



MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, March 10, 2026 – 4:00 pm  
Approved March 24, 2026  
8000 S Redwood Road, 3rd Floor  
West Jordan, UT 84088

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## 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 24<sup>th</sup> day of March 2026