting the City's historical assets and community identity.

7. 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. 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.

8. ATTACHMENTS

Resolution No. 26-012

Grant Agreement

2
3 **RESOLUTION NO. 26-012**

4
5 **A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A GRANT**
6 **AGREEMENT WITH THE WEST JORDAN HISTORICAL SOCIETY**

7 **WHEREAS**, the West Jordan City Council has reviewed the attached Grant Agreement between
8 the City of West Jordan and the West Jordan Historical Society; and
9

10 **WHEREAS**, the City Council desires that the Mayor execute the attached Grant Agreement; and
11

12 **WHEREAS**, the Mayor is authorized to execute the attached Grant Agreement pursuant to Utah
13 Code.
14

15 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
16 **WEST JORDAN, UTAH, THAT:**
17

18 **Section 1.** The Mayor is hereby authorized to execute the attached Grant Agreement between the
19 City of West Jordan and the West Jordan Historical Society.
20

21 **Section 2.** This Resolution shall take effect immediately upon adoption.
22

23
24 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 24TH DAY OF MARCH
25 2026.

26 CITY OF WEST JORDAN

27
28 By: _____

29 Bob Bedore
30 Council Chair

31
32 ATTEST:

33 _____
34 Cindy M. Quick, MMC
35 Council Office Clerk

(Continued on the following page)

36

37 **Voting by the City Council**

"YES"

"NO"

38 Council Chair Bob Bedore

39 Council Vice Chair Jesscia Wignall

40 Council Member Annette Harris

41 Council Member Zach Jacob

42 Council Member Chad Lamb

43 Council Member Kent Shelton

44 Council Member Kayleen Whitelock

45

MUSEUM GRANT AGREEMENT

This MUSEUM GRANT AGREEMENT (“Agreement”) is made and entered into by and between the CITY OF WEST JORDAN (“City”), a Utah municipal corporation, and the WEST JORDAN HISTORICAL SOCIETY (the “Society”), a Utah non-profit corporation. City and the Society are sometimes collectively referred to herein as “Parties” and individually as “Party.” This Agreement shall be effective upon its execution by all Parties (the “Effective Date”).

AGREEMENT

1. Museum. The Society shall operate and maintain a museum in accordance with the Parties’ “Museum Lease Agreement” or a successor lease agreement for the real property upon which the museum is situated.

2. Grant. Subject to Society’s full and timely performance of its obligations under this Agreement, the City may, in its sole discretion, provide an annual grant to Society in the amount stated in the adopted budget for each respective fiscal year. The City will distribute the grant funds, if any, in the first half of the City’s corresponding fiscal year.

3. Prohibited Uses. Society shall not spend or otherwise utilize grant funds to collect artifacts or for any illegal purpose.

4. Records. The Society shall maintain records documenting any use of grant funds, including ledgers, receipts, invoices, and proof of payment. The City may, upon its request, examine, obtain, copy, and audit the Society’s records related to grant funds or any agreement between the Parties.

5. Annual Report and Application. By no later than March 31 of each year, Society shall submit to City an annual report and grant application, using the forms attached hereto as Exhibit A and Exhibit B, respectively. Society will present the report and grant application to the City Council at a public meeting to be schedule in coordination with Office of the City Council.

6. Term. The initial term of this Agreement is five (5) years from the effective date. Thereafter, this Agreement shall automatically renew for successive one-year terms. The City may terminate this Agreement for any time, for any reason with ninety (90) days’ written notice to Society.

7. Indemnification. The Society, on behalf of itself and its officers, employees, volunteers, agents, successors, assigns, affiliates, and subsidiaries, agrees to indemnify, defend, and hold harmless City and its officers, employees, insurers, agents, successors, assigns, affiliates, and subsidiaries from all claims, liabilities, actions, causes of action, suits, demands, warranties, rights, losses, damages, punitive damages, costs, expenses, and compensation of any kind and nature whatsoever, and whether known or unknown, foreseen or unforeseen, and whether based on tort, strict liability, warranty, contract, statute, common law, or other theory which any individual or entity now has or may hereafter accrue on account of, resulting from, or in any way related to Society’s operations, including its use of City grant funds and property.

8. Integration Clause. This Agreement contains the entire agreement between the Parties relating to grant funding and supersedes all previous negotiations, discussions, or agreements between the Parties, and no evidence of any prior or other release shall be permitted to contradict or vary the terms hereof. This Agreement may not be modified, except in writing signed by all Parties.

9. Severability Clause. In the event any provision of this Agreement shall be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other provision hereof and this Agreement shall be construed as if such invalid or unenforceable provision were not contained herein provided that the agreement as so modified preserves the basic intent of the Parties.

10. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, all of which together shall constitute one and the same instrument. Any copy, facsimile, electronic, or other non-original

duplication of an original signature of this Agreement shall be deemed an original for purposes of the enforcement or establishment of the validity or authenticity of this Agreement.

11. Successors and Assigns. This Agreement will be binding on and inure to the benefit of the Parties, and, where applicable, their respective parents, subsidiaries, divisions, officers, directors, owners, associates, predecessors, successors, heirs, assigns, agents, partners, employees, insurers, and representatives.

12. Construction of Agreement. This Agreement will be construed as a whole in accordance with its fair meaning and in accordance with the laws of the state of Utah. The Parties acknowledge that they have read this Agreement and are fully aware of its content and its legal effect. The terms of this Agreement have been negotiated by the Parties and their respective legal counsel. Accordingly, the terms of this Agreement may not be construed in favor of or against any Party. The headings used in this Agreement are for reference only and may not affect the construction of this Agreement.

13. Venue. Any and all actions arising from or out of this Agreement shall be filed in a state or federal court sitting in Salt Lake County in the state of Utah. The Parties hereby consent to the jurisdiction of the courts sitting in the state of Utah and waive any argument that venue in Salt Lake County, Utah is not convenient.

14. Authority. By executing this Agreement, each Party represents that such Party has the right, legal capacity, power, and authority to enter into this Agreement and to perform the obligations set forth in this Agreement without the consent, approval, or authorization of any person, entity, tribunal, or other regulatory or governmental authority. The execution of this Agreement by the Parties, the performance by the Parties of their obligations under this Agreement, and the transactions contemplated by this Agreement do not require any further action by or consent of any third party.

IN WITNESS WHEREOF, the Parties execute this Agreement as of the date set forth below.

CITY OF WEST JORDAN	
_____	_____
Authorized Representative	Date
ATTEST:	
_____	_____
City Recorder	Date
APPROVED AS TO FORM:	
_____	_____
City Attorney's Office	Date

WEST JORDAN HISTORICAL SOCIETY	
_____	Date: _____
By: _____	
Title: _____	

EXHIBIT A



WEST JORDAN CITY MUSEUM GRANT ANNUAL REPORT

Annual report must be received by March 30 for the previous calendar year's activities

For Calendar Year: _____

(A) EVENTS AND HOURS

Month	Events	Attendance	Volunteer Hours
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

(B) CALENDAR YEAR FINANCIAL REPORT (excludes any in-kind values)

REVENUE	Budget	Actual	Difference
Program Service Revenue (admission, etc.)			
Other Earned Income (concessions, merchandise, etc.)			
West Jordan Museum Grant			
Salt Lake County ZAP Grant			
Private contributions			
Other public contributions (federal, state, local)			
Other revenue			
TOTAL:			

EXPENSES	Budget	Actual	Difference
Salaries and benefits			
Independent contractor fees			
Program expenses			
Royalties/licensing fees			
General administrative/office			
Travel and housing			
Marketing and public relations			
Development/fundraising			
Facilities			
Accounting and legal			
Liability Insurance			
Other expenses			
TOTAL:			

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

A large, empty rectangular box with a thin black border, intended for the user to provide an explanation for significant differences between budget and actual financial activity.

Exhibit B



WEST JORDAN CITY MUSEUM GRANT APPLICATION

Applications must be received by March 31 for the following calendar year

For Calendar Year: _____

(A) AMOUNT REQUESTED: _____

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

(C) Schedule of Events and Hours in the next calendar year by month:

Month	Events
January	
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

(D) CALENDAR YEAR BUDGET (excludes any in-kind values)

REVENUE	Budget
Program Service Revenue (admission, etc.)	
Other Earned Income (concessions, merchandise, etc.)	
West Jordan Museum Grant	
Salt Lake County ZAP Grant	
Private contributions	
Other public contributions (federal, state, local)	
Other revenue	
TOTAL:	

EXPENSES	Budget
Salaries and benefits	
Independent contractor fees	
Program expenses	
Royalties/licensing fees	
General administrative/office	
Travel and housing	
Marketing and public relations	
Development/fundraising	
Facilities	
Accounting and legal	
Liability Insurance	
Other expenses	
TOTAL:	

(E) Budget Narrative.

Private Contributions:

--

Other Public Contributions (federal, state, local):

--

Other Revenue:

--

Expenses:

--



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action	Meeting Date Requested : 03/24/2026
Presenter: Patrick S Boice, Senior Assistant City Attorney	Deadline of item :
Applicant: City Council	
Department Sponsor: Council Office	
Agenda Type: BUSINESS ITEMS	
Presentation Time: 10 Minutes	<i>(Council may elect to provide more or less time)</i>

1. AGENDA SUBJECT

Ordinance No. 26-17 Amendments to West Jordan City Code Title 6, Chapter 3D, Chapter 11 – Sale of Animals

2. EXECUTIVE SUMMARY

This matter has been discussed by the Council at Committee of the Whole meetings on January 27, 2026, and February 24, 2026 . The proposed code revisions augment the existing regulations. The attached legislative draft incorporates ideas that the Council has previously discussed, including a prohibition of animal sales in public areas (like a parking lot), providing prospective dog and cat owners with breeder information and health information in a pet store, requiring a minimum age for puppies when they are sold, and exemptions for livestock and home breeders.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

None

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

As mentioned above the Council most recently discussed the proposed amendments at the [February 24, 2026 Committee of the Whole](#) meeting and Council generally supported including language restricting parking lot sales of dogs and cats and agreed that records should be posted or made available upon request.

What You Need to Know – A Plain Language Summary

This ordinance would update West Jordan’s animal sale regulations by adding clearer rules for where and how certain animals may be sold. The proposed changes would prohibit animal sales in public places like parking lots, require pet stores to provide breeder and health information for dogs and cats, set a minimum age for puppies when sold, and create exemptions for livestock and home breeders.

The proposal may affect pet stores, breeders, livestock sellers, animal rescue groups, prospective pet owners, and City enforcement staff. Overall, the amendments appear intended to reduce informal or unregulated sales practices while allowing certain traditional or small-scale animal sales to continue.

Possible Scenarios & Key Tradeoffs

If adopted, the ordinance could reduce or eliminate animal sales occurring in informal public settings such as parking lots or similar areas, which may help address concerns about impulse purchases, limited seller accountability, and difficulty verifying the health or origin of the animal. It could also result in pet stores providing more information to customers before purchase, which may support more informed decision-making.

At the same time, stricter rules may create added compliance responsibilities for sellers and may require staff time for education, complaint response, and enforcement. A practical tradeoff for Council to consider is whether the proposed public-area prohibition and disclosure requirements are specific enough to be effective without becoming difficult to monitor in everyday practice.

Another tradeoff is the scope of the exemptions. Broader exemptions may reduce impacts on small or traditional sellers, but they may also create loopholes if not clearly defined. Narrower exemptions may improve consistency but could also unintentionally affect residents engaged in limited, lawful breeding or agricultural activity.

Council may also wish to consider whether the proposed minimum-age requirement for puppies is sufficient on its own, or whether enforcement would depend heavily on recordkeeping and seller honesty. The usefulness of the standard may depend on whether staff can reasonably verify compliance.

7. POSSIBLE COUNCIL ACTION

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.

8. ATTACHMENTS

Ordinance No. 26-17

Title 6, Chapter 3D, Section 11 – Sale of Animals (legislative)

Title 6, Chapter 3D, Section 11 – Sale of Animals (clean)

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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.)

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**Attachments 1 and 2 to
ORDINANCE NO. 26-17
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(SALE OF ANIMALS);
Title 6, Chapter 3D, Section 11**

Attachment 1 – Title 6, Chapter 3D - Legislative Version

Attachment 2 – Title 6, Chapter 3D - Clean Version

(See the following pages for the attachments.)

1 **6-3D-11: SALE OF ANIMALS:**

2 ~~—A. Rabbits Or Fowl: It shall be unlawful for any person to sell, offer for sale, barter or~~
3 ~~give away any baby rabbits or fowl under two (2) months of age in any quantity less than~~
4 ~~six (6). Such animals shall not be artificially dyed or colored. Nothing in this provision shall~~
5 ~~be construed to prohibit the raising of such rabbits and fowl by a private individual for his~~
6 ~~personal use and other facilities for the care and containment of such animals while they~~
7 ~~are in his/her possession.~~

8
9 A. It is unlawful for any person to transfer to another by gift, sale, or exchange for any
10 consideration any dog or cat in or upon any sidewalk, street, alley, public right of
11 way, park or other public place.

12 B. Pet shop requirements

13 1. For each dog or cat sold, a pet shop shall make available upon request, the
14 following information:

15 a. The name, city, and contact information of the animal's breeder;

16 b. The animal's date of birth;

17 c. A summary of the animal's health certificate or veterinary
18 examination, along with any health guarantees provided at sale.

19 C. It is unlawful for a dog to be sold before it has reached the age of eight weeks old.

20 D. This section does not apply to livestock and does not regulate the sale of dogs or
21 cats by a breeder on the premises where the animals were bred and reared.

22 E. A violation of this section may be prosecuted as a civil citation.

23
24 (2001 Code § 14-4-111; amd. Ord. 19-03, 1-23-2019)

25

1 **6-3D-11: SALE OF ANIMALS:**

2

3 A. It is unlawful for any person to transfer to another by gift, sale, or exchange for any
4 consideration any dog or cat in or upon any sidewalk, street, alley, public right of
5 way, park or other public place.

6 B. Pet shop requirements

7 1. For each dog or cat sold, a pet shop shall make available upon request, the
8 following information:

9 a. The name, city, and contact information of the animal's breeder;

10 b. The animal's date of birth;

11 c. A summary of the animal's health certificate or veterinary
12 examination, along with any health guarantees provided at sale.

13 C. It is unlawful for a dog to be sold before it has reached the age of eight weeks old.

14 D. This section does not apply to livestock and does not regulate the sale of dogs or
15 cats by a breeder on the premises where the animals were bred and reared.

16 E. A violation of this section may be prosecuted as a civil citation.

17 (2001 Code § 14-4-111; amd. Ord. 19-03, 1-23-2019)



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, March 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, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick

Chair Bedore called the meeting to order at 4:00 pm, and noted that Council Member Harris would join remotely.

2. DISCUSSION TOPICS

a. Discussion of Jordan Valley Station and Sugar Factory Road Station – Station Area Plan

Chris Geddes with DesignWorkshop presented State HB462 Plan objective requirements: increase availability and affordability of housing, including moderate-income housing; promote sustainable environmental conditions; enhance access to opportunities; and increase transportation choices and connections. Mr. Geddes showed the overlapping project areas of the Jordan Valley Station and Sugar Factory Road Station Area Plans (SAPs). Marianne Stuck with DesignWorkshop presented guiding principles for the two SAPs:

Jordan Valley Station

- Support daily life with neighborhood-serving retail
- Prioritize safe, north-south station access
- Build a connected green mobility network
- Use public space to create a sense of place
- Plan for a mix of housing choices

Sugary Factory Road Station

- Unlock underutilized land near the station
- Introduce a new development strategically
- Expand the Bingham Trail
- Improve north-south station access

Ms. Stuck presented two concepts for the Jordan Valley Station, with Concept 1 including a new spine connecting places, parks, and people, and Concept 2 including a green corridor rooted in civic and open spaces and community living. Mr. Geddes said a land swap would be necessary for Concept 1 to occur.

Council Member Harris joined at 4:07 pm.

Dan Cawley, Transportation Planner with Fehr & Peers, presented the following alternatives for Jordan Valley Station transportation and connectivity:

Jordan Valley Station Alternative 1

1. Improve local roadway connectivity through new street connections
2. Provide pedestrian rail crossings at the station
3. Add multi-use paths along key roadways at 3400 West; 8600 South; and Norris Lane View
4. Extend 3400 West north to connect with Old Bingham Highway
5. Install a roundabout at 3400 West and Old Bingham Highway

Jordan Valley Station Alternative 2

1. Install a roundabout at 8600 South and Old Bingham Highway
2. Provide pedestrian rail crossings at the station
3. Add multi-use paths along key roadways at 3400 West; 8600 South; and Norris Lane View
4. Improve bicycle facilities along Old Bingham Highway
5. Improve local roadway connectivity through new street connections

Ms. Stuck shared key metrics for the existing condition, Alternative 1, and Alternative 2 for comparison.

Mr. Geddes presented concepts for the Sugar Factory Road Station, with Concept 1 including gentle neighborhood infill, and Concept 2 including a Creekside Transit Oriented Development (TOD) District. Mr. Cawley presented the following alternatives for Sugar Factory Road Station transportation and connectivity:

Sugar Factory Road Alternative 1

1. Implement traffic calming on 2700 West north of the rail line
2. Provide pedestrian rail crossings at the station
3. Add a new crosswalk on 2700 West south of the rail line
4. Improve bicycle facilities on 2700 West
5. Install multi-use paths along key corridors at Sugary Factory Road and Haun Drive

Sugary Factory Road Alternative 2 – same as Alternative 1 with addition of:

6. Improve local roadway connectivity through new street connections

Mr. Geddes shared key metrics for the existing condition of Sugar Factory Road SAP, Alternative 1, and Alternative 2. Alternative 1 could provide 80 additional residential

units, and Alternative 2 could provide 780 or more additional residential units. Council Member Whitelock expressed interest in knowing the carbon footprint of the different scenarios.

Council Member Jacob expressed interest in Concept 2 and the idea of converting part of the existing golf course to property-tax-paying residential. Council Member Shelton said he liked the idea, but expressed concern that the City had never planned to provide major utilities to the area. Council Member Lamb said he knew there was usually public opposition to discussion of converting golf course space to a different use.

Mr. Geddes said he heard support from members of the Council for the Jordan Valley Station Concept 1 and straightening 6400 West, and said he suspected the only retail that would be in demand along that portion of 6400 West was local-serving convenience retail. Council Members Whitelock and Jacob suggested clarifying on the image which buildings were existing, which were entitled but not built, and which were conceptual. Council Member Shelton said he did not think a buffer was needed in the area labeled “contextual density transition” along Bangerter Highway on Jordan Valley Station Concept 1, and suggested higher density residential would be appropriate at the location.

Taylor Jensen spoke of potential State or Federal redevelopment funding. Council Member Whitelock said she would rather use Federal or State funding for the area east of City Hall. City Administrator Korban Lee said Jordan Valley Station was the only area in West Jordan in which Federal tax incentive would be a possibility.

Council Member Jacob asked if there had been any consideration of improving traffic capacity on Old Bingham Highway or 3400 West with Jordan Valley Station Alternative 1. Mr. Cawley said he did not think there would be an issue on 3400 West with the proposed densities. He said more conversation was needed with UTA regarding frequency of trains at the station and possible traffic impact of gates going up and down. Mr. Cawley said being able to facilitate more southbound traffic in the morning and northbound traffic in the evening would remove some pressure. Council Member Jacob expressed concern for existing houses that fronted the road on both sides. Chair Bedore said he agreed.

Mayor Burton asked if incorporating housing for Salt Lake Community College had been considered. Mr. Jensen said the current SLCC President and Board had not indicated interest in housing at the location.

Mr. Jensen asked for Council feedback related to possible redevelopment of portions of the golf course. Chair Bedore said he liked the initiative of looking at the possibility, and was open to seeing how the County would respond.

b. Discussion on Proposed Amendments to Title 7 Chapter 1 – Motor Vehicles and Traffic General Provisions and Definitions

Senior Assistant City Attorney Patrick Boice said staff had noticed repetitive sections and definitions in Title 7. He presented proposed amendments to Title 7, Chapters 1 and 2 to update and clean up the Code language. He said proposed amendments to Chapter 2

would eliminate duplicative sections covered by State Code, and eliminate unused or unnecessary sections.

Council Member Whitelock commented that language restricting the throwing of candy from vehicles during parades was proposed for elimination. Mr. Boice suggested the Council and Risk Management could discuss a possible policy if needed. Council Member Whitelock said she was comfortable removing the language, but had felt it needed to be discussed. Responding to a question from Council Member Whitelock, Mr. Boice said the City had an agreement with the Jordan School District for enforcement of Traffic Code on School District property.

Mr. Boice asked if the Council wanted to include language prohibiting parking on City streets if vehicle registration was not current. He said Salt Lake City had such a restriction. Sergeant Hutchins said enforcement of an expired registration could occur if a vehicle had not been moved for more than 72 hours if the restriction was in place. Council Members Whitelock, Shelton, and Harris expressed support. Mayor Burton said the Police Department received a lot of calls related to expired vehicle registrations, and said residents expected the law already existed. A majority of the Council indicated support for adding such a restriction.

c. Discussion on Proposed Amendments to Title 4, Chapter 2, Article T – Tobacco Specialty Business

Senior Assistant City Attorney Patrick Boice presented proposed amendments to Title 4, Chapter 2, Article T regarding Tobacco Specialty Shops to update definitions, remove redundancies, change style to be consistent with other Code revisions, and ensure compliance with State and County requirements. He said City Code addressing tobacco specialty shops had not been updated since 2013. Council Members Harris, Shelton, Wignall, Whitelock, and Bedore indicated support for proposed amendments.

d. Discussion on Proposed Amendments to Title 7, Chapter 2, Article K – Public Dances and Dance Studios

Mr. Boice said Title 7, Chapter 2, Article K regarding specialty licenses for Public Dances and Dance Studios seemed like an area the City did not have interest in regulating. He said nightclubs and concerts were regulated and covered under other Code provisions, and said staff recommended removing the specialty business license. A majority of the Council indicated support.

e. Introduction of Economic Development Director

Mayor Burton introduced new Economic Development Director James Grover. Mr. Grover introduced his family, and spoke of previous professional experience. He said he was currently serving on the Woods Cross City Council, and did not believe conflict of interest would be an issue. Mr. Grover spoke of recent legislation and economic development opportunities he had in mind.

f. Discussion on Jones Southwest Quadrant – 7382 West New Bingham Highway – Approximately 849 Acres

Chair Bedore said each of the Council Members had met individually with small groups of residents concerning the Southwest Quadrant. He encouraged members of the Council to share feedback and thoughts from those meetings. Council Member Whitelock said she considered the Southwest Quadrant to be a good opportunity to develop a job center, and said she did not want the area to have a residential focus. She said the area had been preserved for a job center, and she wanted to ensure it continued to be preserved for a job center. Council Member Whitelock suggested the new Economic Development Director needed to be given time to become familiar with the situation. Chair Bedore expressed agreement.

Council Member Jacob said he still did not completely understand what was meant by “high-tech manufacturing.” He said the Council needed to put a definition in Code so that high-tech manufacturing did not end up being M-1. Council Member Lamb suggested the Council zone the entire Quadrant for manufacturing, and developers could bring proposed plans to the Council and ask to change the zoning for specific areas. Council Member Jacob said he was willing to cap the total number of residential units allowed and review individual village plans as they were presented.

Chair Bedore pointed out water was available to service half the units the applicant had proposed. Utilities Manager Greg Davenport said availability of additional water would depend on when a developer was trying to obtain it, and said water availability in the future was not guaranteed. Mr. Davenport suggested the Council not offer more than was available from Jordan Valley Water Conservancy District, and said flexibility may be necessary. Council Member Shelton said water availability was his biggest concern.

Council Member Shelton said he wanted a stronger understanding of what would be developed in the “all uses” areas indicated with dark purple on the Master Bubble Plan submitted by the applicant. Council Member Harris said she believed there would be some areas in which flexible “all uses” space would be necessary, but would prefer to limit the dark purple space as much as possible. The Council discussed topography in the Southwest Quadrant. Chair Bedore said he suspected the areas indicated with dark purple would most likely end up as residential. Council Member Jacob pointed out the Council had previously indicated a preference for more flexibility. Chair Bedore said he agreed with allowing flexibility, but he was uncomfortable with a third of the area being unknown.

Council Member Whitelock said she agreed the Council needed to work on a high-tech manufacturing use table. Community Development Director Scott Langford said there was value in master planning the Southwest Quadrant, and said he was hearing from the Council that there was hesitancy regarding the unknown, “flexible” space. He said the Southwest Quadrant was currently set up so that when the Master Development Agreement and Plan were approved, plans for each of the subareas would be reviewed and approved by the Planning Commission and staff. Development of the subareas would not be reviewed by the Council. Mr. Langford suggested drafting the MDA and MDP to require that any residential areas within the Southwest Quadrant come back to the Council for review and approval. He expressed the opinion that how a development was built had more effect on a community than the actual density. Chair Bedore said he was less worried about the residential aspect if guidelines were in place.

Mr. Grover said the State was challenged five years ago to put in place a definition of “advanced manufacturing”, with the following result: a process or product that used novel or innovative advanced technology. He said advanced manufacturing often utilized high paying jobs to support operation, and might include critical materials, energy creation, or machinery that manufactured homes or structures with higher throughput or lower cost.

Mr. Jensen said the Council had previously discussed a desire for 60% economic development in the Quadrant. He said the Master Bubble Plan submitted by the applicant reflected 50%, and asked if the Council was comfortable with the 50%. Council Member Whitelock said she would prefer 60%, and Council Member Shelton expressed agreement. Council Member Shelton said he was not sure the Southwest Quadrant was the right place for higher density residential.

Council Member Whitelock asked that staff bring back recommendations for residential unit count, taking the lack of public transit in the area into account. Chair Bedore said he wanted a clearer idea of the different zones. Mr. Langford suggested staff bring real-world examples of specific densities, and Chair Bedore expressed support. Chair Bedore summarized that the Council wanted to see ideas that would bring the Quadrant closer to 60%/40%. Mr. Grover said there was a need for energy, and said a battery park would be useful in that context.

Teresa Foxley with rPlus Energies said rPlus Energies appreciated the working relationship with City staff, and was eager to progress development. Mr. Langford said the City received the preapplication earlier that day, and said there was a good path forward. Mr. Jensen asked if the Council would be more in favor of amending the zone to allow battery storage use, or of cutting the acreage out of the MDP. A majority of the Council indicated support for adding the use to the zone.

Chair Bedore said the Council and staff would continue work on the Southwest Quadrant on March 31, 2026.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned at 6:11 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 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 ____ day of ____ 2026



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, March 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, Council Member Annette Harris, Council Member Zach Jacob, Council Member Chad Lamb, Council Member Kent Shelton, Past Chair Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Utilities Director Greg Davenport, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, Public Information Manager Marie Magers, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 7:00 pm, and noted Council Member Harris had joined remotely.

2. PLEDGE OF ALLEGIANCE

Michelle Castelic from Troop 92G led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

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

Public Utilities Director Greg Davenport introduced Brian Moore, West Jordan Engineering Project Manager and APWA Utah Chapter Executive Committee Member. Mr. Moore introduced Water Operation Supervisor Travis Kennedy, who read aloud his letter of nomination for Francisco Recendez. Mr. Moore presented the Utah Chapter APWA Water Operator of the Year Award to Mr. Recendez. The Council took the opportunity for a photograph.

4. COUNCIL & MAYOR REPORTS

a. Cultural Arts Society of West Jordan Annual Report

Dillon Workman, Cultural Arts Society of West Jordan Executive Director, presented an Annual Report for July 2024-June 2025. He said the mission statement of the Cultural Arts Society was to promote a rich cultural life by promoting and sustaining visual, performing, and literary arts in the community, and said the group supported a wide range of creative opportunities through affiliated artistic organizations: Literary Arts Society; Sugar Factory Playhouse; Visual Arts Society; West Jordan Community Band;

West Jordan Jazz Band; West Jordan Winds; West Jordan Symphony; and West Jordan Youth Theatre.

Mr. Workman outlined key impact metrics, spoke of performances and events, reported that 1/3 of participants were West Jordan residents, and reported 28,533 total volunteer hours in 2025 (valued as \$992,663 in-kind donation). Responding to a question from Council Member Whitelock, Mr. Workman said the Society was improving their effort to track participation hours more meticulously.

Mr. Workman presented a FY2025 Financial Report, with an actual total revenue of \$255,883. Council Member Lamb asked how the unanticipated \$30,382 in ZAP Grant funding had been spent. Janessa Kimball, Board President and previous Executive Director, said the funds were currently in a savings account, and the Board was strategizing how to use the funds to expand programming. Mr. Workman highlighted the \$44,105 revenue from fundraising for the new Community and Arts Center. He reported actual total expenses of \$156,438.

Mr. Workman said the primary goal for the upcoming year was to protect the stability of the programs already serving the community while strengthening capacity as participation grew. He highlighted anticipated programs and events for 2026 and 2027, and showed anticipated total revenue of \$267,750 in FY2027, including a \$85,000 West Jordan Arts Grant. Mr. Workman said the requested amount from the City had not changed, and the goal was to grow program-generated revenue. He emphasized the Cultural Arts Society was grateful for partnership with the City, and showed anticipated total expenses for FY2027 of \$267,750.

Council Member Whitelock said she wanted to see a higher level of West Jordan resident participation, and asked about outreach aside from area schools. Mr. Workman said he wanted to expand the volunteer base beyond families already participating in the programs.

Council Member Harris said she appreciated knowing more about the Cultural Arts Society, and asked how long the Society had existed. Mr. Workman said the organization had existed for eight years. Council Member Harris commented on a lack of choral program, and Mr. Workman said the Society had a long-standing partnership with Mountain West Choral.

Mayor Burton thanked Mr. Workman for what the Cultural Arts Society did for the community, and said they made West Jordan look and sound good. Council Member Jacob thanked Mr. Workman for the presentation, and said he appreciated the Society bringing people who were not residents of West Jordan into the City. He said he was not concerned about the percentage of West Jordan residents that participated. Council Member Shelton congratulated Mr. Workman on a well put together presentation.

Chair Bedore said that as the Council representative on the Cultural Arts Society Board, he was impressed with how the Society tracked analytics and discussed ways to improve.

At invitation from Mayor Burton, five members of the Cultural Arts Society Board stood in the audience for recognition.

b. City Council Reports

Council Member Shelton spoke of attending an Iftar Dinner at the Utah Muslim Center.

c. Mayor's Report

Mayor Burton reported on participating in the Good Landlord Training Program, the Interfaith Iftar Dinner, and a successful First Friday event. He announced upcoming events, and noted the Citizens Academy would begin on Wednesday, March 11.

5. PUBLIC COMMENT

Chair Bedore opened Public Comment at 8:00 pm.

Comments:

Chris McConnehey, West Jordan resident, expressed appreciation for the Water Department, and said residents could not live in the City without the work done by the Water Department.

Michael Goodman, West Jordan resident, said he had lived in West Jordan for 51 years and seen it grow from a little town to a big city. He thanked the Council for their support of the arts, and said every great city deserved great art.

Ryan Donahue thanked Mayor Burton for his support of local Scouting.

Chair Bedore closed Public Comment at 8:04 pm.

6. PUBLIC HEARINGS

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

Council Office Director Alan Anderson said Chris McConnehey had requested a fee waiver for four dumpsters for a neighborhood cleanup day. The requested amount to be waived totaled \$300. Council Member Whitelock pointed out Mr. McConnehey was asking for service in lieu of fees, and said she knew the planned neighborhood cleanup day would involve service to the community.

Chair Bedore opened a public hearing at 8:07 pm.

Comments:

Chris McConnehey, West Jordan resident and applicant, said the neighborhood cleanup day was scheduled with a desire to make the City a little nicer for the neighborhood. He said the request was for service in lieu of fees, with the intention to target and take care of specific things in the neighborhood before being asked by Code Enforcement, such as low-hanging tree branches and yard debris. Mr. McConnehey expressed appreciation to the Council for support.

Chair Bedore closed the public hearing at 8:07 pm.

MOTION: Council Member Lamb moved to APPROVE Resolution No. 26-005 Requesting a Fee Waiver in the Amount of \$300 for a Neighborhood Cleanup Day.
Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT:

The motion passed 7-0.

b. Petition From Joe Colosimo/Catholic Diocese of Salt Lake City for a Development Located at 6205 West 9000 South, with Wagstaff Investments, LLC as 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)*

Mr. Anderson said the petition was considered and denied by the Council in December 2025, followed by a motion to reconsider and suggestions from the Council on January 27, 2026.

Chair Bedore opened a public hearing at 8:13 pm.

Comments:

Joe Colosimo, Catholic Diocese of Salt Lake City, thanked the Council for reconsidering the zone change, which had been modified to request rezone of 2.6 acres to SC-1, leaving the west portion of the property in the R-1-10 Zone. He described changes to the proposed Development Agreement, and planned timing of construction.

Brett Seegmiller, West Jordan resident, said his property would back the proposed development. He said the neighbors had felt confident after meeting with the developer, but said he did not see items that were discussed included in the revised Development Agreement, which caused him concern. Mr. Seegmiller said the neighbors wanted items agreed upon included in the legal document.

Casey Sawyer, West Jordan resident, said she had three major concerns. She said she wanted assurances in writing that the homes would be built, expressed concern that final UDOT plans for the road were unknown, and emphasized concern that the things to which the developer had agreed were not included in the Development Agreement.

Chris McConnehey, West Jordan resident, expressed appreciation that the developer had engaged with residents to make the development good for the neighborhood. He

emphasized the importance of making sure everything that was anticipated was included in the Development Agreement to reduce the chance of oversight.

Chair Bedore closed the public hearing at 8:22 pm.

Council Member Jacob said he believed the Council was comfortable with the proposed rezone, on the understanding that the site plan would be reviewed by the Planning Commission with a public hearing at the next stage in the process. Assistant City Attorney Duncan Murray said the proposed Development Agreement listed anticipated impact to nearby neighbors, as well reference to all applicable Code sections. He said the SC-1 Zone already included all necessary regulations.

Council Member Whitelock asked for confirmation that the Council was only asked that evening to approve a land use change, and with approval of the SC-1 Zone, the developer could build anything allowed within that zone. Mr. Murray said Mr. Colosimo intended to do everything that had been discussed, but confirmed that if the market changed and the current plan was no longer feasible, anything allowed in the zone could be developed.

MOTION: Council Member Jacob moved to APPROVE the Petition From Joe Colosimo/Catholic Diocese of Salt Lake City for a Development Located at 6205 West 9000 South with Wagstaff Investments, LLC as 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).**

Council Member Lamb seconded the motion.

Council Member Whitelock thanked the neighborhood residents for the time they had spent with the City Council and Mr. Colosimo, and thanked Mr. Colosimo for his time. She said she did not feel there were sufficient guarantees that what had been shown would be what was built, and said she would vote against the motion. Council Member Shelton said he shared Council Member Whitelock's appreciation for the time that had been spent, and said he had the same concerns. He said he was in favor of development as it had been described.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb

NO: Jessica Wignall, Kent Shelton, Kayleen Whitelock

ABSENT:

The motion passed 4-3.

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

Fire Marshal Mike Jensen said proposed amendments to City Code would adopt the 2024 International Fire Code.

Chair Bedore opened a public hearing at 8:36 pm.

Comments:

Chris McConnehey, West Jordan resident, expressed support for the proposed amendment. He expressed complete trust in Marshal Jensen, and encouraged Council support.

Chair Bedore closed the public hearing at 8:38 pm.

**MOTION: Vice Chair Wignall moved to APPROVE Ordinance No. 26-15 Amending West Jordan City Code 10-1-7 International Fire Code.
Chair Bedore seconded the motion.**

The vote was recorded as follows:

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

NO:

ABSENT:

The motion passed 7-0.

7. REPORTS TO COUNCIL

a. Council Office Report

Council Office Director Alan Anderson said interviews for the Policy Analyst position would begin the next day, and said Warren Hallmark would help with the Youth Council through the rest of the year.

b. City Administrator's Report

City Administrator Korban Lee provided an update on current projects, and reported City park restrooms would open for the season on April 1, 2026.

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**

**MOTION: Council Member Jacob moved to APPROVE consent items.
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.

9. ADJOURN

The meeting adjourned at 8:44 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 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 ____ day of ____ 2026